



**CITY OF OPELIKA
PLANNING COMMISSION
REGULAR MEETING AGENDA
300 Martin Luther King Blvd.**

June 27, 2023

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. The Landing SD, Redivision of Parcel 2A, 3 lots, accessed from Freddie Way, Brett Basquin, Foresite Group, LLC, authorized representative for Jim Masingill, Broad Metro, LLC, Preliminary Approval
 2. Foxrun SD, Phase 3, 43 lots, accessed from Village Drive and Woodland Circle, Daniel Holland, Holland Homes LLC, Preliminary Approval
 - B. **PLAT (Preliminary and Final) - Public Hearing**
 3. Pepperell Manufacturing Company Subdivision of Lot 2 SD, 2 lots, accessed from Cunningham Drive, Brandon Bolt, Bolt Engineering, Inc, authorized representative for SKPW 400 LLC, Preliminary and Final Approval
 - C. **REZONING and PLAT (Preliminary only) - Public Hearing**
 4. (a) Amendment to Future Land Use Map, accessed from Oak Bowery Road, 4.18 acres, from a low density residential land use category to a medium density land use category.

(b) Rezoning request, David Slocum, authorized representative for Carolyn Price Dudley and John Robert Dudley, 4.18 acres, accessed from Oak Bowery Road, from R-1 to R-2.
 5. Southern Pines SD, 46 lots, accessed from Oak Bowery Road, David Slocum, authorized representative for Carolyn Price Dudley and John Robert Dudley
 - D. **REZONING - Public Hearing**
 6. (a) Amendment to the Future Land Use Map accessed from 1625 1st Avenue, for a 7,324 sf, from a general commercial land use category to a light commercial land use category.

(b) Rezoning request, A&P Holdings, LLC, 7,324 sf, accessed at 1625 1st Avenue, from M-1 to C-2.

E. **FINAL PLAT**

7. Laurel Lakes SD, Phase 1, 62 lots, accessed from North Uniroyal Road, Blake Rice, Barrett-Simpson, authorized representative for Fire Rock Development Company, LLC, Final Approval
8. Wyndham Gates SD, Pod 3, Phase 3, 9 lots, accessed from Raiden Circle, Doug Ransom, DRB Group Alabama, LLC, Final Approval
9. National Village SD, Phase 6B, 9 lots, accessed at the corner of Spa Loop and Robert Trent Jones Trail, Steve Timms and Mike Maher, authorized representative for Retirement Systems of Alabama, Final Approval

F. **OTHER BUSINESS - Public Hearing**

10. A petition for the vacation of Country Club Road from 3500 block of Country Club Road to the intersection of Country Club Road and Saugahatchee Road.

G. **Master Plan Revision, Minor Amendment - Public Hearing**

11. The Villages at Opelika PUD, Minor Amendment to the Master Plan, 2003 Executive Park Drive, Joe Mazzucchelli, authorized representative for Trust Homes Southcoast, LLC, The amendment concerns minimum front and rear yard setbacks for the proposed single family homes. The existing minimum setbacks are 15 feet in front yard and 10 feet in rear yard. The amendment request is a 10 foot setback in front yard and a 15 foot setback in rear yard. The amendment provides more rear yard space.

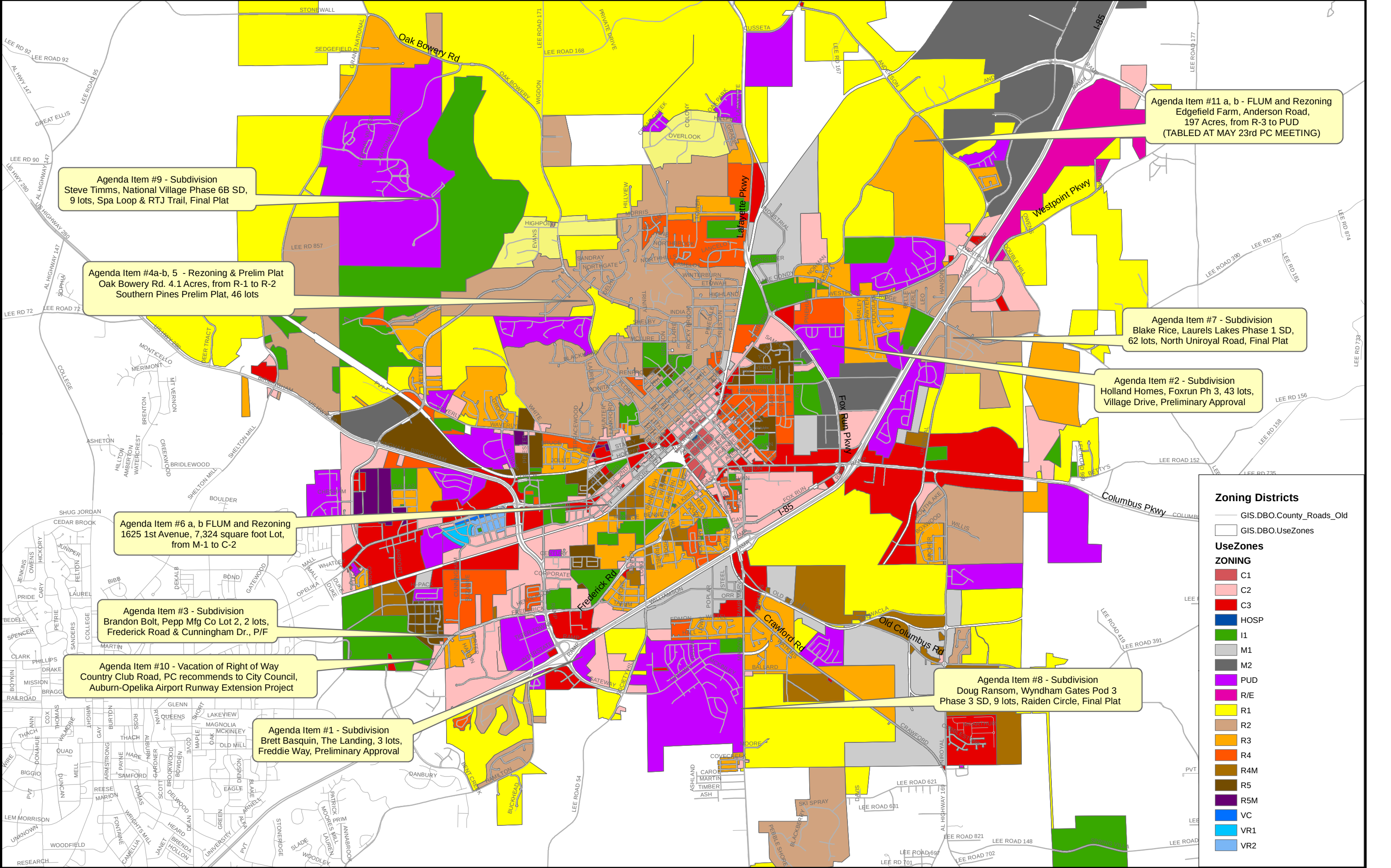
V. **OLD BUSINESS**

H. **REZONING - Public Hearing**

12. (a) Amendment to the Future Land Use Map, accessed from Anderson Road and Andrews Road, 197 acres, from a low density residential to a mixed use development land use category.

(b) Rezoning request, Blake Rice, Barrett-Simpson, authorized representative for 280 Land Company, LLC, 197 acres, accessed from Anderson Road and Andrews Road, from R-3 to PUD (Edgefield Farm). *(This item was tabled at the April 25, 2023 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.”



Agenda Item #9 - Subdivision
Steve Timms, National Village Phase 6B SD,
9 lots, Spa Loop & RTJ Trail, Final Plat

Agenda Item #4a-b, 5 - Rezoning & Prelim Plat
Oak Bowery Rd. 4.1 Acres, from R-1 to R-2
Southern Pines Prelim Plat, 46 lots

Agenda Item #11 a, b - FLUM and Rezoning
Edgefield Farm, Anderson Road,
197 Acres, from R-3 to PUD
(TABLED AT MAY 23rd PC MEETING)

Agenda Item #7 - Subdivision
Blake Rice, Laurels Lakes Phase 1 SD,
62 lots, North Uniroyal Road, Final Plat

Agenda Item #2 - Subdivision
Holland Homes, Foxrun Ph 3, 43 lots,
Village Drive, Preliminary Approval

Agenda Item #6 a, b FLUM and Rezoning
1625 1st Avenue, 7,324 square foot Lot,
from M-1 to C-2

Agenda Item #3 - Subdivision
Brandon Bolt, Pepp Mfg Co Lot 2, 2 lots,
Frederick Road & Cunningham Dr., P/F

Agenda Item #10 - Vacation of Right of Way
Country Club Road, PC recommends to City Council,
Auburn-Opelika Airport Runway Extension Project

Agenda Item #1 - Subdivision
Brett Basquin, The Landing, 3 lots,
Freddie Way, Preliminary Approval

Agenda Item #8 - Subdivision
Doug Ransom, Wyndham Gates Pod 3
Phase 3 SD, 9 lots, Raiden Circle, Final Plat

Zoning Districts

- GIS.DBO.County_Roads_Old
- GIS.DBO.UseZones

UseZones

ZONING

- C1
- C2
- C3
- HOSP
- I1
- M1
- M2
- PUD
- R/E
- R1
- R2
- R3
- R4
- R4M
- R5
- R5M
- VC
- VR1
- VR2



PLANNING COMMISSION MINUTES

300 Martin Luther King Blvd.

May 23, 2023

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 May 23, 2023 in the Meeting Chambers, located at the Opelika Municipal Court. Certified letters have been mailed to all adjacent property owners for related issues.

MEMBERS PRESENT: Chair Lucinda Cannon, Mayor Gary Fuller, Mr. Sheldon Whittelsey, Councilman George Allen, Dr. Arturo Menefee, Mr. Michael Hilyer, and Mr. Jay Walters.

MEMBERS ABSENT: Mrs. Leigh Whatley 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: Chair Lucinda Cannon called the meeting to order at 3:00 p.m.

Approval of Planning Commission Minutes April 25, 2023

RESULT:	Passed
MOVER:	Councilman Ward 1 Willie Allen
SECONDER:	Director Mike Hilyer
AYES:	Chair Cannon, Walters, Whittelsey, Director Hilyer, Menefee, Mayor Fuller, Councilman Ward 1 Allen
NAYS:	None
ABSTAIN:	None

III. UPDATE ON PREVIOUS PC CASES

Mr. Mosley stated that the applicant requested item 12 remain on the table and item 13 was withdrawn by the applicant.

IV. NEW BUSINESS

A. PLAT (Preliminary Only) - Public Hearing

1. The Bowery SD, 14 lots, accessed from Oak Bowery Road, Blake Rice, Barrett-Simpson, authorized representative for Auston Shaw, Preliminary Approval

Mr. Mosley presented the staff report to the Planning Commission for The Bowery Subdivision accessed from Oak Bowery Road. He stated that staff recommends preliminary approval subject to the following:

1. Previous plat and aerial photography show two outbuildings or sheds within the flag of Lot 14. If still present, these should be shown on the plat.
2. Ensure the minimum lot width of 100 feet is met at the building line for Lots 7 and 8.
3. Add a note preventing direct access to Lots 1 and 13 from Oak Bowery Road.
4. Confirm whether the name "The Bowery" will be acceptable prior to final plat approval.
5. The applicant should consider design measures to the street that will promote traffic calming.
6. All utilities shall be underground.

Mr. Parker provided the reports for Engineering, Opelika Utilities Board, and Opelika Power Services. He stated that water is available from Oak Bowery Road for this development. He noted that the development is in close proximity to Saugahatchee Lake and therefore the developer should take extra precautions to prevent runoff from the development into the lake and tributaries. He stated that Erosion Control Measures will be scrutinized and reviewed (in addition to typical City of Opelika Review) by Opelika Utilities to assure protection of the watershed.

Chair Cannon opened the public hearing.

No comments.

Chair Cannon closed the public hearing.

Motion to grant preliminary plat approval with staff recommendations

RESULT:	Passed
MOVER:	Director Mike Hilyer
SECONDER:	Councilman Ward 1 Willie Allen
AYES:	Chair Cannon, Walters, Whittelsey, Director Hilyer, Menefee, Mayor Fuller, Councilman Ward 1 Allen
NAYS:	None
ABSTAIN:	None

B. PLAT (Preliminary and Final) - Public Hearing

2. Foxchase on Emerald Lake SD, Phase 4C, 9 lots, accessed from Perfect Pass, Blake Rice, Barrett-Simpson, authorized representative for Plainsman Development Inc, Preliminary and Final Approval

Mr. Mosley presented the staff report to the Planning Commission for Foxchase on Emerald Lake Subdivision, Phase 4C accessed from Perfect Pass. He stated that staff recommends preliminary and final approval subject to the following:

1. Lot 47 meet the 80 foot lot width at the 35' minimum setback line or along the front of the house.

Mr. Parker provided the reports for Engineering, Opelika Utilities Board, and Opelika Power Services. He stated that this subdivision is outside of Opelika Utilities' Service Area, and the Opelika Power Services territory.

Chair Cannon opened the public hearing.
No comments.
Chair Cannon closed the public hearing.

Motion to grant preliminary and final plat approval with staff recommendations

RESULT:	Passed
MOVER:	Councilman Ward 1 Willie Allen
SECONDER:	Jay Walters
AYES:	Chair Cannon, Walters, Whittelsey, Director Hilyer, Menefee, Mayor Fuller, Councilman Ward 1 Allen
NAYS:	None
ABSTAIN:	None

C. CONDITIONAL USE - Public Hearing

3. Alex Miller, authorized representative for James G. Kirk, Jr, 1510 2nd Avenue, C-2, GC-S, indoor amusement, wellbeing, and fitness use (Rage Room)

Mr. Mosley presented the staff report to the Planning Commission for the proposed conditional use request of a Rage Room at 1510 2nd Avenue. He stated that staff recommends approval of the conditional use subject to the following conditions:

1. Stripe the minimum parking spaces (9x18) as shown on site plan and at least one parking space for handicap accessible parking (13x18).must be striped and handicap sign posted.
2. Parking in the front yard area adjacent to 2nd avenue will have a negative impact on traffic safety; parking is prohibited in this area. The planter boxes must remain in place to prevent parking along 2nd Avenue; another marker may replace the planter boxes as approved by applicable departments.to prevent parking along 2nd Avenue.
3. Outside storage of furniture, appliances, monitors or any other household item is prohibited. All storage must be inside the building.
4. Noise from the business must not exceed requirements in Section 8.6 Noise Standards.
5. No alcohol sales and no consumption of alcohol allowed on property during the hours of operation.
6. Participants shall wear long pants, long sleeve shirts, closed toed shoes and other appropriate safety equipment in the rage room
7. Participants shall not be allowed to break objects containing hazardous or toxic substances.
8. The applicant shall provide commercial liability insurance in the minimum amount of \$1,000,000.00
9. The applicant must meet all federal, state and local regulations to assure safety for customers and employees.
10. All garbage collection will be handled by a commercial garbage collection company. If dumpster location is visible from 2nd Avenue, an opaque material must be installed so the dumpster is not seen from outside the enclosure. The enclosure material and gate must consist of an opaque material.
11. Only blunt instruments provided by the business shall be used in the rage room. No bladed weapons, crossbows, bows, firearms, air guns, or explosives shall be used in the rage room.

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

Services.

Chair Cannon opened the public hearing.

No comments.

Chair Cannon closed the public hearing.

Motion to grant conditional use approval with staff recommendations

RESULT: Passed

MOVER: Mayor Gary Fuller

SECONDER: Director Mike Hilyer

DISCUSSION: Mayor Fuller asked where the parking was located and which building the use would be in?

Mr. Mosley stated that the parking is on the side and rear of the building. He noted that it wasn't the building on the corner, but the inside building.

Mr. Hilyer asked if the parking would be behind the fence?

Mr. Mosley stated that the parking would be behind the fence and they are showing at least 12 spaces. He noted that the minimum required would be 5 or 6. He stated that staff recommended they pave the parking spaces that are available on the side.

Chair Cannon asked if you would enter from 2nd Avenue?

Mr. Mosley stated yes.

Councilman Allen asked if the City would be at risk of any liabilities?

Mr. Mosley stated not that he was aware of.

Guy Gunter, City Attorney, stated that it is a private business and that the City is not involved in the management of the business.

AYES: Chair Cannon, Walters, Whittelsey, Director Hilyer, Menefee, Mayor Fuller, Councilman Ward 1 Allen

NAYS: None

ABSTAIN: None

4. Jeremy Clark, Compass Construction, authorized representative for Nathaneal P. Moody and Shree R. Summerlin, 512 South 8th Street, C-2, GC-P, mixed commercial and residential development

Mr. Mosley presented the staff report to the Planning Commission for the proposed conditional use request of a mixed commercial and residential development at 512 South 8th Street. He stated that staff recommends conditional use approval subject to the following conditions:

1. A more detailed landscape plan noting the specific plants and quantities.
2. Reconstruction of the current sidewalk as needed to conform to the proposed plan.
3. All service utilities, mechanical and similar units shall be screened from view.
4. All buildings must comply with Historic Preservation Commission standards and approvals.

Mr. Parker provided the reports for Engineering, Opelika Utilities Board, and Opelika Power Services. He stated that because of the size of the development and limited drainage or grading impact on the area, there will not need to be any submissions to the Engineering Department for approval. He noted that approval and permits from building inspections and other utilities will still be required. He also stated that water is available from 8th Street and Avenue E. He noted that existing single residential meter will need replacement for serving multi-use facility. He stated that individual water meters for each tenant are preferred. He stated that a master meter is allowable if building Owner/Manager is responsible for account.

Chair Cannon opened the public hearing.

Matt Hall, Architect, stated that per his understanding, 17 spaces are required, but that they estimate they can provide 12 spaces. He noted that they are asking for a parking reduction to keep within the scale of the neighborhood and that there is ample off-street parking. He noted that the apartments are one-bedroom units and that the two commercial units in the center of the development are going to be used by the occupants and property owners of the private residence and their parking requirements are covered within their garage.

Mr. Mosley stated that, as with multi-tenant developments, different uses occur at different times of the day. He stated that based on the different uses, he felt the parking requirement was met.

Chair Cannon closed the public hearing.

Motion to grant conditional use approval with staff recommendations

RESULT:	Passed
MOVER:	Councilman Ward 1 Willie Allen
SECONDER:	Director Mike Hilyer
AYES:	Chair Cannon, Walters, Whittelsey, Director Hilyer, Menefee, Mayor Fuller, Councilman Ward 1 Allen
NAYS:	None
ABSTAIN:	None

5. Arthur Nettles, Baseline Surveying, authorized representative for Jason Scott Hise, accessed at 1011 and 1025 Walker Gray Court, C-3, Two commercial warehouse buildings (6,000 sf, 9,600 sf)

Mr. Mosley presented the staff report to the Planning Commission for the proposed conditional use request of two commercial warehouse buildings (6,000 sf, 9,600 sf) at 1011 and 1025 Walker Gray Court. He stated that staff recommends conditional use approval subject to the following conditions:

1. Outside storage allowed in 6,000 sf area only as provided on site plan. Inoperable vehicles, equipment or scrap material is prohibited in outside storage area.
2. The chain link fence must not have barbed wire or razor wire if visible from Walker Gray Court.
3. Outdoor lighting must not exceed 1 foot candle at the property line.
4. The residential buffer trees selected (green giant arborvitaes) must be spaced 3 to 10 feet apart depending on variety. The buffer should extend the entire length of the northern lot line.

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

Chair Cannon opened the public hearing.

Ledge Nettles, authorized applicant, stated that there is a sewer easement on the north side of the property and that he might have to do something instead of evergreens on the sewer easement. He noted that the skinny buildings would be office space, not something that would create a lot of traffic.

Chair Cannon closed the public hearing.

Motion to grant conditional use approval with staff recommendations

RESULT: Passed

MOVER: Director Mike Hilyer

SECONDER: Arturo Menefee

DISCUSSION: Mr. Whittelsey asked Mr. Parker if there was a master drainage plan and noted that he didn't see a detention area.

Mr. Parker stated that there was not and that each site would need drainage individually. He noted that most detention areas on this development are relatively small and that there is no master drainage plan.

Mr. Mosley stated that staff can work with Mr. Hilyer and the applicant to come up with screening on the north side that would be adequate.

AYES: Chair Cannon, Walters, Whittelsey, Director Hilyer, Menefee, Mayor Fuller, Councilman Ward 1 Allen

NAYS: None

ABSTAIN: None

6. Howard Weissinger, authorized representative for NGK Investments, LLC, 2700 block Frederick Road, C-2, GC-P, a multi-family development with a maximum density of 16 dwellings per acre.

Mr. Mosley presented the staff report to the Planning Commission for the proposed conditional use request of a multi-family development with a maximum density of 16 dwellings per acre at 2700 block Frederick Road. He stated that staff recommends conditional use approval subject to the following conditions:

1. Provide an updated landscape plan showing the site meeting requirements of the landscape ordinance.
2. Note the materials proposed for the units. All four sides of the development shall meet the Gateway Corridor cladding requirements.
3. Enclose the dumpsters on all sides with corridor approved materials and landscaping, so the dumpsters are not visible from the street.
4. All HVAC, meters, and other mechanical shall be screened from the street.
5. The applicant should consider traffic calming or raised pedestrian crossings slow vehicles on the main drive.
6. Ensure that all buildings have some green space or useable outdoor areas adjacent to the building, specifically Buildings 7 and 9.
7. Any commercial uses in Building 1 will need to be approved through the zoning based on Table 7.3 Permitted Use table.

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

Services. He stated that development plans will require approval from Opelika Utilities to determine public and private water main and service locations. He noted that any public water mains on private property will require easements and compliance with Opelika Utilities Specifications. He stated that an individual master meter for the full development or meters for each building are both available options. He noted that fire protection considerations will factor into final decision regarding location of public and private water mains in development.

Chair Cannon opened the public hearing.

Howard Weissinger, applicant, stated that the market and demand is in Opelika and that people will continue to move to this area. He stated that the design of this project is timeless and that each building and elevation will be different. He noted that the landscaping and buffering will be intense and that the building exterior will be a mix of brick, stucco, Hardie siding, and board and batten. He stated that they don't have a location for the dumpster yet, but that wherever they put it, you won't notice that it is a dumpster and that all the HVAC units and any other meters or mechanical boxes will be screened as well. He noted that the streets will have speed humps or cross walks, and that there are a few buildings that they are still working on the greenspace for.

Mr. Hilyer stated that he was concerned that a firetruck wouldn't be able to get to buildings 3, 9, and 10.

Howard Weissinger stated that they would address that and that it would meet all of the requirements of the Fire Department.

Chair Cannon stated that there would be at least 155 cars turning out onto Frederick Road.

Howard Weissinger stated that it will be across from Southern State bank and that there is a traffic light to the left and the right that would help with traffic flow.

Chair Cannon closed the public hearing.

Councilman Allen made a motion to grant conditional use approval with staff recommendations Arturo Menefee seconded the motion

Mayor Fuller asked if these were going to be market rate or have any type of tax credit?

Howard Weissinger stated they will be market rate with no tax credit.

Mayor Fuller asked if there will be sidewalks?

Mr. Mosley stated that they are showing sidewalks. He noted that it would be good to state that the site will meet all fire access requirements as far as width and design.

Mayor Fuller asked if there will be underground utilities?

Mr. Mosley stated that it would be good to include that as a condition.

Amended motion to grant conditional use approval with staff recommendations and require underground utilities and that the site meets all fire access requirements.

RESULT: Passed

MOVER: Councilman Ward 1 Willie Allen

SECONDER:	Arturo Menefee
AYES:	Chair Cannon, Walters, Whittelsey, Director Hilyer, Menefee, Mayor Fuller, Councilman Ward 1 Allen
NAYS:	None
ABSTAIN:	None

7. Foresite Group LLC, authorized representative for ALDI, Inc, 2400 Frederick Road, C-2, GC-P, Automobile maintenance service center

Mr. Mosley presented the staff report to the Planning Commission for the proposed conditional use request of an automobile maintenance service center at 2400 Frederick Road. He stated that staff recommends conditional use approval subject to the following conditions:

1. The Planning Commission approves the setbacks requested.
2. The concrete masonry units must be decorative or architectural grade materials to meet the Gateway Corridor cladding requirements in Section 7.6 Gateway Corridor Overlay District, 6, b. Materials and Cladding Requirements.
3. The Gateway Corridor materials shall cover all four sides of the building.
4. Outdoor lighting must meet the requirements in Section 7.6 Gateway Corridor Overlay District, 6, a. Lighting Requirements
5. If fencing is ever installed, the property owner must meet the Gateway Corridor Overlay District regulations in Section 7.6 of the Zoning Ordinance.
6. Dumpster areas must be screened by approved Gateway Corridor Overlay District materials.
7. 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.
8. No outside storage or display of tires, parts, or vehicles to be serviced.
9. No automotive maintenance work shall be performed outside.
10. Discarded or worn-out tires (or rims), parts, or vehicles stored on the property must be stored inside the building, not outside.

Mr. Parker provided the reports for Engineering, Opelika Utilities Board, and Opelika Power Services. He noted that the water main was brought across the road for this development during construction of ALDI development. He stated that this subdivision is outside of the Opelika Power Services territory.

Chair Cannon opened the public hearing.

No comments.

Chair Cannon closed the public hearing.

Motion to grant conditional use approval with staff recommendations

RESULT:	Passed
MOVER:	Arturo Menefee
SECONDER:	Jay Walters
AYES:	Chair Cannon, Walters, Whittelsey, Director Hilyer, Menefee, Mayor Fuller, Councilman Ward 1 Allen
NAYS:	None
ABSTAIN:	None

8. Howard Porter, authorized representative for PFI, Ltd., and OrrDC, LLC, 175 Orr Avenue C-3, GC-S, Distribution warehouse

Mr. Mosley presented the staff report to the Planning Commission for the proposed conditional use request of a distribution warehouse at 175 Orr Avenue. He stated that staff recommends conditional use approval subject to the following conditions:

1. Allow buildings #1, #2, and #3 to expand their uses to manufacturing, assembly, and warehousing.
2. The approved June 2022 landscape plan and the landscape additions presented at the May 2023 PC meeting are required.
3. For manufacturing and warehousing uses, all products or raw materials stored must be stored inside an enclosed building not outside. No storage allowed outside a building.
4. Provide on landscape plan total base points and total parking lot points required based on the developed area and provide the total number of base & parking lot points obtained as shown on the landscape plans (June 2022 and May 2023 landscape plans).

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

Chair Cannon opened the public hearing.

No comments.

Chair Cannon closed the public hearing.

Motion to grant conditional use approval with staff recommendations

RESULT: Passed

MOVER: Arturo Menefee

SECONDER: Councilman Ward 1 Willie Allen

AYES: Chair Cannon, Walters, Whittelsey, Director Hilyer, Menefee, Mayor Fuller, Councilman Ward 1 Allen

NAYS: None

ABSTAIN: None

9. Greg Nichols, executive vice president EAMC, authorized representative for East Alabama Health, 2513 Village Professional Park, PUD, Hospital

Mr. Mosley presented the staff report to the Planning Commission for the proposed conditional use request of a hospital facility at 2513 Village Professional Park. He stated that staff recommends conditional use approval subject to the following conditions:

1. Front façades shall be consistent or equivalent to the example elevation provided in terms of architecture and materials.
2. Add a landscape plan to be approved by the Planning Department prior to site plan approval to meet the PUD and general standards including the requirement that streets are tree lined as the rest of the development has been constructed.
3. The sidewalk noted as part of the PUD should be installed parallel to the existing and new street.
4. If the new street is public a subdivision plat will be required at the appropriate time.

Mr. Parker provided the reports for Engineering, Opelika Utilities Board, and Opelika Power Services. He stated that water is available from the Cancer Center access road that is to be extended with this project. He noted that the water main must be extended to point of service

and for full development length of new roadway. He stated that preliminary information indicates an 8” water main extension will be required.

Chair Cannon opened the public hearing.

Greg Nichols, applicant, stated that their current facility is not meeting their needs anymore and that this facility would allow more room for an education space, a group room, and a more efficient flow of patients and providers. He noted that they would be going from 28 beds in semi-private rooms to 40 beds, which would all be private. He stated that this space will allow for an educational space for a residency program that they will be applying for in the fall to train psychiatrists and hopefully have them stay in this area.

Chair Cannon closed the public hearing.

Motion to grant conditional use approval with staff recommendations

RESULT: Passed

MOVER: Arturo Menefee

SECONDER: Councilman Ward 1 Willie Allen

DISCUSSION: Chair Cannon asked when they were planning on starting?

Greg Nichols stated that there is an approval that has to go through the State and once they get that approval, it is an 18-month project and it will begin next spring.

AYES: Chair Cannon, Whittelsey, Director Hilyer, Menefee, Mayor Fuller, Councilman Ward 1 Allen

NAYS: None

ABSTAIN: Jay Walters

10. Mike Maher and Father Gil Pierre, authorized representative for William C. Davis Charitable Remainder Trust, accessed at the corner of Lake Condry Road and Andrews Road, M-1, 8.4 acres, Church and parish hall.

Mr. Mosley presented the staff report to the Planning Commission for the proposed conditional use request of a church and parish hall at the corner of Lake Condry Road and Andrews Road. He stated that staff recommends conditional use approval subject to the following conditions:

1. Front façade shall be consistent or equivalent to the example elevation provided in terms of architecture and materials. Improved materials shall be used on the east side due to the increased visibility of Andrews Road.
2. Add to the landscape plan a detailed residential buffer along the east side of the property by choosing an option provided in the zoning ordinance Section 10. 6. D. 1. a., b., or c.
3. Revise the landscape plan to meet the minimum base points and parking lot points based on the maximum capacity of the church buildings once architectural plans have been completed.
4. If a dumpster is to be added, the location will need to be reviewed by Planning and dumpster screening on all sides.
5. Outside lighting must meet the Gateway Corridor requirements in Section 7.6, B., 6, a.

Mr. Parker provided the reports for Engineering, Opelika Utilities Board, and Opelika Power Services. He stated that the Engineering Department will consult with the site engineer to determine needs for turn lanes for this site. He noted that if a traffic study is needed for these determinations, the applicant will be required to provide this at that time. He stated that water is

available from Industrial Boulevard and Lake Condry Road. He noted that water is available from Andrews Road if 8" Main is extended a short distance from existing fire hydrant location. He also noted that this location is at a high elevation and the water pressure available is approximately 30-40 psi. He stated that the developer needs to take this into account during design of facilities. He stated that available water volume is plentiful but available pressure is low.

Chair Cannon opened the public hearing.

No comments.

Chair Cannon closed the public hearing.

Mr. Hilyer made a motion to grant conditional use approval with staff recommendations.

Mayor Fuller seconded the motion.

Mayor Fuller asked about underground utilities.

Mr. Mosley stated that could be added to the motion as a condition.

Amended motion to grant conditional use approval with staff recommendations and require underground utilities

RESULT: Passed

MOVER: Director Mike Hilyer

SECONDER: Mayor Gary Fuller

DISCUSSION: Chair Cannon asked what the road on the north of the property was?

Mr. Mosley stated that it would be an access that would go to the recreation field, the parish hall, and the parish house.

AYES: Chair Cannon, Walters, Whittelsey, Director Hilyer, Menefee, Mayor Fuller, Councilman Ward 1 Allen

NAYS: None

ABSTAIN: None

D. OTHER BUSINESS

11. Request for Street Name Change - Rename Media General Drive to Wyndham Industrial Court

Mr. Mosley presented the staff report to the Planning Commission for the proposed street name change. He stated that the City has proposed Wyndham Industrial Court as the street comes off of Wyndham Industrial Drive.

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

Chair Cannon opened the public hearing.

No comments.

Chair Cannon closed the public hearing.

Motion to send a positive recommendation for street name change to City Council

RESULT: Passed

MOVER: Mayor Gary Fuller

SECONDER: Director Mike Hilyer

AYES:	Chair Cannon, Walters, Whittelsey, Director Hilyer, Menefee, Mayor Fuller, Councilman Ward 1 Allen
NAYS:	None
ABSTAIN:	None

V. OLD BUSINESS

E. **REZONING - Public Hearing**

12. (a) Amendment to the Future Land Use Map, accessed from Anderson Road and Andrews Road, 197 acres, from a low density residential to a mixed use development land use category.

(b) Rezoning request, Blake Rice, Barrett-Simpson, authorized representative for 280 Land Company, LLC, 197 acres, accessed from Anderson Road and Andrews Road, from R-3 to PUD (Edgefield Farm). *(This item was tabled at the April 25, 2023 meeting at the applicant's request.)*

Mr. Mosley stated that the applicant requested this item remain on the table.

13. Rezoning request, an amendment to the Master Development plan, Blake Rice, Barrett-Simpson, authorized representative for SMB Land, LLC, 17.95 acres, accessed at 820 Crawford Road (Knollwood) *(This item was tabled at the April 25, 2023 meeting at the applicant's request.)*

Mr. Mosley stated that this item has been withdrawn by the applicant.

VI. ADJOURN

Motion to adjourn at 4:22 p.m.

RESULT:	Passed
MOVER:	Mayor Gary Fuller
SECONDER:	Director Mike Hilyer
AYES:	Chair Cannon, Walters, Whittelsey, Director Hilyer, Menefee, Mayor Fuller, Councilman Ward 1 Allen
NAYS:	None
ABSTAIN:	None

_____ Lucinda Cannon, Chair

_____ Matt Mosley, Secretary



000204-2023

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

AGENDA ITEM # 1



DEADLINE: 6/6/23 MEETING: 6/27/23

SITE ADDRESS: 0 Freddie Way

PROPERTY OWNER: Broad Metro, LLC

APPLICANT/AUTHORIZED REPRESENTATIVE: Jim Masingill

MAILING ADDRESS: 135 Jericho Turnpike, Old Westbury, NY 11588

PHONE NUMBER: 770-368-1399

FAX NUMBER: 334-887-6064

EMAIL ADDRESS: bbasquin@fg-inc.net

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: The Landing Subdivision

Current Land Use: Vacant

Current Zoning: C2 and PUD

Proposed use of the Subdivision: Commercial

Number of Lots: 3 x \$3.00 = \$9

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

Fee: \$75.00

TOTAL = 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) The Landing Subdivision 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) Brett C. Basquin for Foresite Group, LLC

DATE

06/02/23

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: June 27, 2023

Subdivision: The Landing Subdivision, Parcel 2-A

Agenda Item #: A-1

Action Requested: Preliminary Approval

Location of Property: Capps Landing

Property Owner(s): Jim Masingill, Broad Metro, LLC
Ledge Nettles, Baseline Surveying, Surveyor

Current Land Use: Vacant

Current Zoning: PUD

Flood Zone: FEMA Map #01081C0207G – Nov. 2, 2011
Flood Zone “X” – No portion in flood hazard area

Staff Comments:

The applicant is requesting preliminary for a 2-lot subdivision that fronts along I-85 and Capps Landing near its intersection with Freddie Way. The purpose of the subdivision is to create the right-of-way for Capps Landing extension. The Planning Commission previously recommended additional property be included in the Capps Landing PUD. This property is expected to be approved by City Council at their second meeting in July. The lots both well exceed the minimum standards for the PUD. Part of the original approval of the PUD was to extend a right-of-way to the property to the east (Ward). This is proposed extension. The lots presented comply with the area distributions presented in the PUD zoning district.

Staff recommends preliminary plat approval subject to the following:

1. The plat is named similarly to an administrative plat for Parcel 2-A-2.
2. Setback lines are not required to be shown on the individual lots.
3. The final plat should reference the administrative plats that were part of this property.
4. The proximity map does not appear to match the proposed development.
5. A temporary turnaround should be located on Capps Landing where the street will terminate.
6. All utilities shall be underground.
7. Sidewalks shall be required on both sides of the street.

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 Preliminary Plat.

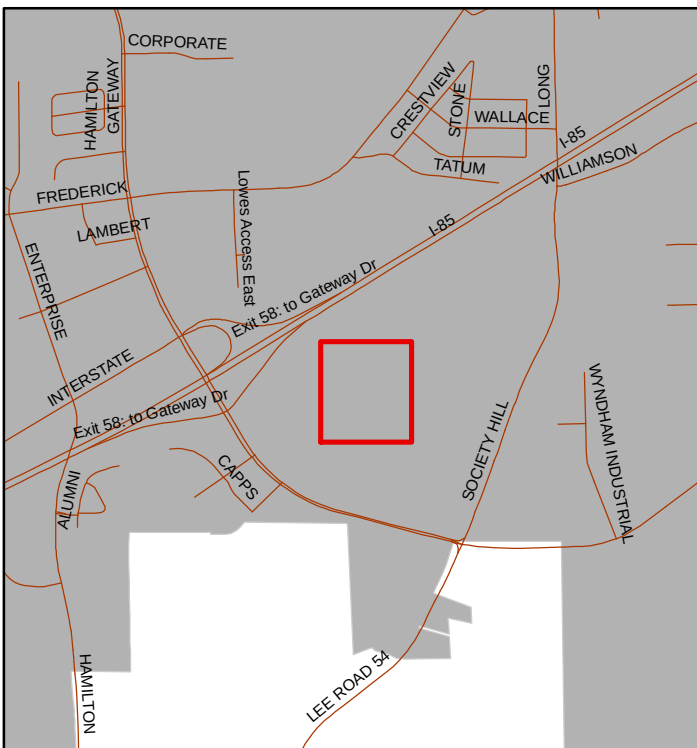
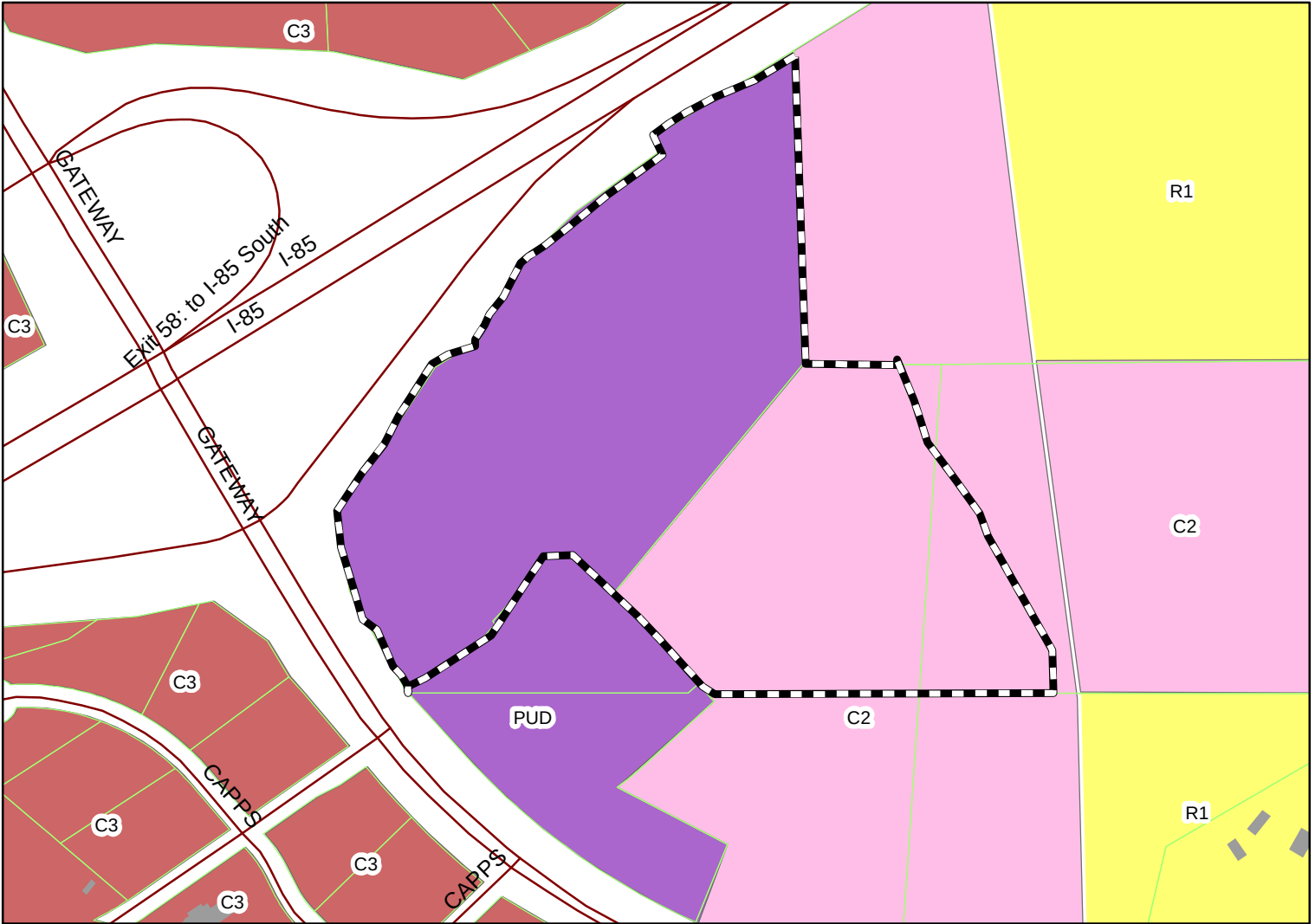
Opelika Utilities Board Report

No objections or comments.

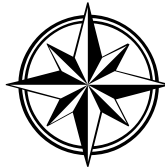
Opelika Power Services Report

This subdivision is in Opelika Power Services and Alabama Power service territory.

THE LANDING REDIVISION OF LOT 2 SUBDIVISION
FREDDIE WAY
PRELIMINARY APPROVAL, A-1



The applicant is requesting approval of a 3 lot subdivision. The property is located in The Landing 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.

REDIVISION OF
PARCEL 2-A, THE LANDING SUBDIVISION

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 1ST DAY OF JUNE, 2023.

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, WILLIAM KADESH, AS DESIGNATED OFFICER FOR BROAD METRO, 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 ___, 2023.

WILLIAM KADESH, BROAD
METRO, LLC

STATE OF ALABAMA
LEE COUNTY

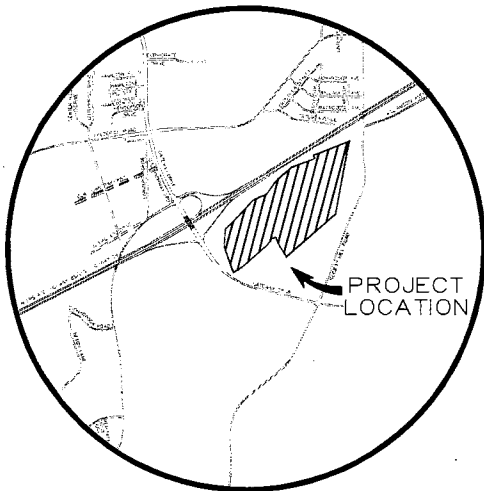
I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT WILLIAM KADESH, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT AND WHOSE NAME IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DATE THAT, BEING INFORMED ON THE CONTENTS OF THE INSTRUMENT, HAS EXECUTED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

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE ___ DAY OF ___, 2023.

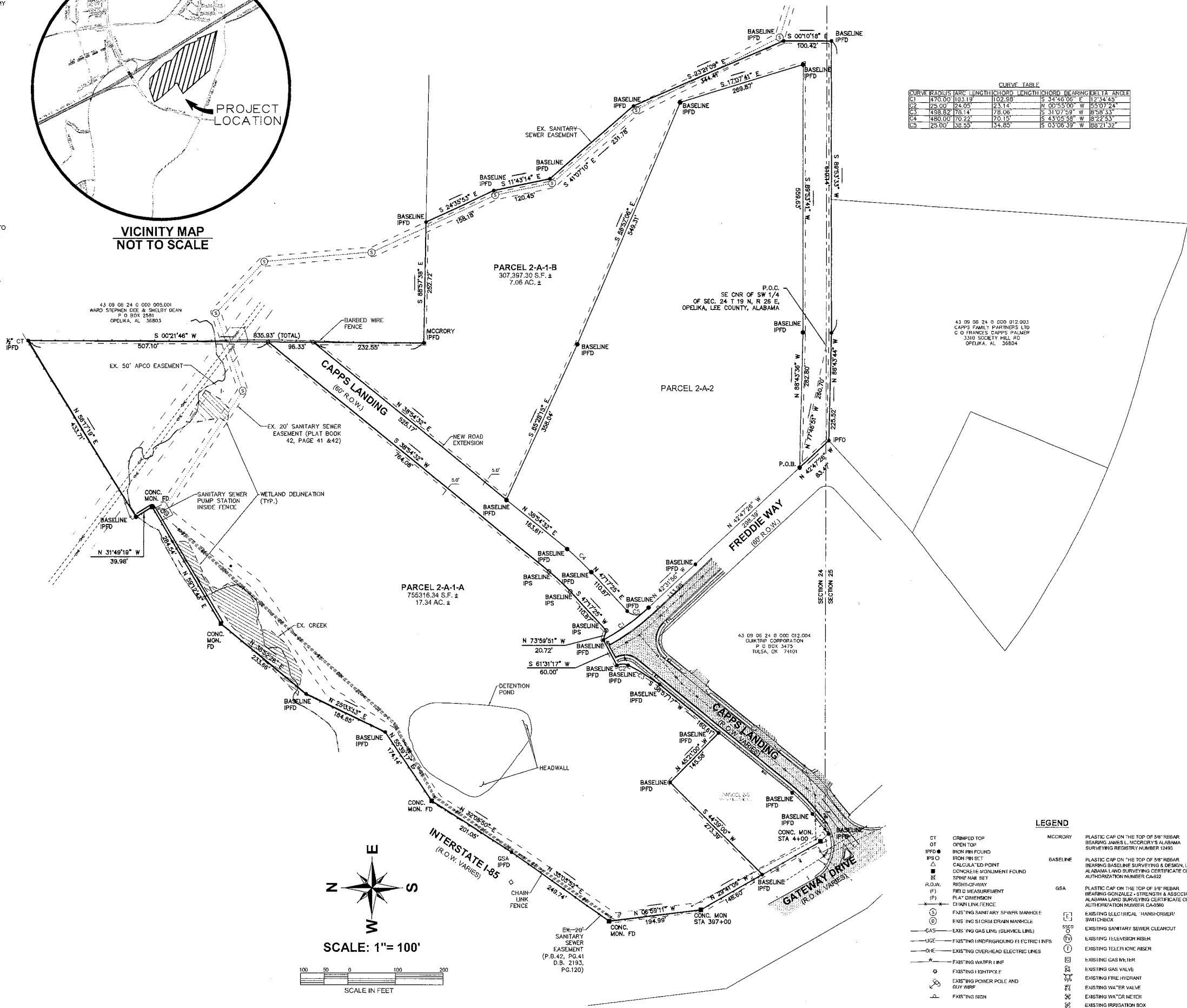
NOTARY PUBLIC: MY COMMISSION EXPIRES:

NOTES:

1. THIS PARCEL IS SUBJECT TO ANY EASEMENTS, RIGHT-OF-WAY, OR OTHER RESTRICTIONS OF RECORD THAT MAY EXIST.
2. BEARINGS AND ELEVATIONS BASED ON GPS RTK OBSERVATION USING AUBURN CORS. HORIZONTAL DATUM IS NAD 83 ALABAMA EAST ZONE STATE PLANE COORDINATE SYSTEM. VERTICAL DATUM IS NAVD 88.
3. NORTH IS BASED ON GRID NORTH.
4. FIELDWORK COMPLETED APRIL 6, 2023. OFFICEWORK COMPLETED JUNE 1, 2023.
5. ACCORDING TO FEMA FIRM MAP NUMBER 01081C0207G, PANEL 207 OF 381, FOR OPELIKA, LEE COUNTY ALABAMA, EFFECTIVE DATE NOVEMBER 2, 2011, THIS PARCEL LIES IN ZONES X, ZONE X BEING A ZONE OF MINIMAL FLOODING.
6. 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.
7. DEVELOPER INFO: BROAD METRO, LLC 135 JERICHO TURNPIKE, OLD WESTBURY, NY 11568.
8. SOURCES OF INFORMATION:
 - PLAT BOOK 46, PAGE 40
 - PLAT BOOK 48, PAGE 45



VICINITY MAP
NOT TO SCALE



CURVE TABLE					
CURVE	MANUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	470.00	103.19	102.88	S 34°46'06\"	17°34'45\"
C2	25.00	124.03	23.14	N 02°55'00\"	85°07'24\"
C3	438.82	78.14	78.06	S 31°07'59\"	8°58'33\"
C4	480.00	70.22	70.15	S 43°05'58\"	8°22'53\"
C5	25.00	36.55	34.65	S 03°06'39\"	88°21'37\"

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 PLANNING COMMISSION, OPELIKA, ALABAMA:
CHAIRMAN: _____ 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: _____



THIS DRAWING IS THE PROPERTY OF BASELINE SURVEYING & DESIGN, LLC.
IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON.
IT IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF BASELINE SURVEYING & DESIGN, LLC.

CREW CHIEF	TTM
DRAWN	DMC/KBM
JOB NO.	B12023.12



REDIVISION OF
PARCEL 2-A, THE LANDING SUBDIVISION
SEC. 24 & 25 T. 19 N. R. 26 E.
OPELIKA, LEE COUNTY, ALABAMA
SCALE: 1"=60'
JUNE 1, 2023
ARTHUR R. NETTLES, AL. P.L.S. REG. NO. 23346
ALABAMA CERT. OF AUTH. CA. NO. 922



06/21/2023
**APPLICATION FOR
SUBDIVISION APPROVAL**
PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801

AGENDA ITEM # 2



DEADLINE: 6/16/23 MEETING: 6/27/23

SITE ADDRESS: The East end of Village Drive

PROPERTY OWNER: Holland Homes LLC

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

MAILING ADDRESS: 2124 Moores Mill Rd Suite 110, Auburn, AL

PHONE NUMBER: 334-821-0105

FAX NUMBER: 334-821-4044

EMAIL ADDRESS: mike.precisionsurv@gmail.com

TYPE OF PLAT APPROVAL REQUESTED prelim 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: Foxrun Phase 3

Current Land Use: Vacant

Current Zoning: PUD

Proposed use of the Subdivision: Single Family Residential

☒ Residential

☐ Commercial

☐ Manufacturing/Industrial

☐ Office/Institutional

Number of Lots: 43 x \$3.00 = \$ 129.00

Number of APO: 4 x \$7.00 = \$ 28
(Adjacent Property Owners)

Fee: \$75.00

TOTAL = 232.00

PAID

I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) Foxrun Phase 3 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

6-6-2023

DATE

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: June 27, 2023

Subdivision: Foxrun Subdivision, Phase 3

Agenda Item #: A-2

Action Requested: Preliminary Approval

Location of Property: Village Drive and Woodland Circle

Property Owner(s): Daniel Holland, Holland Homes, LLC

Current Land Use: Undeveloped

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

Staff Comments:

The applicant is requesting preliminary plat approval for 43 lots in a 248-lot subdivision accessed from Fox Run Parkway in the zoning district. In September 2019, the City Council approved the master plan and rezoning to the Fox Run Village PUD that consists of single family homes, two-unit townhomes (twin homes), and 18 townhome units. The 43 lot preliminary plat is the last phase for residential development in Fox Run PUD; all 43 lots are for single-family homes.

The 43 single-family home lots are located on Village Drive or 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 lots range from 4,636 to 9,210 square feet; most lots are at least 40 feet wide at the front property line; three lots on a cul de sac are 40 feet wide at the minimum building setback line. The minimum building setbacks as noted on the plat: 20 feet front yard and rear yard and 5 feet side yard. Eleven lots (Lot 145 to 155) front on Village Drive next to a R-4 zoning district; a 10-foot buffer yard is along the rear property line as required. In June 2021, a minor amendment for corner lots was approved; the amendment required a 10-foot side yard on street setback for lots fronting on two streets and the planting of four 1" caliper trees on corner lots. This requirement is note #10 on plat.

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

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.**

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 Preliminary Plat.

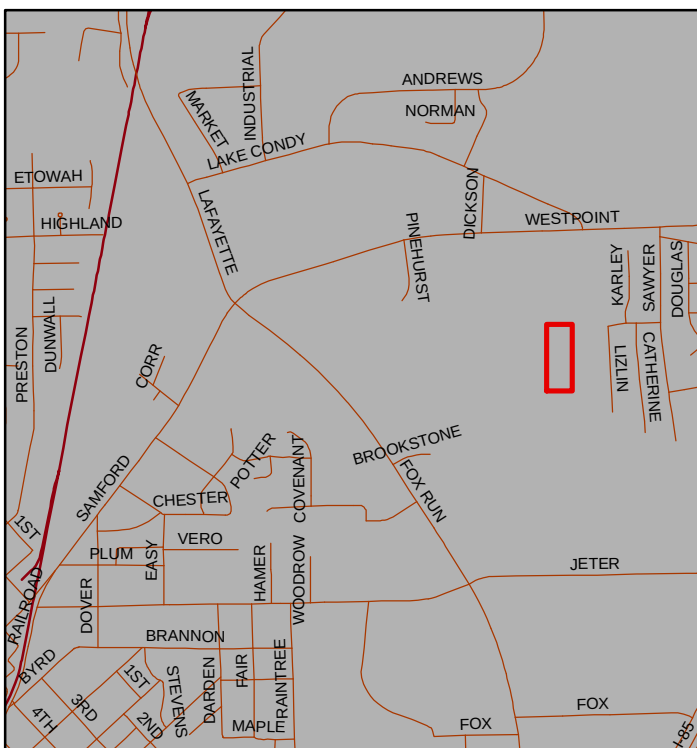
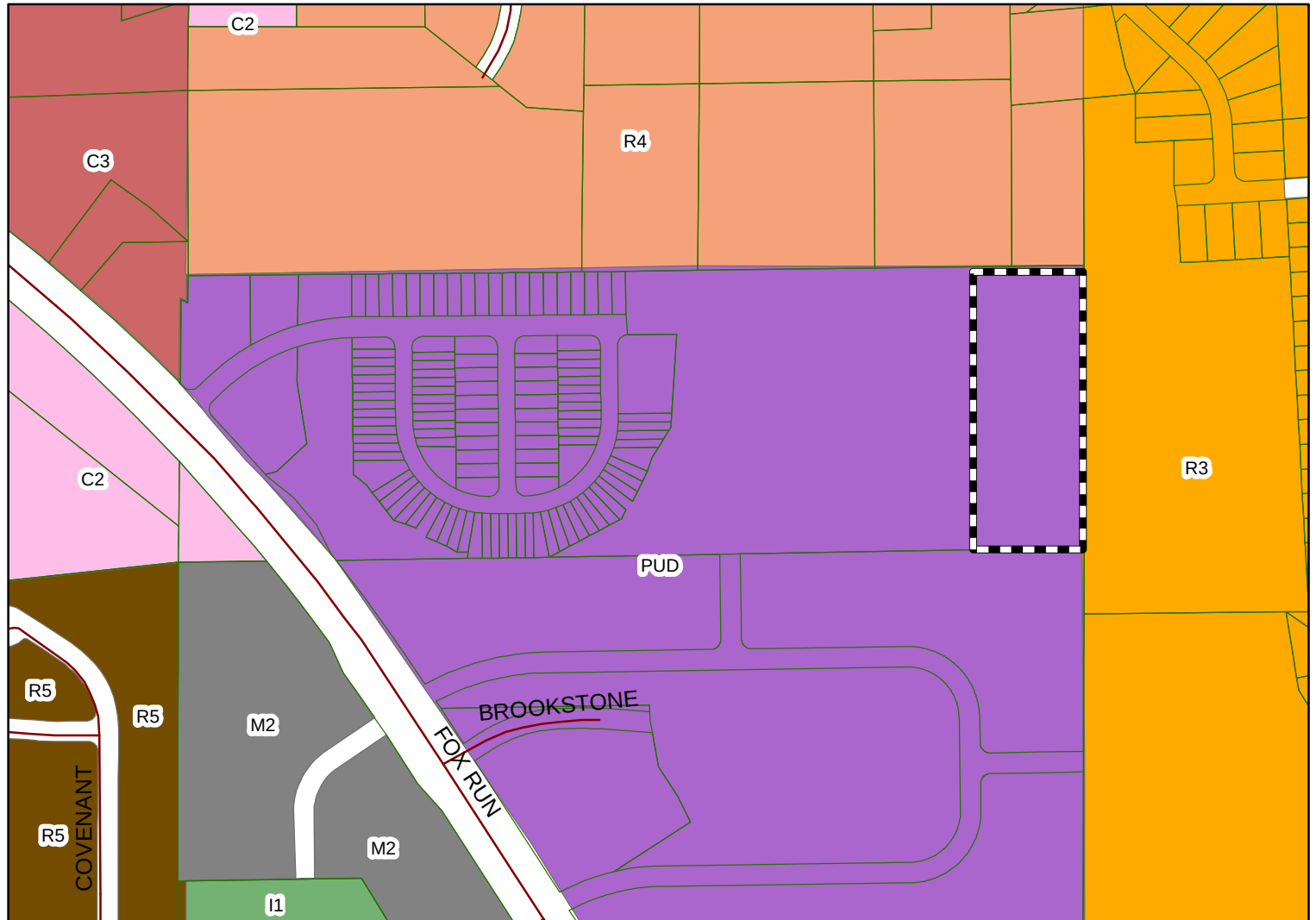
Opelika Utilities Board Report

Water infrastructure has not passed final inspection for approval. Final plat cannot be approved until water infrastructure is accepted.

Opelika Power Services Report

This subdivision is outside of the Opelika Power Services territory.

FOXRUN PHASE 3 SUBDIVISION TERMINUS OF VILLAGE DRIVE FINAL APPROVAL, A-2



The applicant is requesting final approval for 43 lots. This is the last phase of the Foxrun subdivision in the Foxrun 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.

FOXRUN SUBDIVISION
PHASE 3
SECTION 5 T 19 N R 27 E
OPELIKA LEE COUNTY ALABAMA

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

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 _____, 2023.

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 plotted as shown.

In witness whereof, I have hereunto set my hand on this the ____ day of _____, 2023.

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 _____, 2023.

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: _____

NOTES:

- SOURCE OF INFORMATION: DEED BOOK 2589 PAGE 669, FOX RUN SUBDIVISION PHASE 1C RECORDED IN PLAT BOOK 48 PAGE 46; FOX RUN SUBDIVISION PHASE 1B RECORDED IN PLAT BOOK 45 PAGE 60 FOX RUN SUBDIVISION PHASE 2A RECORDED IN PLAT BOOK 48 PAGE 1; FOX RUN SUBDIVISION PHASE 2B RECORDED IN PLAT BOOK 48 PAGE 15.
- DATE OF FIELD SURVEY: JUNE 1, 2023
- DATE OFFICE WORK COMPLETED: JUNE 5, 2023.
- BEARINGS BASED ON STATE PLANE COORDINATES, NAD 1983, ALABAMA EAST ZONE, US FOOT. COORDINATES SET USING RTK GPS, ALDOT 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.
- OPEN SPACE LOTS (LOT 130 & 129) SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- SINGLE FAMILY SETBACKS = 20' FRONT, 20' REAR, 5' SIDE SETBACK
- GROSS ACREAGE: 6.68 AC. 290,962 S.F.
- ALL UTILITIES SHALL BE UNDERGROUND.
- SIDEWALKS SHALL BE REQUIRED ON ONE SIDE OF EACH STREET.
- A 10 FOOT SIDE YARD ON STREET SETBACK IS REQUIRED AND FOUR 1" CALIPER TREES SHALL BE PLANTED AS A BUFFER ON CORNER LOTS.

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

Curve Table				
Curve #	Length	Radius	CHORD BEAR	CHORD DIST
C1	47.12	30.00	N45°30'54"W	47.12
C2	47.12	30.00	N44°29'06"E	47.12
C3	10.11	30.30	N84°13'59"W	10.11
C4	16.19	30.30	N59°22'05"W	16.19
C5	30.57	50.00	S61°27'53"E	30.57
C6	26.39	50.00	N85°54'08"E	26.39
C7	26.39	50.00	N55°39'52"E	26.39
C8	26.39	50.00	N25°25'35"E	26.39
C9	42.39	50.00	N13°58'41"W	42.39
C10	8.14	50.00	N42°55'28"W	8.14
C11	23.94	30.00	S23°22'39"E	23.94
C12	47.12	30.00	S44°28'53"W	47.12

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

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

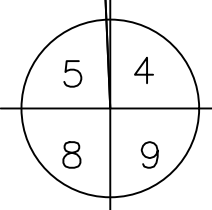
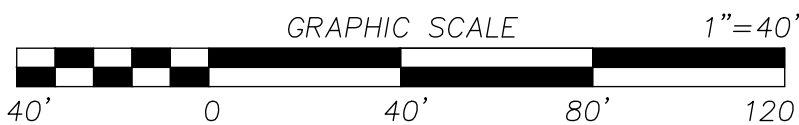
IPF 1/2" CTP

N02°30'38"W(P)
207.30(P)

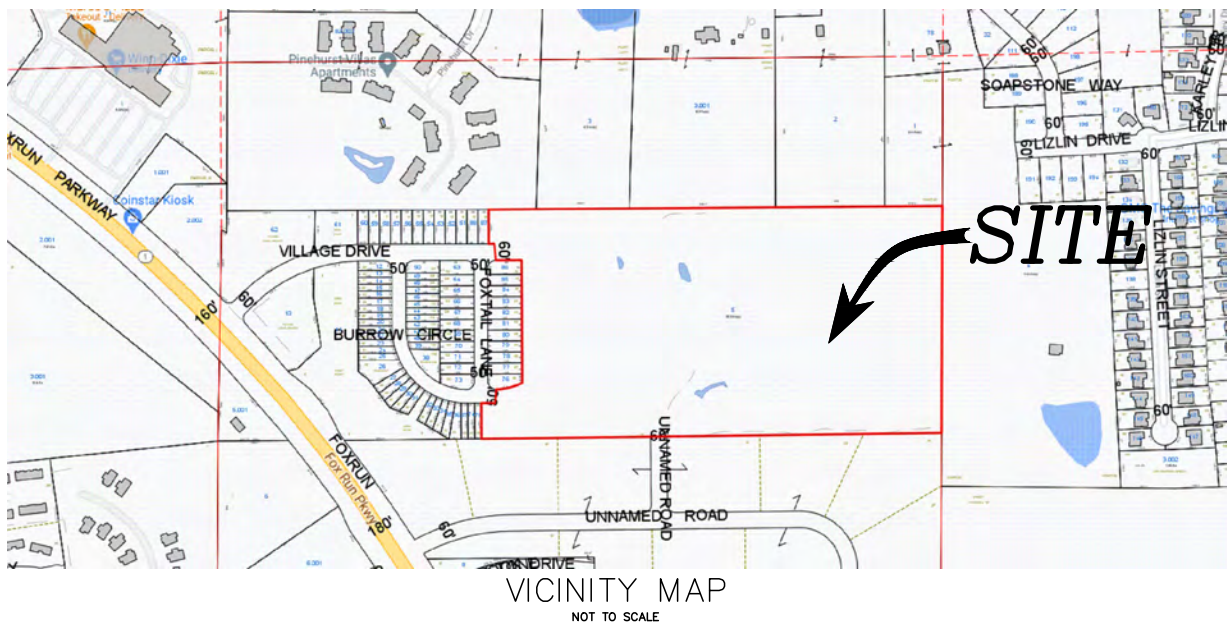
LEGEND

(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

N



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



SITE

VICINITY MAP
NOT TO SCALE

43 10 03 05 4 000 009.000
OPELIKA INDUSTRIAL DEVELOPMENT AUTHORITY
P O BOX 965
OPELIKA, AL, 36803--0965

Seal	Drawn By: ANW/MTM
	Scale: 1"=40'
	File Name: 23--0407 SD1
	Date: 6--5--2023

PRECISION SURVEYING	2124 Moores Mill Road Suite 110 Auburn, Alabama 36830 Phone (334) 821-0105 www.precisionsurveying.biz
Sheet Title: FOXRUN SUBDIVISION PHASE 3 SECTION 5 T 19 N R 27 E	



000205-2023

AGENDA ITEM # 3

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

PC DEADLINE: 06/06/2023 PC MEETING: 06/27/2023SITE ADDRESS: NW Corner of Fredrick Rd & Cunningham DrPROPERTY OWNER: SKPW 400 LLCAPPLICANT/AUTHORIZED REPRESENTATIVE: Bolt Engineering, Inc.MAILING ADDRESS: 400 2nd Ave, Opelika AL 36801PHONE NUMBER: 334-744-4016

FAX NUMBER: _____

EMAIL ADDRESS: brandon@boltengineering.net

TYPE OF PLAT APPROVAL REQUESTED

☐ SKETCH PLAN☐ ADMINISTRATIVE☒ PRELIMINARY☐ FINAL

Does the subdivision require any other official action by the City? _____

☐ Annexation☐ Rezoning☐ Other _____**PARCEL INFORMATION**Subdivision Name: Final Plat for Parcel 43 09 06 23 3 000 011.000Number of Lots: 2 x \$3.00 = \$ 6.00Current Land Use: Vacant wooded and grassed areaNumber of APO: 4 x ~~\$6.74~~^{7.00} = \$ 28.00
(Adjacent Property Owners)Current Zoning: C-2, primary gateway corridorFee: \$75.00Proposed use of the Subdivision: Car wash**TOTAL**= \$109.00☐ Residential☒ Commercial☐ Manufacturing/Industrial☐ Office/Institutional**PAID**ck# 2383

I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) Final Plat for Parcel 43 09 06 23 3 000 011.000 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:

Brandon Bolt

Digitally signed by Brandon Bolt
DN: cn=US, e=brandon@boltengineering.net,
cn=Brandon Bolt
Date: 2023.06.06 11:31:54-0500

06/06/2023

(PRINT NAME)

Brandon Bolt

DATE

City of Opelika
Planning Commission
Planning Department Report

Meeting Date:	June 27, 2023
Subdivision:	Pepperell Manufacturing Company, Lot 2
Agenda Item #:	B-3
Action Requested:	Preliminary and Final Plat Approval
Location of Property:	2900 Cunningham Drive
Property Owner(s):	SKPW 400 LLC Brandon Bolt, authorized representative
Current Land Use:	Undeveloped (future Rich's Car Wash)
Current Zoning:	C-2, GC-P
Flood Zone:	FEMA – Nov 2, 2011 – MAP#01081C0206G –Flood Zone “X” - Area is outside the 0.2% annual chance flooding.

Staff Comments

The applicant is requesting preliminary and final approval for a 2 lot subdivision located at the corner of Frederick Road & Cunningham Drive. The purpose of the subdivision is to create Lot 202 (43,024 sf) for a Rich's Car Wash. The car wash was granted conditional use approval at the April 25th Planning Commission meeting. Lot 201 is 3.6 acres and includes an 11,150 sf lot that is combined with Lot 201. Lot 201 is reserved for reserved for future development.

The property line that divides Lot 201 and 202 is in the middle of a 27' access easement or private street that serves these two lots. The plat also shows an 8 foot wide property dedication along the west side of Cunningham Drive for the construction of a right turn lane to access the 27' easement. Along Frederick Road, access to the easement is restricted to right-in, right-out only.

The two lots meet the minimum 100 foot lot width and 20,000 square foot lot size requirements for a subdivision in the C-2, GC-P zoning district.

Planning Department recommends preliminary and final approval.

Engineering Department Report

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

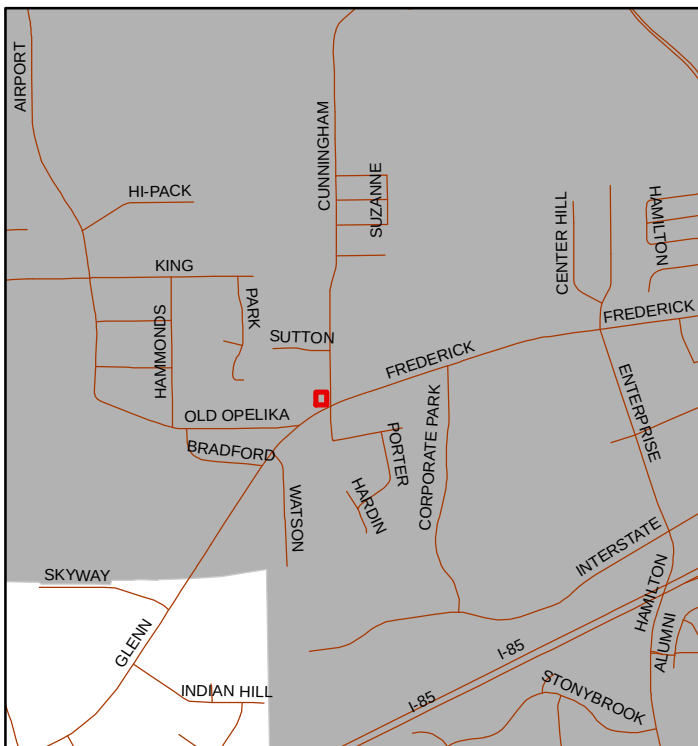
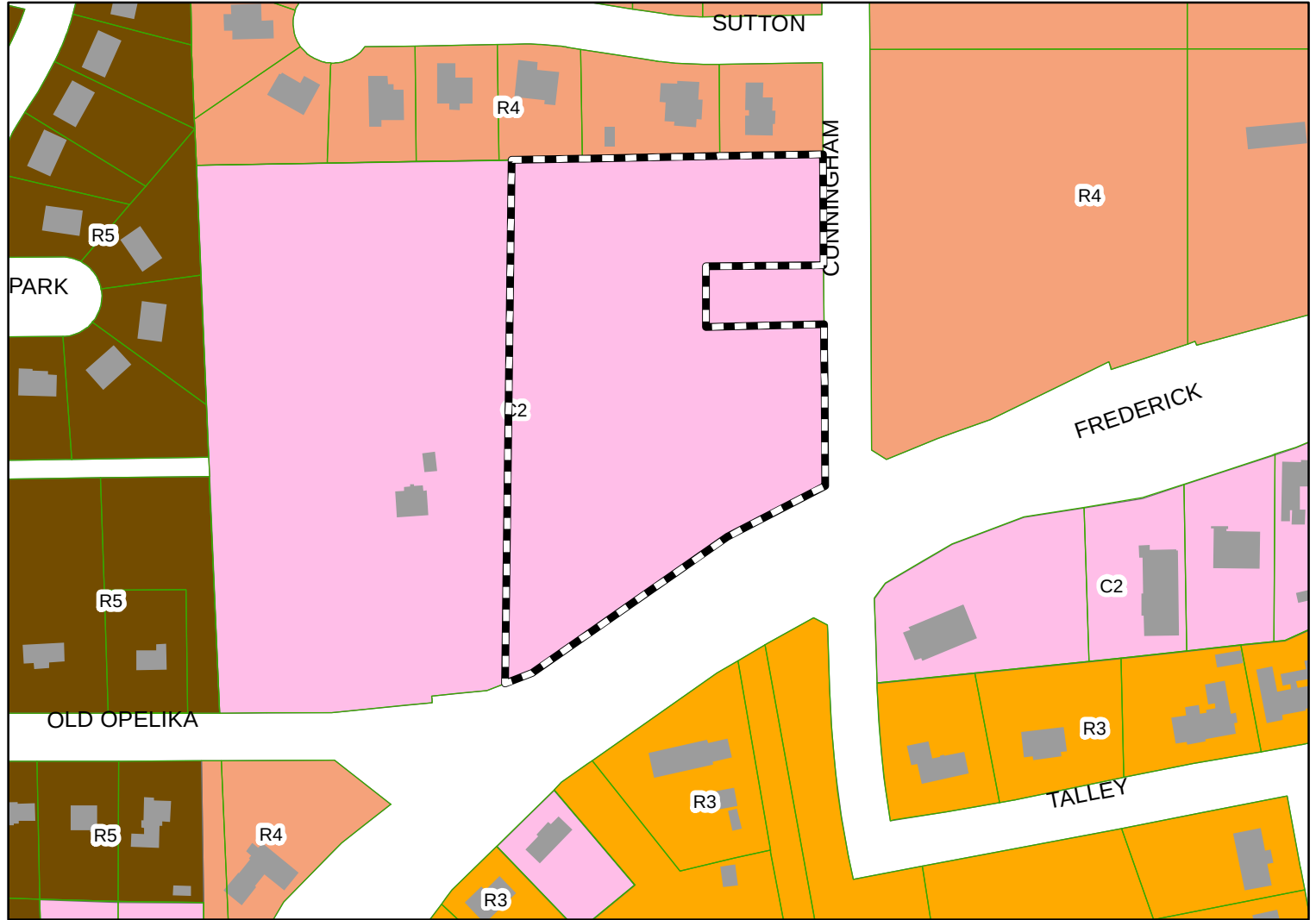
Opelika Utilities Board Report

No objections or comments.

Opelika Power Services Report

This subdivision is outside of the Opelika Power Services territory.

**PEPPERELL MANUFACTURING COMPANY LOT 2 SUBDIVISION
FREDERICK ROAD & CUNNINGHAM DRIVE
PRELIMINARY AND FINAL APPROVAL, B-3**



The applicant is requesting preliminary and final approval for a two 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



VICINITY MAP
SCALE: NTS

CERTIFICATES OF APPROVAL

APPROVED BY THE LEE COUNTY ENGINEER, LEE COUNTY, ALABAMA:

COUNTY ENGINEER: _____ DATE: _____

APPROVED BY THE CITY ENGINEER, OPELIKA, ALABAMA:

CITY ENGINEER: _____ DATE: _____

APPROVED BY THE PLANNING COMMISSION, OPELIKA, ALABAMA:

CHAIRMAN: _____ DATE: _____

APPROVED BY THE CITY PLANNER, OPELIKA, ALABAMA:

CITY PLANNER: _____ DATE: _____

APPROVED BY THE OPELIKA WATER BOARD:

WATER BOARD: _____ DATE: _____

STATE OF ALABAMA)
LEE COUNTY)

THE OPELIKA INDUSTRIAL DEVELOPMENT AUTHORITY OF THE CITY OF OPELIKA, OWNER OF THE REAL PROPERTY SHOWN ON THIS PLAT, JOINS IN THE STATEMENT OF MARK STROZIER, REGISTERED LAND SURVEYOR, AND CERTIFY THAT IT WAS AND IS OUR PURPOSE TO DIVIDE THE LAND SO PLATTED INTO LOTS AS SHOWN.

IN WITNESS WHEREOF, WE HAVE CAUSED OUR NAME TO BE HERETO AFFIXED AND BE ATTESTED BY RONALD P. WILSON, CHAIRMAN, OPELIKA INDUSTRIAL DEVELOPMENT AUTHORITY, OPELIKA, ALABAMA ON THIS THE ____ DAY OF _____, 2023

OPELIKA INDUSTRIAL DEVELOPMENT AUTHORITY OF THE CITY OF OPELIKA:

CHAIRMAN: _____ DATE: _____

I, _____, NOTARY PUBLIC IN AND FOR LEE COUNTY, ALABAMA, HEREBY CERTIFY THAT _____ WHOSE NAME IS CHAIRMAN OF THE OPELIKA INDUSTRIAL DEVELOPMENT AUTHORITY OF THE CITY OF OPELIKA, IS SIGNED TO THE CERTIFICATE HEREON, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DATE, THAT BEING INFORMED OF THE CONTENTS OF SAID CERTIFICATE, EXECUTED THE SAME VOLUNTARILY ON THE DAY SAME BEARS DATE.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2023.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

SUTTON WAY SUBDIVISION PHASE 3 PLAT BOOK 20, PAGE 76

LOT 12

LOT 13

LOT 14

N89°36'56"E 391.09'(D)
N89°27'36"E 390.00'(M)
N89°27'36"E 382.00'

POINT OF BEGINNING
1/2" OPEN TOP PIPE FOUND
NORTHWEST CORNER OF LOT 2
PEPPERELL MANUFACTURING
COMPANY SUBDIVISION OF
FRISBY TRACT (PB 3, PG 16)
LEE COUNTY, ALABAMA
AS TAKEN FROM DB. 2505 PG. 547

N/F
LOT 2, PEPPERELL MANUFACTURING COMPANY
SUBDIVISION OF FRISBY TRACT
PLAT BOOK 3, PAGE 16
4.78 Ac.

SKPW 400 LLC
PARCEL: 09 09 23 3 000 011.000

SKPW 400 LLC
PARCEL: 09 09 23 3 000 011.000

LOT 201
3.689 Ac.
160,731.351 Sq. Ft.

LOT 202
0.988 Ac.
43,024.012 Sq. Ft.

R/W DEDICATED
0.029 Ac.
1,295.585 Sq. Ft.

LOT 1, PEPPERELL MANUFACTURING COMPANY
SUBDIVISION OF FRISBY TRACT
PLAT BOOK 3, PAGE 16

FREDERICK ROAD
R/W VARIES

CUNNINGHAM ROAD
60' R/W

SURVEYORS CERTIFICATE

I, MARK D. STROZIER, A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA, HEREBY DECLARE THAT THIS PLAT OR MAP IS A TRUE AND ACCURATE REPRESENTATION OF A SURVEY CONDUCTED UNDER MY DIRECTION. I FURTHER DECLARE THAT THERE IS NO VISIBLE EVIDENCE OF ENCROACHMENT BY BUILDINGS ON ADJOINING PROPERTY, THAT THE STRUCTURES NOW ERECTED ON SAID PROPERTY ARE WITHIN THE BOUNDARIES OF SAME, EXCEPT AS SHOWN, THERE ARE NO RIGHTS OF WAY OR EASEMENTS VISIBLE, BUT IS SUBJECT TO ANY SUCH RIGHTS OF WAYS AND EASEMENTS THAT MAY BE RECORDED OR UNRECORDED, OR JOINT DRIVE WAYS ON, OVER, OR ACROSS THIS PROPERTY, VISIBLE ON THE SURFACE EXCEPT AS SHOWN ON THIS PLAT.

I 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.

Mark D. Strozier
MARK D. STROZIER, ALABAMA RLS #22999 05/31/2023
CERTIFICATE OF AUTHORIZATION NO. CA-1133-LS DATE

OWNER CERTIFICATE

I, _____, THE OWNER(S) OF SAID LANDS SURVEYED BY STROZIER SERVICES, LLC, DO HEREBY CERTIFY THAT TITLE WAS AND IS VESTED IN SAID OWNER(S) AND JOIN IN THE FOREGOING STATEMENT MADE BY SAID STROZIER SERVICES, LLC AND AS STATED IN CODE OF ALABAMA 1975, § 35-2-50 ET SEQ., DO HEREBY CERTIFY THAT IT WAS AND IS MY (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:

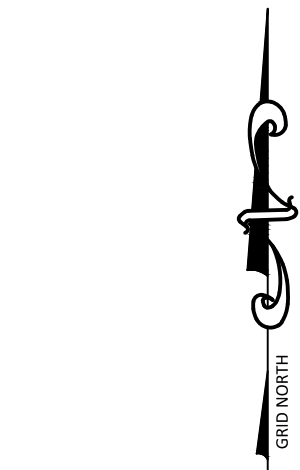
PROPERTY OWNER _____

STATE OF ALABAMA
COUNTY OF LEE

I, _____, 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 DAY THAT, BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, EXECUTED THE SAME VOLUNTARILY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS ____ DAY OF _____, 2023.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____



40 0 40 80
SCALE: 1" = 40'

LEGEND

- IRON PIN SET
- IRON PIN FOUND
- CONCRETE MONUMENT FOUND
- CMF - CONCRETE MONUMENT FOUND
- DB, PG - DEED BOOK, PAGE
- EP - EDGE OF PAVEMENT
- FES - PLANNED END SECTION
- FH - FIRE HYDRANT
- IPS - IRON PIN SET (1/2" REBAR)
- MH - MANHOLE
- CO - CLEAN-OUT
- B - BOLLARD
- P- - POWER LINE
- PL - PROPERTY LINE
- PP - POWER POLE
- LS - LIGHT STANDARD
- PVC - POLYVINYLCHLORIDE PIPE
- RCP - REINFORCED CONCRETE PIPE
- R/W - RIGHT OF WAY
- S- - SANITARY SEWER LINE
- ST- - STORM SEWER LINE
- HCS - HANDICAP PARKING SIGN
- LP - LIGHT POLE
- AC - AIR CONDITIONING UNIT

SURVEY NOTES

- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF GREATER THAN ONE FOOT IN 10,000 FEET.
- THE FOLLOWING TYPE OF EQUIPMENT WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT: TOPCON GT-503 & CARLSON RT4 DATA COLLECTOR.
- I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR LEE COUNTY, ALABAMA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBERS 01081002065, EFFECTIVE DATE: NOVEMBER 2, 2011 AND FOUND NO PORTION OF THE PROPERTY SHOWN HEREON TO FALL WITHIN FLOOD ZONE.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 274,785 FEET.
- THE HORIZONTAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 NAD 83 ALABAMA EAST ZONE AND THE VERTICAL DATUM USED IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- PROPERTY DEED: DEED BOOK 2505, PAGE 547
- TAX PARCEL ID: 43 09 06 23 3 000 011.000
- PROPERTY OWNER: SKPW 400 LLC
- PROPERTY HAS ACCESS TO PUBLIC RIGHT-OF-WAY: - FREDERICK ROAD & CUNNINGHAM ROAD

FINAL PLAT
FOR

PARCEL NUMBER
43 09 06 23 3 000 011.000

SECTION 23, TOWNSHIP 19 NORTH
RANGE 26 EAST

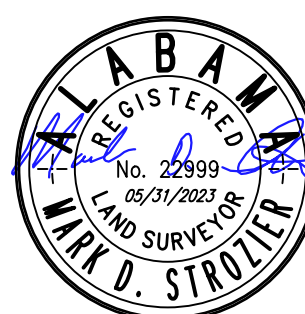
SCALE: 1"=40'

LEE COUNTY, ALABAMA

DATE: 05/31/2023

STROZIER SERVICES, LLC

6009 BUSINESS PARK DRIVE - COLUMBUS, GEORGIA - 31909 - (706)573-1825



FILE NO.: 23-065

DRAWN BY: MB
CHECKED BY: MDS
PAGE: 1 OF 1

000 212-2023

AGENDA ITEM #

4

**REZONING APPLICATION**

PLANNING DEPARTMENT

700 FOX TRAIL

OPELIKA, AL 36801

PC DEADLINE: 6/16/23 PC MEETING: 6/27/23

PROPERTY OWNERS/

AUTHORIZED REPRESENTATIVE: David SlocumMAILING ADDRESS: 106B W. Veterans Blvd. Auburn, AL 36830PHONE NUMBER: (334) 703-8860 Email: dslocum@pinnacle-inc.net**PARCEL INFORMATION**Site Address: 1604 Oak Bowery Rd.Description of proposed use: Single-family homesTax Parcel Number: 0901012000061018Adjacent Zoning Districts: North: R1/R2 South: PUD East: R1/R2 West: R2Current Land Use: VacantCurrent Zoning: R1 and R2Proposed Zoning: R2Number of APO: 7 x \$7.00 = \$49
(Adjacent Property Owners)Fee: \$125.00**TOTAL** = \$174

PAID: _____

I hereby request my property located at (street address) 1604 Oak Bowery Road,
 Tax Map parcel number 09 01 01 2 000 061.018 be rezoned from
R1 to R2. 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:

A handwritten signature of David Slocum in blue ink.

(PRINT NAME) David Slocum

DATE 6/5/2023

City of Opelika
Planning Commission
Planning Department Report

Meeting Date:	June 27, 2023		
Agenda Item #:	C 4a & 4b		
Action Requested:	Amendment to the Future Land Use Map and Rezoning: 4.18 acres. (a) Amendment to Future Land Use map - from low density residential to medium density residential (b) Rezoning - from R-1 to R-2		
Location of Property:	Oak Bowery Road		
Property Owner(s):	Carolyn Price Dudley and John Robert Dudley David Slocum, Pinnacle Design, Inc., authorized representative		
Current Zoning:	R-1		
Proposed Zoning:	R-2		
Existing Land Use:	Undeveloped		
Surrounding Zoning Districts And Land Uses:	North	R-2	Single-family residential
	South	PUD	Cannon Gate Neighborhood
	East	R-1	Single-family residential
	West	R-2	Single-family residential

Amendment to the Future Land Use Map

The 2030 Future Land Use Map (FLUM) shows the 4.18 acres of the rezoning property in a low-density residential land use category. Adjacent properties on the south side of the rezoning property are in the Cannon Gate PUD category, the north and west side is medium density residential, and to the east is low density residential.

Staff Recommendation

The rezoning request to an R-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 4.18 acres from a “low density residential” land use category to a “medium density residential” land use category.

Rezoning

The applicant is requesting to rezone 4.18 acres from R-1 to R-2. There is a subdivision plat for this property on this agenda to create 47 single-family lots. The rezoning property is located adjacent to the Cannon Gate PUD, accessed from Oak Bowery Road.

Recommendation

Staff believes the 4.18-acre rezoning request to R-2 for a single-family residential development would be compatible with the surrounding area. The rezoning property is adjacent to an existing Cannon Gate PUD zone that was approved and an existing R-2 single-family home development along Northgate Drive. The rezoning lots will be of the same zoning of the existing homes in the Northgate neighborhood with the connection on Briarwood Lane seems appropriate.

Staff recommends Planning Commission send a positive recommendation to the City Council to rezone the property from R-1 to R-2.

Engineering Department Report

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

Opelika Utilities Report

No objections to proposed plat. However, water line in place at Briarwood Lane connection to Northgate Drive is a 6" Main. To serve the proposed development, the developer will need to increase connection and extension at Northgate Drive to an 8" main.

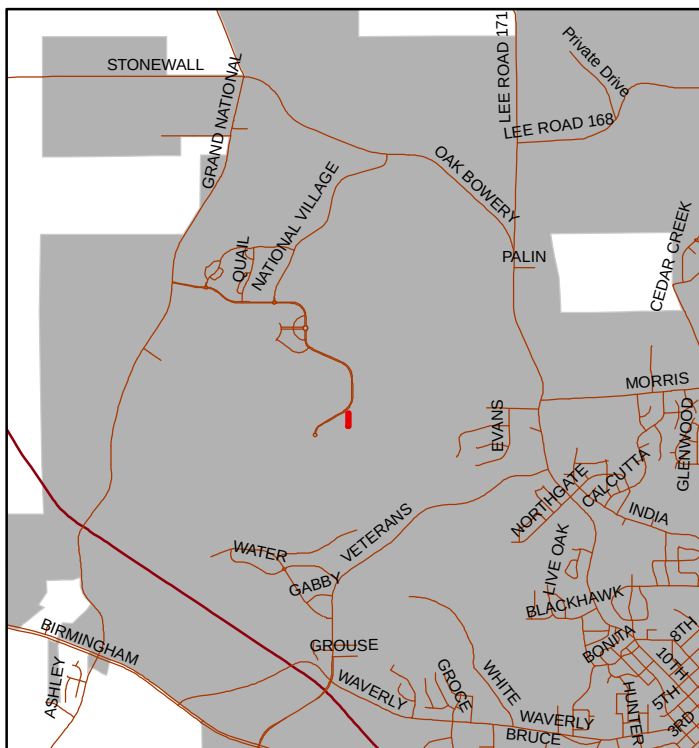
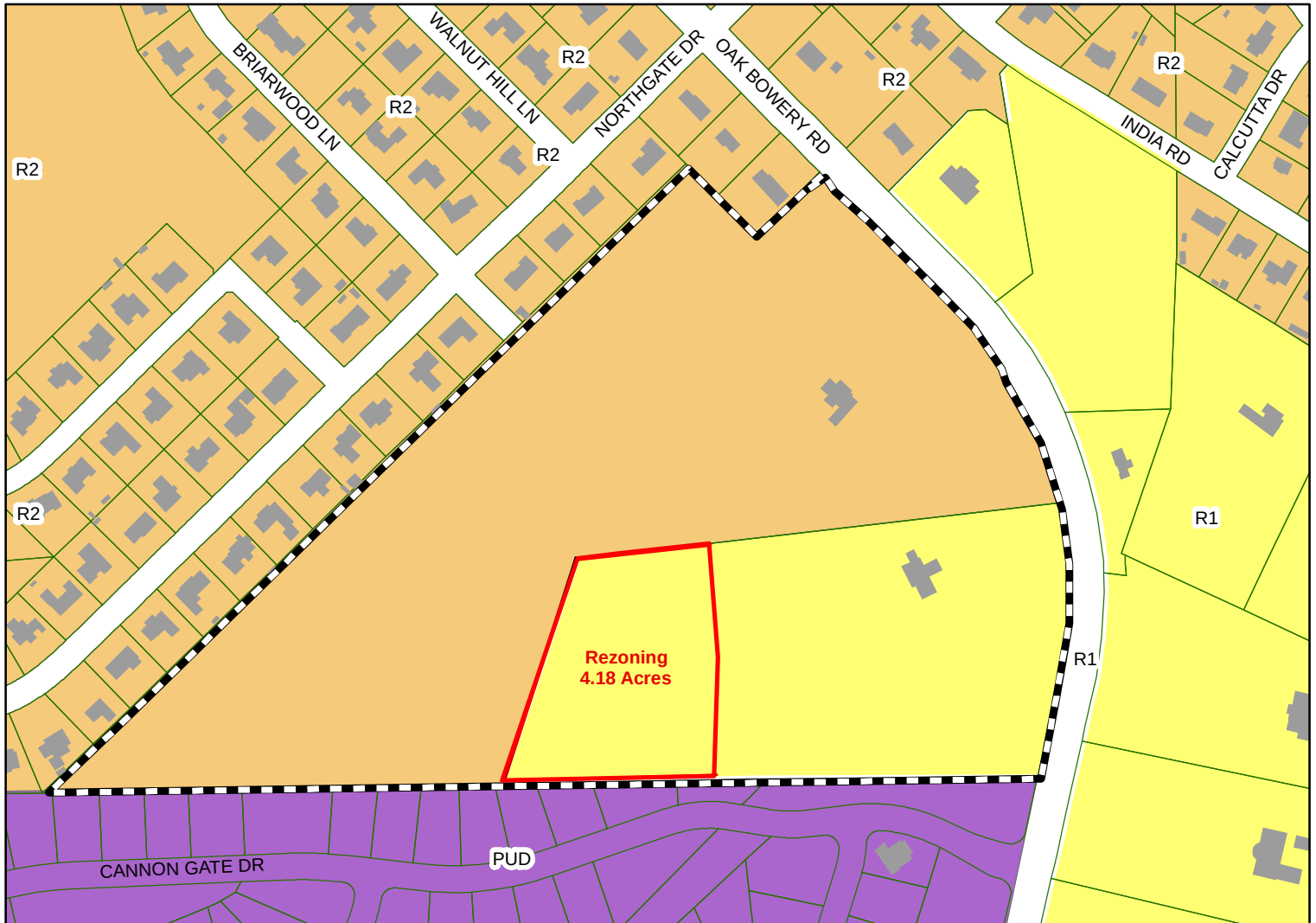
Opelika Power Services Report

This subdivision is inside the Opelika Power Services territory.

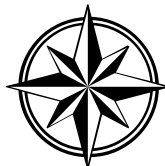
DUDLEY REZONING & SOUTHERN PINES PLAT

1700 BLOCK OAK BOWERY ROAD

R-1 TO R-2, C-4a, 4b

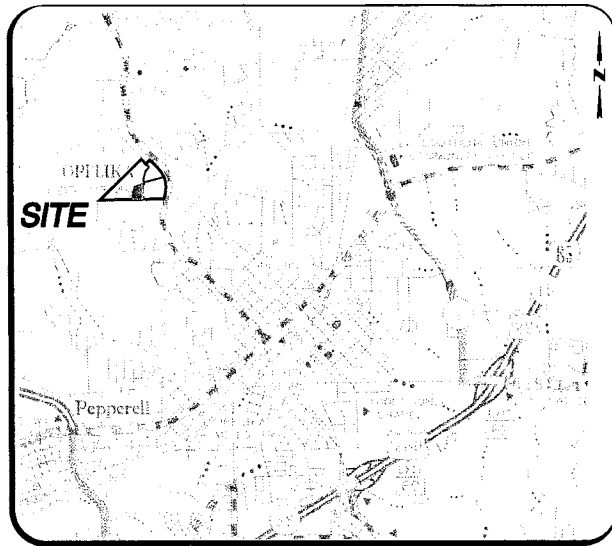


The applicant is requesting rezoning 4.18 acres from R-1 to R-2. The applicants adjacent property is currently R-2. The applicants adjacent property is currently R-2. The preliminary plat is for 46 lots in the R-2 zone property; a minimum 15,000 sf lot and 80' lot width required in R-2.

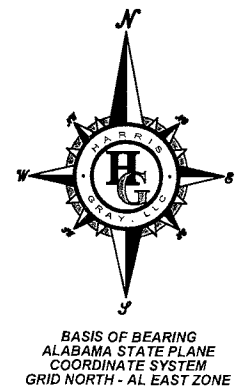
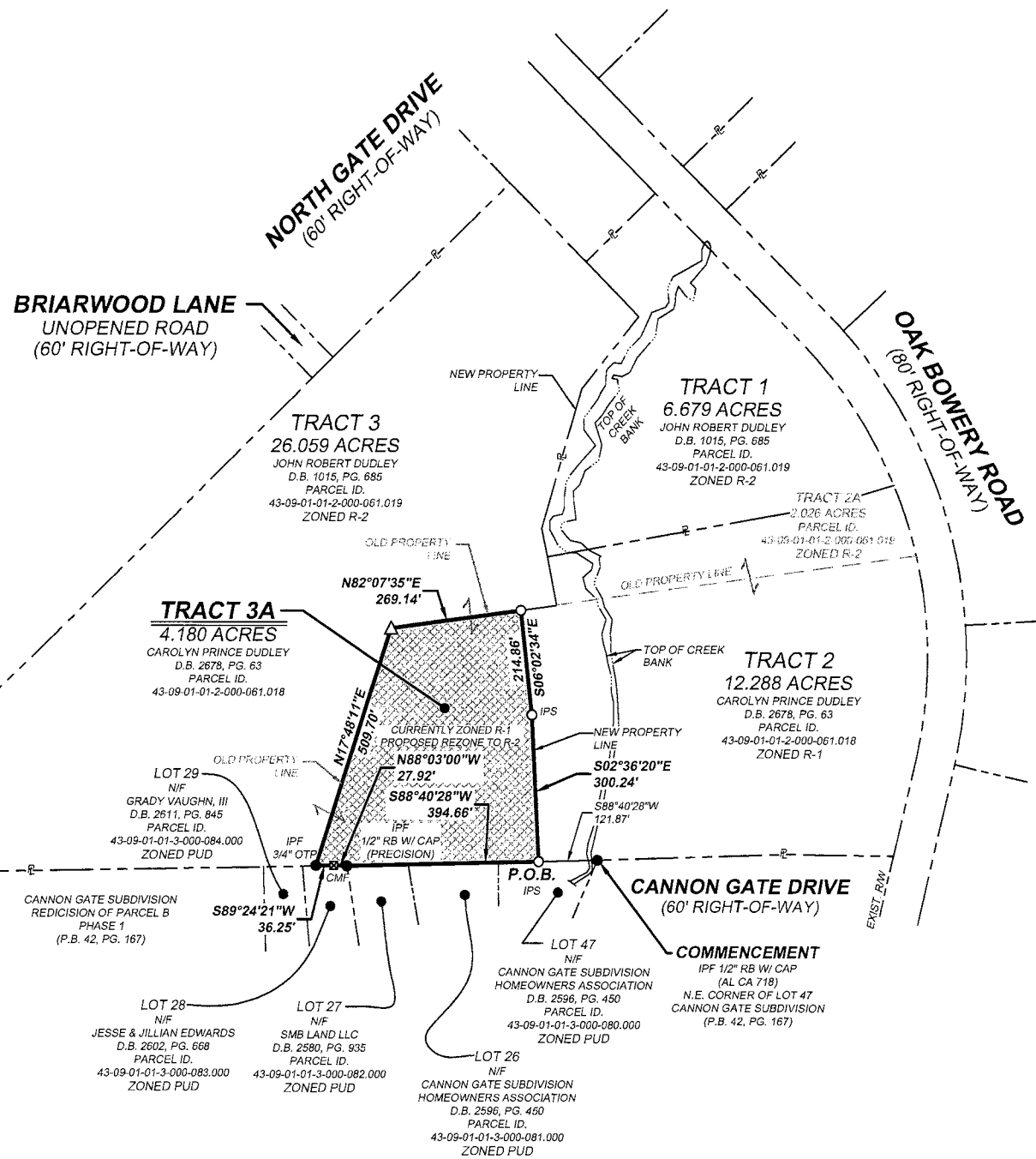


Subject Property

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VICINITY MAP
NOT TO SCALE



LEGEND			
○	IRON PIN SET - 1/2" REBAR	D.B.	DEED BOOK
●	IRON PIN FOUND - AS NOTED	P.G.	PAGE
IPF	IRON PIN FOUND	N	NORTH
IPF	IRON PIN FOUND	S	SOUTH
Δ	CALCULATED POINT	E	EAST
CTP	CRIMP TOP PIPE	W	WEST
OTF	OPEN TOP PIPE	NW	NORTHWEST
RB	REBAR	NE	NORTHEAST
EXIST	EXISTING	SW	SOUTHWEST
P.O.B.	POINT OF BEGINNING	SE	SOUTHEAST
(123.45)	RECORDED DISTANCE	°	DEGREES
R/W	RIGHT OF WAY	'	MINUTES IN A BEARING
—	PROPERTY LINE	"	SECONDS IN A BEARING
—	CENTERLINE	—	FEET IN A DISTANCE
—	GAS LINE	—	INCHES IN A DISTANCE
—	WATER LINE	—	UNDERGROUND POWER
—	PP	—	OVERHEAD ELECTRIC LINE
—	LP	—	GLY WIRE
—	WM	—	POWER POLE/UTILITY POLE
—	WM	—	LIGHT POLE
—	WM	—	WATER VALVE
—	WM	—	BARB WIRE FENCE
—	WM	—	WOOD FENCE
—	WM	—	LINE NOT TO SCALE

- SURVEY REFERENCES**
- PLAT OF SURVEY FOR CANNON GATE SUBDIVISION, REDIVISION OF PARCEL A, PREPARED BY PRECISION SURVEYING, DATED SEPTEMBER 9, 2007, AS RECORDED IN PLAT BOOK 29, PAGE 187, IN THE OFFICE OF THE JUDGE OF PROBATE OF LEE COUNTY, ALABAMA.
 - PLAT OF SURVEY FOR CANNON GATE SUBDIVISION, REDIVISION OF PARCEL B, PHASE 1, PREPARED BY PRECISION SURVEYING, DATED AUGUST 28, 2019, AS RECORDED IN PLAT BOOK 42, PAGE 167, IN THE OFFICE OF THE JUDGE OF PROBATE OF LEE COUNTY, ALABAMA.
 - PLAT OF SURVEY FOR CANNON GATE SUBDIVISION, REDIVISION OF PARCEL B, PHASE 2, PREPARED BY PRECISION SURVEYING, DATED OCTOBER 11, 2019, AS RECORDED IN PLAT BOOK 43, PAGE 49, IN THE OFFICE OF THE JUDGE OF PROBATE OF LEE COUNTY, ALABAMA.

THE PURPOSE OF THIS PLAT IS TO REZONE TRACT 3A, WHICH LIES IN SECTION 1, TOWNSHIP 19 NORTH, RANGE 26 EAST, CITY OF OPELIKA, LEE COUNTY, ALABAMA. TRACT 3A IS CURRENTLY ZONED R-1 (RURAL DISTRICT) TO BE RE-ZONED TO R-2 (LOW DENSITY RESIDENTIAL).

LEGAL DESCRIPTION - TRACT 3A

ALL THAT TRACT OR PARCEL OF LAND lying and being located in Section 1, Township 19 North, Range 26 East, City of Opelika, Lee County, Alabama. Commencing from an iron pin found (1/2" rebar w/ cap - AL CA 718) at the Northeast corner of Lot 47, Cannon Gate Subdivision, being recorded in Plat Book 42, Page 167, Thence South 88 degrees 40 minutes 28 seconds West, a distance of 121.87 feet to an iron pin set (1/2" rebar w/ cap - GRAY), said pin being the POINT OF BEGINNING. From said POINT OF BEGINNING, South 88 degrees 40 minutes 28 seconds West, a distance of 394.66 feet to an iron pin found (1/2" rebar w/ cap - PRECISION); Thence North 88 degrees 03 minutes 00 seconds West, a distance of 27.92 feet to a concrete monument found; Thence South 89 degrees 24 minutes 21 seconds West, a distance of 36.25 feet to an iron pin found (3/4" open top pipe); Thence North 17 degrees 48 minutes 11 seconds East, a distance of 509.70 feet to a point; Thence North 82 degrees 07 minutes 35 seconds East, a distance of 269.14 feet to an iron pin set (1/2" rebar w/ cap - GRAY); Thence South 06 degrees 02 minutes 34 seconds East, a distance of 214.86 feet to an iron pin set (1/2" rebar w/ cap - GRAY); Thence South 02 degrees 36 minutes 20 seconds East, a distance of 300.24 feet to an iron pin set (1/2" rebar w/ cap - GRAY), said pin being the POINT OF BEGINNING. Said tract containing 4.180 acres or 182,088 square feet.

PROPERTY CURRENTLY ZONED R-1
RE-ZONE TO R-2

SURVEYOR'S SIGNATURE _____ ALABAMA LICENSE NUMBER 25217 DATE _____

HARRIS GRAY, LLC
ENGINEERS • SURVEYORS • PLANNERS
CERTIFICATE OF AUTHORIZATION NO. LSF 001188
824 THIRD AVENUE • WEST POINT, GEORGIA 31833
PHONE: (706) 645-5865

RE-ZONING EXHIBIT FOR
BC STONE HOMES

SECTION 1, T-19-N, R-26-E
CITY OF OPELIKA, LEE COUNTY ALABAMA

DATE	BY	REVISIONS

DATE 6/6/2023
DRAWN BY RLW
CHKD BY BSG
FIELD CREW
FILE NAME DUDLEY EXHIBIT
JOB NO. AL230145
DWG. SCALE 1" = 200'



THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT'S SEAL.

GRAPHIC SCALE
0' 100' 200' 400'

S:\SURVEY\NEW SURVEY\PROJECTS\ALABAMA\LEE2023\AL230145 BC STONE (DUDLEY, OAK BOWERY) OPELIKA\WORKING\DUDLEY EXHIBIT.DWG

000213-2023 AGENDA ITEM # 5

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

PC DEADLINE: 6/6/23 PC MEETING: 6/12/23

SITE ADDRESS: 1604 Oak Bowery Rd.
PROPERTY OWNER: Carolyn Prince Dudley and John Robert Dudley
APPLICANT/AUTHORIZED REPRESENTATIVE: David Slocum
MAILING ADDRESS: 106B W. Veterans Blvd. Auburn, AL 36832
PHONE NUMBER: (334) 703-8860 **FAX NUMBER:** _____
EMAIL ADDRESS: dslocum@pinnacle-inc.net

TYPE OF PLAT APPROVAL REQUESTED

☐ SKETCH PLAN ☐ ADMINISTRATIVE ☒ PRELIMINARY ☐ FINAL

Does the subdivision require any other official action by the City? _____

☐ Annexation ☒ Rezoning ☐ Other _____

PARCEL INFORMATION

Subdivision Name: Southern Pines Number of Lots: 46 x \$3.00 = \$ 138
Current Land Use: Vacant Number of APO: 42 x \$6.74 = \$ 283.08
Current Zoning: R1 and R2 (Adjacent Property Owners)
Fee: \$75.00
Proposed use of the Subdivision: Single-Family **TOTAL** \$496.08
☒ Residential ☐ Commercial **PAID** _____
☐ Manufacturing/Industrial ☐ Office/Institutional

I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) _____ 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: <u>David A. Slocum</u>	DATE <u>6/5/2023</u>
(PRINT NAME) <u>David Slocum</u>	

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: June 27, 2023

Subdivision: Southern Pines Subdivision

Agenda Item #: C-5

Action Requested: Preliminary Approval

Location of Property: Oak Bowery Road

Property Owner(s): Carolyn Price Dudley and John Robert Dudley
David Slocum, Pinnacle Design, Inc., authorized applicant

Current Land Use: Single Family Residential and Vacant

Current Zoning: Primarily R-2, some portion to be rezoned from R-1 to R-2

Flood Zone: No portions of this property are shown to fall into a flood plain
per FEMA FIRM PANEL Nov 2, 2011 – MAP#01081C0067G

Staff Comments:

The applicant is requesting preliminary plat approval for a 46-lot subdivision and one open space lot (Tract 3) located in the R-2 zoning district. This plat has a rezoning case on this Planning Commission agenda. These lots will be primarily accessed from the unimproved connection on Briarwood Lane. These lots meet the minimum lot requirements for the R-2 zoning districts, except for Lot 31. The lots range in size from 15,000 square feet to 1.26 acres; lot width ranges from 30 (cul de sacs) feet to 270 feet.

The application states these lots will be single-family homes. This subdivision has four lots with a wetland area that intersects Lots 10,11,12, and 13. A 20-foot access easement is shared between Lot 11 and 12. Add a note to clarify the access easement is intended to be used by Lots 10,11, and 12. An additional access easement is shown between Lots 36 and 37 to access Tract 3. Clarify the use and size of Tract 3. Add a note to show who will own and maintain Tract 3 shown as proposed open space. Underground utilities and sidewalks are required on both sides of the street. The setbacks are shown on the lots, this is not required. A temporary turn around is required at the end of Long Leaf Avenue.

The plat appears to meet most of the minimum requirements with modification recommended and rezoning approval by City Council for preliminary plat approval.

Planning staff recommends preliminary approval subject to the following:

1. City Council approve the rezoning of 4.18 acres from R-1 to R-2.
2. Remove the minimum setbacks shown on the lots.
3. Correct Lot 31 to meet the minimum lot size requirements of 15,000 sf.
4. Add a note to clarify size, use, ownership, and maintenance for Tract 3 proposed open space.
5. Add a temporary turn around per requirements at the end of Long Leaf Avenue.
6. All utilities shall be underground.
7. Sidewalks are required on both sides of the street.

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 Preliminary Plat.

Opelika Utilities Board Report

Water line in place at Briarwood Lane connection to Northgate Drive is a 6" Main. To serve the proposed development, the developer will need to increase connection and extension at Northgate Drive to an 8" main.

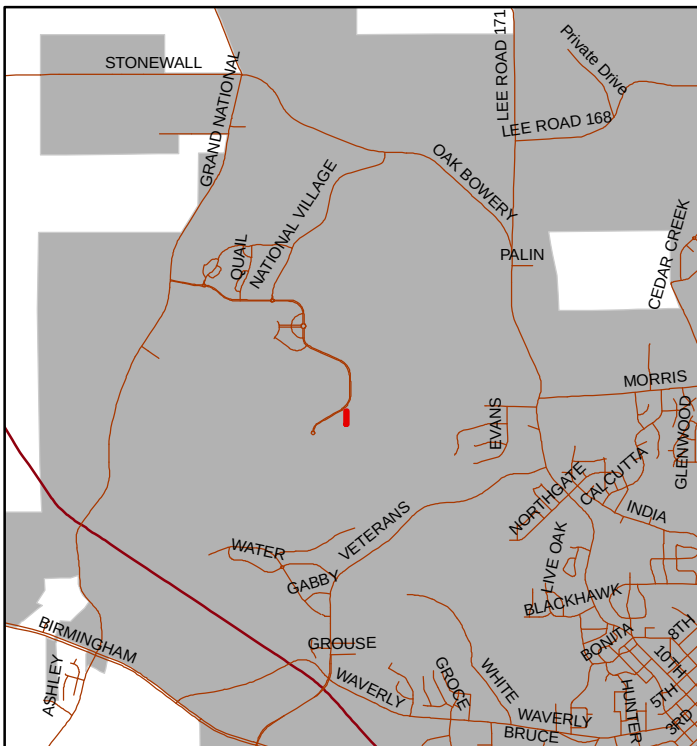
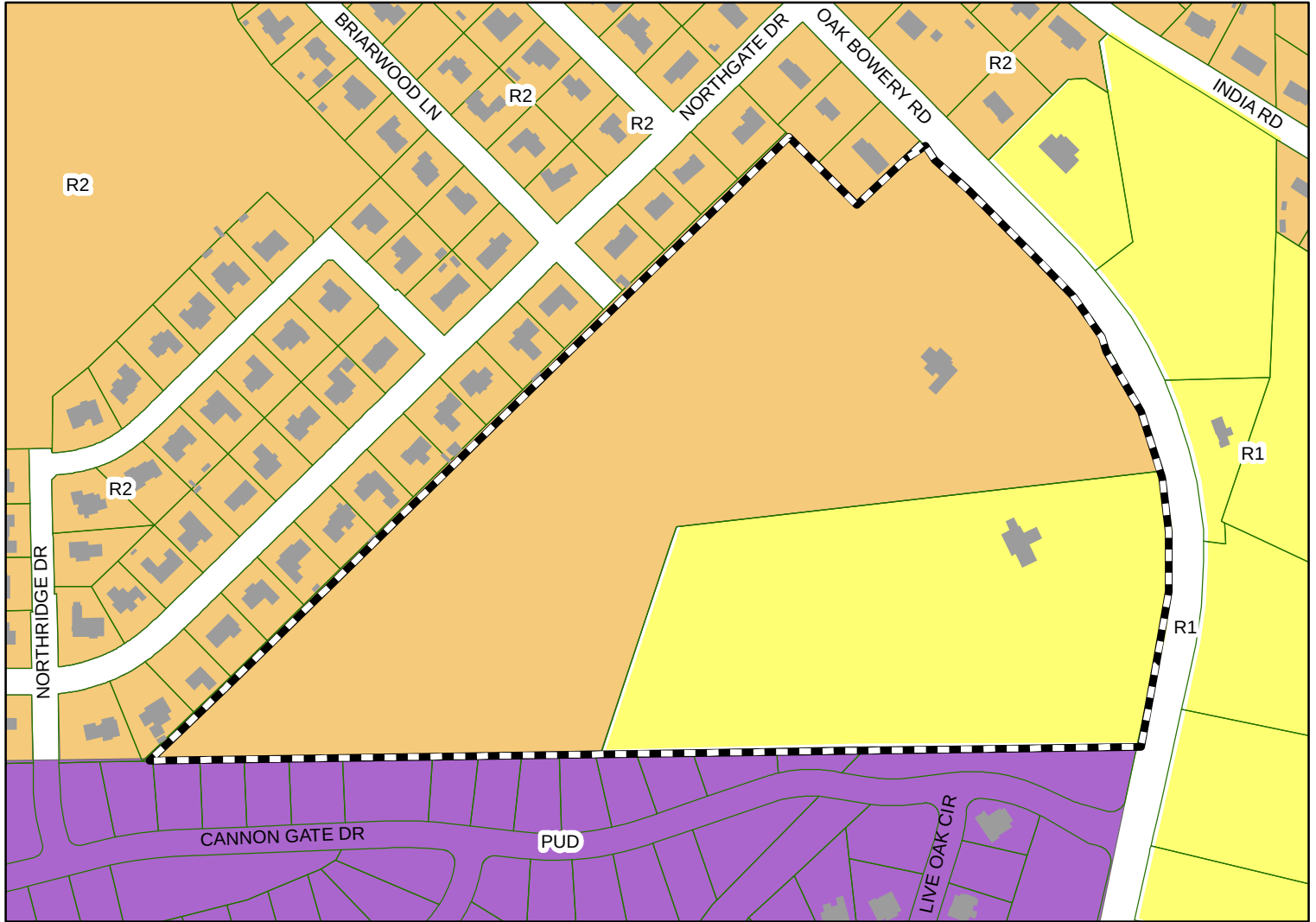
Opelika Power Services Report

This subdivision is in the Opelika Power Services territory.

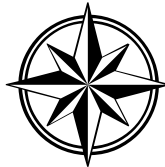
DUDLEY REZONING & SOUTHERN PINES PLAT

1700 BLOCK OAK BOWERY ROAD

R-1 TO R-2, C-4a, 4b



The applicant is requesting rezoning 4.18 acres from R-1 to R-2. The applicants adjacent property is currently R-2. The preliminary plat is for 46 lots in the R-2 zone property; a minimum 15,000 sf lot and 80' lot width required in R-2.



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.

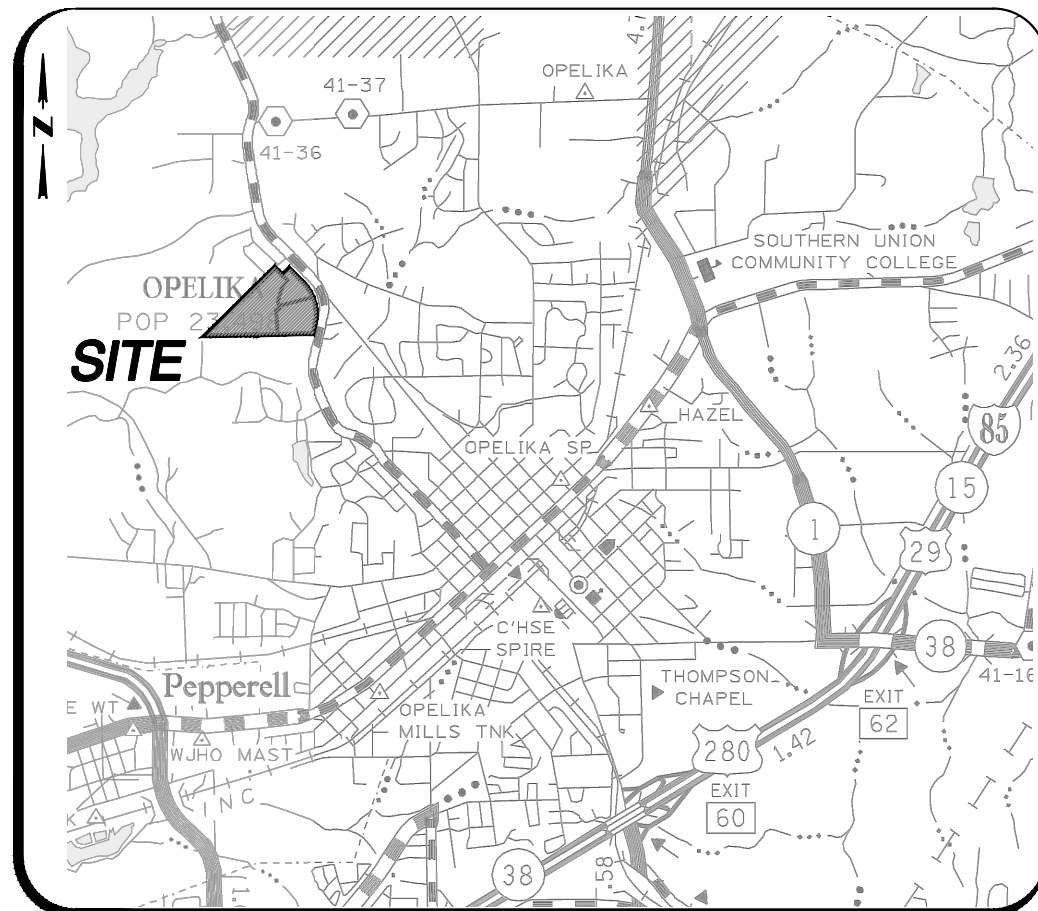
THE PURPOSE OF THIS PLAT IS TO
SUBDIVIDE PARCEL 43-09-01-01-2-000-061.018
AND PARCEL 43-09-01-01-2-000-061.019 INTO
THREE TRACTS.

OWNER:

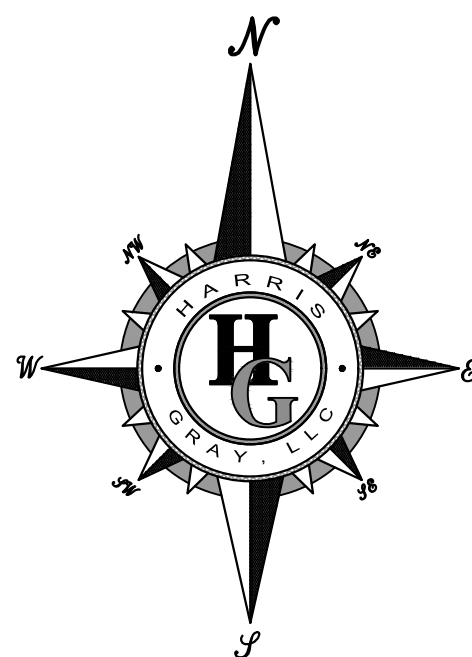
JOHN ROBERT DUDLEY
P.O. BOX 7
SALEM, AL 36874

OWNER:

CAROLYN PRINCE DUDLEY
1604 OAK BOWERY ROAD
OPELIKA, AL 36801



VICINITY MAP
NOT TO SCALE

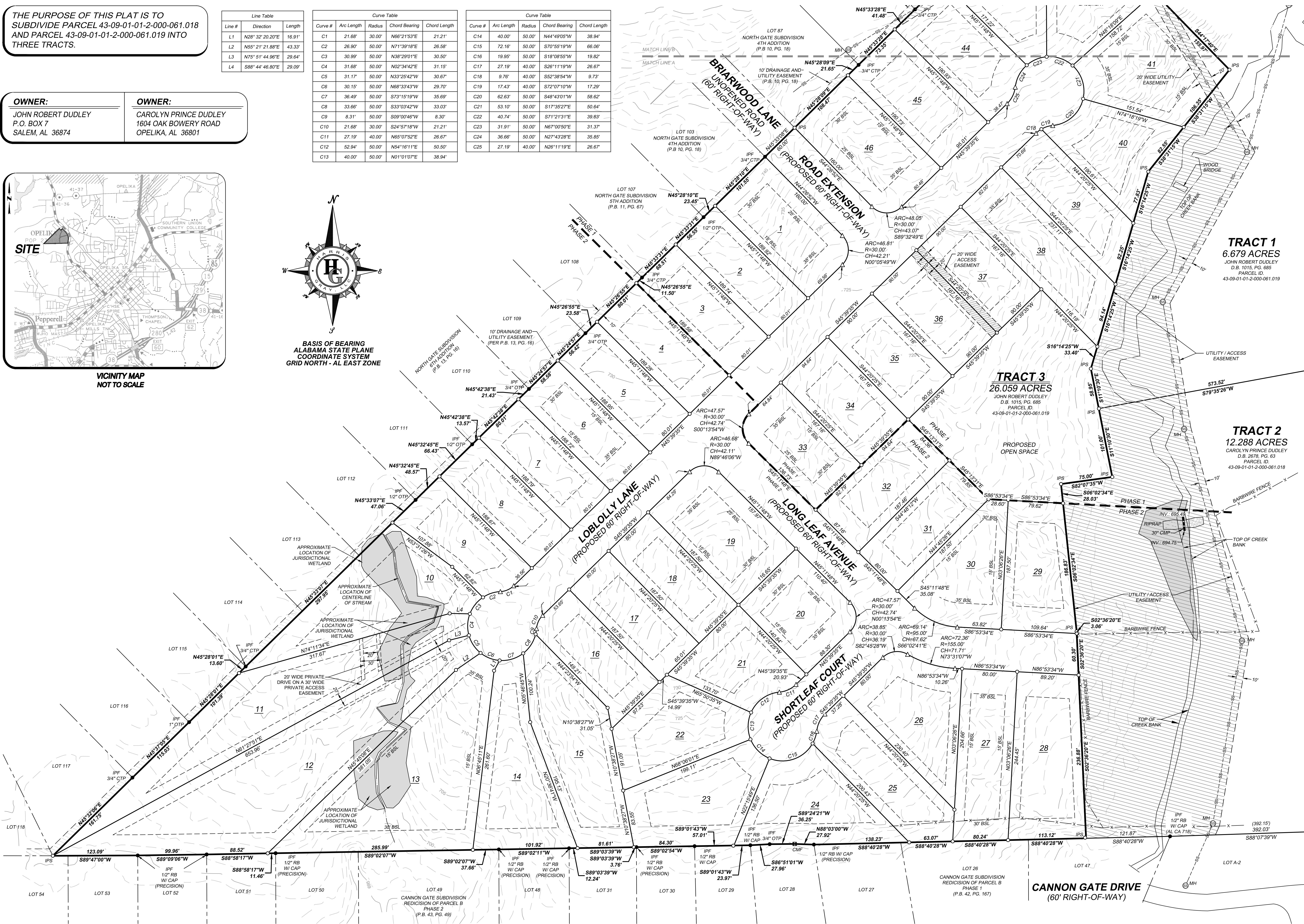


BASIS OF BEARING
ALABAMA STATE PLANE
COORDINATE SYSTEM
GRID NORTH - AL EAST ZONE

Line Table		
Line #	Direction	Length
L1	N28° 32' 20.20"E	16.91'
L2	N55° 21' 21.88"E	43.33'
L3	N75° 51' 44.96"E	29.64'
L4	S88° 44' 46.80"E	29.09'

Curve Table				
Curve #	Arc Length	Radius	Chord Bearing	Chord Length
C1	21.68'	30.00'	N66°21'53"E	21.21'
C2	26.90'	50.00'	N71°39'18"E	26.58'
C3	30.99'	50.00'	N38°29'01"E	30.50'
C4	31.68'	50.00'	N02°34'42"E	31.15'
C5	31.17'	50.00'	N33°25'42"W	30.67'
C6	30.15'	50.00'	S09°00'46"W	8.30'
C7	36.49'	50.00'	S73°15'19"W	35.69'
C8	33.66'	50.00'	S33°03'42"W	33.03'
C9	8.31'	50.00'	S09°00'46"W	8.30'
C10	21.68'	30.00'	S24°57'18"W	21.21'
C11	27.19'	40.00'	N65°07'52"E	26.67'
C12	52.94'	50.00'	N54°16'11"E	50.50'
C13	40.00'	50.00'	N01°01'07"E	38.94'

Curve Table				
Curve #	Arc Length	Radius	Chord Bearing	Chord Length
C14	40.00'	50.00'	N44°49'05"W	38.94'
C15	72.16'	50.00'	S70°55'19"W	66.06'
C16	19.95'	50.00'	S18°08'55"W	19.82'
C17	27.19'	40.00'	S26°11'19"W	26.67'
C18	9.76'	40.00'	S52°38'54"W	9.73'
C19	17.43'	40.00'	S72°07'10"W	17.29'
C20	62.63'	50.00'	S48°43'01"W	58.62'
C21	53.10'	50.00'	S17°35'27"E	50.64'
C22	40.74'	50.00'	S71°21'31"E	39.63'
C23	31.91'	50.00'	N67°00'50"E	31.37'
C24	36.66'	50.00'	N27°43'28"E	35.85'
C25	27.19'	40.00'	N26°11'19"E	26.67'



HARRIS GRAY, LLC
ENGINEERS - SURVEYORS - PLANNERS
CERTIFICATE OF AUTHORIZATION NO. LSF 001188
824 THIRD AVENUE - WEST POINT, GEORGIA 31853
PHONE: (706) 645-3865

THIS PLAT IS NOT VALID UNLESS IT BEARS THE
ORIGINAL SIGNATURE OF THE REGISTRANT
ACROSS THE REGISTRANT'S SEAL.

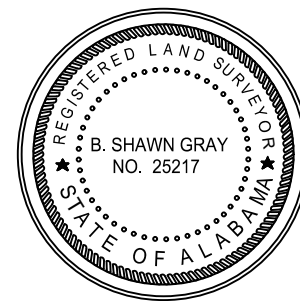


PRELIMINARY SUBDIVISION FOR

SOUTHERN PINES SUBDIVISION

SECTION 1, T-19-N, R-26-E
CITY OF OPELIKA, LEE COUNTY, ALABAMA

DATE: 5/22/2023
DRAWN BY: RLW
CHKD BY: BSG
FIELD CREW: KF
FILE NAME: SOUTHERN PINES PL
JOB NO.: AL230145
DWG. SCALE: 1" = 60'

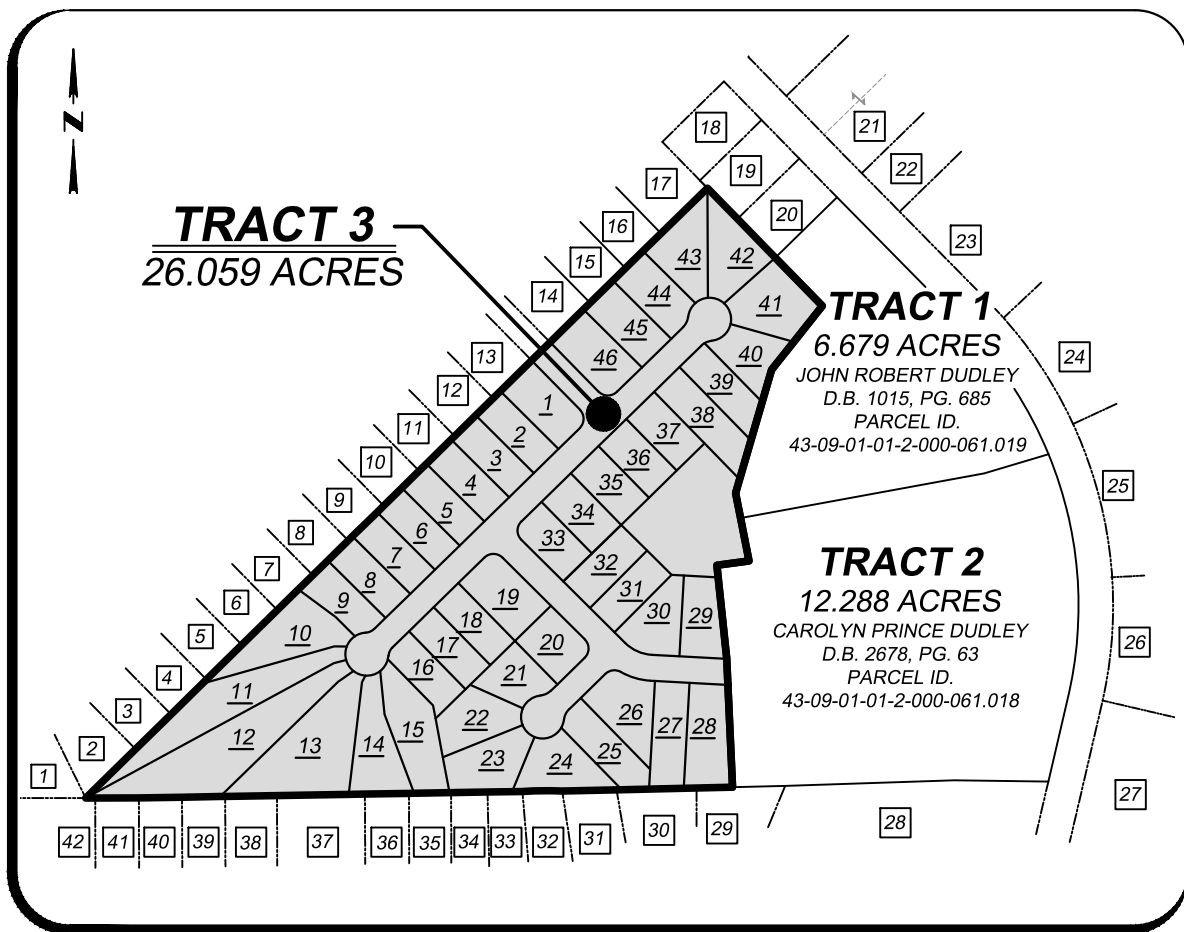


OWNER:

JOHN ROBERT DUDLEY
P.O. BOX 7
SALEM, AL 36874

OWNER:

CAROLYN PRINCE DUDLEY
1604 OAK BOWERY ROAD
OPELIKA, AL 36801



INSET MAP
NOT TO SCALE
(SEE PROPERTY CHART)

LEGEND

Q	IRON PIN SET - 1/2" REBAR	D.B.	DEED BOOK
IP	IRON PIN FOUND - AS NOTED	P.G.	PAGE
IPF	IRON PIN FOUND	N	NORTH
CTP	CRIMP TOP PIPE	S	SOUTH
OT	OPEN TOP PIPE	E	EAST
RB	REBAR	W	WEST
EXIST	EXISTING	NE	NORTHEAST
P.O.B.	POINT OF BEGINNING	NW	NORTHWEST
(123.45)	RECORDED DISTANCE	SE	SOUTHWEST
R/W	RIGHT OF WAY	°	DEGREES
PL	PROPERTY LINE	'	FEET
G	GAS LINE	"	INCHES
W	WATER LINE	±	FEET IN A DISTANCE
IP	POWER POLE	±	UNDERGROUND POWER
LP	POWER POLE/UTILITY POLE	±	OVERHEAD ELECTRIC LINE
WM	WATER METER	±	LIGHT POLE
WV	WATER VALVE	±	WATER VALVE
BSL	LINE NOT TO SCALE	±	BUILDING SETBACK LINE

CERTIFICATES OF APPROVAL

APPROVED FOR RECORDING ONLY BY THE LEE COUNTY ENGINEER:

COUNTY ENGINEER: _____ DATE: _____
COUNTY OF LEE, ALABAMA

APPROVED BY THE OPELIKA PUBLIC WORKS DEPARTMENT:

PUBLIC WORKS DIRECTOR: _____ DATE: _____

APPROVED BY THE OPELIKA CITY PLANNER, OPELIKA, ALABAMA:

CITY PLANNER: _____ DATE: _____

APPROVED BY THE OPELIKA CITY PLANNING COMMISSION, OPELIKA, ALABAMA:

CHAIRMAN: _____ DATE: _____

APPROVED BY THE OPELIKA CITY ENGINEER:

CITY ENGINEER: _____ DATE: _____

APPROVED BY THE OPELIKA UTILITIES BOARD:

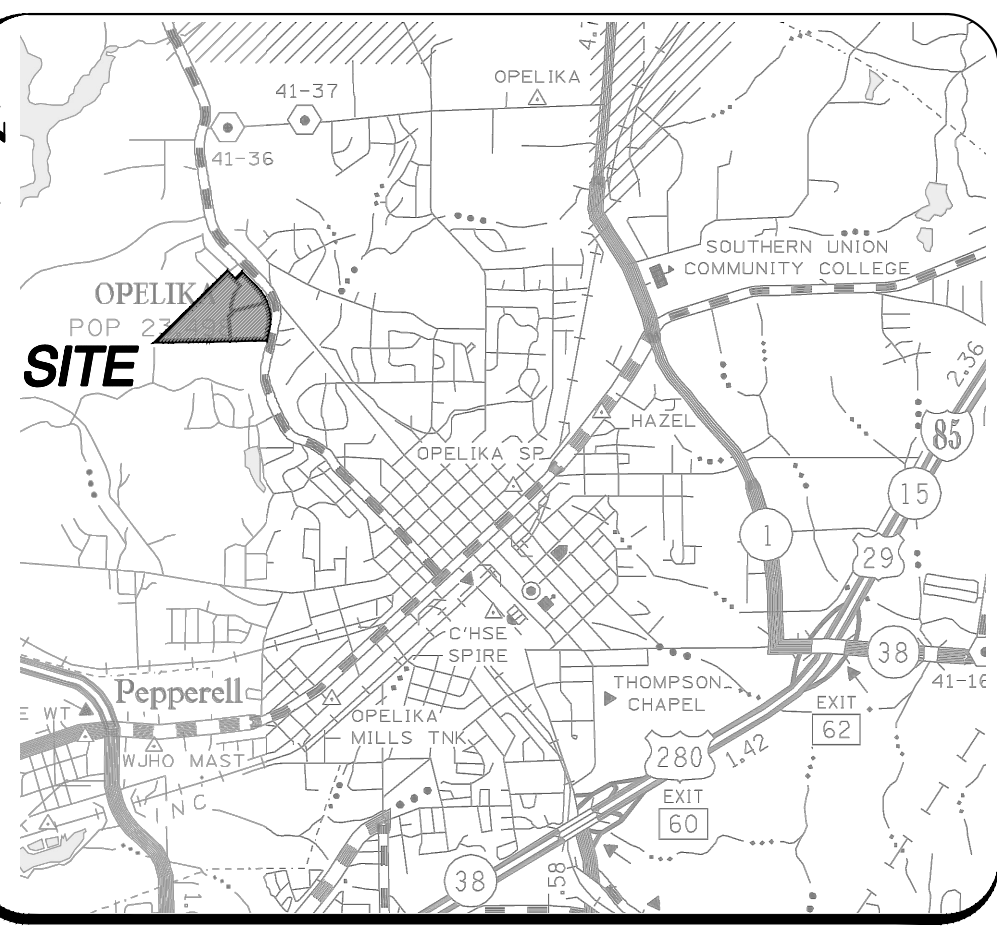
OPELIKA UTILITIES BOARD: _____ DATE: _____

APPROVED ON BEHALF OF OPELIKA LIGHT AND POWER, OPELIKA, ALABAMA

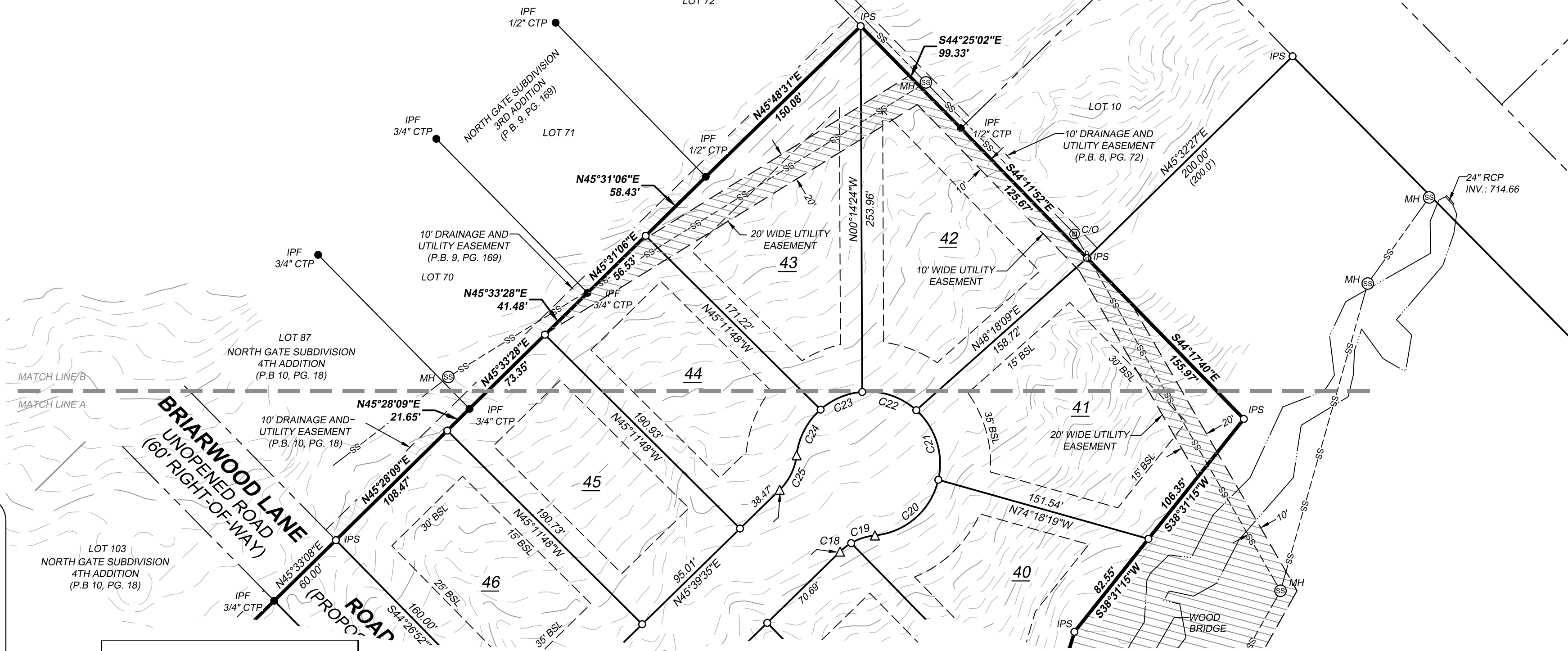
OPELIKA LIGHT AND POWER: _____ DATE: _____

SURVEY NOTES

- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN ≥ 5,000' (FEET), AND AN ANGULAR ERROR OF ≤ 2" (INCHES) PER ANGLE POINT, AND WAS ADJUSTED USING A COMPASS RULE.
- THE FOLLOWING TYPE OF EQUIPMENT WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT: TOPCON GTS-303, TOPCON FC-6000 DATA COLLECTOR & TOPCON HIPER VL GPS.
- FIELD WORK COMPLETED MAY 22, 2023.
- TRACT 1 HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 172,956 FEET.
- TRACT 2 HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 140,519 FEET.
- TRACT 3 HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 454,037 FEET.
- I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR LEE COUNTY, ALABAMA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 0108100670, EFFECTIVE DATE NOVEMBER 2, 2011 AND FOUND NO PORTIONS OF THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE.
- ALL PROPERTY CORNERS REFERENCED AS "IPS" INDICATES A 1/2" REBAR WITH A YELLOW PLASTIC CAP STAMPED "GRAY 25217-2879", UNLESS OTHERWISE NOTED.
- THIS PLAT IS FOR THE EXCLUSIVE USE OF THE ENTITIES SHOWN HEREON; ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.
- ALL DISTANCES AS SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET (39.37 INCHES = 1 METER).
- PROPERTY HAS ACCESS TO PUBLIC RIGHT-OF-WAY:
 - OAK BOWERY ROAD
 - BRIARWOOD LANE



VICINITY MAP
NOT TO SCALE



LOT TABLE		
LOT #	ACREAGE	SQUARE FOOTAGE
1	0.433 ACRES	18,870 SQ. FT.
2	0.349 ACRES	15,185 SQ. FT.
3	0.348 ACRES	15,173 SQ. FT.
4	0.348 ACRES	15,154 SQ. FT.
5	0.347 ACRES	15,130 SQ. FT.
6	0.347 ACRES	15,103 SQ. FT.
7	0.347 ACRES	15,100 SQ. FT.
8	0.347 ACRES	15,100 SQ. FT.
9	0.356 ACRES	15,525 SQ. FT.
10	0.658 ACRES	28,650 SQ. FT.
11	0.936 ACRES	40,780 SQ. FT.
12	1.292 ACRES	56,271 SQ. FT.
13	1.078 ACRES	46,942 SQ. FT.
14	0.557 ACRES	24,263 SQ. FT.
15	0.627 ACRES	27,292 SQ. FT.
16	0.347 ACRES	15,121 SQ. FT.
17	0.344 ACRES	15,000 SQ. FT.
18	0.344 ACRES	15,000 SQ. FT.
19	0.492 ACRES	21,421 SQ. FT.
20	0.376 ACRES	16,376 SQ. FT.
21	0.359 ACRES	15,631 SQ. FT.
22	0.452 ACRES	19,695 SQ. FT.
23	0.497 ACRES	21,638 SQ. FT.
24	0.490 ACRES	21,365 SQ. FT.
25	0.438 ACRES	19,080 SQ. FT.
26	0.493 ACRES	21,466 SQ. FT.
27	0.455 ACRES	19,804 SQ. FT.
28	0.558 ACRES	24,297 SQ. FT.
29	0.408 ACRES	17,760 SQ. FT.
30	0.427 ACRES	18,583 SQ. FT.
31	0.344 ACRES	14,984 SQ. FT.
32	0.369 ACRES	16,074 SQ. FT.
33	0.356 ACRES	15,520 SQ. FT.
34	0.363 ACRES	15,820 SQ. FT.
35	0.345 ACRES	15,044 SQ. FT.
36	0.345 ACRES	15,044 SQ. FT.
37	0.345 ACRES	15,044 SQ. FT.
38	0.490 ACRES	21,338 SQ. FT.
39	0.396 ACRES	17,228 SQ. FT.
40	0.389 ACRES	16,929 SQ. FT.
41	0.574 ACRES	25,000 SQ. FT.
42	0.517 ACRES	22,513 SQ. FT.
43	0.493 ACRES	21,490 SQ. FT.
44	0.415 ACRES	18,075 SQ. FT.
45	0.416 ACRES	18,130 SQ. FT.
46	0.476 ACRES	20,713 SQ. FT.

LEE COUNTY HEALTH DEPARTMENT

THE LOT(S) ON THIS PLAT ARE SUBJECT TO APPROVAL OR DELETION BY THE LEE COUNTY HEALTH DEPARTMENT. NO REPRESENTATION IS MADE THAT ANY LOT ON THIS PLAT WILL ACCOMMODATE AN ONSITE SEWAGE SYSTEM (OSS). THE APPROPRIATENESS OF A LOT FOR WASTEWATER (SEWAGE) TREATMENT AND DISPOSAL SHALL BE DETERMINED WHEN AN APPLICATION IS SUBMITTED, IF PERMITTED. THE LOT APPROVAL MAY CONTAIN CERTAIN CONDITIONS WHICH RESTRICT THE USE OF THE LOT OR OBLIGATE OWNERS TO SPECIAL MAINTENANCE AND REPORTING REQUIREMENTS, AND THESE ARE ON FILE WITH THE SAID HEALTH DEPARTMENT AND ARE MADE A PART OF THIS PLAT AS IF SET OUT HERE ON.

LEE COUNTY HEALTH DEPARTMENT DATE: _____

OPELIKA WATER AUTHORITY CERTIFICATE

THE UNDERSIGNED, AS AUTHORIZED BY THE (WATER AND/OR SEWER) _____, HEREBY APPROVED THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF LEE COUNTY, ALABAMA, THIS _____ DAY OF _____, 2023.

WATER/SEWER UTILITY AUTHORIZED SIGNATURE _____

UTILITY EASEMENT STATEMENT

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, CUY 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.

LEE COUNTY DEDICATION

I, (WE), _____, THE OWNER(S) OF SAID LANDS SURVEYED BY HARRIS GRAY, LLC, DO HEREBY CERTIFY THAT TITLE WAS AND IS VESTED IN SAID OWNER(S) AND JOIN IN THE FOREGOING STATEMENT MADE BY SAID HARRIS GRAY, LLC, AND AS STATED IN CODE OF ALABAMA 1975, § 35-2-50 ET SEQ., DO HEREBY CERTIFY THAT IT WAS AND IS MY (OUR) INTENTION TO GIVE 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:

(NAME OF OWNER) _____ (NAME OF OWNER) _____

STATE OF ALABAMA
COUNTY OF LEE

I, _____, 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 DAY THAT, BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, EXECUTED THE SAME VOLUNTARILY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____

NORTH GATE DRIVE
(60' RIGHT-OF-WAY)

OAK BOWERY ROAD
(80' RIGHT-OF-WAY)

ZONING REQUIREMENTS

- PROPERTY ZONED: R-2 (LOW DENSITY RESIDENTIAL)
- AREA REQUIREMENTS:
 - MINIMUM LOT SIZE: 15,000 SQUARE FEET
 - MINIMUM LOT WIDTH (FT.): 80'
 - FRONT YARD SETBACK (FT.): 35'
 - REAR YARD SETBACK (FT.): 30'
 - SIDE YARD SETBACK (FT.): 15'
 - SIDE YARD ON STREET SETBACK (FT.): 25'
 - MAX. BUILDING HEIGHT (FT.): 35'
 - MINIMUM LIVABLE FLOOR AREA SINGLE FAMILY: 800 SQUARE FEET

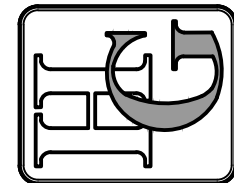
SURVEYOR'S CERTIFICATION

I, B. SHAWN GRAY, A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA, HEREBY DECLARE THAT THIS PLAT OR MAP IS A TRUE AND ACCURATE REPRESENTATION OF A SURVEY CONDUCTED UNDER MY DIRECTION. I FURTHER DECLARE THAT THERE IS NO VISIBLE EVIDENCE OF ENCROACHMENT BY BUILDINGS ON ADJOINING PROPERTY. THAT THE STRUCTURES NOW ERRECTED ON SAID PROPERTY ARE WITHIN THE BOUNDARIES OF SAME, EXCEPT AS SHOWN, THERE ARE NO RIGHTS OF WAY OR EASEMENTS VISIBLE, BUT IS SUBJECT TO ANY SUCH RIGHTS OF WAYS AND EASEMENTS THAT MAY BE RECORDED OR UNRECORDED, OR JOINT DRIVE WAYS ON, OVER, OR ACROSS THIS PROPERTY, VISIBLE ON THE SURFACE EXCEPT AS SHOWN ON THIS PLAT.

I 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.

B. SHAWN GRAY, ALABAMA PLS #25217
sgay@bshawn-gray.com
HARRIS GRAY, LLC
<https://harris-gray.com/>
824 THIRD AVE, WEST POINT, GEORGIA 31833
CERTIFICATE OF AUTHORIZATION NO. 1052 LS

HARRIS GRAY, LLC
ENGINEERS - SURVEYORS - PLANNERS
CERTIFICATE OF AUTHORIZATION NO. LSC 001188
824 THIRD AVENUE - WEST POINT, GEORGIA 31833
PHONE: (706) 645-3865



THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL.



PRELIMINARY SUBDIVISION FOR

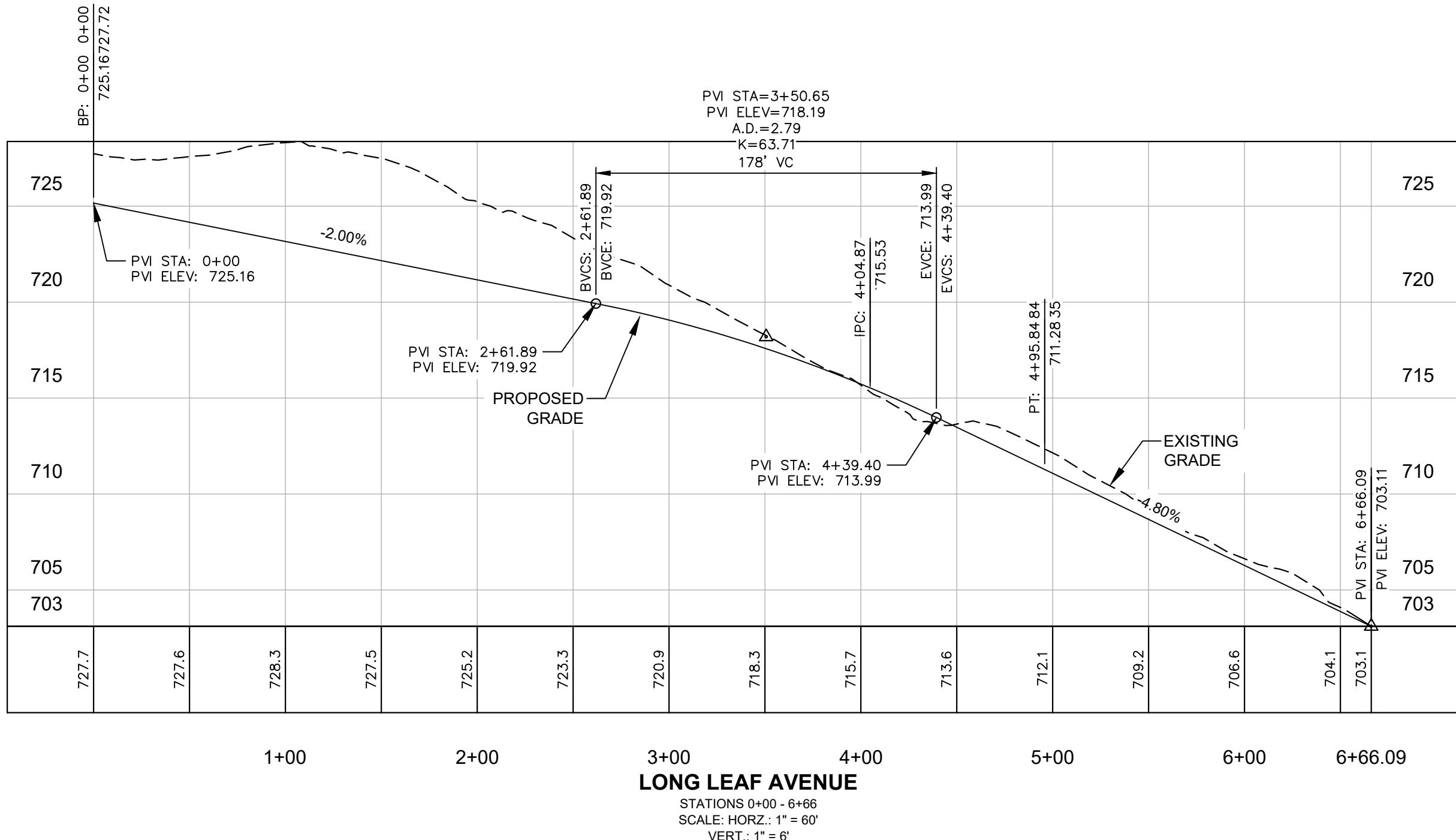
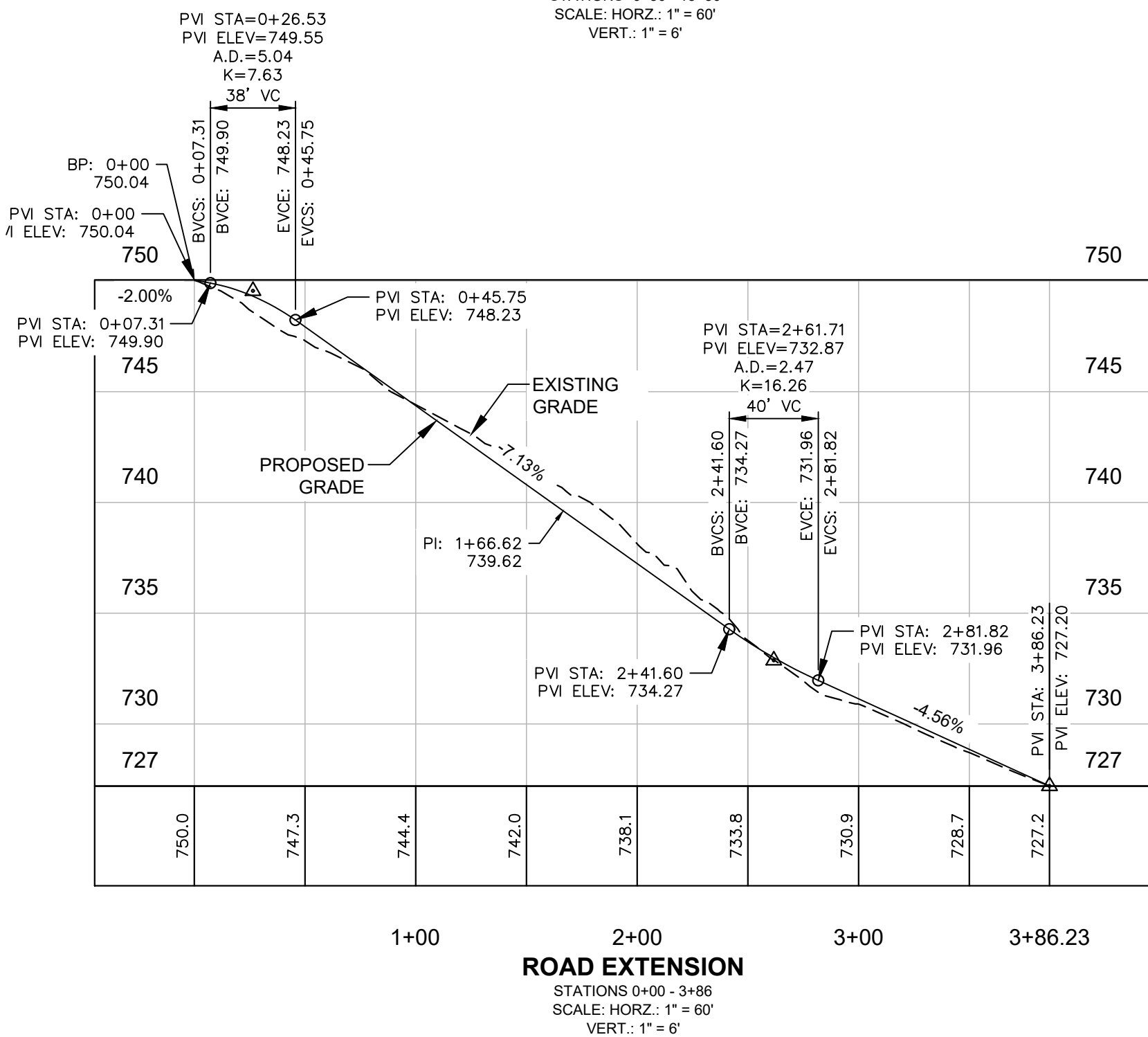
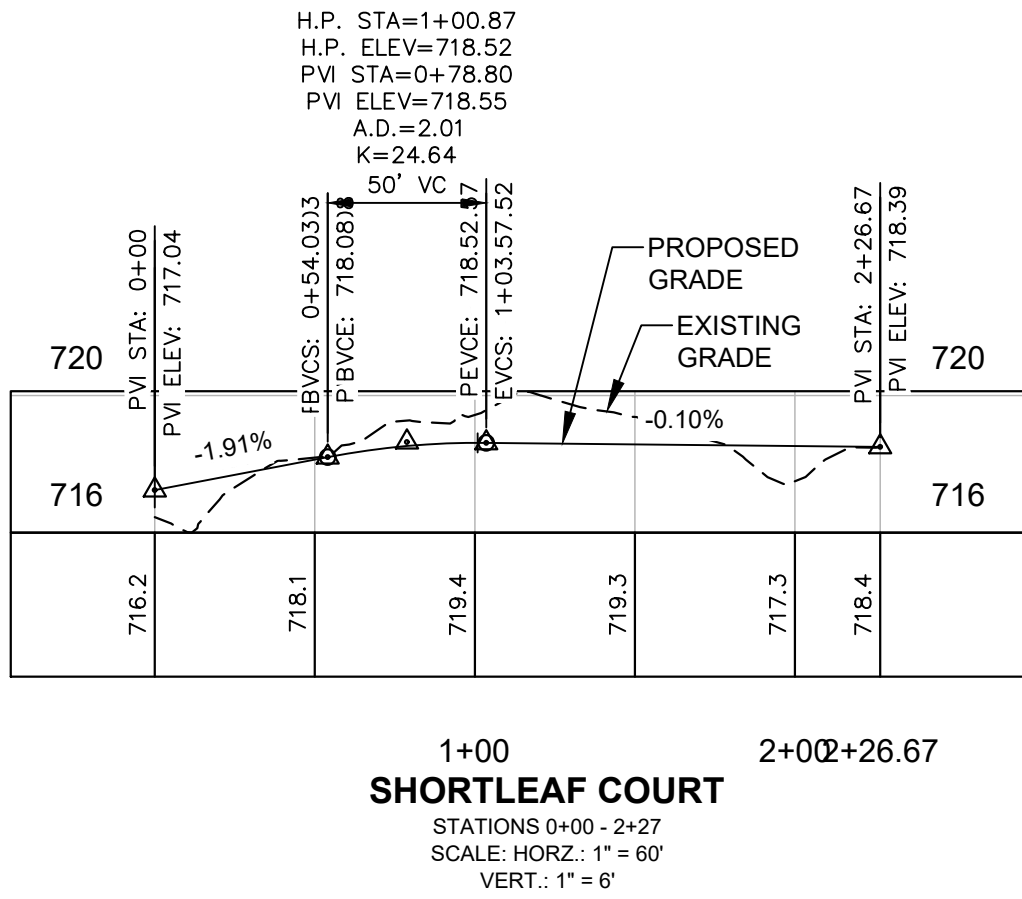
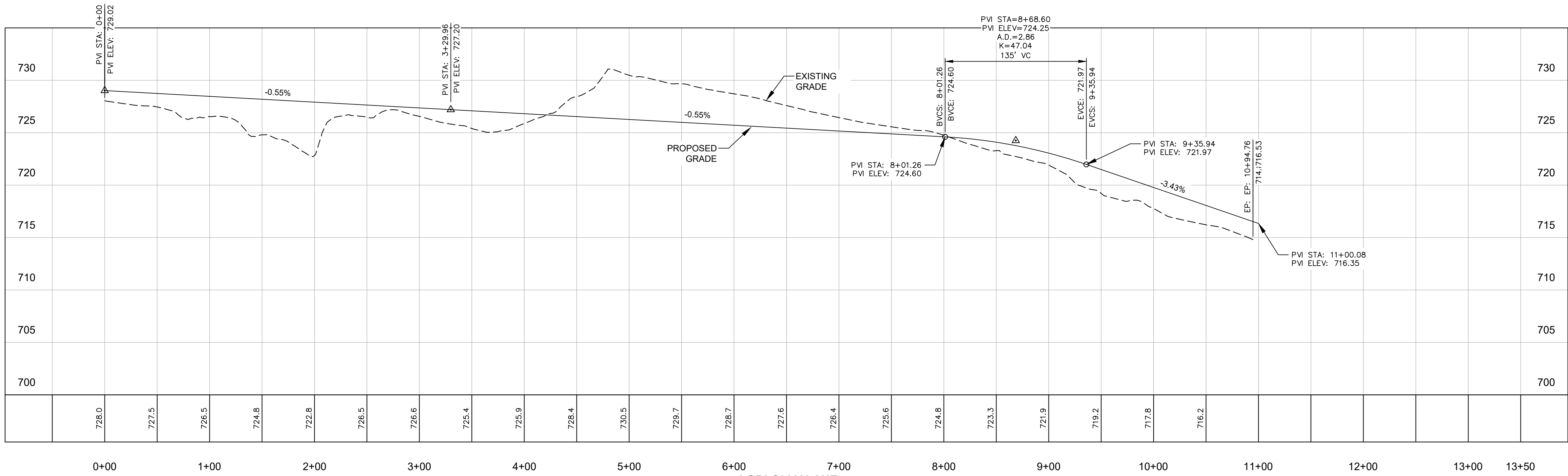
SOUTHERN PINES SUBDIVISION

SECTION 1, T-19-N, R-2-E
CITY OF OPELIKA, LEE COUNTY, ALABAMA

DATE: 5/22/2023
DRAWN BY: RLW
CHKD BY: BSG
FIELD CREW: KF
FILE NAME: SOUTHERN PINES PL
JOB NO.: AL230145
DWG. SCALE: 1" = 60'



SHT. 2 OF 3



JOHN ROBERT DUDLEY		43-09-01-01-2-000-061.019	13793	1700 OAK BOWERY ROAD	P.O. BOX 7	SALEM	AL	36874
CAROLYN PRINCE DUDLEY		43-09-01-01-2-000-061.018	13605	1604 OAK BOWERY ROAD		OPELIKA	AL	36801
ID	ADJOINING/ADJACENT PROPERTY OWNERS	Parcel Number	Acct	Property Address	Mailing Address	Mailing City	Mailing State	Mailing Zip
1	MICHAEL MCGRAW & KATHRYN SMITH	43-09-01-01-2-000-061.051	33490	1918 NORTH GATE DRIVE		OPELIKA	AL	36801
2	REGINALD L & MARY TRAMMELL	43-09-01-01-2-000-061.050	5404	1916 NORTH GATE DRIVE		OPELIKA	AL	36801
3	TAYLOR DANIEL & HOLLAND POWERS	43-09-01-01-2-000-061.049	36963	1914 NORTH GATE DRIVE		OPELIKA	AL	36801
4	JULIA HILL	43-09-01-01-2-000-061.048	20312	1912 NORTH GATE DRIVE		OPELIKA	AL	36801
5	YAOQI ZHANG	43-09-01-01-2-000-061.047	21140	1910 NORTH GATE DRIVE	2011 ST. PATRICK COURT	AUBURN	AL	36830
6	PATRICIA VINSON	43-09-01-01-2-000-061.046	22629	1908 NORTH GATE DRIVE		OPELIKA	AL	36801
7	WILLIAM HARRIS, III & CHRISTY HARRIS	43-09-01-01-2-000-061.045	6387	1906 NORTH GATE DRIVE		OPELIKA	AL	36801
8	ROBERT & AMBER BOOTHE	43-09-01-01-2-000-061.044	6962	1904 NORTH GATE DRIVE		OPELIKA	AL	36801
9	JACIE & CHASE ANTHONY	43-09-01-01-2-000-061.043	10904	1902 NORTH GATE DRIVE		OPELIKA	AL	36801
10	DONALD & JOYCE BRYAN	43-09-01-01-2-000-061.042	12844	1900 NORTH GATE DRIVE		OPELIKA	AL	36801
11	MARIANNE & JEFFREY SASSER	43-09-01-01-2-000-061.041	35732	1808 NORTH GATE DRIVE		OPELIKA	AL	36801
12		43-09-01-01-2-000-061.040	27076	1806 NORTH GATE DRIVE		OPELIKA	AL	36801
13	MICHAEL & REBECCA GASTON	43-09-01-01-2-000-061.039	3839	1804 NORTH GATE DRIVE		OPELIKA	AL	36801
14	CRAIG & ALESIA WALKER	43-09-01-01-2-000-061.020	8163	1802 NORTH GATE DRIVE		OPELIKA	AL	36801
15	HAYLEY INVESTMENTS LLC	43-09-01-01-2-000-061.003	24156	1800 NORTH GATE DRIVE	P.O. BOX 3634	AUBURN	AL	36831
16	LLR PROPERTIES LLC	43-09-01-01-2-000-061.002	35481	1704 NORTH GATE DRIVE	1417 DEER TRACT ROAD	OPELIKA	AL	36804
17	MICHAEL & ALLISON WILLIAMS	43-09-01-01-2-000-061.001	20088	1702 NORTH GATE DRIVE		OPELIKA	AL	36801
18	KYLE MICHAEL KING & LEE MANN	43-09-01-01-2-000-058.000	39122	1710 OAK BOWERY ROAD		OPELIKA	AL	36801
19	JOHN E & JOSEPHINE NEWLAND	43-09-01-01-2-000-059.000	30181	1708 OAK BOWERY ROAD		OPELIKA	AL	36801
20	WILLIE SAM & BRENDA PRIDGEN	43-09-01-01-2-000-060.000	33082	1706 OAK BOWERY ROAD		OPELIKA	AL	36801

21	CHRISTOPHER AND PATRICIA WARREN	43-09-01-01-2-000-039.000	42420	1709 OAK BOWERY ROAD		OPELIKA	AL	36801
22	CLIFFORD & MARY MCCOLLUM	43-09-01-01-2-000-037.000	27428	1705 OAK BOWERY ROAD		OPELIKA	AL	36801
23	MARK NEWELL	43-09-01-01-2-000-036.000	31232	1703 OAK BOWERY ROAD		OPELIKA	AL	36801
24	GROOM LOUISE ULMER SAMFORD (CEMETERY)	43-09-01-01-1-000-025.015	18127	1503 OAK BOWERY ROAD		OPELIKA	AL	36801
25	ABBEY & QUILLIE WENDELL MURRAY, III	43-09-01-01-1-000-026.000	38210	1605 OAK BOWERY ROAD		OPELIKA	AL	36801
26	ROSAMOND LAWLER DUDLEY	43-09-01-01-1-000-025.000	13865	1505 OAK BOWERY ROAD		OPELIKA	AL	36801
27	CHARLES W. LAWLER, JR.	43-09-01-01-4-000-008.000	24994	1503 OAK BOWERY ROAD		OPELIKA	AL	36801
28	CANNON GATE SUBD. HOMEOWNERS ASSOCIATION	43-09-01-01-3-000-074.000	70717	0 LIVE OAK CIRCLE	715 AVENUE A, SUITE 200	OPELIKA	AL	36801
29	CANNON GATE SUBD. HOMEOWNERS ASSOCIATION	43-09-01-01-3-000-080.000	87238	0 CANNON GATE DRIVE				
30	CANNON GATE SUBD. HOMEOWNERS ASSOCIATION	43-09-01-01-3-000-081.000	87239	1701 CANNON GATE DRIVE				
31	SMB LAND LLC	43-09-01-01-3-000-102.000	87240	1717 CANNON GATE DRIVE	13 NORTH 8TH STREET	OPELIKA	AL	36801
32	JESSE & JULIAN EDWARDS	43-09-01-01-3-000-083.000	87241	1721 CANNON GATE DRIVE		OPELIKA	AL	36801
33	GRADY VAUGHN, III	43-09-01-01-3-000-084.000	87242	1755 CANNON GATE DRIVE		OPELIKA	AL	36801
34	JEFFREY & MARIA LEWIS	43-09-01-01-3-000-085.000	87243	1777 CANNON GATE DRIVE		OPELIKA	AL	36801
35	MICHAEL & DENNILE SMITH	43-09-01-01-3-000-086.000	87244	1823 CANNON GATE DRIVE		OPELIKA	AL	36801
36	SHIRLEY MAGINNIS	43-09-01-01-3-000-102.000	87759	1831 CANNON GATE DRIVE		OPELIKA	AL	36801
37	MATTHEW & HILLARY HARD	43-09-01-01-3-000-103.000	87760	1845 CANNON GATE DRIVE		OPELIKA	AL	36801
38	LENORA FRAZER & ELEY DANTZLER	43-09-01-01-3-000-104.000	87761	1907 CANNON GATE DRIVE		OPELIKA	AL	36801
39	TOMMY & MONA ROWE	43-09-01-01-3-000-105.000	87762	1923 CANNON GATE DRIVE		OPELIKA	AL	36801
40	EUGENE MATTOX, II & LAUREL ANNE BILLING	43-09-01-01-3-000-106.000	87763	1937 CANNON GATE DRIVE		OPELIKA	AL	36801
41	DORIS SCREWS	43-09-01-01-3-000-107.000	87764	1953 CANNON GATE DRIVE		OPELIKA	AL	36801
42	THOMAS & NINA MARTIN	43-09-01-01-3-000-108.000	87765	1965 CANNON GATE DRIVE		OPELIKA	AL	36801

HARRIS GRAY, LLC

ENGINEERS - SURVEYORS & PLANNERS

CERTIFICATE OF AUTHORIZATION NO. LSF 001188

824 THIRD AVENUE • WEST POINT, GEORGIA 31853

PHONE: (706) 645-3885

THIS PLAT IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE OF THE REGISTRANT ACROSS THE REGISTRANT'S SEAL

GRAPHIC SCALE

0' 30' 60' 120' 180'

PRELIMINARY SUBDIVISION FOR

SOUTHERN PINES SUBDIVISION

SECTION 1, T-19-N, R-26-E

CITY OF OPELIKA, LEE COUNTY, ALABAMA

DATE 5/22/2023

DRAWN BY RLW

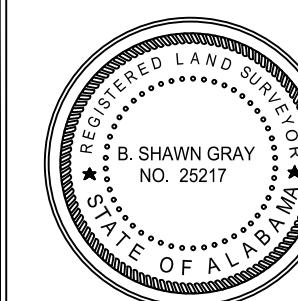
CHKD BY BSG

FIELD CREW KF

FILE NAME SOUTHERN PINES PL

JOB NO. AL230145

DWG. SCALE 1" = 60'



000208-2023

AGENDA ITEM #

6



REZONING APPLICATION

PLANNING DEPARTMENT

700 FOX TRAIL

OPELIKA, AL 36801

PC DEADLINE: 6/16/23 PC MEETING: 6/27/23

PROPERTY OWNERS/

AUTHORIZED REPRESENTATIVE: A&P Holdings, LLCMAILING ADDRESS: PO Box 4282; Opelika, AL 36803-4282PHONE NUMBER: 334-728-9272 Email: Sanderspaul1972@gmail.com

PARCEL INFORMATION

Site Address: 1625 1st Ave.; Opelika, ALDescription of proposed use: to build a single family house then conforms to the surrounding single family homesTax Parcel Number: 43 09 06 13 1 002 064.000Adjacent Zoning Districts: North: C2 South: R4M East: C3 West: C2Current Land Use: vacant lotCurrent Zoning: M1Proposed Zoning: C2 (for a housing lot)Number of APO: 6 x \$7.00 = \$ 42.00
(Adjacent Property Owners)Fee: \$125.00TOTAL = \$167.00

PAID: _____

I hereby request my property located at (street address) 1625 First Ave.; Opelika, AL,
Tax Map parcel number 43 09 06 13 1 002 064.000 be rezoned fromM1 to C2. 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)

A&P Holdings, LLC
by Paul H. Sanders, mm
A&P Holdings, LLC
by Paul H. Sanders, mm

DATE

4-5-2023

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: June 27, 2023

Agenda Item #: D-6a & 6b

Action Requested: Amendment to the Future Land Use Map and Rezoning: 7,324 sf
(a) Amendment to Future Land Use Map General Commercial to Light Commercial.
(b) Rezoning - from M-1 to C-2

Location of Property: 1625 1st Avenue

Property Owner(s): A& P Holdings, LLC
Paul Sanders, authorized representative

Current Zoning: M-1

Proposed Zoning: C-2 (office-retail)

Existing Land Use: Undeveloped

**Surrounding Zoning Districts
And Land Uses:**

North	C-2	Single-family home
South	M-1	Single-family home
East	M-1	Single-family home
West	C-2	Single-family home

Amendment to the Future Land Use Map

The property in question is zoned M-1 on the current zoning map. This area was part of the block occupied by the former Leshner Mill. The 2030 Future Land Use Map (FLUM) shows the 7,324-sf property in a general commercial land use category. The two adjacent properties on the east and south sides are in a general commercial land use category. The east and south sides have single family homes. On the north and west side, the land use category is light commercial. The north and west sides also have single family homes.

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 7,324 sf from a "general commercial" land use category to a "light

commercial” land use category. This will allow the property to be consistent with the surrounding zoning and surrounding uses.

Rezoning

The applicant is requesting to rezone the 7,324-sf lot from M-1 to C-2. The property owner would like to build a single-family home. Single-family homes are allowed by right, and apartments and townhomes require conditional use approval in the C-2 zone. The C-2 zone is also appropriate for commercial uses such as offices and neighborhood small retail uses. The smaller lot size will also direct the use of this lot. Staff believes a single-family home or light commercial as allowed in the C-2 zoning and suitable for this location, while meeting all the development requirements. The rezoning property is located adjacent to a M-1 zoning part of the block that was occupied by the former Leshner Mill. The surrounding area is developed with single-family homes. Currently, single-family homes are not allowed in the M-1 zoning district.

Recommendation

Staff believes the 7,324-sf rezoning request to C-2 would be compatible with the surrounding area. The rezoning property is adjacent to existing C-2 zoning on two sides. The rezoning property is in an area that is surrounded by single-family homes.

Staff recommends Planning Commission send a positive recommendation to the City Council to rezone the property from M-1 to C-2.

Engineering Department Report

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

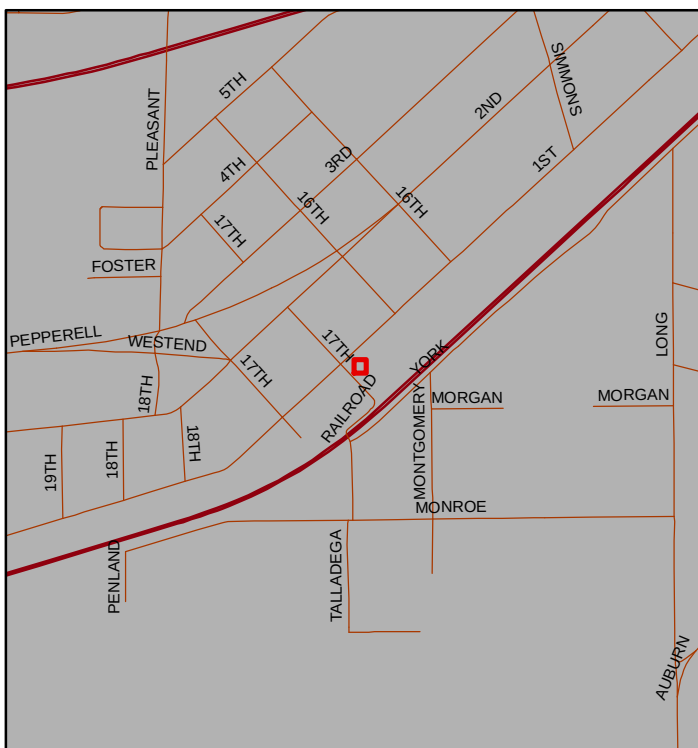
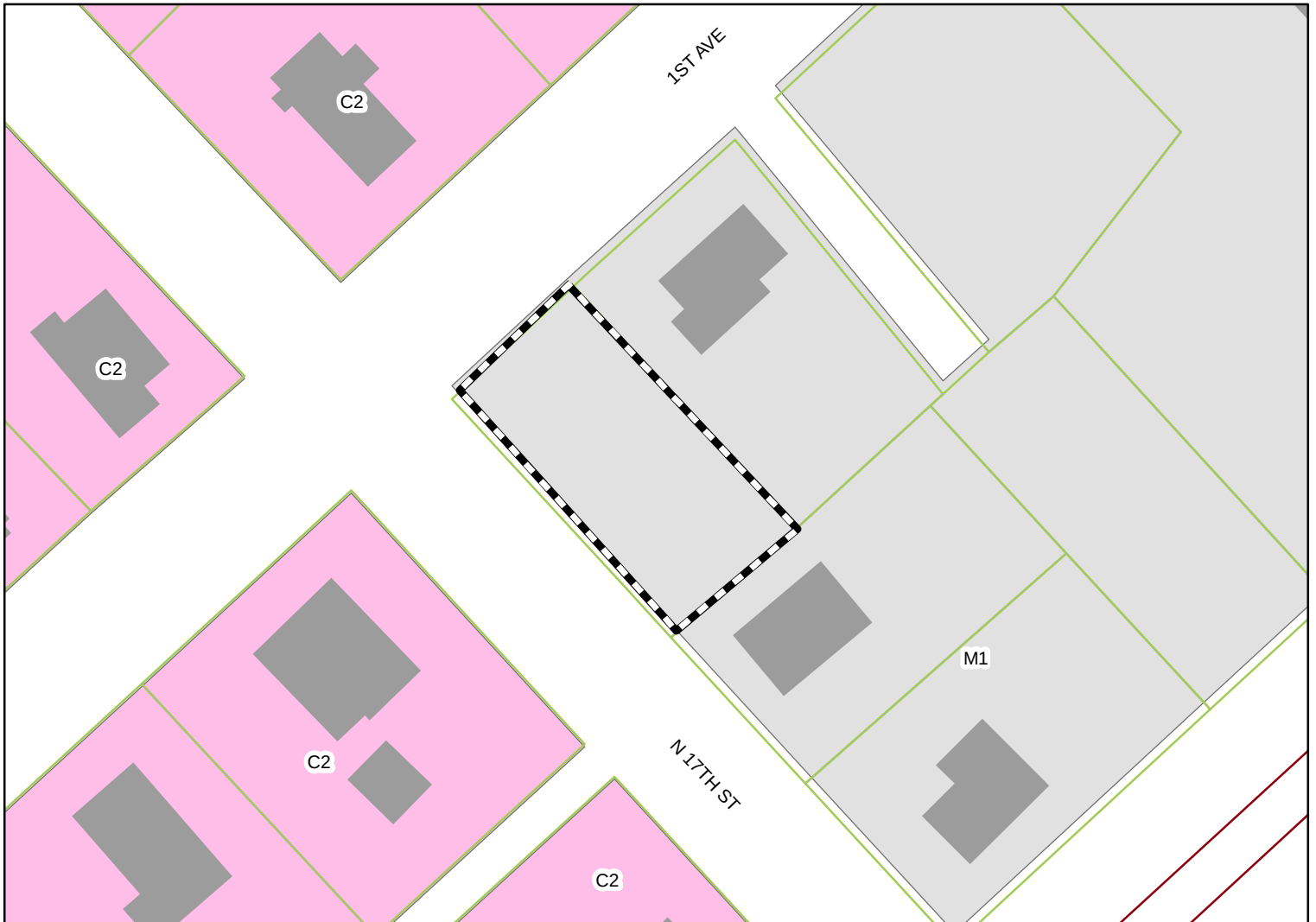
Opelika Utilities Report

No objections to rezoning. There is currently no meter or service line for vacant lot. Developer/Owner will need to apply and pay for service connection when water is needed.

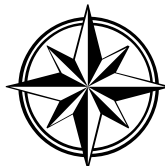
Opelika Power Services Report

This subdivision is in the Opelika Power Services territory.

A & P HOLDINGS LLC REZONING
1625 1ST AVENUE
M-1 TO C-2, D-6a-6b



The applicant is requesting to rezone one lot (7,324 sf) from a M-1 to a C-2 (office-retail) zoning district to construct a single family home. Single family homes are outright allowed in a C-2 zone.



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.





000202-623

AGENDA ITEM # 7

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



DEADLINE: 6/6/23 MEETING: 6/27/23

SITE ADDRESS: N. Uniroyal Road
PROPERTY OWNER: Fire Rock Development Company, LLC
APPLICANT/AUTHORIZED REPRESENTATIVE: Blake Rice, Barrett-Simpson, Inc.
MAILING ADDRESS: 223 S. 8th St. 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? No

☐ Annexation ☐ Rezoning ☐ Other _____

PARCEL INFORMATION

Subdivision Name: Laurel Lakes, Phase 1

Current Land Use: Vacant

Current Zoning: PUD

Proposed use of the Subdivision: Single-family Residential

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

Number of Lots: _____ x \$3.00 = \$ N/A

Number of APO: _____ x \$7.00 = \$ N/A
(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) Laurel Lakes, Phase 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: Blake Rice

(PRINT NAME) Blake Rice, Barrett-Simpson, Inc.

5/1/23
DATE

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: June 27, 2023

Subdivision: Laurel Lakes Phase 1

Agenda Item #: E-7

Action Requested: Final Approval

Location of Property: North Uniroyal Road and Ridge Road

Property Owner(s): Fire Rock Development Company, LLC
Blake Rice, authorized representative

Current Land Use: Undeveloped

Current Zoning: PUD

Flood Zone: FEMA – Nov 2, 2011 – MAP#01081C0090G. No portion of property is in in 100-year flood zone. Property in Flood Zone “X” which is outside the 0.2% annual chance flood plain

Staff Comments:

The applicant is requesting final plat approval for 62 lots in a 376-lot residential subdivision zoned PUD; density projected for the 160 acre development is 2.35 dwellings per acre. Phase 1 is accessed from North Uniroyal Road. Five new streets are constructed in phase 1; three of the streets will be extended to other phases in the development; the stub-out street on the south side provides a future connection to the adjacent property owner’s property for future development. Each stub-out must be constructed so a fire truck can turn-around.

Single family homes will be built on 59 lots. The lots range from 8,530 sf (Lot 91) to 18,498 sf (Lot 77). The minimum lot width for this PUD is 60 feet. Each lot width must be at least 60 feet at the street or at the minimum setback line. Lots 72-77 are a minimum of 72 feet in width. The minimum building setbacks are 20’ front, 7’ side yard, 25’ rear yard, and 15’ side on street (corner lots).

The plat shows two ‘detention and open space’ lots -‘Lot 1001-A Common Area’ (12.4 acres) and ‘Lot 1001-B Common Area’ (2 acres). Amenities constructed on Lot 1001-A include a 900 sf pool house, 2,900 sf swimming pool, 1,500 sf wading pool for children, 26 off-street parking spaces, and a walking trail. Lot 1001-B is a 2 acre portion of a larger 16 acre open space &

detention lot that will be included in a future phase. Note #3 on plat state the common areas are maintained by the Homeowners Association established.

The Landscape Regulations require one of the landscape buffer options¹ when a PUD development is adjacent to a residential zoning district.² The final plat shows a 25 foot wide strip between the rear property line of Lot 1001-A and the rear property lines of Lots 72 to 76. The 25' strip is the landscape buffer between the adjacent residential zoned property and the PUD. The plant material should provide a near impervious visual barrier in three years. There is also a buffer required where lots front two streets. The 25 foot strip should be labeled " 25' Landscape Buffer".

The master plan shows a 25' buffer along the rear property lines of all lots adjacent to North Uniroyal Road. On this phase 1 final plat, Lot 1 and Lot 2 are adjacent to North Uniroyal Road. A lot labeled "Lot 1001-C Common Area" (25'x131') is shown on plat located along the rear property line of Lot 1 and Lot 2 for the landscape buffer. If a 25' natural buffer does not provide a near impervious visual buffer then one of the other two buffers options in Landscape Regulations must be installed. If a fence is proposed with buffer, then the fence must be installed along the rear property line of Lot 1001-C.

Recommendation

Staff recommends preliminary plat approval subject to the following:

1. Install underground utilities.
2. Install sidewalks on at least one side of all streets.
3. Add a note on plat providing the minimum building setbacks: 20' front yard, 7' side yard, 25' rear yard, and 15' side on street (corner lots).
4. Add a note providing the minimum lot standards concerning lot width.
5. Install a residential buffer as provided in the Landscape Regulations options between the side (south side) property lines of 'Lot 1001-A Common Area' and the rear property lines of Lots 72 thru 76. The buffer option selected must be shown on the site plan when a building permit is requested for the lots.
6. As provided on the master plan, preserve a 25 foot natural buffer on 'Lot 1001-C Common Area' located adjacent to Lot 1 and Lot 2. If a fence is proposed for Lot 1 or Lot 2, then the fence must be installed on the rear property lines of the two lots. The 25' buffer must be shown on the site plan for Lot 1 and Lot 2 when building permit is requested.

¹ An opaque fence not less than six (6) feet in height, with horizontal or vertical openings not greater than three (3) inches per one (1) linear foot AND a four (4) foot wide strip of Evergreen plantings, which will grow to at least six (6) feet in height within three full growing seasons planted on the inside of the fence or; A staggered double row of Evergreen plantings at least six (6) feet in width, which will grow to at least six (6) feet in height and spaced in a manner which after three (3) years will provide an impervious visual barrier or; Natural, undisturbed forest at least twenty (20) feet in width that provides a nearly impervious visual barrier due to the dense nature of the plants and/or trees. If this option is chosen, the City Horticulturist shall determine whether the barrier is satisfactory through a site inspection prior to plan approval. Barriers shall be erected during construction to ensure the area is protected from damage due to construction.

² SECTION 10.3 APPLICABILITY - All rules, regulations, conditions, and requirements set forth in this Section are applicable as follows: A. Any new development or construction in a C 2, C 3, M 1, M 2, I 1, and PUD zoning district. Multi family developments (buildings composed of three (3) or more dwelling units) in any zoning district which require review by City of Opelika staff are also subject to these regulations.

Engineering Department Report

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.

Opelika Utilities Board Report

Water infrastructure has not passed final inspection for approval. Final plat cannot be approved until water infrastructure is accepted.

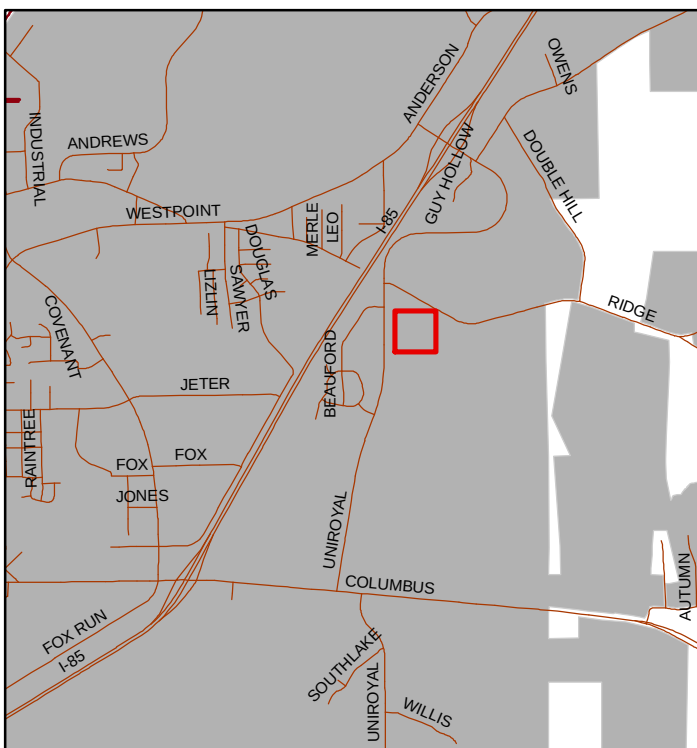
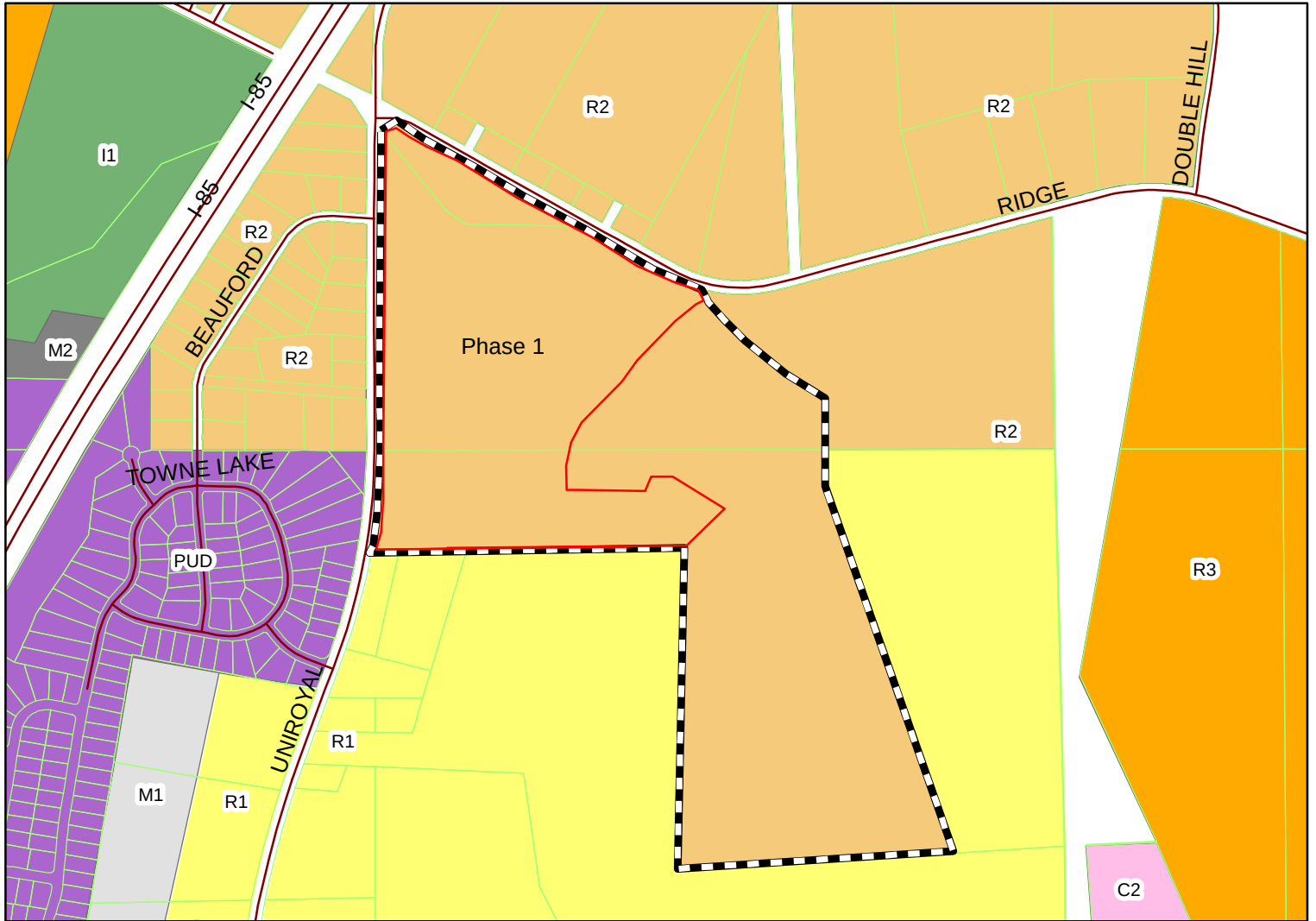
Opelika Power Services Report

This subdivision is inside of the Opelika Power Services, Tallapoosa River and Alabama Power service territory.

LAUREL LAKES PHASE 1 SUBDIVISION

NORTH UNIROYAL ROAD

FINAL APPROVAL, E-7



The applicant is requesting final approval for 62 lots: 60 lots for single family homes, 2 lots are common area. This first phase final plat is part of a 160 acre development with 376 single family home lots.



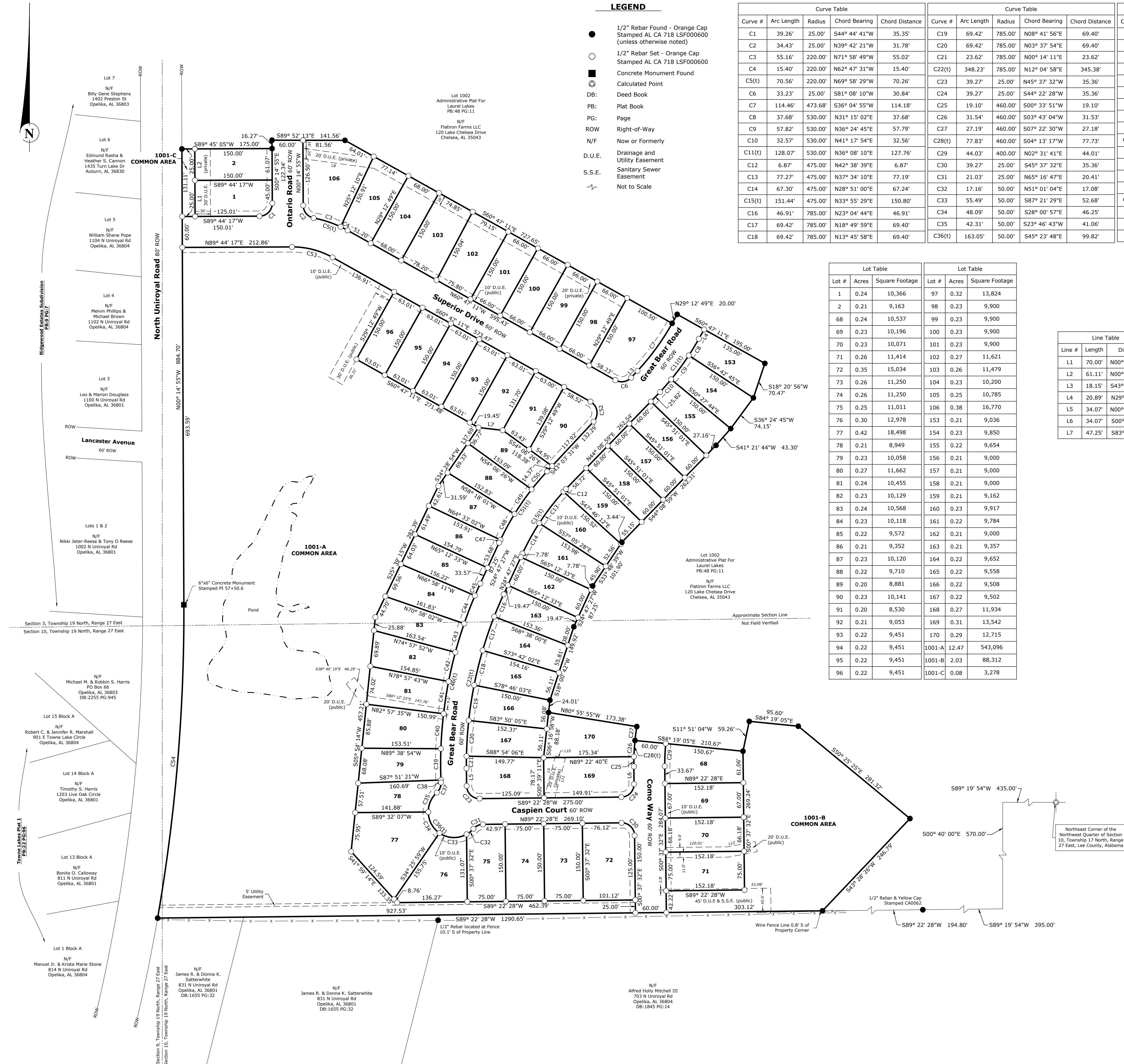
Subject Property

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Drawing Name: S:\3021\21-0146 549B - Final Plat - Laurel Lakes Phase 1.dwg Last Modified: May 01, 2023 - 9:11am by bshiver



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, SUFALLA, AL 36087 (PH 334-687-4272, FAX 334-687-8820)
223 SOUTH 9th STREET, OPELIKA, AL 36801 (PH 334-745-7026, FAX 334-745-4367)



Curve Table				
Curve #	Arc Length	Radius	Chord Bearing	Chord Distance
C1	39.26'	25.00'	S44° 44' 41"W	35.35'
C2	34.43'	25.00'	N39° 42' 21"W	31.78'
C3	55.16'	220.00'	N71° 58' 49"W	55.02'
C4	15.40'	220.00'	N62° 47' 31"W	15.40'
C5(t)	70.56'	220.00'	N69° 58' 29"W	70.26'
C6	33.23'	25.00'	S81° 08' 10"W	30.84'
C7	114.46'	473.68'	S36° 04' 55"W	114.18'
C8	37.68'	530.00'	N31° 15' 02"E	37.68'
C9	57.82'	530.00'	N36° 24' 45"E	57.79'
C10	32.57'	530.00'	N41° 17' 54"E	32.56'
C11(t)	128.07'	530.00'	N36° 08' 10"E	127.76'
C12	6.87'	475.00'	N42° 38' 39"E	6.87'
C13	77.27'	475.00'	N37° 34' 10"E	77.19'
C14	67.30'	475.00'	N28° 51' 00"E	67.24'
C15(t)	151.44'	475.00'	N33° 55' 29"E	150.80'
C16	46.91'	785.00'	N23° 04' 44"E	46.91'
C17	69.42'	785.00'	N18° 49' 59"E	69.40'
C18	69.42'	785.00'	N13° 45' 58"E	69.40'

Curve Table				
Curve #	Arc Length	Radius	Chord Bearing	Chord Distance
C19	69.42'	785.00'	N08° 41' 56"E	69.40'
C20	69.42'	785.00'	N03° 37' 54"E	69.40'
C21	23.62'	785.00'	N00° 14' 11"E	23.62'
C22(t)	348.23'	785.00'	N12° 04' 58"E	345.38'
C23	39.27'	25.00'	N45° 37' 32"W	35.36'
C24	39.27'	25.00'	S44° 22' 28"W	35.36'
C25	19.10'	460.00'	S00° 33' 51"W	19.10'
C26	31.54'	460.00'	S03° 43' 04"W	31.53'
C27	27.19'	460.00'	S07° 22' 30"W	27.18'
C28(t)	77.83'	460.00'	S04° 13' 17"W	77.73'
C29	44.03'	400.00'	N02° 31' 41"E	44.01'
C30	39.27'	25.00'	S45° 37' 32"E	35.36'
C31	21.03'	25.00'	N65° 16' 47"E	20.41'
C32	17.16'	50.00'	N51° 01' 04"E	17.08'
C33	55.49'	50.00'	S87° 21' 29"E	52.68'
C34	48.09'	50.00'	S28° 00' 57"E	46.25'
C35	42.31'	50.00'	S23° 46' 43"W	41.06'
C36(t)	163.05'	50.00'	S45° 23' 48"E	99.82'

Curve Table				
Curve #	Arc Length	Radius	Chord Bearing	Chord Distance
C37	22.03'	25.00'	S22° 46' 24"W	21.33'
C38	4.83'	835.00'	S02° 18' 36"E	4.83'
C39	60.78'	835.00'	S00° 03' 32"E	60.77'
C40	68.08'	835.00'	S04° 21' 43"W	68.06'
C41	63.25'	835.00'	S08° 52' 04"W	63.24'
C42	58.26'	835.00'	S13° 02' 12"W	58.24'
C43	58.26'	835.00'	S17° 02' 03"W	58.24'
C44	58.26'	835.00'	S21° 01' 53"W	58.24'
C45	25.66'	835.00'	S23° 54' 38"W	25.66'
C46(t)	397.37'	835.00'	S11° 09' 28"W	393.63'
C47	6.03'	525.00'	S25° 07' 13"W	6.03'
C48	57.27'	525.00'	S28° 34' 29"W	57.24'
C49	58.17'	525.00'	S34° 52' 27"W	58.14'
C50	45.91'	525.00'	S40° 33' 12"W	45.89'
C51(t)	167.39'	525.00'	S33° 55' 29"W	166.68'
C52	45.31'	25.00'	S08° 51' 50"E	39.36'
C53	82.31'	160.00'	S75° 31' 27"E	81.41'
C54	610.98'	3473.40'	N04° 47' 28"E	610.20'

Lot Table				Lot Table			
Lot #	Acres	Square Footage		Lot #	Acres	Square Footage	
1	0.24	10,366		97	0.32	13,824	
2	0.21	9,163		98	0.23	9,900	
68	0.24	10,537		99	0.23	9,900	
69	0.23	10,196		100	0.23	9,900	
70	0.23	10,071		101	0.23	9,900	
71	0.26	11,414		102	0.27	11,621	
72	0.35	15,034		103	0.26	11,479	
73	0.26	11,250		104	0.23	10,200	
74	0.26	11,250		105	0.25	10,785	
75	0.25	11,011		106	0.38	16,770	
76	0.30	12,978		153	0.21	9,036	
77	0.42	18,498		154	0.23	9,850	
78	0.21	8,949		155	0.22	9,654	
79	0.23	10,058		156	0.21	9,000	
80	0.27	11,662		157	0.21	9,000	
81	0.24	10,455		158	0.21	9,000	
82	0.23	10,129		159	0.21	9,162	
83	0.24	10,568		160	0.23	9,917	
84	0.23	10,118		161	0.22	9,784	
85	0.22	9,572		162	0.21	9,000	
86	0.21	9,352		163	0.21	9,357	
87	0.23	10,120		164	0.22	9,652	
88	0.22	9,710		165	0.22	9,558	
89	0.20	8,881		166	0.22	9,508	
90	0.23	10,141		167	0.22	9,502	
91	0.20	8,530		168	0.27	11,934	
92	0.21	9,053		169	0.31	13,542	
93	0.22	9,451		170	0.29	12,715	
94	0.22	9,451		1001-A	12.47	543,096	
95	0.22	9,451		1001-B	2.03	88,312	
96	0.22	9,451		1001-C	0.08	3,278	

Line Table		
Line #	Length	Direction
L1	70.00'	N00° 14' 55"W
L2	61.11'	N00° 14' 55"W
L3	18.15'	S43° 03' 31"W
L4	20.89'	N29° 12' 49"E
L5	34.07'	N00° 37' 32"W
L6	34.07'	S00° 37' 32"E
L7	47.25'	S83° 34' 08"E

Easement Line Table		
Line #	Length	Direction
L8	139.08'	S82° 14' 29"E
L9	84.44'	N15° 11' 54"E
L10	20.00'	S74° 48' 06"E
L11	78.77'	S15° 11' 54"W
L12	55.01'	S79° 22' 10"W

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:

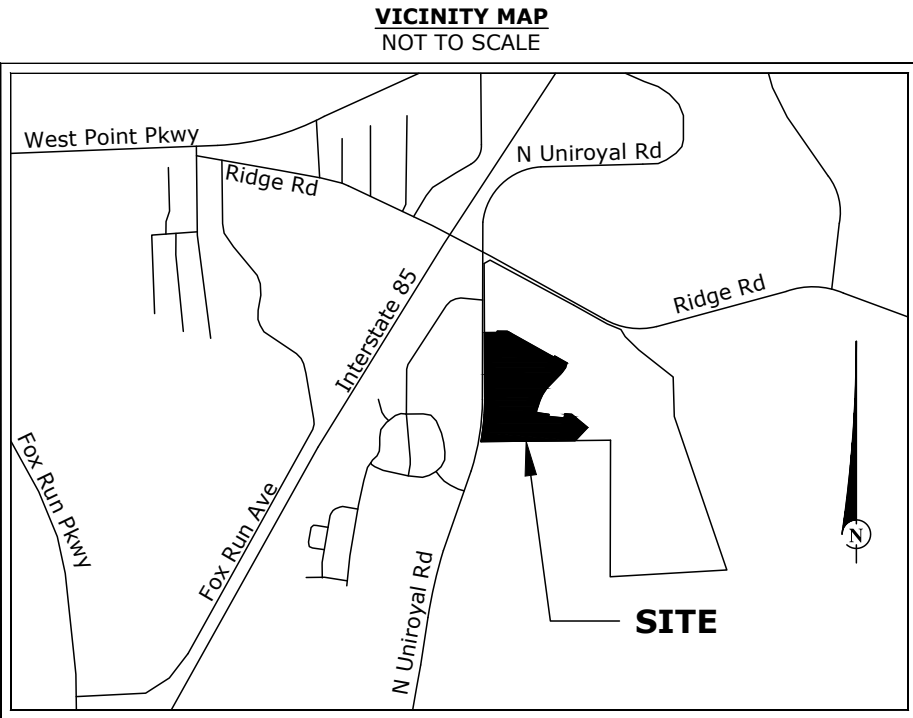
Public Works Director: _____ Date: _____

Accepted by the Opelika Utilities, Opelika, Alabama:

Opelika Utilities: _____ Date: _____

Accepted by the Opelika Power Services, Opelika, Alabama:

Opelika Power Services: _____ Date: _____



FINAL PLAT OF



A REDIVISION OF LOT 1001 OF *ADMINISTRATIVE PLAT FOR LAUREL LAKES*,
RECORDED IN PLAT BOOK 48, PAGE 11, PROBATE OFFICE, LEE COUNTY, ALABAMA.

BEING A PART OF SECTIONS 3, 9 & 10, TOWNSHIP 19 NORTH, RANGE 27 EAST,
OPELIKA, LEE COUNTY, ALABAMA

NOTES

- Survey North & Basis for Survey:
-*Administrative Plat for Laurel Lakes*, Plat Book 48, Page 11, Probate Office, Lee County, Alabama.
- According to the FEMA FIA NFIP Flood Insurance Rate Map (FIRM), Map No. 01081C0090G, effective November 2, 2011, the subject property is located:
-Zone X (not shaded) - Areas determined to be outside the 0.2% annual chance floodplain.
- Any common areas shown on this plat shall be maintained by the Homeowners Association adopted and/or established with this plat.
- 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 off each side of front and side lot lines.
- 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.
- 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.
- The purpose of this plat is to divide 32.38 acres into 62 lots.
- Current Property Owners:
Fire Rock Development Company, LLC
13 N 8th Street
Opelika, AL 36801
- Development Data:
-Total Number of Lots: 62
-Area of Largest Lot: Lot 1001-A - 12.47 Acres (543,096 Sq Ft)
-Area of Smallest Lot: Lot 1001-C - 0.08 Acres (3,278 Sq Ft)
-Total Acreage: 32.38 (1,410,549 Sq Ft)

DEDICATION

The State of Alabama
Lee County

We, Fire Rock Development Company LLC, as owners of the real property shown on this plat hereby join in the statement of Jonathan A. Ham and certify that it is our purpose to subdivide lands so platted into lots as shown.

In witness whereof, I have hereunto set my hand on this the ____ day of _____, 2023.

Nick Howard, Chief Financial Officer

ACKNOWLEDGEMENT

The State of Alabama
Lee County

I, _____, a Notary Public, in and for said County in said State, hereby certify that Nick Howard, whose name as Chief Financial Officer of Fire Rock Development Company LLC, 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 the instrument, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

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

Notary Public:
My Commission Expires:

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

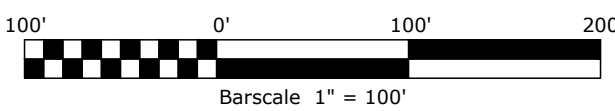
Jonathan A. Ham, PLS
Alabama License No. 34761

Date: 05/01/2023

Developer:
Fire Rock Development Company, LLC
13 N 8th Street
Opelika, AL 36801

PROJECT NO: 21-0146

FIELD BY: CAJ
DRAWN BY: BES
FIELD DATE: 05/01/2023
DRAW DATE: 05/01/2023





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



DEADLINE: _____ MEETING: _____

SITE ADDRESS: Raiden Circle

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: iransom@drbgroup.com

TYPE OF PLAT APPROVAL REQUESTED

☐ SKETCH PLAN ☐ ADMINISTRATIVE ☐ PRELIMINARY ☒ FINAL

Does the subdivision require any other official action by the City? _____

☐ Annexation ☐ Rezoning ☐ Other _____

PARCEL INFORMATIONSubdivision Name: Wyndham Gates Subdivision, Pod 3, Phase 3Current Land Use: vacantCurrent Zoning: PUDProposed use of the Subdivision: residential

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

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

Number of APO: _____ x \$7.00 = \$ _____
 (Adj cent 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 3 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

06/06/2023

DATE

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

Meeting Date: June 27, 2023

Agenda Item #: E-8

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

Action Requested: Final Approval

Location of Property: Raiden Circle

Property Owner(s): Doug Ransom, 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 8 townhome lots in a 64 lot townhome subdivision. At the Sept & Nov 2022 meeting, final approval for phase 1 and 2 consisted of 18 townhome lots. Preliminary plat approval for the 64-lots was granted at the January 2021 Planning Commission meeting. The two-story townhomes are approximately 1,700-1,800 SF (excluding 2 car garages). The plat also includes one lot Parcel B-1 (2.8 acres) that will be subdivided for future townhome lots and open space.

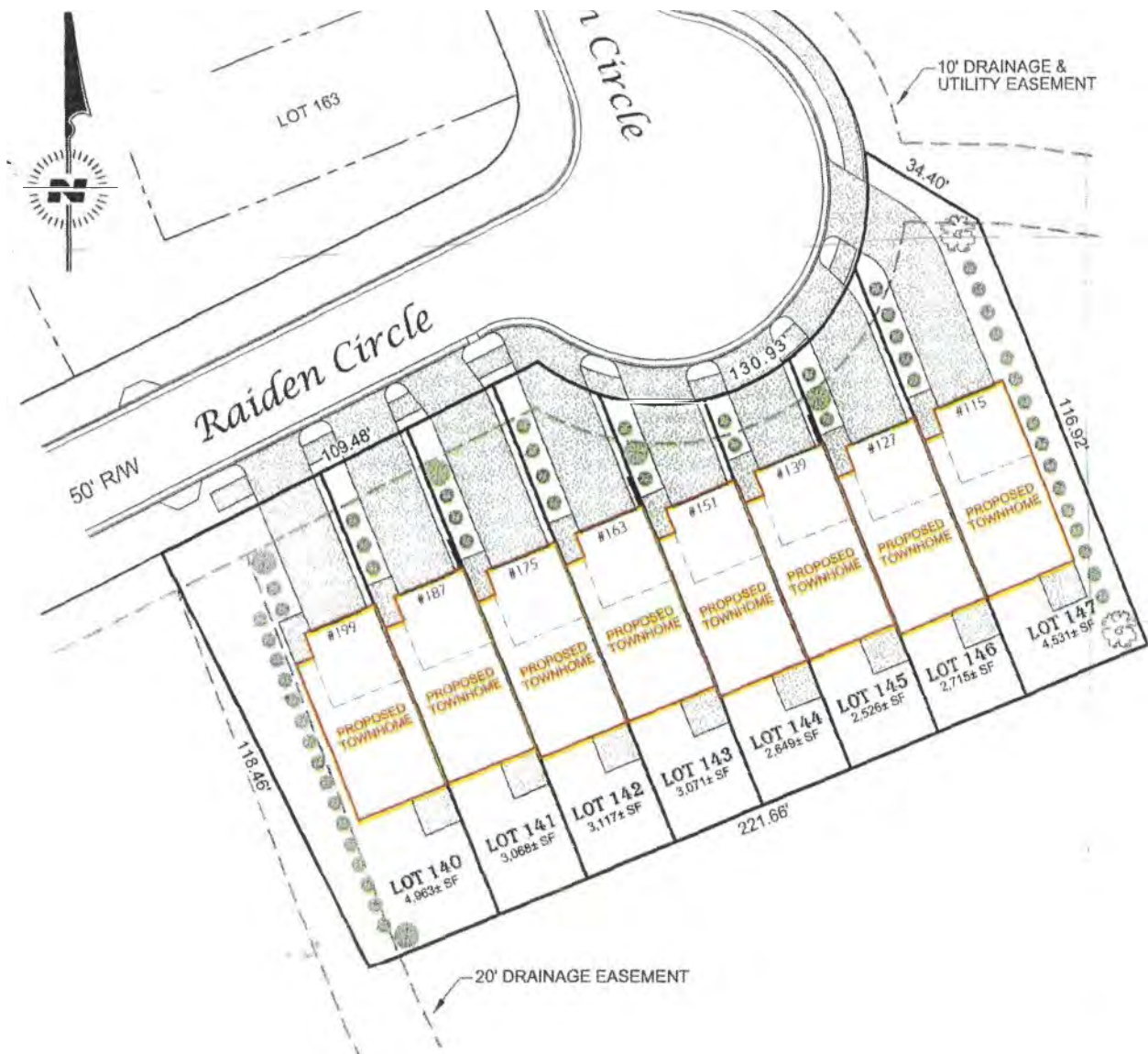
The eight townhome units for phase 3 include a front and rear yard. The townhome lots meet the minimum yard size requirement with one yard at least 50% of the size of a townhome unit's first floor. The lots also exceed the 1,800-sf minimum lot size and 20-foot lot width required for a townhouse development. Six lots are at least 25 feet wide; two lots exceed 35 feet. Six lots exceed 2,000 square feet (sf) and two lots are over 4,400 sf. Each unit has two parking spaces as required. Underground utilities are installed, and sidewalks are required along the streets. The rear lot line of each townhome unit is adjacent to open space. A note is added on plat that the Wyndham POD 3 HOA (Homeowner's Association) is responsible for the maintenance of open space. The exterior building material is a mix of brick and hardie board with vinyl soffit and fascia.

A minimum 20 foot front building setback along Raiden Circle is required as stated in note #10.

The landscape plan submitted (see below) for the 8-unit townhome group meets minimum requirements concerning base and parking lot points. A total of 7 trees and 55 shrubs are shown on plan.

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.**
- 4. Add a note on plat providing the uses allowed in the open space.**



Engineering Department Report

The Engineering Department has no other comments or concerns and recommends final plat approval.

Opelika Utilities Board Report

No objections to final plat as infrastructure has been accepted by Opelika Utilities.

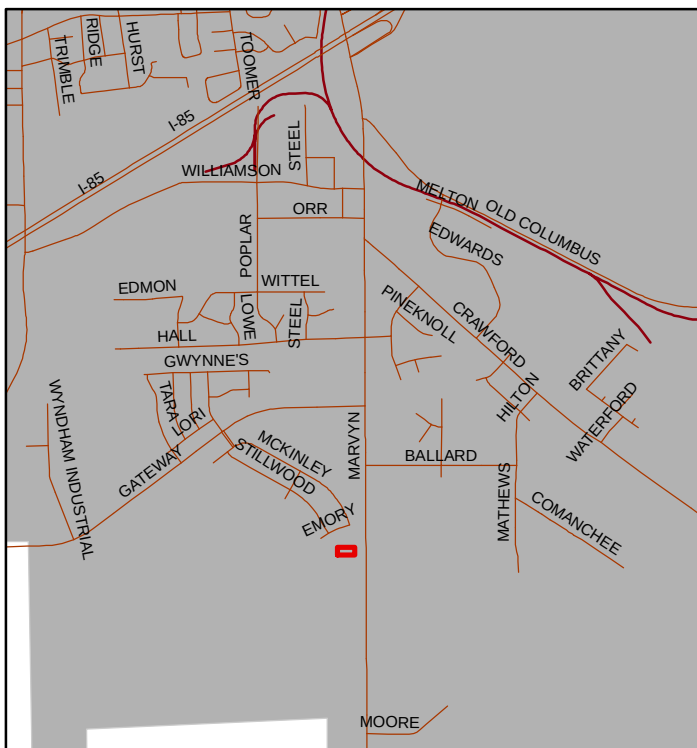
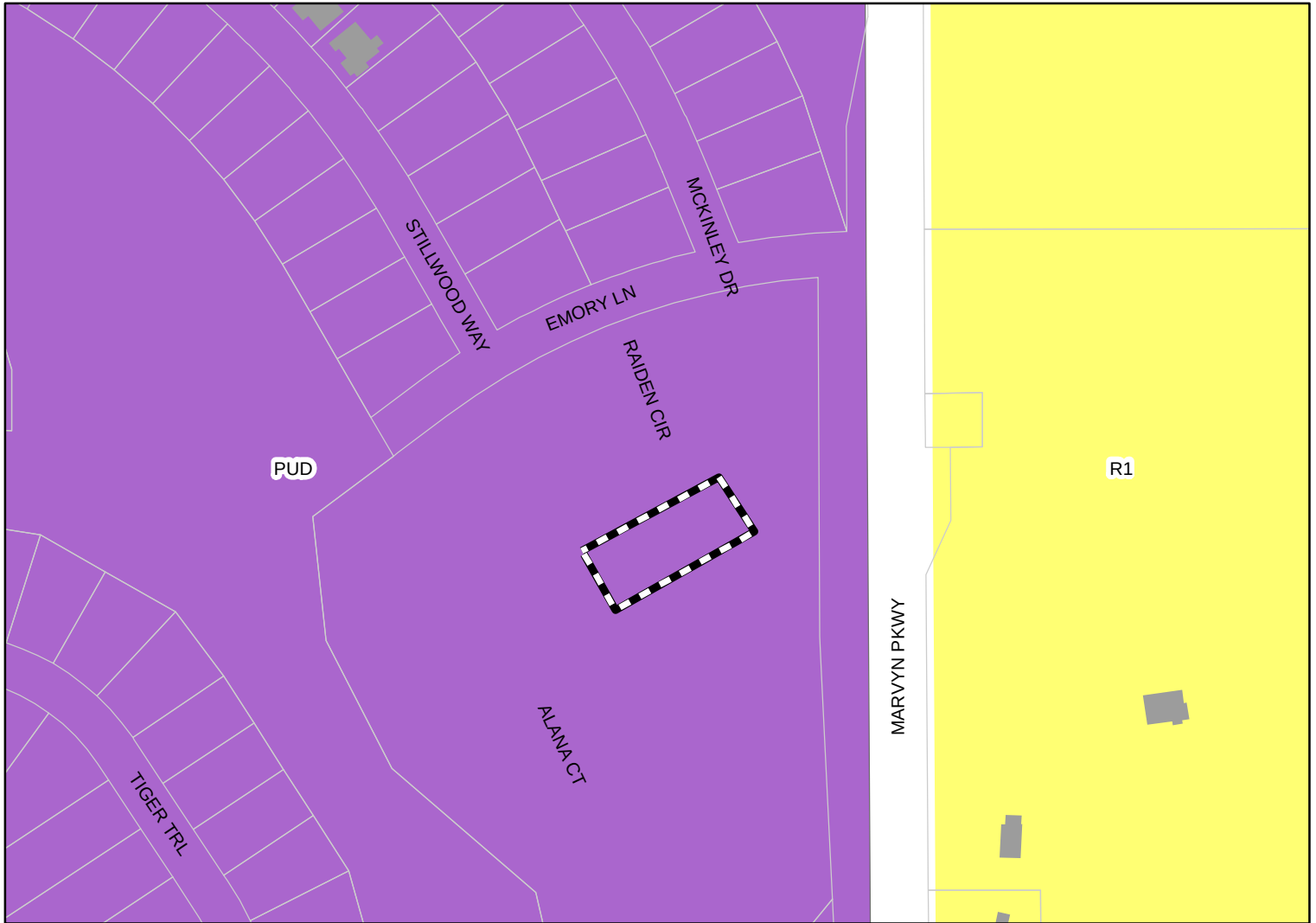
Opelika Power Services Report

This subdivision is outside of the Opelika Power Services territory.

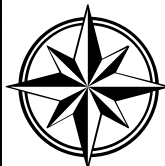
WYNDHAM GATES POD 3 PHASE 3 SUBDIVISION

RAIDEN CIRCLE

FINAL PLAT APPROVAL, E-8



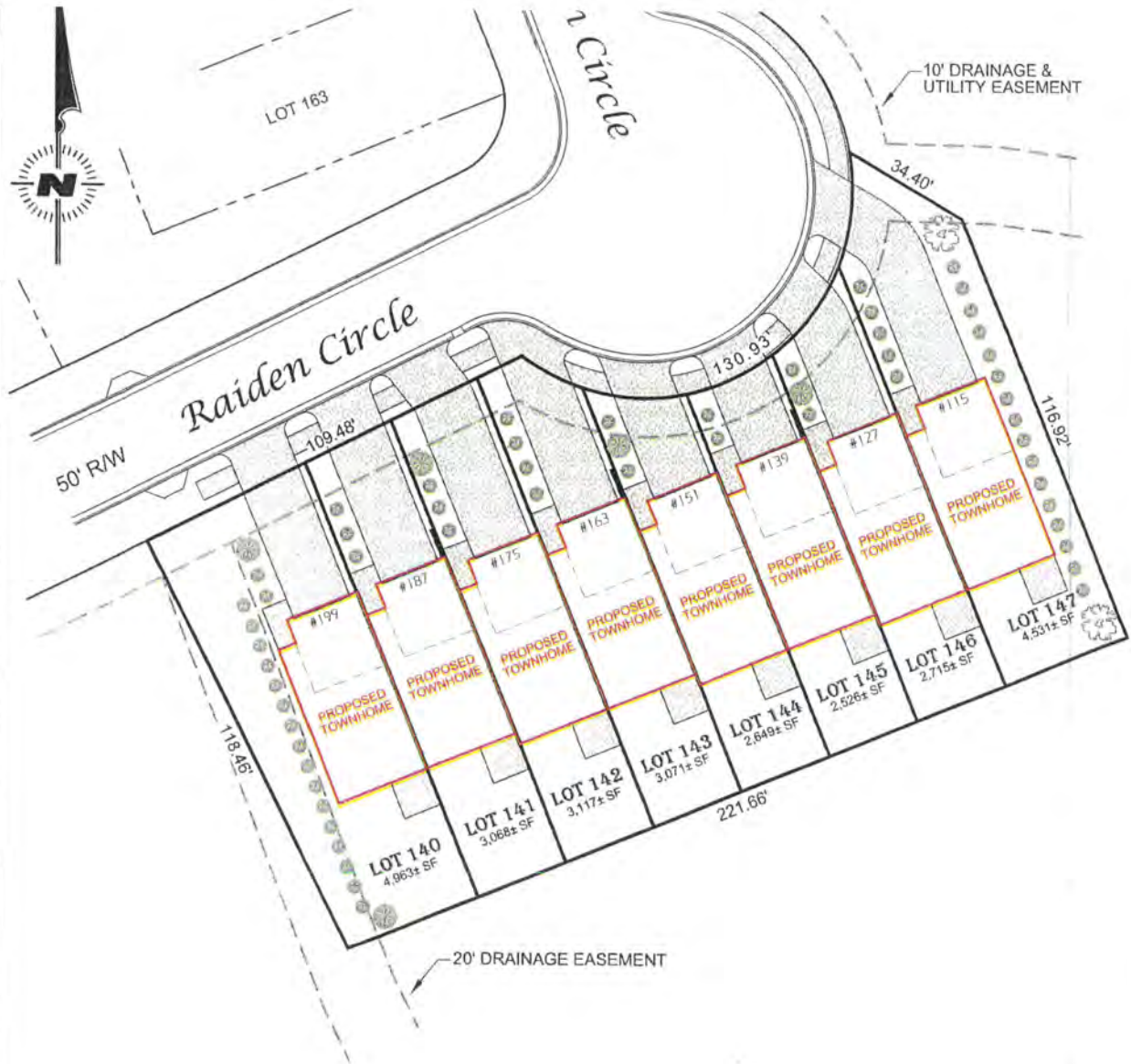
The applicant is requesting final approval for 8 townhome lots and one 2.67 acre lot for future townhome lots and open space. The subdivision is in the Wyndham Gate PUD zoning district.



Subject Property

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WYNDHAM GATES SUBDIVISION,
POD 3, PHASE 3
SEC. 30 T19N Rg 27E
OPELIKA LEE COUNTY ALABAMA
SCALE: 1"=60' JUNE 5, 2023
ARTHUR R. NETTLES, AL. P.L.S. REG. NO. 23346
ALABAMA CERT. OF AUTH. CA. NO. 922



LANDSCAPE PLAN DETAILS

TOWNHOUSE BLOCK SIZE:	26,641± SQUARE FEET
(8 LOTS TOTAL, LOTS 156 - 163)	(0.61± ACRES)
REQ'D PARKING LOT POINTS (1 PT):	16 PTS (2 PER LOT)
BASE POINTS	
REQUIRED POINTS (PTS):	80 PTS
MEDIUM TREE (8 PTS):	16 PTS (2 TOTAL)
UNDERSTORY TREE (5 PTS):	25 PTS (5 TOTAL)
SHRUBS / GROUND COVER (1 PT):	55 PTS (46 TOTAL)
TOTAL LANDSCAPE POINTS:	96 PTS TOTAL (96 TOTAL REQUIRED)
REQUIRED	

96 BASE & PARKING
POINTS REQUIRED

96 BASE & PARKING
LOT POINTS OBTAINED

LEGEND

○	PROPERTY CORNER
RW	RIGHT OF WAY
BSL	BUILDING SETBACK LINE
□	CONCRETE
---	PROPERTY LINE
---	EASEMENT LINE



Licensed Professionals in Alabama & Georgia

McBride & McGill, Inc
Civil Engineering & Land Surveying

2505 Crawford Road, Phenix City, AL 36867
Office: (334) 297-5717 - Fax: (334) 297-1066
Email: comments@mcbride-mcgill.com
Web: www.McBride-McGill.com

LANDSCAPE PLAN

LOTS 140 THROUGH 147, WYNDHAM POD 3, "BOROUGH AT WYNDHAM SOUTH", LYING IN SECTION 13, TOWNSHIP 19 NORTH, RANGE 26 EAST, OPELIKA, LEE COUNTY, ALABAMA

PREPARED FOR:

DRB Homes

DRAWN BY: B. HARRIS

JOB NO: 1506.22

SCALE: 1" = 40'

DATE: AUG. 8, 2022

SHEET NO: 2 / 2

THIS MEDIA SHALL NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND BEARS THE



000263-2023

AGENDA ITEM # 9

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



DEADLINE: 6/6/23 MEETING: 6/27/23

SITE ADDRESS: Corner of Spa Loop and Robert Trent Jones trail

PROPERTY OWNER: RSA

APPLICANT/AUTHORIZED REPRESENTATIVE: Steve Timms and 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.presicisonsurv@gmail.com

TYPE OF PLAT APPROVAL REQUESTED Final 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: National Village Phase 6B

Current Land Use: Vacant

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

Fee: \$75.00

TOTAL = 102

PAID

I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) National Village Phase 6B 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: Steve Timms

(PRINT NAME) **Steve Timms**

5-23-2023

DATE

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: June 27, 2023

Subdivision: National Village Subdivision, Plat 6B

Agenda Item #: E-9

Action Requested: Final Approval

Location of Property: corner of Spa Loop and Robert Trent Jones Trail

Property Owner(s): Retirement Systems of Alabama
Steve Timms, Goodwyn, Mills, and Cawood, and Mike Maher,
authorized representative

Current Zoning: PUD (National Village)

Existing Land Use: Undeveloped

Flood Zone: All portions of plat are in Flood Zone 'X' (area of minimal
flooding) as provided on FEMA FIRM map 01081C0066G dated
11-02-2011.

Staff Comments:

The applicant is requesting final approval for a nine-lot subdivision accessed from Spa Loop. Preliminary plat approval was granted at the November 2022 PC meeting. A portion of the plat was rezoned and added to the National Village PUD. The nine lots have private street access from a new street - 'Links Lane'.

The nine lots range in size from 14,692 square feet to 45,216 square feet. Minimum setbacks are noted on the plat: 15' front, 5' side yard, 15' rear yard. Lots 1 to 7 are for single-family homes. Lots 8 and 9, the largest lots (23,716 sf & 45,216 sf), are reserved as open space lots. Note #14 on plat states the two lots are owned by the Retirement Systems of Alabama reserved for recreational use and the lots are maintained by the Homeowners Association for this site. Sidewalks are required on at least one side of the street. All utilities must be underground. The subdivision is consistent with the National Village master plan.

Planning staff recommends preliminary approval subject to the following:

- 1. All utilities shall be underground.**
- 2. Install sidewalks on at least one side of the street.**

Engineering Department Report

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.
- Because this is a private road, no bonds will be required by the developer.
- 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.

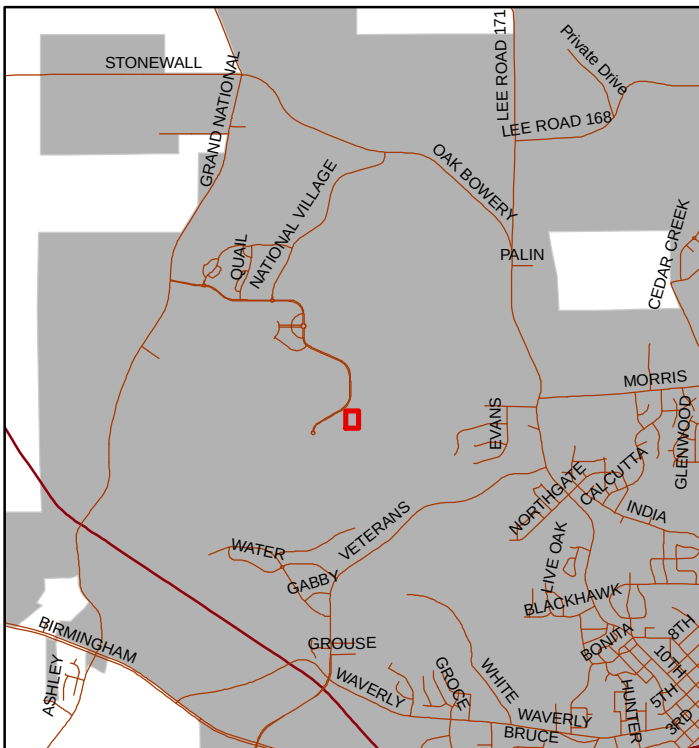
Opelika Utilities Board Report

No objections to final plat as infrastructure has been accepted by Opelika Utilities. Opelika Utilities does respectively request City review of storm infrastructure and detention basin receiving flow from development. This detention area discharge flows directly to Saugahatchee Lake.

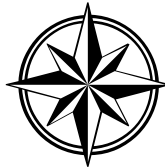
Opelika Power Services Report

This subdivision is inside the Opelika Power Services territory.

**NATIONAL VILLAGE PHASE 6B SUBDIVISION
CORNER OF SPA LOOP & ROBERT TRENT JONES TRAIL
FINAL APPROVAL, E-9**

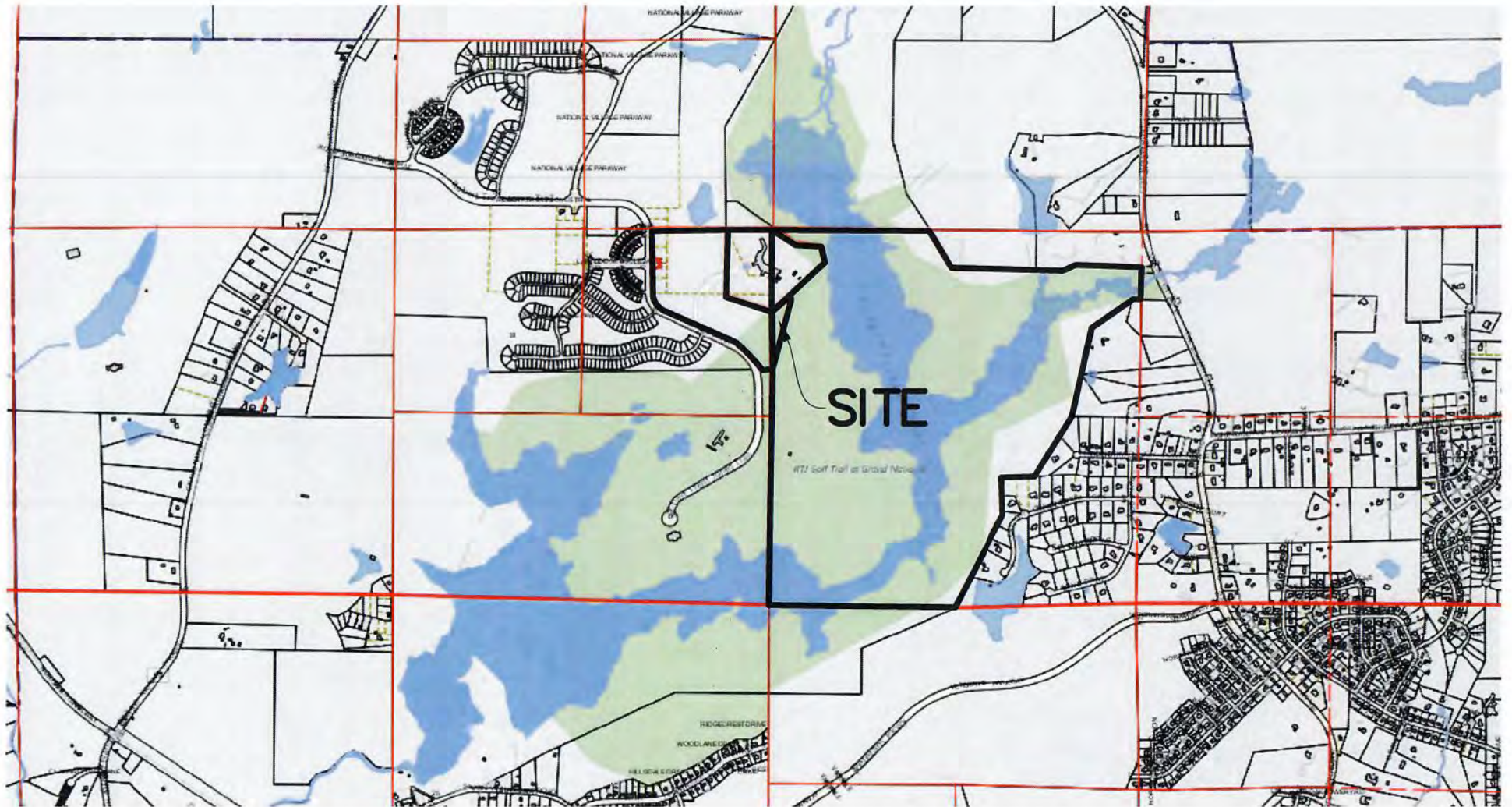


The applicant is requesting final approval for a nine lot subdivision. Eight lots are for single family homes. Two lots are open space.



Subject Property

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VICINITY MAP — NOT TO SCALE

43 04 07 35 0 000 002.001
43 04 08 34 1 000 002.001
43 04 08 34 1 000 002.004
43 04 08 34 1 000 154.000
TEACHERS RETIREMENT SYSTEM
OF ALABAMA
DR. DAVID G. BONNER
CHIEF EXECUTIVE OFFICER
135 SOUTH UNION ST
MONTGOMERY, AL 36104
DEED BOOK 2307, PAGE 354
43 09 01 02 0 000 002.000
WATERWORKS BOARD OF THE CITY -
CITY HALL
OPELIKA, AL 36801
DEED BOOK 803, PAGE 314
43 04 08 34 1 000 035.000
CITY OF OPELIKA WATER WORKS
CITY HALL
OPELIKA, AL 36801
DEED BOOK 562, PAGE 740
43 09 01 02 0 000 002.000
RICK JAMES GOLF LLC
412 MELODY DR
METAIRIE, LA 70001
DEED BOOK 2581, PAGE 788
43 04 08 34 1 000 002.003
DEED BOOK 2644 PAGE 228
GEAUX GOLF LLC
412 MELODY DR
METAIRIE, LA 70001

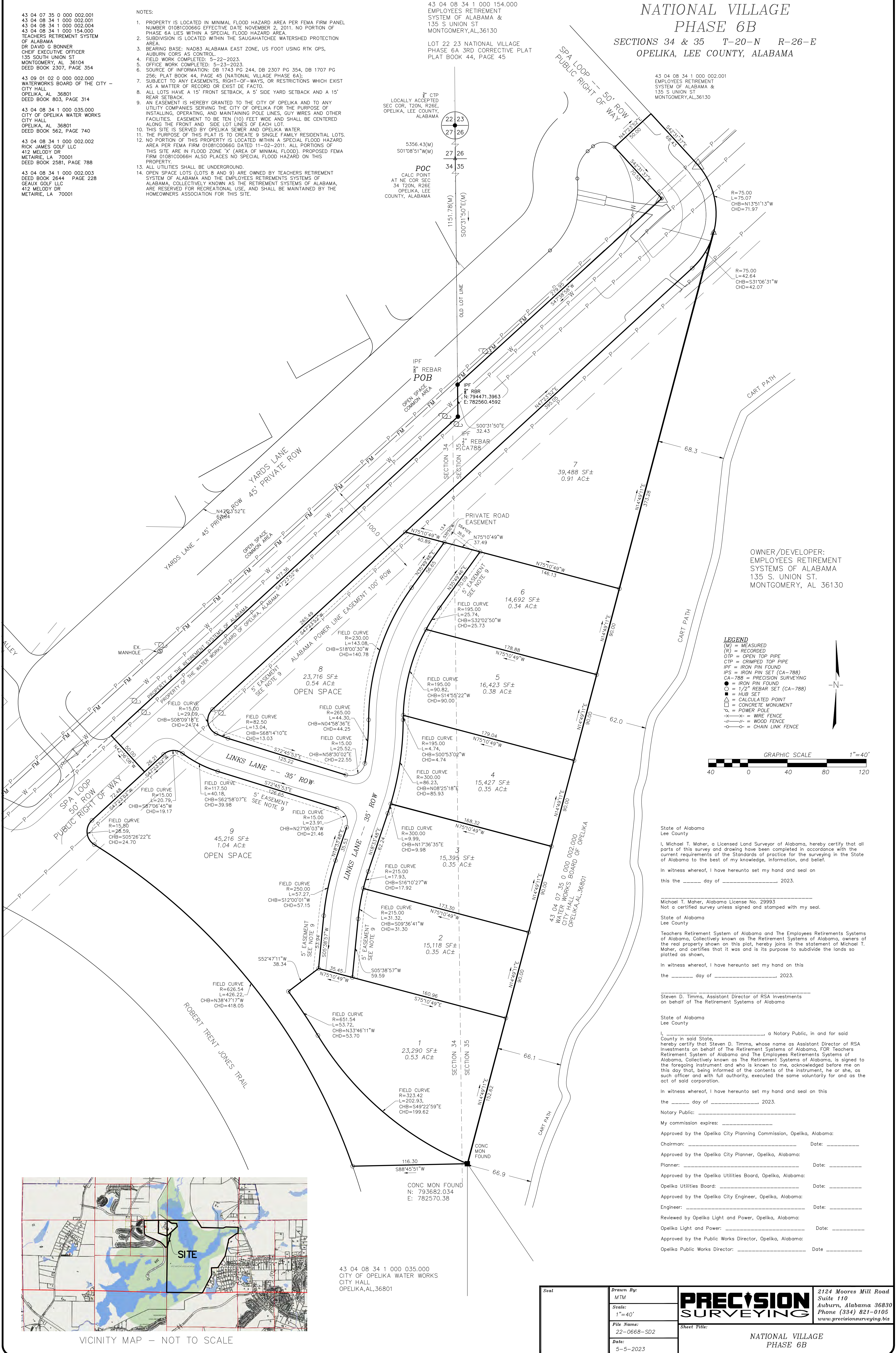
- NOTES:
1. PROPERTY IS LOCATED IN MINIMAL FLOOD HAZARD AREA PER FEMA FIRM PANEL NUMBER 01081C0066G EFFECTIVE DATE NOVEMBER 2, 2011. NO PORTION OF PHASE 6A LIES WITHIN A SPECIAL FLOOD HAZARD AREA.
 2. SUBDIVISION IS LOCATED WITHIN THE SAUGHATCHEE WATERSHED PROTECTION AREA.
 3. BEARING BASE: NAD83 ALABAMA EAST ZONE, US FOOT USING RTK GPS, AUBURN CORS AS CONTROL.
 4. FIELD WORK COMPLETED: 5-22-2023.
 5. OFFICE WORK COMPLETED: 5-23-2023.
 6. SOURCE OF INFORMATION: DB 1743 PG 244, DB 2307 PG 354, DB 1707 PG 256; PLAT BOOK 44, PAGE 45 (NATIONAL VILLAGE PHASE 6A);
 7. SUBJECT TO ANY EASEMENTS, RIGHT-OF-WAYS, OR RESTRICTIONS WHICH EXIST AS A MATTER OF RECORD OR EXIST DE FACTO.
 8. ALL LOTS HAVE A 15' FRONT SETBACK, A 5' SIDE YARD SETBACK AND A 15' REAR SETBACK.
 9. 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.
 10. THIS SITE IS SERVED BY OPELIKA SEWER AND OPELIKA WATER.
 11. THE PURPOSE OF THIS PLAT IS TO CREATE 9 SINGLE FAMILY RESIDENTIAL LOTS. NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA PER FEMA FIRM 01081C0066G DATED 11-02-2011. ALL PORTIONS OF THIS SITE ARE IN FLOOD ZONE 'X' (AREA OF MINIMAL FLOOD). PROPOSED FEMA FIRM 01081C0066H ALSO PLACES NO SPECIAL FLOOD HAZARD ON THIS PROPERTY.
 12. ALL UTILITIES SHALL BE UNDERGROUND.
 13. OPEN SPACE LOTS (LOTS 8 AND 9) ARE OWNED BY TEACHERS RETIREMENT SYSTEM OF ALABAMA AND THE EMPLOYEES RETIREMENTS SYSTEMS OF ALABAMA, COLLECTIVELY KNOWN AS THE RETIREMENT SYSTEMS OF ALABAMA, ARE RESERVED FOR RECREATIONAL USE, AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION FOR THIS SITE.

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

3" CTP
LOCALLY ACCEPTED
SEC COR, T20N, R26E,
OPELIKA, LEE COUNTY,
ALABAMA
5356.43(M)
S01°08'51"W(M)
POC
CALC POINT
AT NE COR SEC
34 T20N, R26E
OPELIKA, LEE
COUNTY, ALABAMA

NATIONAL VILLAGE
PHASE 6B
SECTIONS 34 & 35 T-20-N R-26-E
OPELIKA, LEE COUNTY, ALABAMA

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



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 _____, 2023.

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

State of Alabama
Lee County

Teachers Retirement System of Alabama and The Employees Retirement Systems of Alabama, Collectively known as The Retirement Systems of Alabama, owners of the real property shown on this plat, hereby joins in the statement of Michael T. Maher, and certifies that it was and is its purpose to subdivide the lands so platted as shown.

In witness whereof, I have hereunto set my hand on this the ____ day of _____, 2023.

Steven D. Timms, Assistant Director of RSA Investments
on behalf of The Retirement Systems of Alabama

State of Alabama
Lee County

I, _____, a Notary Public, in and for said County in said State, hereby certify that Steven D. Timms, whose name as Assistant Director of RSA Investments on behalf of The Retirement Systems of Alabama, FOR Teachers Retirement System of Alabama and The Employees Retirement Systems of Alabama, Collectively known as The Retirement Systems of Alabama, 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 the instrument, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

In witness whereof, I have hereunto set my hand and seal on this the ____ day of _____, 2023.

Notary Public: _____

My commission expires: _____

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

Chairman: _____ Date: _____

Approved by the Opeika City Planner, Opeika, Alabama:

Planner: _____ Date: _____

Approved by the Opeika Utilities Board, Opeika, Alabama:

Opeika Utilities Board: _____ Date: _____

Approved by the Opeika City Engineer, Opeika, Alabama:

Engineer: _____ Date: _____

Reviewed by Opeika Light and Power, Opeika, Alabama:

Opeika Light and Power: _____ Date: _____

Approved by the Public Works Director, Opeika, Alabama:

Opeika Public Works Director: _____ Date: _____

VICINITY MAP - NOT TO SCALE

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: June 27, 2023

Action Requested: Vacate a portion of Country Club Road

Agenda Item #: F-10

Location of Property: Country Club Road adjacent to Auburn University Regional Airport

Property Owner(s): Auburn University

Current Land Use Runway and safety zone for runway (formerly Indian Pines Golf Course)

Current Zoning I-1

Flood Zone: None

Staff Comments:

The petitioner is requesting to vacate a 60-foot wide portion of Country Club Road. The Auburn University Regional Airport acquired the property across the street from the City of Auburn and City of Opelika (formerly part of the golf course). The airport has restrictions on the type of aircraft that can be accommodated by the runway due to not having the required safety zone. This vacation of property would allow the airport a sufficient safety zone for landings. The petitioner owns the property on each side of the alley therefore the only petitioner. The amount being vacated is approximately 1,000 feet in length, although more of the street would likely be closed due to the loss of connectivity. All of the surrounding property owners will retain access to public streets.

Recommendation

Staff recommends a positive recommendation be sent to City Council to the proposed right-of-way for Country Club Road.

Engineering Department Report

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

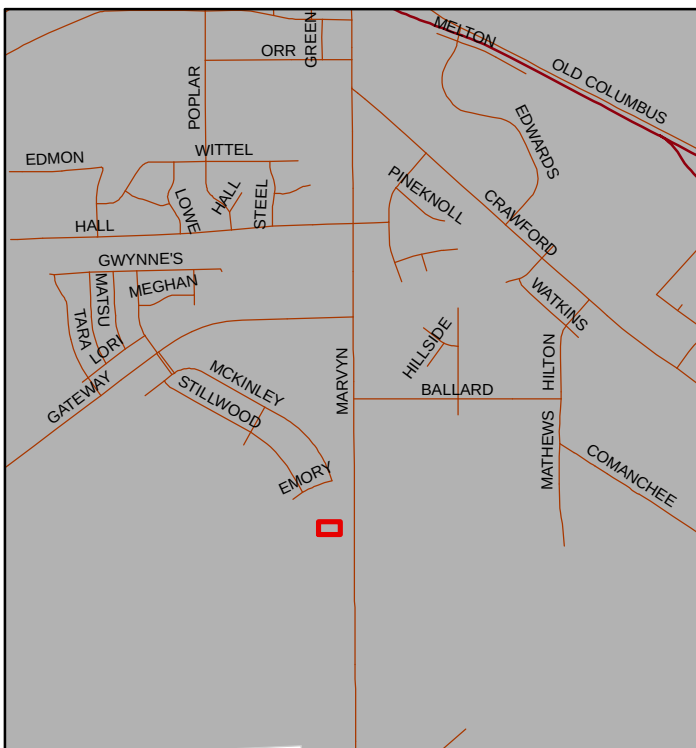
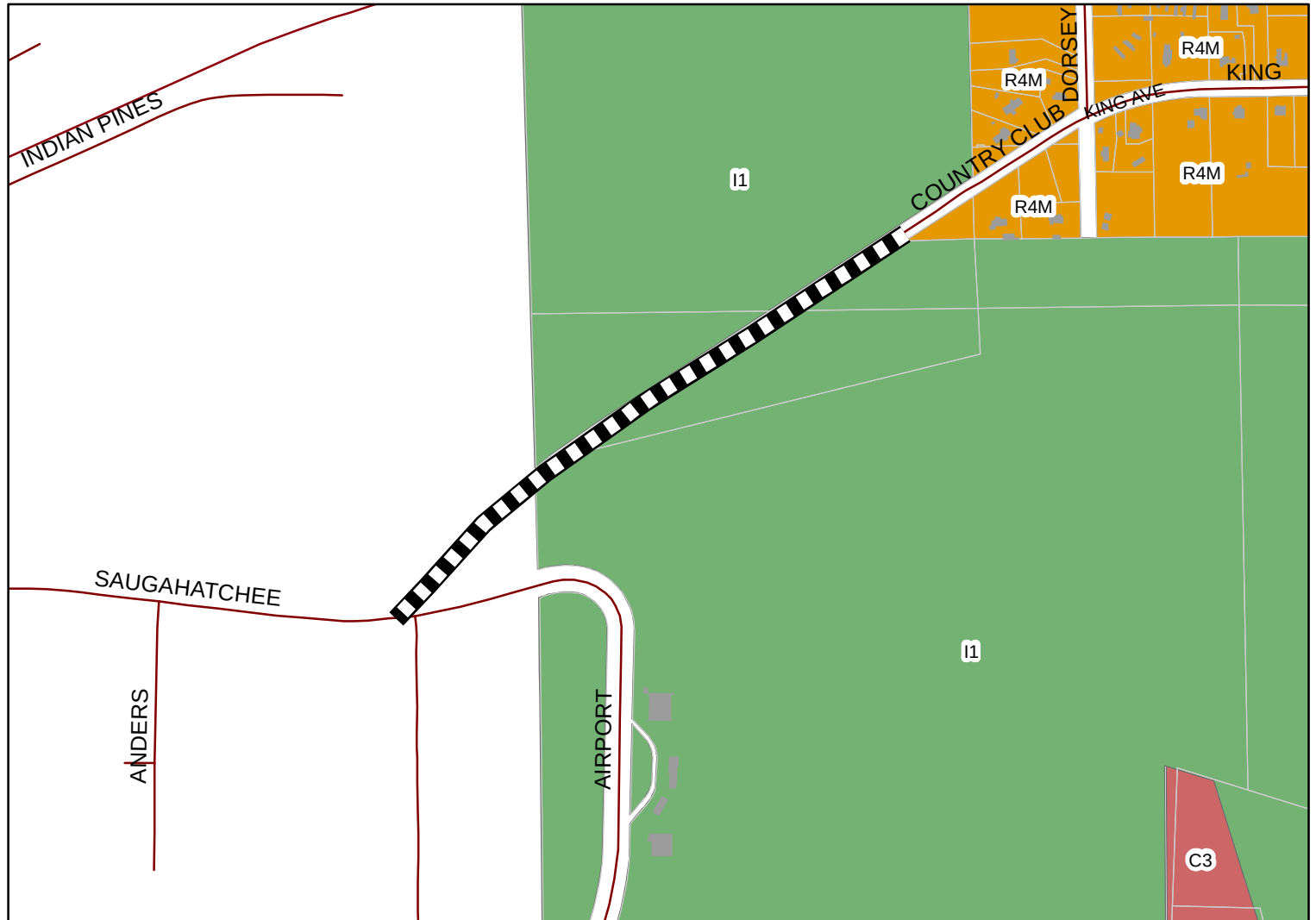
Opelika Utilities Board Report

No objections to the vacation of this portion of Country Club Drive.

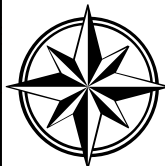
Opelika Power Services Report

This subdivision is outside of the Opelika Power Services territory.

VACATE A PORTION OF COUNTRY CLUB ROAD RECOMMENDATION TO CITY COUNCIL, F-10

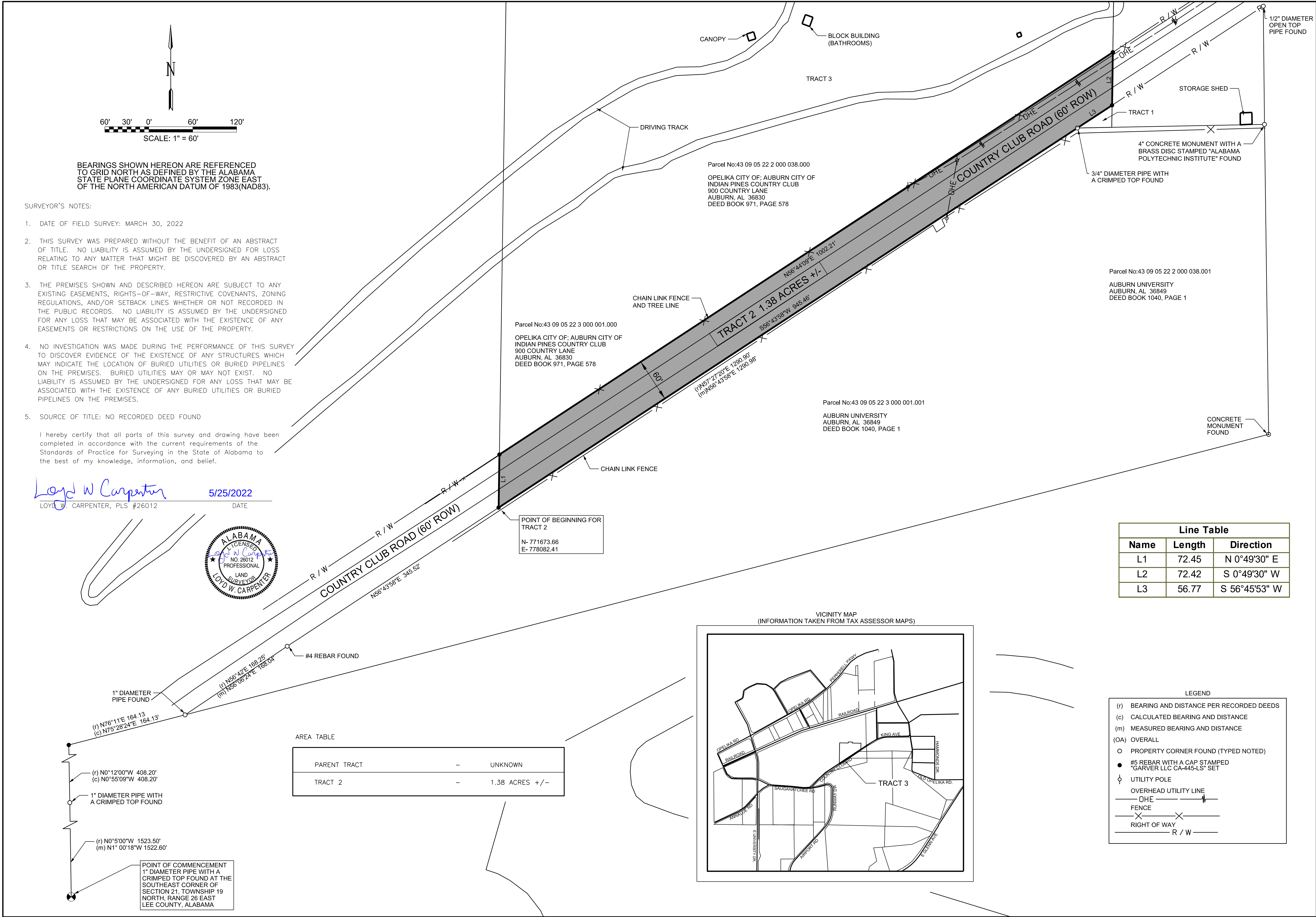


A runway extension project at the Auburn Opelika Airport allows larger airplanes to land at the airport and enhance safety. The extension requires a portion of Country Club Road to be vacated as well as renovations to the Indian Pines golf course.



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.





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5125A Research Drive
Huntsville, AL 35805
(256) 534-5512

OWNER/DEVELOPER:

CITY OF AUBURN
144 TICHENOR AVE,
AUBURN, AL 36830

BY	DESCRIPTION	DATE	REV.

AUBURN UNIVERSITY REGIONAL AIRPORT
(AUO) RUNWAY 18 RSA LAND ACQUISITION

2150 MIKE HUBBARD BOULEVARD
AUBURN, AL 36830

SECTION 22, TOWNSHIP 19 NORTH, RANGE 26 EAST HUNTSVILLE, ALABAMA

LAND ACQUISITION SURVEY

TRACT 2

JOB NO.: 22A01060
DATE: MAY 2022
CHECKED BY: LWC
DRAWN BY: AMC

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1" IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

DRAWING NUMBER
AUO-2

SHEET
NUMBER



Master Plan Revisions - Minor Amendment - Application
 PLANNING DEPARTMENT
 700 FOX TRAIL
 OPELIKA, AL 36801



PC DEADLINE: _____ PC MEETING: June 27th

PROPERTY OWNERS/
 AUTHORIZED REPRESENTATIVE: Joe Mazzucchelli
 MAILING ADDRESS: PO Box 399 Winston GA 30187
 PHONE NUMBER: 8477143707 Email: Joe@trustnewhomes.com

PARCEL INFORMATION

Site Address: 3194 Plainsman Loop, Opelika AL (off Hi Pack Road)
 Description of proposed use: Building set back change. change the front to 10' and back to 15' for all lots 1-128

Tax Parcel Number: _____

Adjacent Zoning Districts: North: M-1, C-3 South: R-5 East: R-4 West: R-5

Current Land Use: Mixed residential

Current Zoning: PUD - Villages at Opelika

I hereby request my property located at (street address) 3194 Plainsman Loop, Opelika AL,
 Tax Map parcel number _____ reviewed for a Master
 Plan amended. 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>Joe Mazzucchelli</u>	6/14/23
(PRINT NAME) <u>Joe Mazzucchelli</u>	DATE

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

Meeting Date:	June 27. 2023		
Agenda Item #:	G-11		
Action Requested:	Fox Run Master Plan Amendment – Minor Amendment – Revise Front and Rear Minimum Building Setbacks		
Location of Property:	3001 Hi Pack Road		
Property Owner(s):	SP Opelika Ventures LLC Joe Mazzucchelli, authorized representative		
Current Land Use:	Residential (under construction)		
Current Zoning:	PUD (Planned Unit Development)		
Surrounding Zoning Districts And Land Uses:	North	M-1, C-3	Packaging plant & undeveloped
	South	R-5	Single family homes
	East	R-4	Undeveloped
	West	R-5	Airview Baptist Church

Action Requested:

The Villages at Opelika PUD consists of 128 residential units on 21.9 acres – 77 single family homes and 35 townhomes. The minimum front setback for the single family homes is 15 feet front yard, 5 feet side yard, and 10 feet rear yard. For the townhome lots, minimum front setback is 15 feet, side yard zero setback (townhomes attached together), and rear yard 10 feet.

The lot sizes and front & rear yard area are small for this development. The lot widths for most single family home lots range from 37' to 41' and lot length is from 90' to 109'. The house plans for most lots show a 62 foot long single family home for the 90 to 109 foot long lot.

The applicant is requesting a swap or an exchange with the minimum front and rear yard setbacks. That is, the current 15 foot front setback for single family lots and townhome lots changed to 10 feet and the 10 foot rear yard setback changed to 15 feet. The extra 5 feet in rear yard space increases the rear yard area from 380 sf to 490 sf. The rear yard increase provides more useable yard space than the front yard. The front yards have concrete driveway (9' x 14') that also serves as a parking space.

If a 10 foot front yard setback is approved, then the 9x18 parking space in the driveway will extend 8 feet into the right-of-way. The parking space will be one foot from a 5 foot wide sidewalk. The length of automobiles and trucks range from 10 to 18 feet; the average vehicle length is 14.7 feet. If a minimum 10 foot front setback is allowed, then the average size vehicle (14.7 length) is 4 to 5 feet from the sidewalk.

Along the right of way, fiber optics lines will be installed underground by directional boring. Steven Keith, design engineer with AT&T, said the handholes (or cover plate) installed for fiber serves as the access point to each fiber section. The handholes are installed in the grass area. He said if there is a problem with a fiber section then the entire cable will be replaced with directional boring. He said a minimum 10 foot setback and a vehicle parked in the right of way should not be a problem with fiber optic installations.

Recommendation

Staff recommends approval of this minor amendment to the Villages of Opelika master plan: Allow a minimum 10 foot setback in the front yard and a minimum 15 foot minimum setback in the rear yard for all single family home lots and townhome lots. (The minimum side yard setbacks will remain the same: minimum 5 foot side yard setback and minimum 6' side yard setback on street.)

Engineering Department Report

No comments at this time.

Opelika Utilities Board Report

No comments at this time.

Opelika Power Services Report

No comments at this time.

GENERAL NOTES:

- 1.SOURCE OF RECORD INFORMATION USED: DEED BOOK 2571 AT PAGE 361, AND PLAT BOOK 10 AT PAGE 134 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
6. THERE MAY BE MATTERS OF RECORD, SUCH AS CONVEYANCES, EASEMENTS, RIGHTS-OF-WAY, ETC. THAT MAY AFFECT THE TITLE TO THE SUBJECT PROPERTY WHICH ARE NOT KNOWN TO THE SURVEYOR AND NOT DISCLOSED BY THIS PLAT.
7. EXISTING EASEMENT LOCATIONS SHOWN ARE BASED ON AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY JAMES D. MILLER, PLS NO. 17256, DATED JUNE 6, 2019 FOR SOUTHSIDE CORP., LLC., HI PACK QOZB I, LLC., HILLSTONE OPPORTUNITY ZONE FUND I, LLC., AND HILLSTONE ADVANTAGE PARTNERS, LLC.

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 08°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

HIPACK PARK

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

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

LOT CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD	DISTANCE
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 69°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 43°31'52" W	14.15
C21	22°22'51"	80.08	205.00	S 10°44'10" W	79.57
C23	16°33'52"	41.92	145.00	N 10°35'42" E	41.77
C25	25°49'08"	66.34	145.00	S 09°01'02" W	64.79
C26	25°49'08"	92.38	205.00	N 09°01'02" E	91.60

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

LEGEND
D - DRAINAGE EASEMENT
U - UTILITY EASEMENT
A - ACCESS EASEMENT
o SET 5/8" REBAR WITH
SAIN CAPICAO0279)

SCALE IN FEET
1" = 60'
60 30 0 60 120 180

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 Stogge Road
Auburn, AL 36832



VICINITY MAP

LOT NUMBER S.F.

LOT NUMBER	LOT AREA	LOT NUMBER	LOT AREA
1	4718	80	3350
2	4469	81	3360
3	4469	82	3358
4	4469	83	3358
5	4469	84	3352
6	4469	85	3349
7	4469	86	3345
8	4469	87	3342
9	4469	88	3339
10	4469	89	3335
11	4469	90	3440
12	4469	91	2325
13	4469	92	1628
14	4469	93	1628
69	3475	94	1924
70	3475	95	1924
71	3370	96	1628
72	3370	97	1924
73	3370	98	9065
74	3370	99	2368
75	3370	100	1628
76	3370	101	1628
77	3369	102	1924
78	3369	103	1918
79	3371	104	1634
		105	2333

HOUSE SETBACKS:

- FRONT SETBACKS - 15'
- SIDE SETBACKS - 5'
- SIDE SETBACK - 5'
- ABUTTING A STREET - 6'
- REAR SETBACKS - 10'

TOWNHOME SETBACKS

- FRONT SETBACKS - 15'
- SIDE SETBACKS - 0'
- REAR SETBACKS - 10'

PLAT NOTES:

1. LARGE CANOPY TREE SHALL BE INSTALLED FOR EACH HOUSE FRONTAGE
2. AMENITY, OPEN SPACE AREAS, ALLEYS AND ASSOCIATED AREAS SHALL BE MAINTAINED BY HOMEOWNERS ASSOCIATION.
3. PROVIDE SIDEWALKS ON BOTH SIDES ADJOINING AN AMENITY OR RESIDENCE

Requesting for the highlighted lots above ! The front building setback changed from 15' to 10' and the rear building setback changed from 10' to 15' to allow a larger usable rear yard area.

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 REQUIREMENTS OF STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

DECEMBER 14, 2022

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

DEDICATION

I, Blake Oliver, 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
as registered agent for SP Opelika Ventures, LLC
DATE 12/27/22

ACKNOWLEDGEMENT

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

NOTARY PUBLIC
MY COMMISSION EXPIRES: 12/19/24

REVIEWED ON BEHALF OF OPELIKA POWER SERVICES,
OPELIKA, LEE COUNTY, ALABAMA.
DATE 12-28-2022

REVIEWED ON BEHALF OF THE UTILITIES BOARD OF THE CITY OF OPELIKA, LEE COUNTY, ALABAMA.
DATE 12-22-22

APPROVED BY THE PUBLIC WORKS DEPARTMENT OF THE CITY OF OPELIKA, LEE COUNTY, ALABAMA.
DATE 12/22/2022

APPROVED BY THE OPELIKA CITY PLANNER:
DATE 1/3/2023

APPROVED BY THE OPELIKA CITY ENGINEER:
DATE 12/22/2022

APPROVED BY THE OPELIKA PLANNING COMMISSION:
DATE 12/28/2022

THE VILLAGES OF OPELIKA
FINAL PLAT-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: December 14 2022.

**REZONING APPLICATION**

PLANNING DEPARTMENT

700 FOX TRAIL

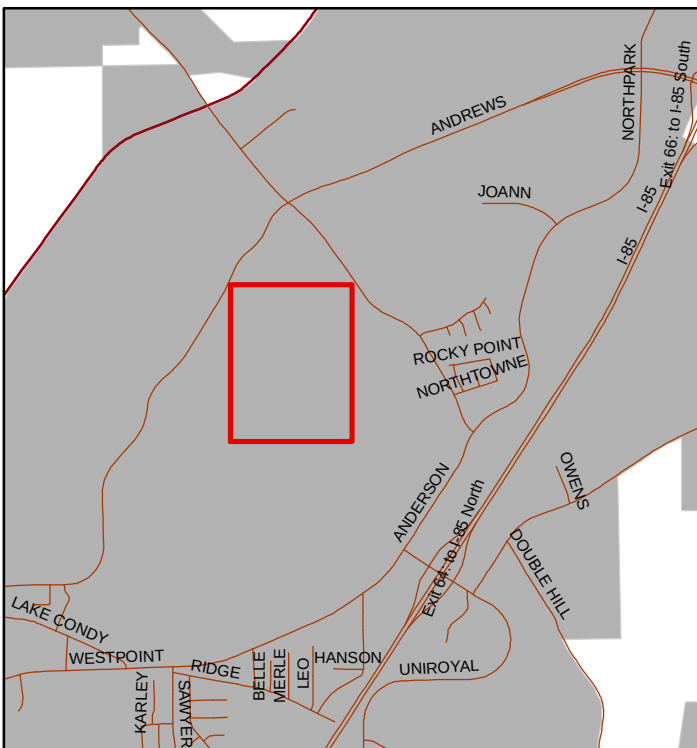
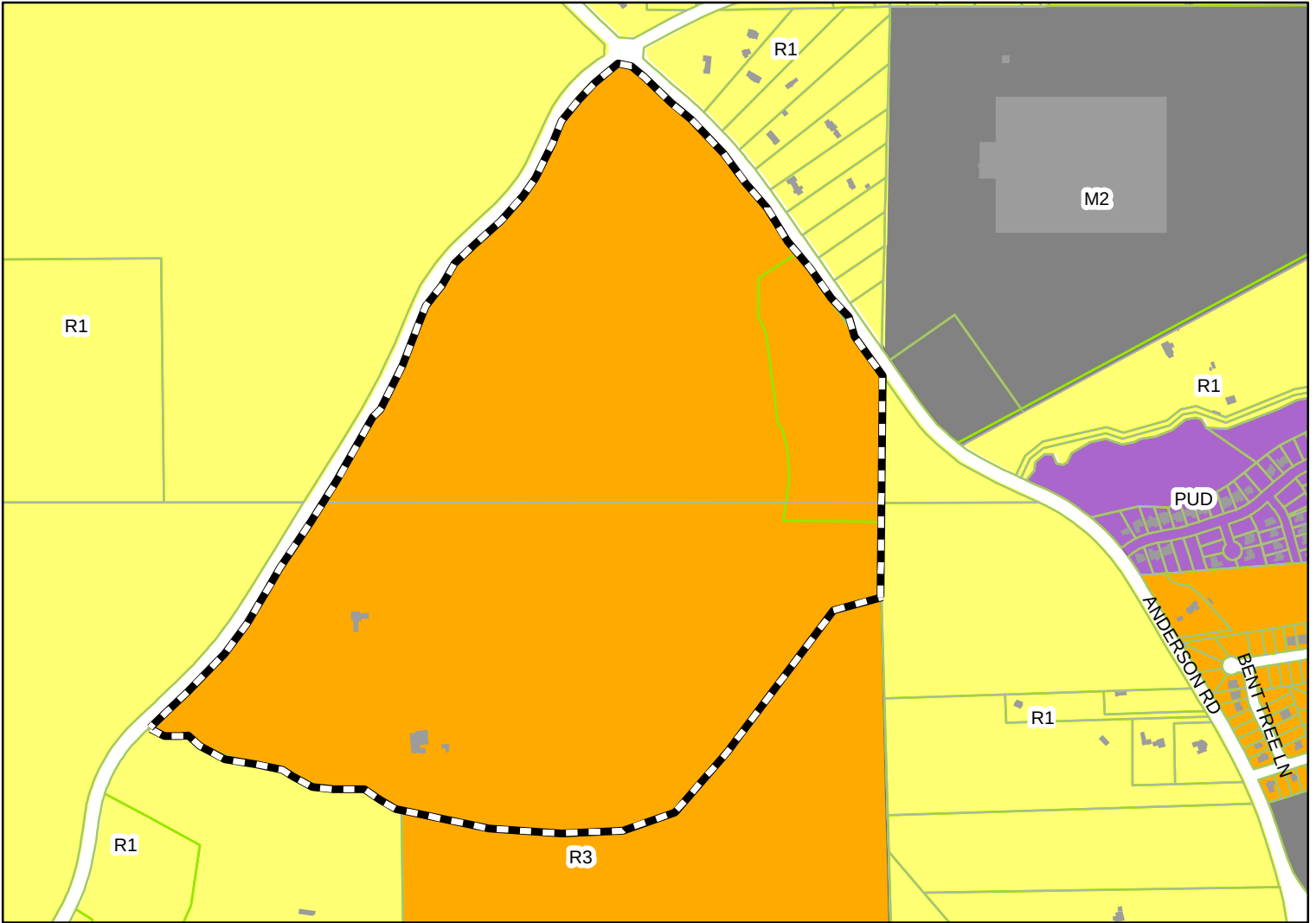
OPELIKA, AL 36801

PC DEADLINE: 4/18/23 PC MEETING: 4/25/23**PROPERTY OWNERS/**AUTHORIZED REPRESENTATIVE: Blake Rice, Barrett Simpson, Inc.MAILING ADDRESS: 223 S. 9th St. Opelika, AL 36801PHONE NUMBER: 334-745-7026 Email: brice@barrett-simpson.com**PARCEL INFORMATION**Site Address: 3400 Anderson Rd.Description of proposed use: Single-family Residential/TownhomesTax Parcel Number: 43-03-08-28-0-000-006.015 & 43-03-08-33-0-000-001.000Adjacent Zoning Districts: North: R1 South: R3 East: R3/R1 West: R1Current Land Use: VacantCurrent Zoning: R3Proposed Zoning: PUDNumber of APO: 12 x \$7.00 = \$ 84.00
(Adjacent Property Owners)Fee: \$125.00**TOTAL** = \$209.00**PAID:** _____

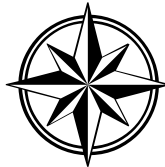
I hereby request my property located at (street address) 3400 Anderson Rd. Opelika, AL 36801,
Tax Map parcel number 43-03-08-28-0-000-006.015 & 43-03-08-33-0-000-001.000 be rezoned from
R3 to PUD. A copy of the tax area map, a survey of the property, a copy of the deed
for the property, and the names 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) Blake Rice, Barrett-Simpson, Inc.DATE 3/28/23

EDGEFIELD FARM REZONING ANDERSON ROAD AND ANDREWS ROAD R-1 TO PUD, E-11a-11b



The applicant is requesting to rezone 197 acres from a R-1 to a PUD zoning district. The development includes 404 single family home lots, 140 townhome lots, and amenity & open space areas. This agenda item was tabled at the May 23rd PC meeting.



Subject Property

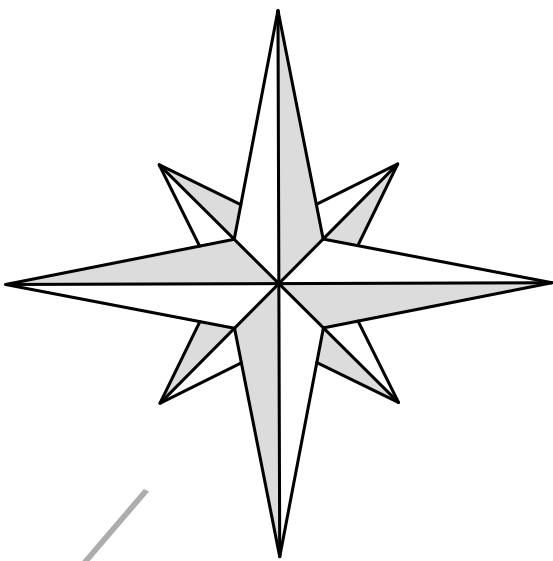
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PUD EXHIBIT

EDGEFIELD FARM

OPELIKA, LEE COUNTY,
ALABAMA

N



NOTES:

1. This Conceptual Plan was prepared for the exclusive benefit of BSI client. Boundary Information taken from Lee County Tax Maps, not surveyed Topographic Information taken from Lee County GIS Data.
2. This drawing represents a conceptual plan for the development of the subject property. There may be factors that could affect the development, use and/or yield of the property which would only be disclosed by a thorough site assessment, including survey, topographic survey, environmental assessment, wetlands delineation and utility availability, which may have not been performed for the purpose of this conceptual plan. There is no assurance by Barrett-Simpson, Inc. that the property can be developed according to this plan, or a reasonable cost.
3. Development Data:

-Total Property Area:	197 Acres±
-Proposed Use:	Single Family Residential
-Current Zoning:	R3 - Low Density Residential
-Required Zoning:	PUD
-Typical Lot Size:	50' x 150', 40' x 150'
-Total Number of Lots Proposed, 50':	243
-Total Number of Lots Proposed, 40':	160
-Total Number of Townhomes Proposed:	140
-Total Area of Open Space & Buffers:	86.64 Acres±
-Total Number of Open Space/Det Lots:	5
-Total Number of Residential Lots:	544
-Total Number of Lots:	544
-Total Length of Streets:	17,665 LF±
-New Street Right of Way Width:	60 feet
4. All Right-of-Way and roadway widths will comply with the Opelika Public Works Manual.



VICINITY MAP

N.T.S

