



**CITY OF OPELIKA
PLANNING COMMISSION
REGULAR MEETING AGENDA
300 Martin Luther King Blvd.
October 24, 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 and Final) - Public Hearing**
 1. Creekside Village SD, Phase 2, 13 lots, accessed from Lee Road 270 and 266, Mike Maher, Precision Surveying, authorized representative for Campfields Lands LLC, Preliminary and Final approval
 - B. **FINAL PLAT**
 2. Springhill Heights SD, Block G, Redivision of Lots 53-58, 3 lots, accessed from Spring and Arnold Street, Nick Howell, authorized representative for 2H Properties, LLC, Final Approval
 3. Wyndham Gates SD Pod 3, Phase 4, 9 lots, accessed from Alana Court and Raiden Circle, Doug Ransom, authorized representative for DRB Group Alabama, LLC, Final Approval
 - C. **PLAT (Preliminary Only) and CONDITIONAL USE - Public Hearing**
 4. Moore Bass Consulting, Inc, authorized representative for Thrash Investments, Inc, accessed from the 220 block of Samford Avenue, R-4 zone, 29 townhome lots.
 5. Warwick Retreat SD, 94 lots (55 single family lots & 29 townhome lots), accessed from 220 block of Samford Avenue, Moore Bass Consulting, Inc, authorized representative for Thrash Investments, Inc, Preliminary Approval
 - D. **CONDITIONAL USE - Public Hearing**
 6. Lee Tharp, PE, authorized representative for Hogan Investment Properties, LLC, 2220 Enterprise Drive, C-2 zone, A 7,125 square foot addition to an existing 10,250 square foot ABC distribution warehouse (Alabama Alcoholic Beverage Control Board)
 - E. **REZONING and CONDITIONAL USE - Public Hearing**
 7. (a) Amendment to the Future Land Use Map, accessed from 600 block Veterans Parkway or 3500 block Waverly Parkway, 16.3 acres, from a mixed use land use

category to a light commercial land use category.

(b) Rezoning request, Ledge Nettles, authorized representative for Robert Cash, 16.3 acres, accessed from 600 block of Veterans Parkway or 3500 block of Waverly Parkway from R-5 to C-2, GC-P.

8. Ledge Nettles, authorized representative for Robert Cash, accessed from 3500 block of Waverly Parkway, C-2, GC-P zone, Indoor fitness facility (Conditional use approval is subject to rezoning property to C-2, GC-P).

F. **ANNEXATION**

9. Annexation request, Deidre W. Jones and Jason F. Jones, 6551 U.S. Highway 431 North, Annex 30,116 square feet, R-1 zoning district requested.

V. **OLD BUSINESS**

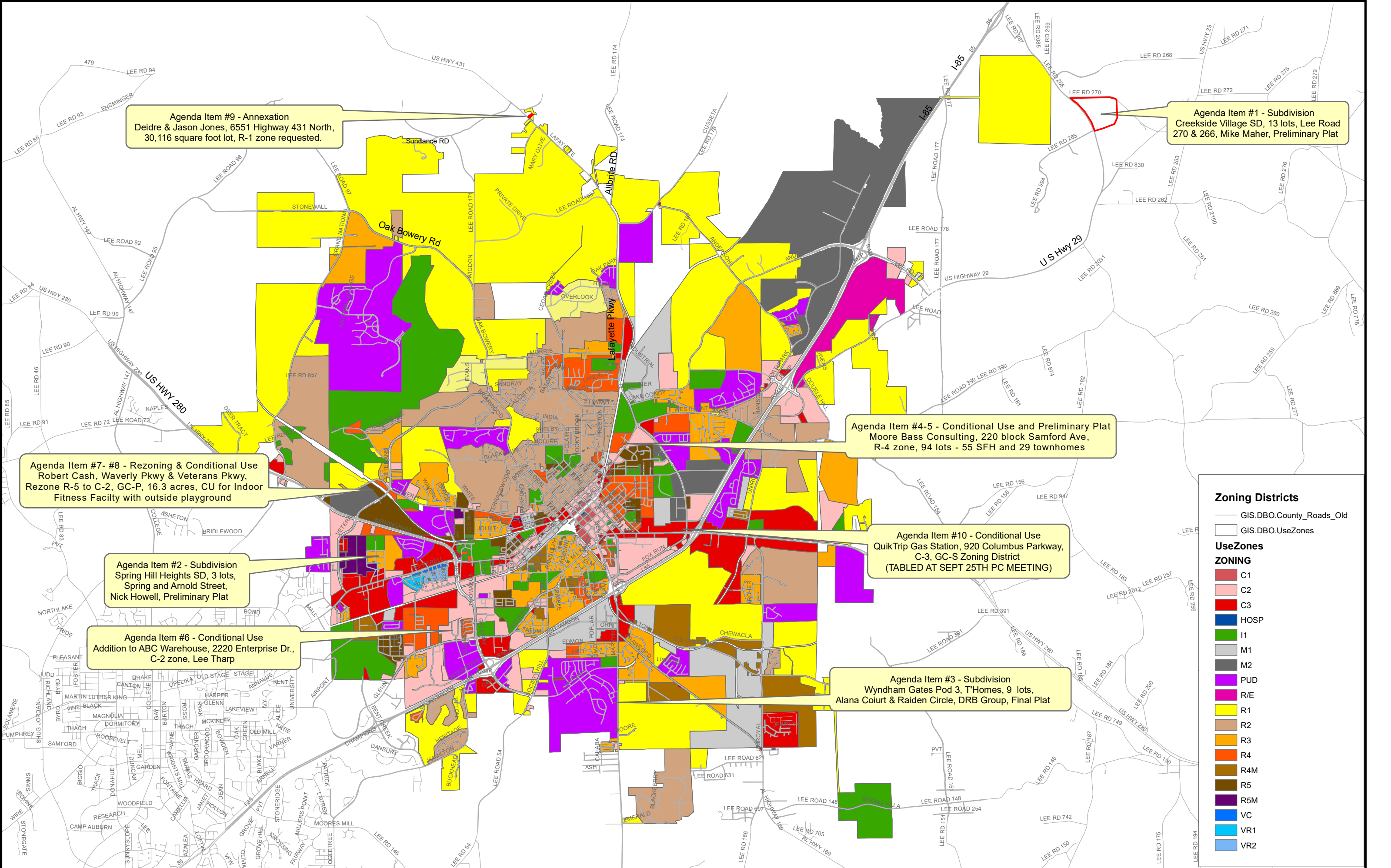
G. **CONDITIONAL USE - Public Hearing**

10. Foresite Group LLC and QuikTrip Corporation, authorized representative for Food Services of Tallahassee, Inc., 920 Columbus Parkway, C-3, GC-P, Gas station & convenience store (*This item was tabled by the applicant at the September 26, 2023 Planning Commission meeting*)

VI. **OTHER BUSINESS**

- H. Approve dates for November and December Planning Commission Meetings.

“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 - Annexation
Deidre & Jason Jones, 6551 Highway 431 North,
30,116 square foot lot, R-1 zone requested.

Agenda Item #1 - Subdivision
Creekside Village SD, 13 lots, Lee Road
270 & 266, Mike Maher, Preliminary Plat

Agenda Item #7- #8 - Rezoning & Conditional Use
Robert Cash, Waverly Pkwy & Veterans Pkwy,
Rezoned R-5 to C-2, GC-P, 16.3 acres, CU for Indoor
Fitness Facility with outside playground

Agenda Item #4-5 - Conditional Use and Preliminary Plat
Moore Bass Consulting, 220 block Samford Ave,
R-4 zone, 94 lots - 55 SFH and 29 townhomes

Agenda Item #2 - Subdivision
Spring Hill Heights SD, 3 lots,
Spring and Arnold Street,
Nick Howell, Preliminary Plat

Agenda Item #6 - Conditional Use
Addition to ABC Warehouse, 2220 Enterprise Dr.,
C-2 zone, Lee Tharp

Agenda Item #10 - Conditional Use
QuikTrip Gas Station, 920 Columbus Parkway,
C-3, GC-S Zoning District
(TABLED AT SEPT 25TH PC MEETING)

Agenda Item #3 - Subdivision
Wyndham Gates Pod 3, T'Homes, 9 lots,
Alana Court & Raiden Circle, DRB Group, 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.

September 26, 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 September 26, 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, Mrs. Leigh Whatley, Mr. Michael Hilyer, Mr. Jay Walters, and Mr. John Sweatman.

MEMBERS ABSENT:

STAFF PRESENT: Mr. Matt Mosley, Planning Director
Mr. Martin Ogren, Assistant Planning Director
Mrs. Rachel Dennis, Planner
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 August 22, 2023

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

III. UPDATE ON PREVIOUS PC CASES

Mr. Mosley stated that the Edgefield Farm rezoning request is going to City Council on October 3rd.

IV. NEW BUSINESS

A. PLAT (Preliminary Only) - Public Hearing

1. Fox Path Subdivision, 29 lots, Highway 29 North, Brandon Bolt, authorized representative for Edgar Hughston Builder, Inc., Preliminary Approval
Mr. Mosley presented the staff report to the Planning Commission for Fox Path Subdivision accessed from Highway 29 North. He stated that staff recommends preliminary approval subject to the following:

1. **Correct the minimum lot width to be 80 ft in the table and on lots (13 and 14).**
2. **Easements shown are not labeled nor is the width given.**
3. **There is no legend.**
4. **The certificates for the Opelika officials need to be included.**

From: Kendall Andrews <KAndrews@leeco.us>

Sent: Tuesday, September 12, 2023 4:10 PM

We do not approve preliminary plats with new infrastructure without a set of construction plans. I do have a couple of comments for this layout however:

- The detention ponds must be split among adjacent lots. They cannot be on stand alone lots.
- Remove the County Commission certificate
- Add the Lee County Planning Commission certificate (attached)
- Lots 19 & 20 will have to have a shared driveway. Show this on the plat
- We will need access approval from ALDOT



Kendall Andrews, P.E.

Assistant Engineer I

P: (334) 737 – 7011 / F: (334) 745 – 6994

www.Leeco.us

Mr. Parker provided the reports for Engineering, Opelika Utilities Board, and Opelika Power Services. He stated that ALDOT will regulate and authorize all access and this development to US 29. He also stated that this development is in Beulah Utilities District service area and this subdivision is outside of the Opelika Power Services territory.

Chair Cannon opened the public hearing.

Sarah Sikes, 626 Lee Road 266, asked if these lots would be on city water or sewage?

Mr. Parker stated that they would not be on city sewage, they will be on septic tanks. He also stated that they will be serviced by Beulah Utilities.

Sarah Sikes stated that to the left of this plat there are 100 acres that are designated to have 150 houses built and they are all on septic tanks. She stated that she has a well and that she is concerned about the number of septic tanks.

Mr. Parker stated that the septic systems are managed by the Lee County Health Department

and that she should speak with them about her concerns.

Chair Cannon closed the public hearing.

Motion to grant preliminary plat approval with staff recommendations

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

B. FINAL PLAT

2. Anderson Lakes Plat No. 2 SD, 24 lots, 2801 Anderson Road, Flowers & White Engineering, LLC, authorized representative for McIntyre Home Builder, LLC, Final Approval

Mr. Mosley presented the staff report to the Planning Commission for Anderson Lakes Plat No. 2 Subdivision accessed from 2801 Anderson Road. He stated that staff recommends final approval subject to the following:

1. **Add the section, township, and range in the subdivision title.**
2. **Some corner markers are not shown.**
3. **Install underground utilities.**
4. **Install sidewalks on at least one side of all streets.**
5. **Add property owner or developers name and address**
6. **Add the minimum side & rear building setbacks**
7. **For the 20 foot front setback provided on plat include the minimum variation distance compared to the adjacent lots. The building location shall not encroach into the 20 foot minimum front setback.**
8. **Add note on plat who is responsible for the maintenance of Parcel A.**

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

Mr. Hilyer stated that ESG has a new film to review.

Motion to grant final plat approval with staff recommendations

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

C. Conditional Use - Public Hearing

3. Base Hits LLC, property owners, 1595 and 1605 Auburn Street, R-3 zone, Duplex on each lot

Mr. Mosley presented the staff report to the Planning Commission for the proposed conditional use request of a duplex on each lot at 1595 and 1605 Auburn Street. He stated that the two duplexes or four dwelling units are small units at 900 sf but for some households the units may be more affordable or provide another choice of housing in the immediate area. Staff recommends approval of the two duplex dwellings on separate lots subject to a 25% density increase approval by the Planning Commission for the 22,968 sf duplex lot so the duplex meets the maximum density requirements (3.5 du/a) of the R-3 zone.

Mr. Parker provided the reports for Engineering, Opelika Utilities Board, and Opelika Power Services. He stated that the developer will need to apply for new services and meters for each dwelling/unit. Water is available from Auburn Street.

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: John Sweatman

DISCUSSION: Mr. Sweatman asked if these will be accessed through a private drive?

Mr. Mosley stated that there will be a shared drive that comes through the middle of these two lots and it will be private.

Mr. Whittelsey asked if it is a prefab house?

Mr. Mosley stated that he doesn't believe it is, but that modular homes are treated the same as stick-built homes as long as they are built to the same building code.

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

NAYS: None

ABSTAIN: None

4. Foresite Group LLC and QuikTrip Corporation, authorized representative for Food Services of Tallahassee, Inc., 920 Columbus Parkway, C-3, GC-P, Gas station & convenience store

The applicant requested that this item be tabled.

D. Other Business

5. A request by Howard Porter, authorized representative for PFI, Ltd, property owner, concerning an amendment to the approved exterior building material on the 140,000 square foot warehouse (Bldg #3) at the corner of Marvyn Parkway & Orr Avenue. The distribution warehouse and manufacturing development was granted conditional use approval at the November 2020 Planning Commission meeting and at the May 2023 PC meeting an amendment was approved to add manufacturing and assembly uses.

Mr. Mosley presented the staff report to the Planning Commission for a requested amendment to the approved exterior building material on the 140,000 square foot warehouse at the corner of Marvyn Parkway and Orr Avenue. He stated that the proposed flush metal panel is not specifically listed in Section 7.6 [\(1\)](#) but is similar to architectural metal panel that is listed. Architectural metal panel requires Planning Commission approval. Staff prefers the three

exterior materials for the east elevation approved at the June 2022 PC meeting. The variety of exterior materials approved (*CMU brick from ground level to 10 to 12' height, 4' translucent windows, and stucco textured finish metal panels 12' to 16' wide*) creates a more positive commercial image and sets the tone for future commercial buildings along the Marvyn Parkway gateway corridor.

(1) New construction in the GC Overlay District: Primary building facades within the corridor overlay facing any public right-of-way shall be finished with 100% of one or more of the following materials:

Brick and brick veneer; Stone, stone veneer, and cultured stone; Glass; Precast or field-poured tilt concrete panels with texture and architectural detailing; Stucco with architectural detailing; Cementous siding; Wood and wood materials designed and intended for use as exterior finish material; Tilt wall panels; Decorative or architectural split-faced Concrete Masonry Units (CMU); Other primary materials approved by the Planning Commission consistent with the purpose of these standards, including architectural metal panels. Architectural features and attachments may be approved by the Planning Department.

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

Chair Cannon opened the public hearing.

Jake Whaley, applicant, stated that the main driver for this is trying to find a good, functional product that is cost effective. He stated that they looked at increasing the size of the landscape berm and putting a lot more shrubs and trees on top of it. He stated that in doing that, you aren't going to see a lot of the block wall from the street and the block is more expensive than the metal panel. He stated that they have an architectural metal panel that runs horizontal as an accent color and they thought that it looked really nice. He stated that the flush metal wall panel instead of the insulated is more affordable and there are no exposed fasteners and the seams are tight.

Chair Cannon asked how many square feet the building is?

Jake Whaley stated that it is 140,000 square feet.

Mr. Walters asked how high the berm is?

Jake Whaley stated that the berm is probably 8 to 10 feet.

Chair Cannon asked if this metal has been used in Opelika?

Mr. Sweatman stated that the development authority has made a variance for some of this product in North Park and it is a good looking product.

Chair Cannon asked if it would still look good in 20 years?

Mr. Hilyer stated that the product probably has a 30-year warranty.

Mr. Walters asked if the red line in the elevation is where the berm is?

Jake Whaley stated that the red line is where the berm used to be, but that now it is higher. He

stated that the block wall is shown at 8 feet and it steps up to 12.

Mr. Walters stated that if you were to put the block wall back, you wouldn't be able to see it anyway.

Chair Cannon closed the public hearing.

Motion to grant an amendment to the approved exterior building material on the 140,000 square foot warehouse with staff recommendations

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

V. ADJOURN

Motion to adjourn at 3:29 p.m.

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

_____ Lucinda Cannon, Chair

_____ Matt Mosley, Secretary

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: October 24, 2023

Subdivision: Creekside SD, Phase Two

Agenda Item #: A-1

Action Requested: Preliminary and Final Approval

Location of Property: Lee Road 166 and Lee Road 270

Property Owner(s): Campfields Lands, LLC
Mike Maher, authorized representative

Current Land Use: Undeveloped

Current Zoning: PJ (Planning Jurisdiction)

Flood Zone: FEMA – November 2, 2011 – MAP#01081C0085G – all in
“Zone X” Zone X area is outside the 0.2% annual chance
floodplains

Staff Comments:

At the March 2021 Planning Commission meeting, Creekside Village Phase 1 subdivision (46 single family home lots) was granted preliminary and final approval. All 46 lots fronted on either Lee Road 266 or Lee Road 270.

Today’s Phase 2 plat is a preliminary and final plat request for 12 lots - 9 interior lots and 3 lots that front on Lee Road 266. A minimum 60 foot lot width is required to access a lot from a public street. However, the regulations allow a minimum 30 foot wide access to a public street for flag lots if flag lot requirements are met.¹ Four lots have access to Lee Road 266 and 270

¹ Flag lots shall be permitted when they meet the following conditions. A. Where the flag lot makes it possible to better utilize irregularly shaped properties or areas with resource limitations. B. The “pole” portion of a flag lot shall not be included as part of the lot area for the purpose of determining average lot area and the “pole” shall have a minimum width on a public street right-of-way of not less than thirty (30) feet. C. Flag lots shall not be permitted whenever their effect would be to increase the number of lots taking access to a collector or arterial road. This criterion prohibits one of the most common abuses, the use of flag lots to avoid the development costs of roads. These sites are best developed without flag lots; even if the cost of the lots is thereby increased, since controlling access reduces congestion on major roads. D. Minimum lot area for flag lots shall be at least twice that of the zoning district in which the flag lot is located. E. Side and rear yard requirements shall be met on the lot excluding the “pole” portion of the lot. F. The maximum length of the “pole” portion of the lot shall be no more than three times the lot width measured where the lot abuts the rear of the lot(s) between it and the street. This may be greater in the Agricultural Zones or in the Planning Jurisdiction outside the city limits. G. City services shall be provided at the public road right-of-way. H. A minimum frontage of 30 feet shall apply to lots which front upon the turn around portion of a cul-de-sac.

from a 30' flag lot and five lots are 60' wide at the street. Two 30' flag lots are adjacent to each other on Lee Road 266, and two 30' flags are together on Lee Road 270. The two adjacent 30' lots will share one driveway on Lee Road 266 or 270. The four 30' flag lots meet the requirements of flag lots in the Subdivision Regulations. Five lots are 60' wide on either Lee Road 266 or 270. The lot area of the nine lots ranges from 9.6 acres to 14.4 acres; the larger lots provide more options for septic systems to operate efficiently. Lot width is at least 100 feet excluding the 30' flag portion of the lot.

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

Add an access easement on each adjoining 30' flag lots so the two lots share one driveway to Lee Road 266 or 270.

From: Kendall Andrews

I have the following comments for this plat:

- Show the detention pond and add appropriate drainage easements. The detention pond cannot lie solely on one lot. It must be split among adjacent lots.
- Lots 50&51 and 54&55 will be required to share a driveway. Add a shared driveway easement and number the shared drives (i.e. shared drive 1, shared drive 2). Add the attached shared driveway note. This note should be a standalone note and not included in the list of notes
- Mark the driveway locations for Lots: 48, 49, 50&51, 53, 54&55, 56, 57, 58. I need to verify that these lots will be able to have an access that meets our sight distance requirements prior to approving the plat.
- The site data table is incorrect
- Verify that the pavement on LR 266 is 25ft



Kendall Andrews, P.E.

Assistant Engineer I

P: (334) 737 – 7011 / F: (334) 745 – 6994

www.Leeco.us

Engineering Department Report

The shared access and flag lots that are on Lee Road 270 is not acceptable. The developer will need to construct a public roadway that can be accessed by lots 47, 48, 49, 50, 51, 52, and 56. The access of Lee Road 266 is acceptable.

Because of this required public access road, 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.

Construction of infrastructure and utilities will be monitored and approved prior to final plat acceptance.

Lee County Engineering will regulate and authorize all access and this development to Lee Road 270 and 266.

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

Opelika Utilities Board Report

Development is outside of Opelika Utilities Service Area. No Comments.

Opelika Power Services Report

This is outside of the Opelika Power Services territory.



000331-2623

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

AGENDA ITEM # 1



DEADLINE: 10/31/23 MEETING: 10/24/23

SITE ADDRESS: Lee Road 270 and 266
PROPERTY OWNER: Campfield Lands LLC
APPLICANT/AUTHORIZED REPRESENTATIVE: Mike Maher
MAILING ADDRESS: 2124 Moores Mill Road Suite 110
PHONE NUMBER: 334-821-0105 **FAX NUMBER:** 334-821-4044
EMAIL ADDRESS: mike.precisionsurv@gmail.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: Creekside Village Subdivision, Phase 2

Current Land Use: Vacabt

Current Zoning: County

Proposed use of the Subdivision: Single Family Residential

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

Number of Lots: 13 x \$3.00 = \$ 39

Number of APO: 31 x \$7.00 = \$ 217
(Adjacent Property Owners)

Fee: \$75.00

TOTAL = 331

PAID _____

I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) Creekside Village Subdivision, Phase 2 Subdivision. I understand that I must provide certain information as noted in Section 4.2, Section 4.3, and/or Section 4.4 of the Opelika Subdivision Regulations in order for the Planning Commission to review my plans. The City may require additional information or requirements, or waive certain requirements, at any time during the process. Failure to provide accurate and complete information may result in disapproval by the Planning Department and/or Planning Commission. This application, plat, and all other information are submitted with the full authorization and knowledge of the property owner(s). The undersigned below hereby swears to be the authorized applicant designated by the property owner(s) as representative or agent for the property owner(s) and therefore authorized to make said application and submit said documents on this request. The undersigned authorizes the City to inspect the subject property as necessary in reviewing the above referenced request.

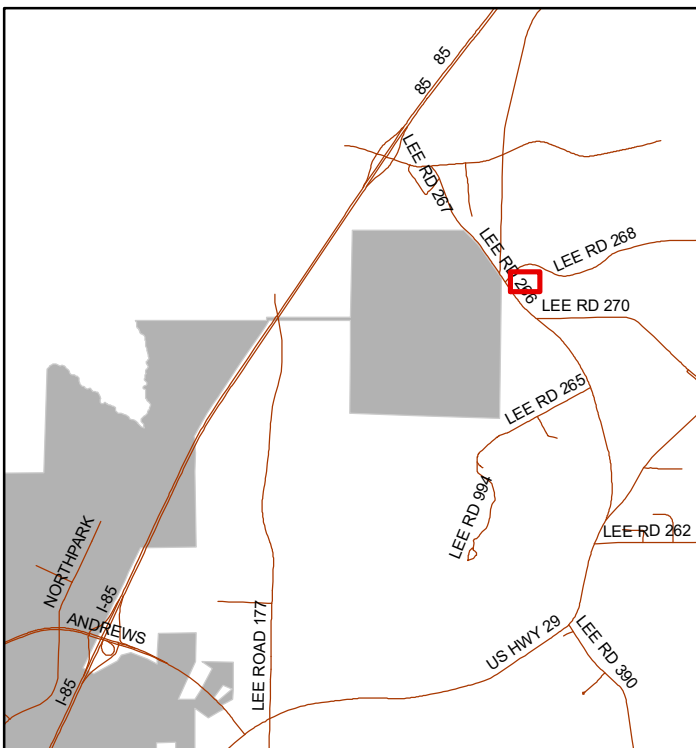
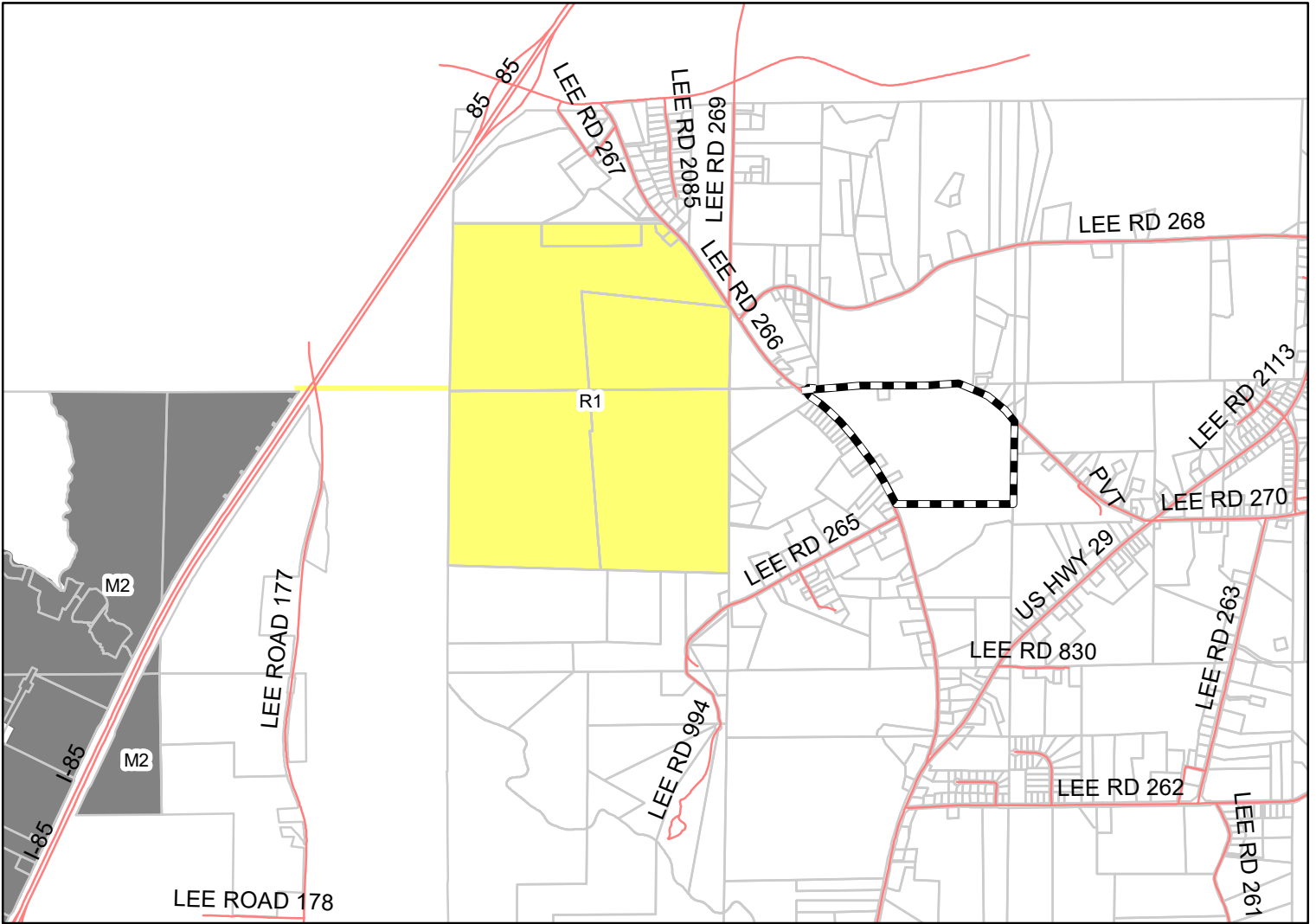
**OWNERS/AUTHORIZED
REPRESENTATIVE SIGNATURE:**

(PRINT NAME) Allan Campfield

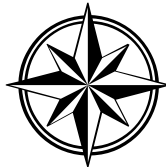
10-3-2023

DATE

**CREEKSIDE VILLAGE SUBDIVISION
LEE ROAD 266 AND LEE ROAD 270
PRELIMINARY AND FINAL APPROVAL, A-1**

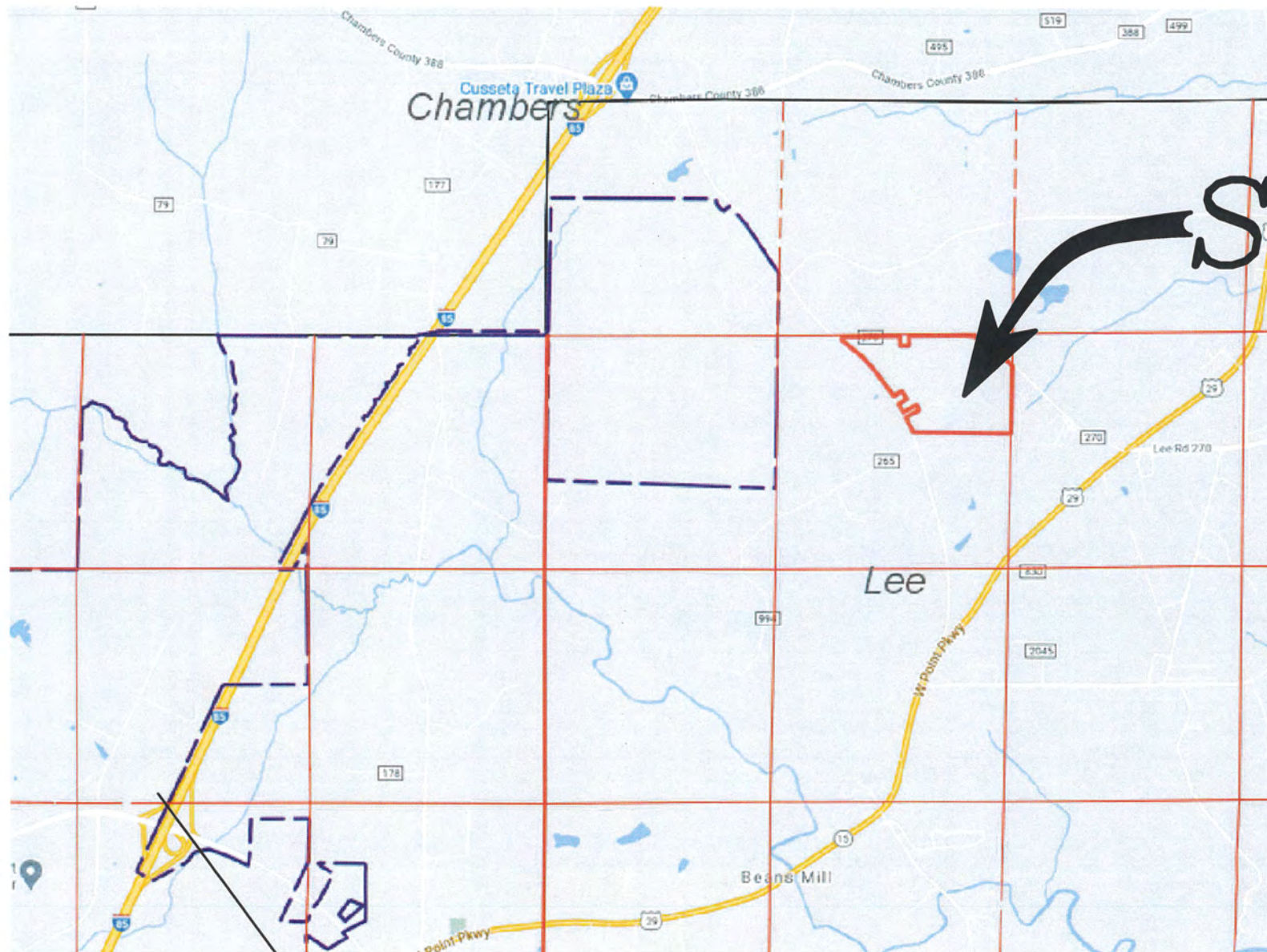


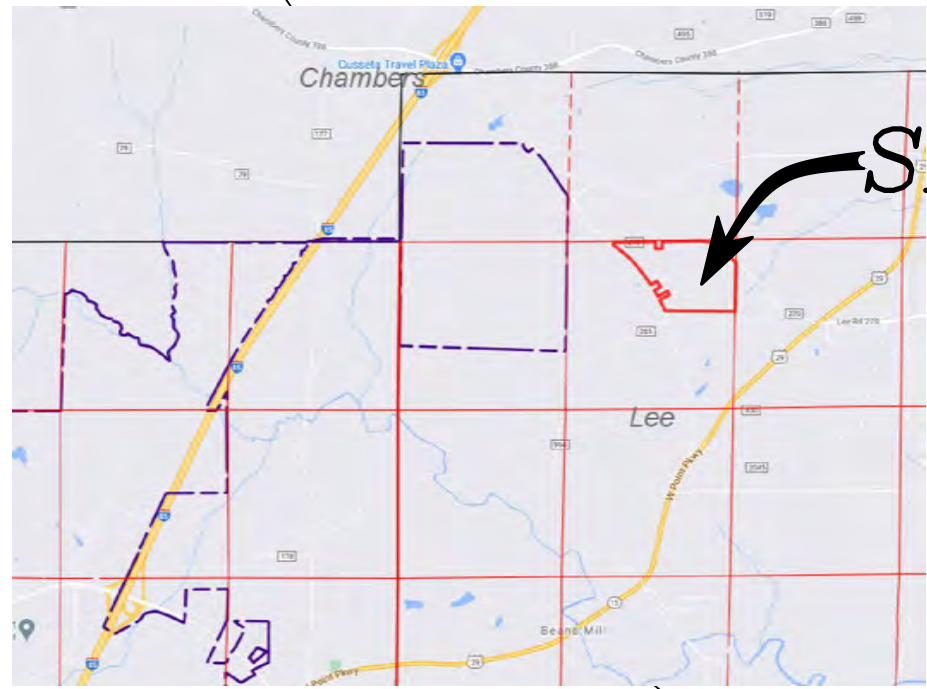
The applicant is requesting plat approval for 13 single family home lots. At the March 2023 PC meeting, this same property was granted approval for 47 lots. The subdivision is located in the PJ (Planning Jurisdiction).



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





SITE

OWNER AND DEVELOPER

CAMPFIELD LANDS LLC
1434 LEE ROAD 175
SALEM AL 36874

HOMEWORKS ALABAMA INC
2905 FREDERICK RD
OPELIKA AL 36801

Line Table		
Line #	Length	Direction
L1	34.96	S46°16'23"E
L2	34.71	S43°43'37"W
L3	34.10	N08°09'34"E
L4	35.30	S81°44'42"E
L6	109.11	S36°38'58"E

NOTES:

- SOURCES OF INFORMATION: PLAT BOOK 45, PAGE 26, CREEKSIDE SUBDIVISION, PHASE 1; CURRENT VESTING DEED RECORDED IN DEED BOOK 2628, PAGE 925.
- DATE OF FIELD SURVEY: SEPTEMBER 2023
- DATE OFFICE WORK COMPLETED: SEPTEMBER 28, 2023.
- BEARINGS BASED ON STATE PLANE COORDINATES, NAD 1983, ALABAMA EAST ZONE, US FOOT. COORDINATES SET USING RTK GPS, ALDOT CORS AS CONTROL.
- UPON FUTURE ANNEXATION, AN EASEMENT SHALL BE 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.
- NO PORTION OF THIS LOT LIES WITHIN THE 100 YR FLOOD PLAIN PER FEMA FIRM PANEL 01081C0085G, DATED 11-2-2011.
- A LARGE FLOW STUDY FOR ON-SITE SEWER DISPOSAL HAS BEEN CONDUCTED ON THIS SITE. NO SANITARY SEWER IS AVAILABLE.
- SITE TO BE SERVED WITH BUELAH WATER
- WETLANDS AND STREAM DELINEATED BY WILDLAND SERVICES, LLC - WILLIAM NEIGHBORS.

LEGEND

- (M) = FIELD MEASUREMENT
(D) = DEED MEASUREMENT
OTF = OPEN TOP PIPE
CTP = CRIMPED TOP PIPE
IPF = IRON PIN FOUND
IPF = IRON PIN SET (CA-788)
CA-788 = PRECISION SURVEYING
IPF = IRON PIN FOUND
IPF = 1/2" REBAR SET (CA-788)
IPF = HUB SET
IPF = CALCULATED POINT
IPF = CONCRETE MONUMENT
IPF = POWER POLE
IPF = WIRE FENCE
IPF = CHAIN LINK FENCE
IPF = WATER LINE
IPF = POWER LINE
IPF = GAS LINE

CREEKSIDE VILLAGE SUBDIVISION

PHASE 2

Sheet 1 of 2

SECTION 17

T 20 N

R 28 E

LEE COUNTY

ALABAMA

7 8

P.O.C.
LOCALLY ACCEPTED NW
CORNER OF SEC 17,
T20N, R28E, LEE CO AL

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 _____, 2021.

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

State of Alabama
Lee County

Homeworks of Alabama Inc, and Campfield Lands LLC, owners of the real property shown on this plat, hereby joins in the statement of Michael T Maher, and certify that it was and is its purpose to subdivide the lands so platted as shown,

In witness whereof, I, Allan Leonard Campfield as president of Homeworks of Alabama Inc and Managing Member of Campfield Lands LLC said have hereunto set my hand
on this the ____ day of _____, 2021.

Allan Leonard Campfield
as president of Homeworks of Alabama Inc

Allan Leonard Campfield
Managing Member of Campfield Lands LLC

State of Alabama
Lee County

I, _____ a Notary Public, in and for said County in said State, hereby certify that Allan Leonard Campfield, whose name as president of Homeworks of Alabama Inc and as Managing Member of Campfield lands 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, he, 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 _____, 2021.

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: _____

STATE OF ALABAMA

LEE COUNTY

THE LOT(S) ON THIS PLAT ARE SUBJECT TO APPROVAL OR DELETION BY THE LEE COUNTY HEALTH DEPARTMENT (LHD). NO REPRESENTATION IS MADE THAT ANY LOT ON THIS PLAT WILL ACCOMMODATE AN ON-SITE 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 SAID HEALTH DEPARTMENT AND ARE MADE A PART OF THIS PLAT AS IF SET OUT HEREON.

THIS THE ____ DAY OF _____, 20____

HEALTH OFFICER
COUNTY OF LEE, ALABAMA

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

THE UNDERSIGNED, AS COUNTY ENGINEER OF THE COUNTY OF LEE, ALABAMA, HEREBY CERTIFIES AS EVIDENCE BY CERTIFICATE AND REQUIRED BY STATE LAW, THAT THE CITY OF OPELIKA PLANNING COMMISSION APPROVED THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF LEE COUNTY, ALABAMA, THIS ____ DAY OF _____, 20____

COUNTY ENGINEER
COUNTY OF LEE, ALABAMA

SITE DATA TABLE	
TOTAL AC IN SITE	125.31 ac±
SMALLEST LOT SIZE	7.56 ac±
TOTAL # OF LOTS	14
LINEAR FEET OF ROAD	1,115 EXISTING
FLOOD ZONE AND FIRM	ZONE X
FIRM	01081C0085G DATED 11/02/2011

43 02 03 07 0 000 011.003
PRATHER JOAN MARIE & JAROD
HEATH
4311 CO RD 299
CUSSETA AL 36852

43 02 03 08 0 000 008.001
WILLIAMS MILDRED
2511 BROOKWOOD CIR
PHENIX CITY AL 36867

43 02 03 08 0 000 011.000
HILL RICHARD CREW WYNEMA
1506 LEE RD 0266
CUSSETA AL 36852

43 02 03 08 0 000 013.000
B N & G LLC C O SIKES WILLIAM G
JR AGENT
23957 DEER VALLEY RD
GOLDEN CO 80401

43 02 04 17 0 000 002.001
TEMPLETON JASON HEATH & ASHLEY
NICOLE
1025 LEE RD 0266
CUSSETA AL 36852

43 02 04 17 0 000 003.000
HODNETT BRENDA & BUTTS GREGORY
2019
9485 LEE RD 279
VALLEY AL 36854

43 02 04 17 0 000 004.000
HOMEWORKS OF ALABAMA INC
1434 LEE ROAD 175
SALEM AL 36874

43 02 04 17 0 000 005.001
RAILEY JUSTIN TATE & LINDSEY
BIZILLIA
1057 LEE RD 0266
CUSSETA AL 36852

43 02 04 17 0 000 006.000
FLOURNOY WILLIAM H (LIFE EST)
C O KIMBERLY ONEAL
1181 LEE RD 266
CUSSETA AL 36852

43 02 04 17 0 000 007.000
GORHAM GORDON D & WHITE DANETTE
1106 LEE RD 0266
CUSSETA AL 36852

43 02 04 17 0 000 008.000
MCWAY ROBERT DANIEL & CHERYL
1020 LEE RD 0266
CUSSETA AL 36852

43 02 04 17 0 000 009.000
TEMPLETON JASON HEATH
& ASHLEY NICOLE
1025 LEE RD 0266
CUSSETA AL 36852

43 02 04 17 0 000 026.000
SPEIR JULIE S REVOCABLE TRUST
626 LEE ROAD 0266
CUSSETA AL 36852

43 02 04 17 0 000 033.000
DORRETT STEVEN W
P O BOX 3290
PHENIX CITY AL 36868

43 02 04 17 0 000 044.000
VIVONE JESSICA
940 LEE ROAD 0266
CUSSETA AL 36852

43 02 04 17 0 000 045.000
HOLLOWAY LAWRENCE
952 LEE RD 0266
CUSSETA AL 36852

43 02 04 17 0 000 046.000
CASNER RICHARD LEE
& LINDSEY K
974 LEE RD 0266
CUSSETA AL 36852

43 02 04 17 0 000 047.000
CHAMBERS JENNIFER M
996 LEE ROAD 266
CUSSETA AL 36852

43 02 04 17 0 000 049.000
HAND KIAMBER
1122 LEE RD 0266
CUSSETA AL 36852

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FLEMING ROBERT KEVIN
1144 LEE RD 0266
CUSSETA AL 36852

43 02 04 17 0 000 051.000
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43 02 04 17 0 000 054.000
43 02 04 17 0 000 055.000

43 02 04 17 0 000 056.000
JACKSON ARIAH JANAE
1248 LEE ROAD 0266
CUSSETA AL 36852

43 02 04 17 0 000 057.000
HARPER JEFF
1270 LEE RD 0266
CUSSETA AL 36852

43 02 04 17 0 000 058.000
MCALULAY SERENITY ANN
1292 LEE ROAD 266
CUSSETA AL 36852

43 02 04 17 0 000 060.000
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43 02 04 17 0 000 073.000
DUKES HENRIETTA
380 LEE RD 0270
CUSSETA AL 36852

43 02 04 17 0 000 074.000
COOK LINDA L
402 LEE ROAD 0270
CUSSETA AL 36852

43 02 04 17 0 000 075.000
43 02 04 17 0 000 076.000
CAMPFIELD LANDS LLC
1434 LEE ROAD 175
SALEM AL 36874

43 02 04 17 0 000 077.000
HODNETT JOSEPH G
468 LEE RD 0270
CUSSETA AL 36852

43 02 04 17 0 000 078.000
PROOSE JOSHUA
490 LEE ROAD 270
CUSSETA AL 36852

43 02 04 17 0 000 079.000
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CAMPFIELD LANDS LLC
1434 LEE ROAD 175
SALEM AL 36874

43 02 04 18 0 000 001.001
PRATHER JOAN MARIE
& JAROD HEATH
4311 CO RD 299
CUSSETA AL 36852

43 02 05 16 0 000 004.001
TUBBS JUDY
840 LEE RD 0270
CUSSETA AL 36852

43 02 05 16 0 000 005.000
RODDERS BOBBY GENE MELBA
1326 LEE RD 0270
CUSSETA AL 36852

43 02 04 17 0 000 095.000
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43 02 04 17 0 000 073.000
DUKES HENRIETTA
380 LEE RD 0270
CUSSETA AL 36852

43 02 04 17 0 000 074.000
COOK LINDA L
402 LEE ROAD 0270
CUSSETA AL 36852

43 02 04 17 0 000 075.000
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CAMPFIELD LANDS LLC
1434 LEE ROAD 175
SALEM AL 36874

43 02 04 17 0 000 077.000
HODNETT JOSEPH G
468 LEE RD 0270
CUSSETA AL 36852

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PROOSE JOSHUA
490 LEE ROAD 270
CUSSETA AL 36852

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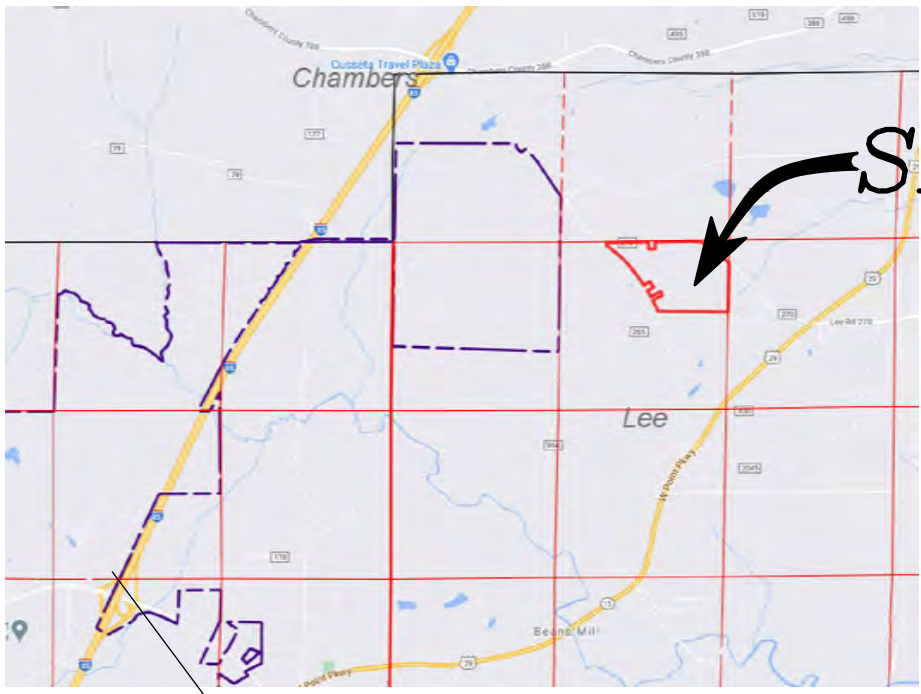
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CAMPFIELD LANDS LLC
1434 LEE ROAD 175
SALEM AL 36874

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PRATHER JOAN MARIE
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4311 CO RD 299
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43 02 05 16 0 000 005.000
RODDERS BOBBY GENE MELBA
1326 LEE RD 0270
CUSSETA AL 36852

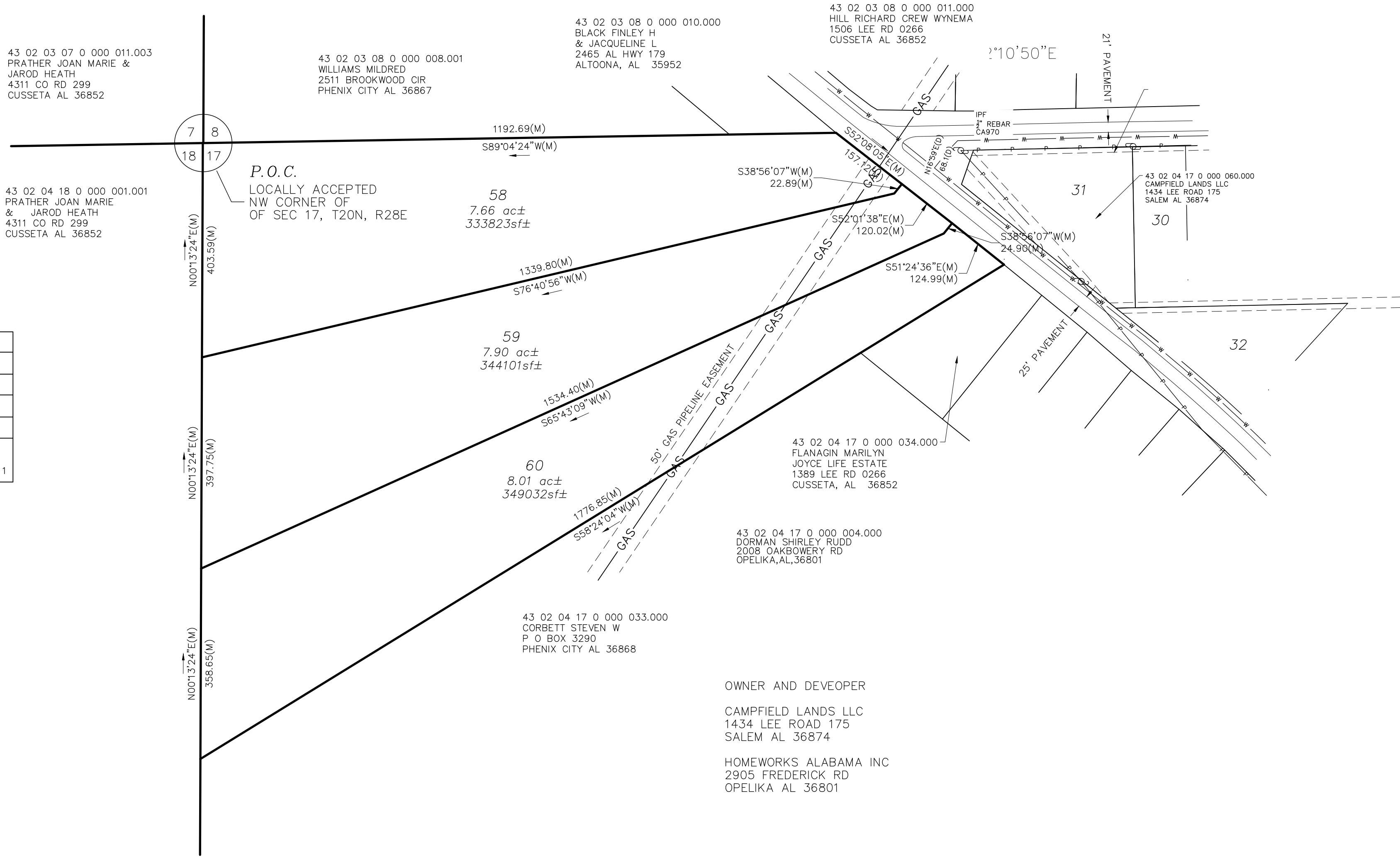
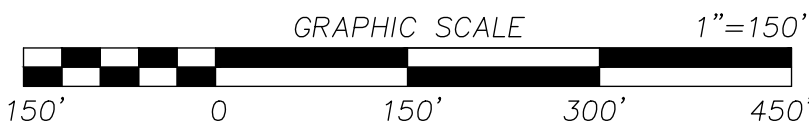
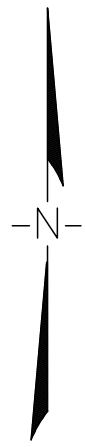
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43 02 04 17 0 000 164.000
43 02 0



SITE

SITE DATA TABLE	
TOTAL AC IN SITE	125.31 ac±
SMALLEST LOT SIZE	7.56 ac±
TOTAL # OF LOTS	14
LINEAR FEET OF ROAD	1,115 EXISTING
FLOOD ZONE AND FIRM	ZONE X
	FIRM 01081C0085G DATED 11/02/2011

LEGEND
(M) = FIELD MEASUREMENT
(D) = DEED MEASUREMENT
OTF = 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
○_P = POWER POLE
-X-X- = WIRE FENCE
-||-||- = WOOD FENCE
-○-○- = CHAIN LINK FENCE
- - - = WATER LINE



- NOTES:
- SOURCES OF INFORMATION: PLAT BOOK 45, PAGE 26, CREEKSIDE VILLAGE SUBDIVISION, PHASE 1; CURRENT VESTING DEED RECORDED IN DEED BOOK 2623, PAGE 848.
 - DATE OF FIELD SURVEY: SETEMBER 2023
 - DATE OFFICE WORK COMPLETED: SEPTEMBER 28, 2023.
 - BEARINGS BASED ON STATE PLANE COORDINATES, NAD 1983, ALABAMA EAST ZONE, US FOOT. COORDINATES SET USING RTK GPS, ALDOT COPS AS CONTROL.
 - UPON FUTURE ANNEAXATION, AN EASEMENT SHALL BE 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.
 - NO PORTION OF THIS LOT LIES WITHIN THE 100 YR FLOOD PLAIN PER FEMA FIRM PANEL 01081C0085G, DATED 11-2-2011.
 - A LARGE FLOW STUDY FOR ON-SITE SEWER DISPOSAL HAS BEEN CONDUCTED ON THIS SITE. NO SANITARY SEWER IS AVAILABLE
 - SITE TO BE SERVED WITH BUELAH WATER

CREEKSIDE VILLAGE SUBDIVISION
PHASE 2
Sheet 2 of 2
SECTION 17 T 20 N R 28 E
LEE COUNTY ALABAMA

State of Alabama
Lee County

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

In witness whereof, I have hereunto set my hand and seal on this
the ____ day of _____, 2021.

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

State of Alabama
Lee County

Homeworks of Alabama Inc., and Campfield Lands LLC, owners of the real property shown on this plat, hereby joins in the statement of Michael T. Maher, and certify that it was and is its purpose to subdivide the lands so platted as shown.

In witness whereof, I, Allan Leonard Campfield as president of Homeworks of Alabama Inc and Managing Member of Campfield Lands LLC said have hereunto set my hand
on this the ____ day of _____, 2021.

Allan Leonard Campfield
as president of Homeworks of Alabama Inc

Allan Leonard Campfield
Managing Member of Campfield Lands LLC

State of Alabama
Lee County

I, _____, a Notary Public, in and for said County in said State, hereby certify that Allan Leonard Campfield, whose name as president OF Homeworks of Alabama Inc and as Managing Member of Campfield lands 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, he, 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 _____, 2021.

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: _____

STATE OF ALABAMA
LEE COUNTY

THE LOT(S) ON THIS PLAT ARE SUBJECT TO APPROVAL OR DELETION BY THE LEE COUNTY HEALTH DEPARTMENT (LHD). NO REPRESENTATION IS MADE THAT ANY LOT ON THIS PLAT WILL ACCOMMODATE AN ON SITE 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 SAID HEALTH DEPARTMENT AND ARE MADE A PART OF THIS PLAT AS IF SET OUT HEREON.

THIS THE ____ DAY OF _____, 20____.

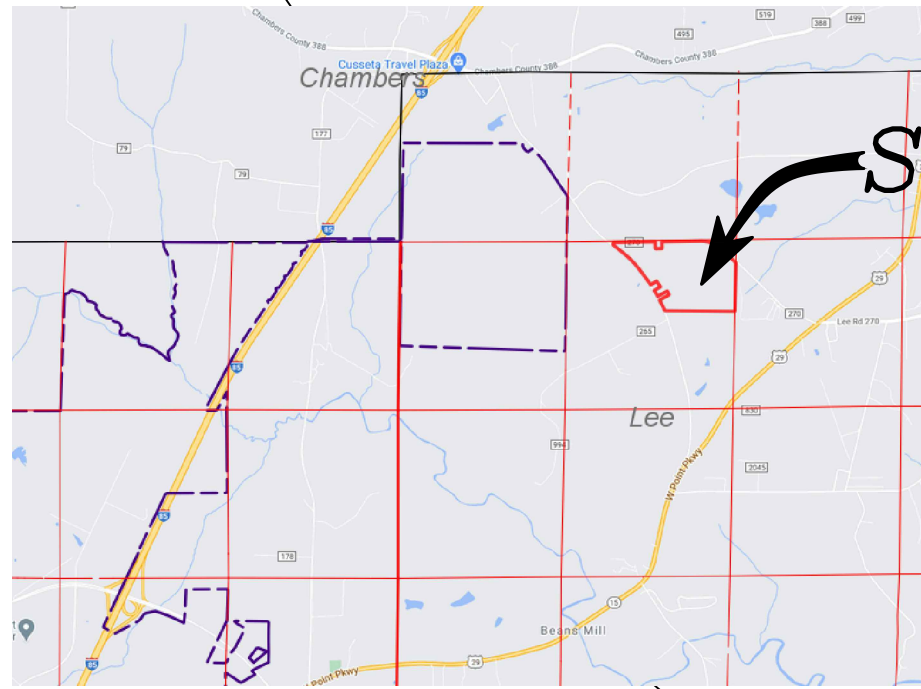
HEALTH OFFICER
COUNTY OF LEE, ALABAMA

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

THE UNDERSIGNED, AS COUNTY ENGINEER OF THE COUNTY OF LEE ALABAMA, HEREBY CERTIFIES AS EVIDENCE BY CERTIFICATE AND REQUIRED BY STATE LAW, THAT THE CITY OF OPELIKA PLANNING COMMISSION APPROVED THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF LEE COUNTY, ALABAMA, THIS ____ DAY OF _____, 20 ____.

COUNTY ENGINEER
COUNTY OF LEE, ALABAMA

Seal	Drawn By: MTM	PRECISION SURVEYING	2124 Moores Mill Road Suite 110 Auburn, Alabama 36890 Phone (334) 821-0105 www.precisionsurveying.biz
	Scale: 1"=150'		
	File Name: 23-0673-P-SH2		
	Date: 9-29-2023		
		Sheet Title: CREEKSIDE VILLAGE PHASE 2	



SITE

OWNER AND DEVELOPER

CAMPFIELD LANDS LLC
1434 LEE ROAD 175
SALEM AL 36874

HOMEWORKS ALABAMA INC
2905 FREDERICK RD
OPELIKA AL 36801

Line Table RECORDED AND MEASURED		
Line #	Length	Direction
L1	34.96	S46°16'23"E
L2	34.71	S43°43'37"W
L3	34.10	N08°09'34"E
L4	35.30	S81°44'42"E
L6	109.11	S36°38'58"E

NOTES:

- SOURCES OF INFORMATION: PLAT BOOK 45, PAGE 26, CREEKSIDE SUBDIVISION, PHASE 1;
- CURRENT VESTING DEED RECORDED IN DEED BOOK 2628, PAGE 925.
- DATE OF FIELD SURVEY: OCTOBER 9 2023
- DATE OFFICE WORK COMPLETED: OCTOBER 12, 2023.
- BEARINGS BASED ON STATE PLANE COORDINATES, NAD 1983, ALABAMA EAST ZONE, US FOOT. COORDINATES SET USING RTK GPS, ALDOUT CORRS AS CONTROL.
- UPON FUTURE ANNEXATION, AN EASEMENT SHALL BE 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.
- NO PORTION OF THIS LOT LIES WITHIN THE 100 YR FLOOD PLAIN PER FEMA FIRM PANEL 01081C0085G, DATED 11-2-2011.
- A LARGE FLOW STUDY FOR ON-SITE SEWER DISPOSAL HAS BEEN CONDUCTED ON THIS SITE. NO SANITARY SEWER IS AVAILABLE.
- SITE TO BE SERVED WITH BUELAH WATER
- WETLANDS AND STREAM DELINEATED BY WILDLAND SERVICES, LLC - WILLIAM NEIGHBORS.

LEGEND

- (M) = FIELD MEASUREMENT
(D) = DEED MEASUREMENT
OTP = OPEN TOP PIPE
CTP = CRIMPED TOP PIPE
IPF = IRON PIN FOUND
CA-788 = PRECISION SURVEYING
IPF = IRON PIN FOUND
O = 1/2" REBAR SET (CA-788)
H = HUB SET
C = CALCULATED POINT
C = CONCRETE MONUMENT
P = POWER POLE
X-X = WIRE FENCE
W = WOOD FENCE
W = WATER LINE
P = POWER LINE
GAS = GAS LINE

CREEKSIDE VILLAGE SUBDIVISION
PHASE 2
Sheet 1 of 2
SECTION 17 T 20 N R 28 E
LEE COUNTY ALABAMA

State of Alabama
Lee County

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

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

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

State of Alabama
Lee County

Homeworks of Alabama Inc, and Campfield Lands LLC, owners of the real property shown on this plat, hereby joins in the statement of Michael T Maher, and certify that it was and is its purpose to subdivide the lands so platted as shown,

In witness whereof, I, Allan Leonard Campfield as president of Homeworks of Alabama Inc and Managing Member of Campfield Lands LLC said have hereunto set my hand
on this the ____ day of _____, 2023.

Allan Leonard Campfield
as president of Homeworks of Alabama Inc

Allan Leonard Campfield
Managing Member of Campfield Lands LLC

State of Alabama
Lee County

I, _____ a Notary Public, in and for said County in said State, hereby certify that Allan Leonard Campfield, whose name as president Of Homeworks of Alabama Inc and as Managing Member of Campfield lands 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, he, 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 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: _____

STATE OF ALABAMA

LEE COUNTY

THE LOT(S) ON THIS PLAT ARE SUBJECT TO APPROVAL OR DELETION BY THE LEE COUNTY HEALTH DEPARTMENT (LHD). NO REPRESENTATION IS MADE THAT ANY LOT ON THIS PLAT WILL ACCOMMODATE AN ON SITE 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 SAID HEALTH DEPARTMENT AND ARE MADE A PART OF THIS PLAT AS IF SET OUT HEREON.

THIS THE ____ DAY OF _____, 20__

HEALTH OFFICER
COUNTY OF LEE, ALABAMA

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

THE UNDERSIGNED, AS COUNTY ENGINEER OF THE COUNTY OF LEE, ALABAMA, HEREBY CERTIFIES AS EVIDENCE BY CERTIFICATE AND REQUIRED BY STATE LAW, THAT THE CITY OF OPELIKA PLANNING COMMISSION APPROVED THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF LEE COUNTY, ALABAMA, THIS ____ DAY OF _____, 20__

COUNTY ENGINEER
COUNTY OF LEE, ALABAMA

SITE DATA TABLE	
TOTAL AC IN SITE	125.31 ac±
SMALLEST LOT SIZE	7.56 ac±
TOTAL # OF LOTS	14
LINEAR FEET OF ROAD	1,115 EXISTING
FLOOD ZONE AND FIRM	ZONE X
FIRM 01081C0085G DATED 11/02/2011	

43 02 03 07 0 000 011.003 PRATHER JOAN MARIE & JAROD HEATH
4311 CO RD 299
CUSSETA AL 36852

43 02 03 08 0 000 008.001 WILLIAMS MILDRED
2511 BROOKWOOD CIR
PHENIX CITY AL 36867

43 02 03 08 0 000 011.000 HILL RICHARD CREW WYNEMA
1506 LEE RD 0266
CUSSETA AL 36852

43 02 03 08 0 000 013.000 B N & G LLC C O SIKES WILLIAM G JR AGENT
23957 DEER VALLEY RD
GOLDEN CO 80401

43 02 04 17 0 000 002.001 TEMPLETON JASON HEATH & ASHLEY NICOLE
1025 LEE RD 0266
CUSSETA AL 36852

43 02 04 17 0 000 003.000 HODNETT BRENDA & BUTTS GREGORY *2019*
9485 LEE RD 279
VALLEY AL 36854

43 02 04 17 0 000 004.000 HOMEWORKS OF ALABAMA INC
1434 LEE ROAD 175
SALEM AL 36874

43 02 04 17 0 000 005.001 RALEY JUSTIN TATE & LINDSEY BIZILLIA
1057 LEE RD 0266
CUSSETA AL 36852

43 02 04 17 0 000 006.000 FLOURNOY WILLIAM H (LIFE EST) C O KIMBERLY ONEAL
1181 LEE RD 0266
CUSSETA AL 36852

43 02 04 17 0 000 007.000 GORHAM GORDON D & WHITE DANETTE
1106 LEE RD 0266
CUSSETA AL 36852

43 02 04 17 0 000 008.000 MCNAVY ROBERT DANIEL & CHERYL
1020 LEE RD 0266
CUSSETA AL 36852

43 02 04 17 0 000 009.000 TEMPLETON JASON HEATH & ASHLEY NICOLE
1025 LEE RD 0266
CUSSETA AL 36852

43 02 04 17 0 000 026.000 SPEIR JULIE S REVOCABLE TRUST
626 LEE ROAD 0266
CUSSETA AL 36852

43 02 04 17 0 000 026.000 VIVONE JESSICA
940 LEE ROAD 0266
CUSSETA AL 36852

43 02 04 17 0 000 045.000 HOLLOMAN LAWRENCE
952 LEE RD 0266
CUSSETA AL 36852

43 02 04 17 0 000 046.000 CASNER RICHARD LEE & LINDSEY K
974 LEE RD 0266
CUSSETA AL 36852

43 02 04 17 0 000 047.000 CHAMBERS JENNIFER M
996 LEE ROAD 266
CUSSETA AL 36852

43 02 04 17 0 000 049.000 HAND KIAMBER
1122 LEE RD 0266
CUSSETA AL 36852

43 02 04 17 0 000 050.000 FLEMING ROBERT KEVIN
1144 LEE RD 0266
CUSSETA AL 36852

43 02 04 17 0 000 051.000 HOLLOWAY LAWRENCE
952 LEE RD 0266
CUSSETA AL 36852

43 02 04 17 0 000 052.000 CASNER RICHARD LEE & LINDSEY K
974 LEE RD 0266
CUSSETA AL 36852

43 02 04 17 0 000 053.000 CHAMBERS JENNIFER M
996 LEE ROAD 266
CUSSETA AL 36852

43 02 04 17 0 000 054.000 JACKSON ARIAH JANAE
1248 LEE ROAD 0266
CUSSETA AL 36852

43 02 04 17 0 000 055.000 JACKSON ARIAH JANAE
1248 LEE ROAD 0266
CUSSETA AL 36852

43 02 04 17 0 000 057.000 HARPER JEFF
1270 LEE RD 0266
CUSSETA AL 36852

43 02 04 17 0 000 058.000 MCNAVY SERENITY ANN
1292 LEE ROAD 266
CUSSETA AL 36852

43 02 04 17 0 000 059.000 PRATHER JOAN MARIE & JAROD HEATH
4311 CO RD 299
CUSSETA AL 36852

43 02 05 16 0 000 004.001 TUBBES JUDY
840 LEE RD 0270
CUSSETA AL 36852

43 02 05 16 0 000 005.000 RODGERS BOBBY GENE MELBA
1326 LEE RD 0270
CUSSETA AL 36852

43 02 04 17 0 000 026.000 SPEIR JULIE S REVOCABLE TRUST
626 LEE ROAD 0266
CUSSETA AL 36852

43 02 04 17 0 000 026.000 VIVONE JESSICA
940 LEE ROAD 0266
CUSSETA AL 36852

43 02 04 17 0 000 026.000 DUKES HENRIETTA
380 LEE RD 0270
CUSSETA AL 36852

43 02 04 17 0 000 074.000 COOK LINDA L
402 LEE ROAD 0270
CUSSETA AL 36852

43 02 04 17 0 000 075.000 CAMPFIELD LANDS LLC
1434 LEE ROAD 175
SALEM AL 36874

43 02 04 17 0 000 077.000 HODNETT JOSEPH G
468 LEE RD 0270
CUSSETA AL 36852

43 02 04 17 0 000 078.000 PROCISE JOSHUA
490 LEE ROAD 270
CUSSETA AL 36852

43 02 04 17 0 000 079.000 HOLLOWAY LAWRENCE
952 LEE RD 0266
CUSSETA AL 36852

43 02 04 17 0 000 080.000 CASNER RICHARD LEE & LINDSEY K
974 LEE RD 0266
CUSSETA AL 36852

43 02 04 17 0 000 081.000 CHAMBERS JENNIFER M
996 LEE ROAD 266
CUSSETA AL 36852

43 02 04 17 0 000 083.000 JACKSON ARIAH JANAE
1248 LEE ROAD 0266
CUSSETA AL 36852

43 02 04 17 0 000 084.000 JACKSON ARIAH JANAE
1248 LEE ROAD 0266
CUSSETA AL 36852

43 02 04 17 0 000 085.000 HARPER JEFF
1270 LEE RD 0266
CUSSETA AL 36852

43 02 04 17 0 000 086.000 MCNAVY SERENITY ANN
1292 LEE ROAD 266
CUSSETA AL 36852

43 02 04 17 0 000 087.000 PRATHER JOAN MARIE & JAROD HEATH
4311 CO RD 299
CUSSETA AL 36852

43 02 04 17 0 000 088.000 TUBBES JUDY
840 LEE RD 0270
CUSSETA AL 36852

43 02 04 17 0 000 089.000 RODGERS BOBBY GENE MELBA
1326 LEE RD 0270
CUSSETA AL 36852

43 02 04 17 0 000 090.000 CAMPFIELD LANDS LLC
1434 LEE ROAD 175
SALEM AL 36874

43 02 04 17 0 000 091.000 CAMPFIELD LANDS LLC
1434 LEE ROAD 175
SALEM AL 36874

43 02 04 18 0 000 001.001 PRATHER JOAN MARIE & JAROD HEATH
4311 CO RD 299
CUSSETA AL 36852

43 02 05 16 0 000 004.001 TUBBES JUDY
840 LEE RD 0270
CUSSETA AL 36852

43 02 05 16 0 000 005.000 RODGERS BOBBY GENE MELBA
1326 LEE RD 0270
CUSSETA AL 36852

43 02 04 17 0 000 060.000 SPEIR JULIE S REVOCABLE TRUST
626 LEE ROAD 0266
CUSSETA AL 36852

43 02 04 17 0 000 065.000 CASNER RICHARD LEE & LINDSEY K
974 LEE RD 0266
CUSSETA AL 36852

43 02 04 17 0 000 067.000 CORRETT STEVEN W
P O BOX 3290
PHENIX CITY AL 36868

43 02 04 17 0 000 068.000 CAMPFIELD LANDS LLC
1434 LEE ROAD 175
SALEM AL 36874

43 02 04 17 0 000 069.000 CAMPFIELD LANDS LLC
1434 LEE ROAD 175
SALEM AL 36874

43 02 04 17 0 000 070.000 CAMPFIELD LANDS LLC
1434 LEE ROAD 175
SALEM AL 36874

43 02 04 17 0 000 071.000 CAMPFIELD LANDS LLC
1434 LEE ROAD 175
SALEM AL 36874

43 02 04 17 0 000 072.000 CAMPFIELD LANDS LLC
1434 LEE ROAD 175
SALEM AL 36874

43 02 04 17 0 000 073.000 DUKES HENRIETTA
380 LEE RD 0270
CUSSETA AL 36852

43 02 04 17 0 000 074.000 COOK LINDA L
402 LEE ROAD 0270
CUSSETA AL 36852

43 02 04 17 0 000 075.000 CAMPFIELD LANDS LLC
1434 LEE ROAD 175
SALEM AL 36874

43 02 04 17 0 000 076.000 CAMPFIELD LANDS LLC
1434 LEE ROAD 175
SALEM AL 36874

43 02 04 17 0 000 077.000 HODNETT JOSEPH G
468 LEE RD 0270
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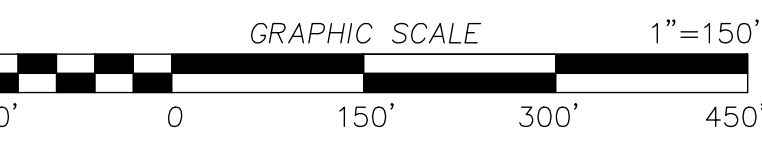
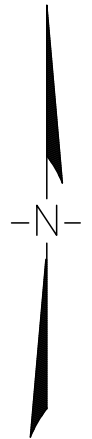
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4311 CO RD 299
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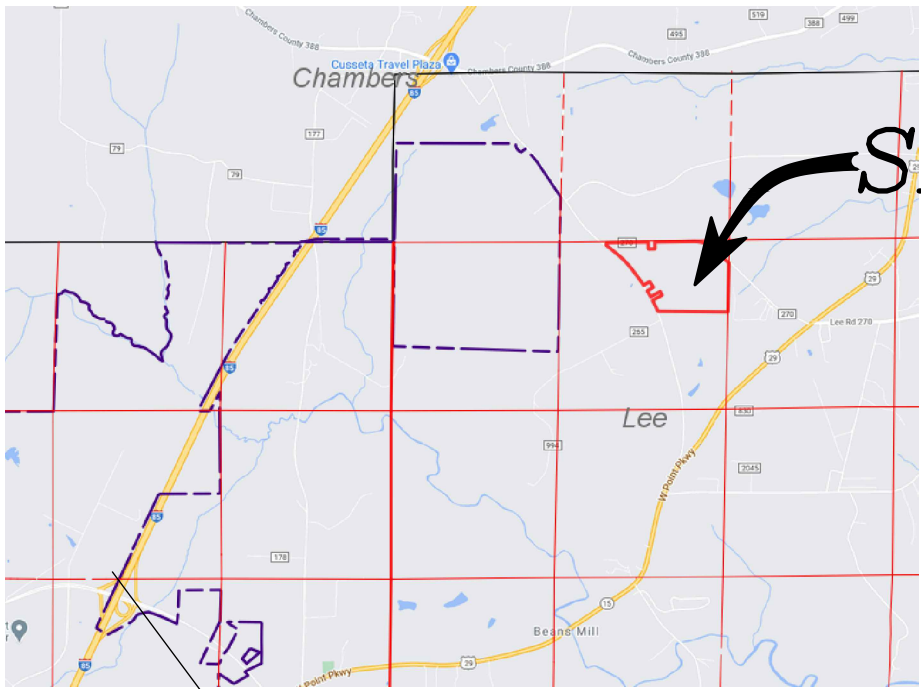
43 02 05 16 0 000 005.000 RODGERS BOBBY GENE MELBA
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CUSSETA AL 36852

43 02 03 08 0 000 013.000 B N & G LLC
C O SIKES WILLIAM G JR AGENT
GOLDEN CO 80401

43 02 04 17 0 000 003.000 HODNETT BRENDA & BUTTS
9485 LEE RD 279
VALLEY AL 36854



Seal	Drawn By: MTM	PRECISION SURVEYING	2124 Moores Mill Road Suite 110 Auburn, Alabama 36890 Phone (334) 821-0105 www.precisionsurveying.biz
	Scale: 1"=150'		
	File Name: 23--0673 P-SH1		
	Date: 10-12-2023		
Sheet Title: CREEKSIDE VILLAGE PHASE 2 SHEET 1 OF 2			



SITE

CREEKSIDE VILLAGE SUBDIVISION
PHASE 2
Sheet 2 of 2
SECTION 17 T 20 N R 28 E
LEE COUNTY ALABAMA

State of Alabama
Lee County

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

In witness whereof, I have hereunto set my hand and seal on this
the ____ day of _____, 2021.

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

State of Alabama
Lee County

Homeworks of Alabama Inc., and Campfield Lands LLC, owners of the real property shown on this plat, hereby joins in the statement of Michael T. Maher, and certify that it was and is its purpose to subdivide the lands so planned as shown.

In witness whereof, I, Allan Leonard Campfield as president of Homeworks of Alabama Inc and Managing Member of Campfield Lands LLC said have hereunto set my hand
on this the ____ day of _____, 2021.

Allan Leonard Campfield
as president of Homeworks of Alabama Inc

Allan Leonard Campfield
Managing Member of Campfield Lands LLC

State of Alabama
Lee County

I, _____, a Notary Public, in and for said County in said State, hereby certify that Allan Leonard Campfield, whose name as president of Homeworks of Alabama Inc and as Managing Member of Campfield Lands 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, he, 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 _____, 2021.

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: _____

STATE OF ALABAMA
LEE COUNTY

THE LOT(S) ON THIS PLAT ARE SUBJECT TO APPROVAL OR DELETION BY THE LEE COUNTY HEALTH DEPARTMENT (LHD). NO REPRESENTATION IS MADE THAT ANY LOT ON THIS PLAT WILL ACCOMMODATE AN ON SITE 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 SAID HEALTH DEPARTMENT AND ARE MADE A PART OF THIS PLAT AS IF SET OUT HEREON.

THIS THE ____ DAY OF _____, 20__.

HEALTH OFFICER
COUNTY OF LEE, ALABAMA

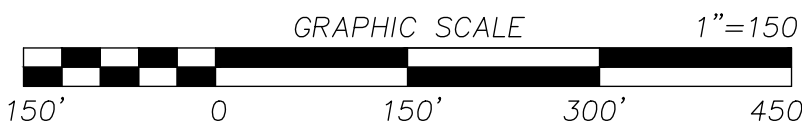
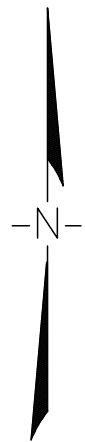
CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

THE UNDERSIGNED, AS COUNTY ENGINEER OF THE COUNTY OF LEE ALABAMA, HEREBY CERTIFIES AS EVIDENCE BY CERTIFICATE AND REQUIRED BY STATE LAW, THAT THE CITY OF OPELIKA PLANNING COMMISSION APPROVED THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF LEE COUNTY, ALABAMA, THIS ____ DAY OF _____, 20 ____.

COUNTY ENGINEER
COUNTY OF LEE, ALABAMA

SITE DATA TABLE	
TOTAL AC IN SITE	125.31 ac±
SMALLEST LOT SIZE	7.56 ac±
TOTAL # OF LOTS	14
LINEAR FEET OF ROAD	1,115 EXISTING
FLOOD ZONE AND FIRM	ZONE X
	FIRM 01081C0085G DATED 11/02/2011

LEGEND
(M) = FIELD MEASUREMENT
(D) = DEED MEASUREMENT
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- = WIRE FENCE
-H- = WOOD FENCE
-O- = CHAIN LINK FENCE
-W- = WATER LINE



- NOTES:
- SOURCES OF INFORMATION: PLAT BOOK 45, PAGE 26, CREEKSIDE VILLAGE SUBDIVISION, PHASE 1; CURRENT VESTING DEED RECORDED IN DEED BOOK 2623, PAGE 848.
 - DATE OF FIELD SURVEY: OCTOBER 9, 2023.
 - DATE OFFICE WORK COMPLETED: OCTOBER 12, 2023.
 - BEARINGS BASED ON STATE PLANE COORDINATES, NAD 1983, ALABAMA EAST ZONE, US FOOT. COORDINATES SET USING RTK GPS, ALDOT CORS AS CONTROL.
 - UPON FUTURE ANNEXATION, AN EASEMENT SHALL BE 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.
 - NO PORTION OF THIS LOT LIES WITHIN THE 100 YR FLOOD PLAIN PER FEMA FIRM PANEL 01081C0085G, DATED 11-2-2011.
 - A LARGE FLOW STUDY FOR ON-SITE SEWER DISPOSAL HAS BEEN CONDUCTED ON THIS SITE. NO SANITARY SEWER IS AVAILABLE.
 - SITE TO BE SERVED WITH BUELAH WATER.

OWNER AND DEVELOPER

CAMPFIELD LANDS LLC
1434 LEE ROAD 175
SALEM AL 36874

HOMEWORKS ALABAMA INC
2905 FREDERICK RD
OPELIKA AL 36801

Seal	Drawn By: MTM	PRECISION SURVEYING	2124 Moores Mill Road Suite 110 Auburn, Alabama 36890 Phone (334) 821-0105 www.precisionsurveying.biz
	Scale: 1"=150'		
	File Name: 23-0673-P-SH2		
	Date: 10-12-2023		
		Sheet Title: CREEKSIDE VILLAGE PHASE 2 SHEET 2 OF 2	

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: October 24, 2023

Subdivision: Springhill Heights Revision of Lots 53-58

Agenda Item #: B-2

Action Requested: Final Approval

Location of Property: Corner of Arnold Avenue and Spring Drive

Property Owner(s): 2H Properties LLC
Nick Howell, authorized representative

Current Land Use: Undeveloped

Current Zoning: R-5M

Flood Zone: FEMA Map #01081C0068G – Nov. 2, 2011
Flood Zone “X” – No portion in flood hazard area

Proposal

The applicant requests final approval for a three-lot subdivision located in an R-5M zone. The property is part of the Block G of Spring Hill Heights subdivision. This plat redivides six 25’ lots into three lots to meet the minimum 7,500 sf lot size and 60’ lot width requirement for the R-5M zone. The lots range from 8,381 sf to 12,083 sf. The lot size and widths meet the minimum requirements. The applicant requests final plat approval because the public sewer has been installed for these lots.

Staff Recommendation

Planning staff recommends final plat approval subject to:

- 1. Remove the setback lines from the lots.**
- 2. The dates in some of the certificates need to be changed from 2022 to 2023.**
- 3. Show recorded course and distances for comparison with measured.**
- 4. Add the owner/developer’s name and address.**

Engineering Department Report

The Engineering Department has no comments or concerns. If the applicant has satisfied all sanitary sewer requirements, Engineering recommends Final Plat approval.

Opelika Utilities Board Report

Each lot needs a new service tap and meter for service to dwelling.

Opelika Power Services Report

This is inside the Opelika Power Service territory.



000330-2023
**APPLICATION FOR
SUBDIVISION APPROVAL**
PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801

AGENDA ITEM # 2



DEADLINE: 10/31/23 MEETING: 10/24/23

SITE ADDRESS: Spring and Arnold Street
PROPERTY OWNER: Nick Howell
APPLICANT/AUTHORIZED REPRESENTATIVE: Mike Maher
MAILING ADDRESS: 2124 Moores Mill Road Ste 110
PHONE NUMBER: 334-821-0105 **FAX NUMBER:** 334-821-4044
EMAIL ADDRESS: mike.precisionsurv@gmail.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 INFORMATION

Subdivision Name: Springhill Hts SD Block G, Redivision of Lots 53-58

Current Land Use: Vacant

Current Zoning: R5M

Proposed use of the Subdivision: single family residential

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

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

Number of APO: 8 x \$7.00 = \$56
(Adjacent Property Owners)

Fee: \$75.00

TOTAL = 140

PAID _____

I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) Springhill Hts SD Block G, Redivision of Lots 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.

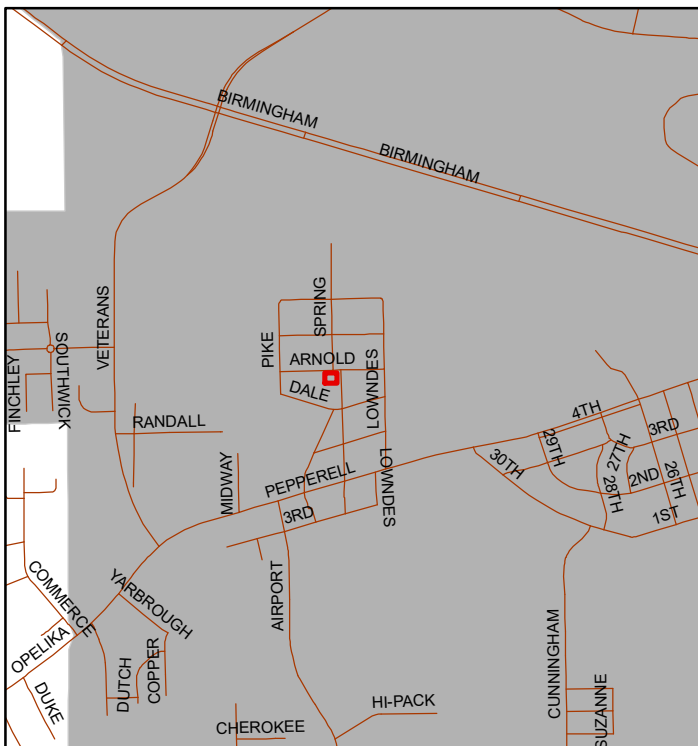
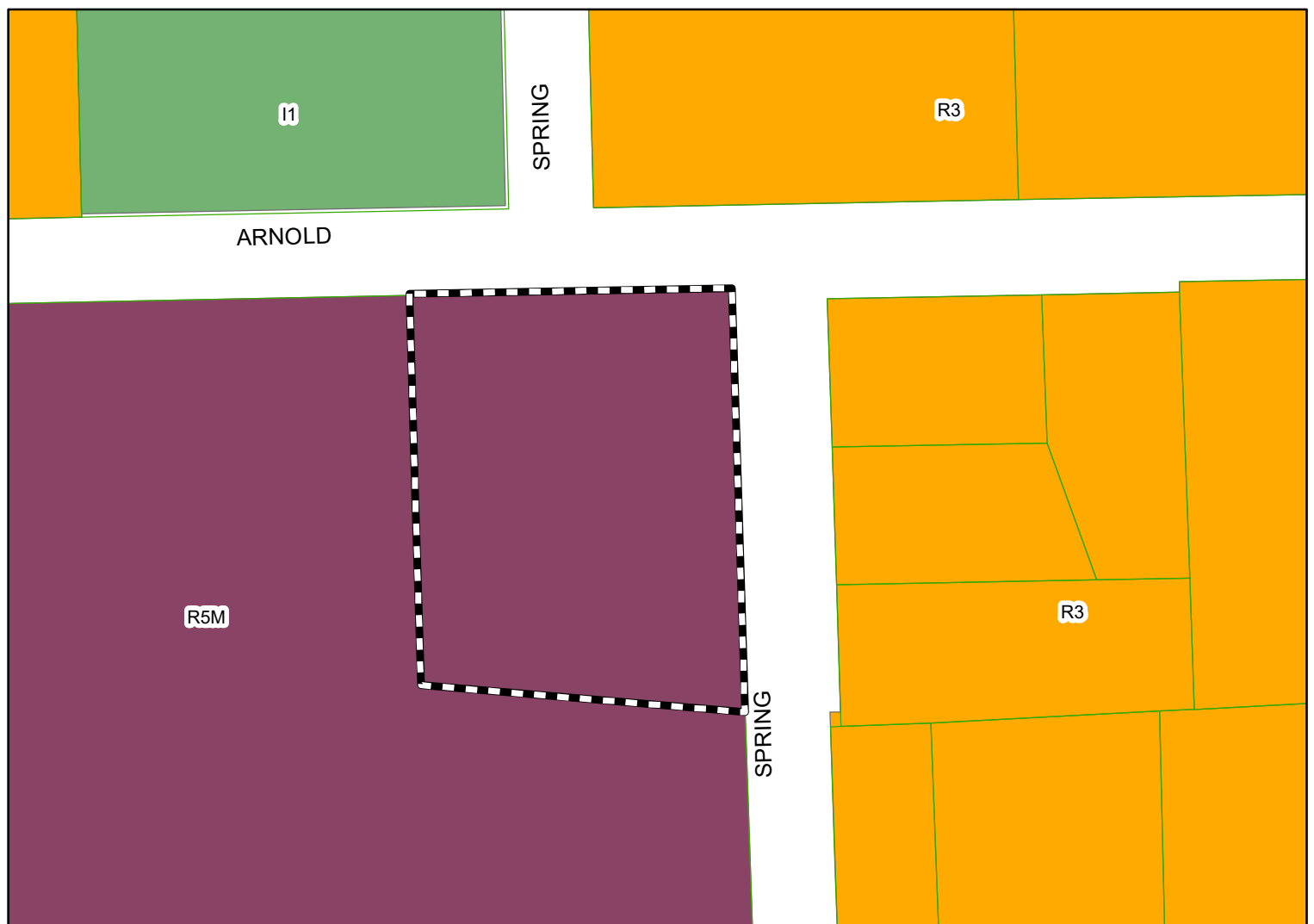
**OWNERS/AUTHORIZED
REPRESENTATIVE SIGNATURE:**

(PRINT NAME) Nick Howell

10-3-2023

DATE

SPRINGHILL HEIGHTS REDIVISION OF LOTS 53-58 SUBDIVISION SW CORNER OF ARNOLD AVENUE AND SPRING DRIVE FINALL APPROVAL, B-2



The applicant is requesting approval from 6 existing lots to 3 lots for single family homes. The property is located in a R-5M zoning district. This item was tabled at the July 25th PC meeting.

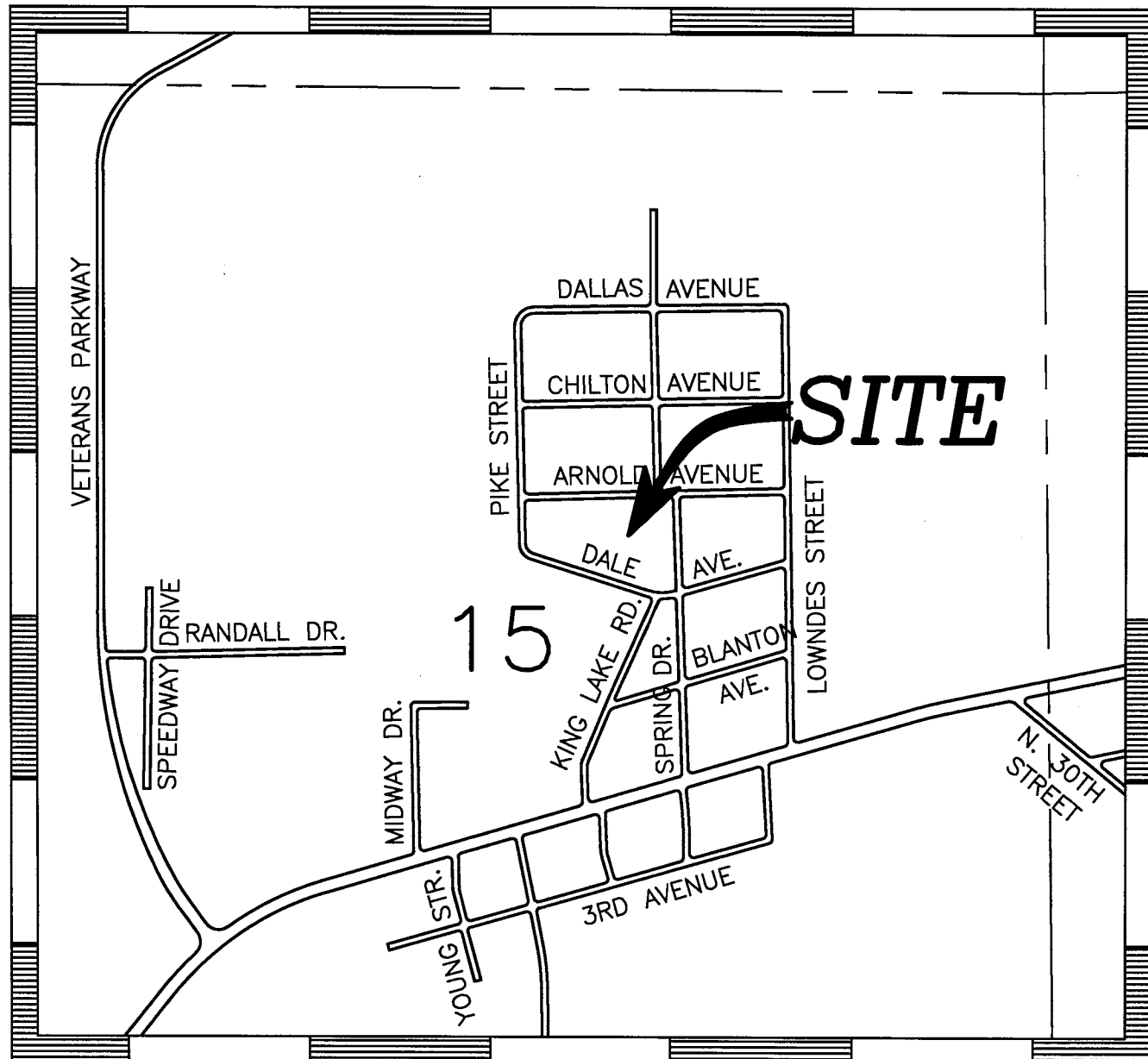


Subject Property

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

VICINITY MAP

NOT TO SCALE



SPRINGHILL HEIGHTS SUBDIVISION
BLOCK G
REDIVISION OF LOTS 53 THROUGH 58
SECTION 15 T 19 N R 26 E
OPELIKA LEE COUNTY ALABAMA

State of Alabama
Lee County

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

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

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

State of Alabama
Lee County

I, Nick Howell, Manager of 2H Properties, LLC, owner of the real property shown on this plat, hereby joins in the statement of Michael T. Maher, and certify that it was and is my purpose to subdivide the lands so platted as shown,

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

Nick Howell, Manager of 2H Properties, LLC

State of Alabama
Lee County

I, the undersigned authority, a Notary Public in and for said county, in said state, certify that Nick Howell as Manager of 2H Properties, LLC, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this date that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

In witness whereof, I have hereunto set my hand and seal on this

the ____ day of _____, 2022.

Notary Public: _____ My commission expires: _____

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

Director: _____ Date: _____

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

Chairman: _____ Date: _____

Approved by the Opelika Utilities Board, Opelika, Alabama:

Opelika Utilities Board: _____ Date: _____

Approved by the Opelika City Engineer, Opelika, Alabama:

Engineer: _____ Date: _____

Reviewed by Opelika Power Services, Opelika, Alabama:

Opelika Power Services: _____ Date: _____

Approved by the Opelika Public Works Department:

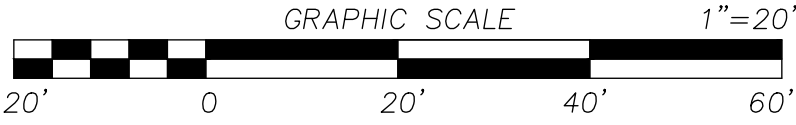
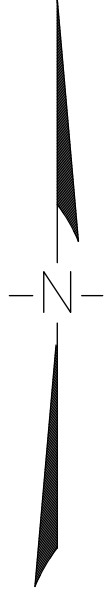
Public Works Director: _____ Date: _____

NOTES:

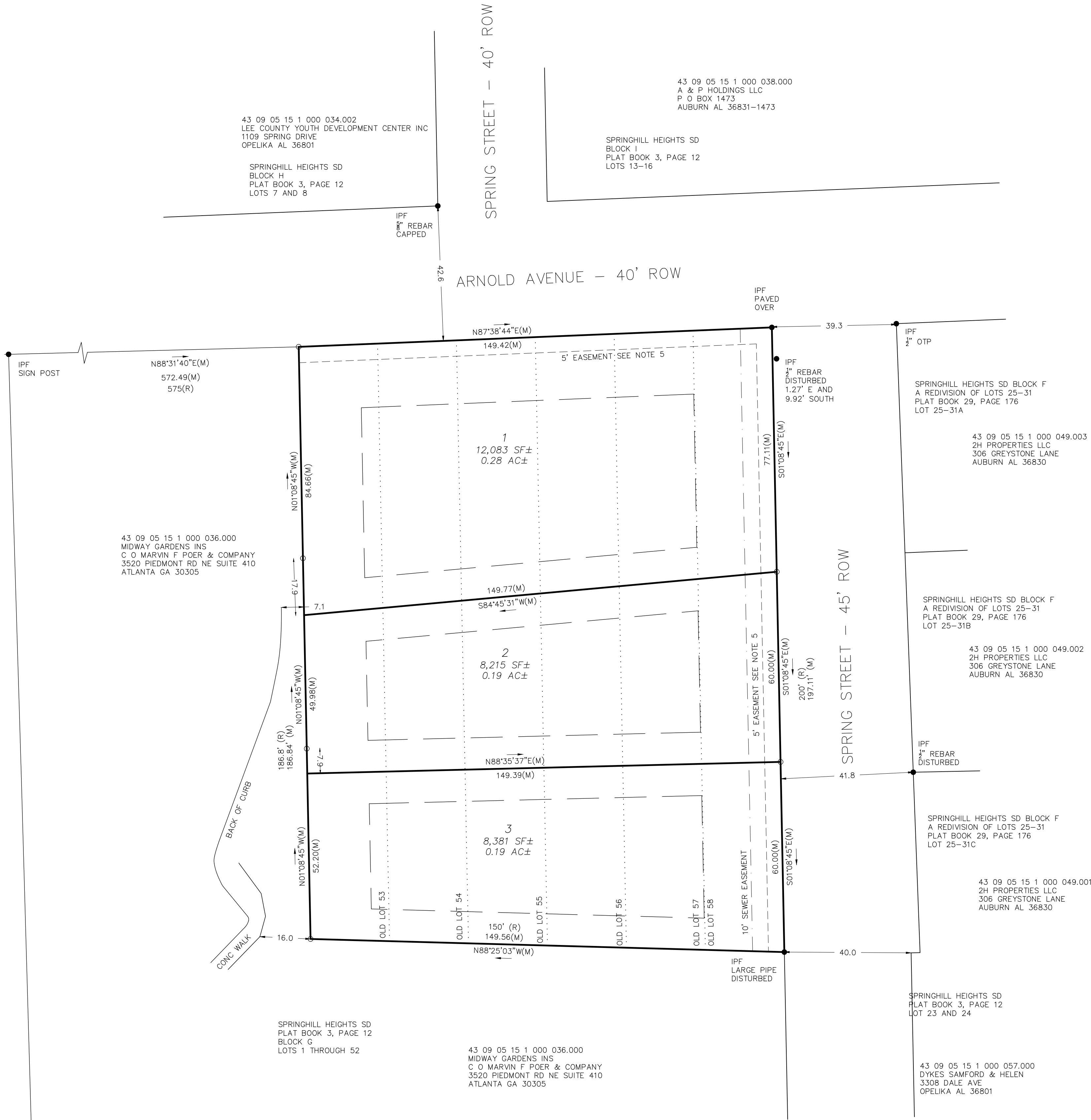
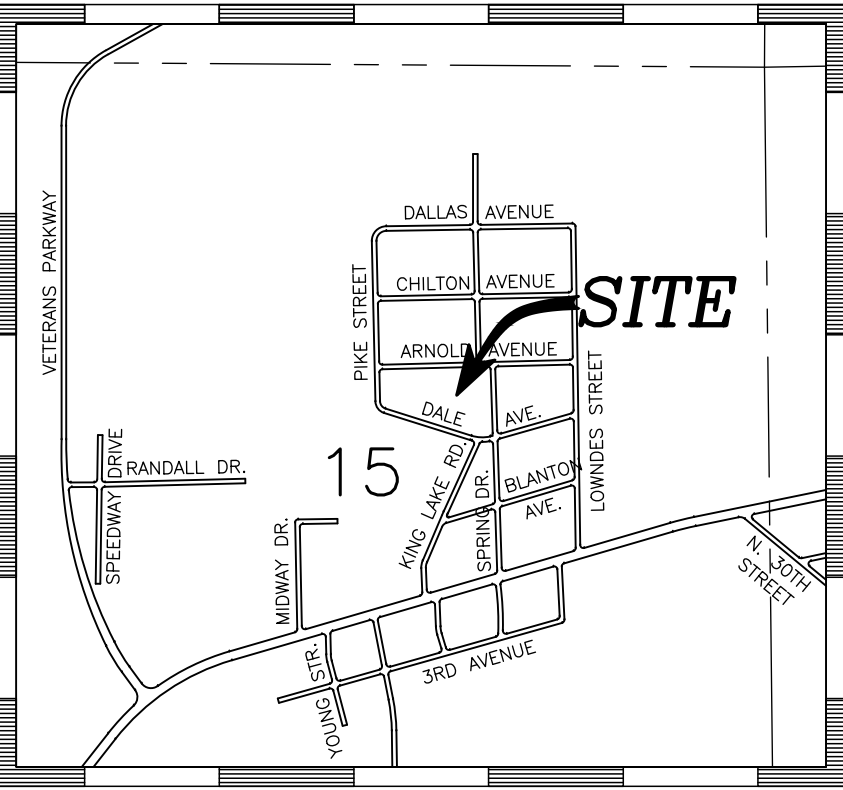
- SOURCE OF INFORMATION: DEED BOOK 2157 PAGE 98 AND PLAT BOOK 3, PAGE 12 (SPRINGHILL HEIGHTS SUBDIVISION).
- DATE OF FIELD SURVEY: NOVEMBER 21, 2022.
- DATE OFFICE WORK COMPLETED: DECEMBER 2, 2022.
- BEARINGS BASED ON STATE PLANE COORDINATES, NAD 1983, ALABAMA EAST ZONE, US FOOT. COORDINATES SET USING RTK GPS, ALDOUT CORRS AS CONTROL.
- 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.
- NO PORTION OF THIS PROPERTY LIES WITHIN THE 100 YR FLOOD PLAIN PER FEMA FIRM PANEL 01081C00686, DATED 11-2-2011.
- GROSS AREA: 26,680 S.F.
- OVERALL BLOCK LENGTH ALONG ARNOLD STREET BY PLAT IS 725'. MEASURED BLOCK LENGTH IS 722.09'. THE FRONTAGE ALONG ARNOLD STREET IS PRORATED ALONG ARNOLD STREET.

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
- - - = WIRE FENCE
- - - = WOOD FENCE
○ - ○ = CHAIN LINK FENCE



VICINITY MAP NOT TO SCALE



Seal	Drawn By: MTM		2124 Moores Mill Road Suite 110 Auburn, Alabama 36830 Phone (334) 821-0105 www.precisionsurveying.biz
	Scale: 1"=20'		
	File Name: 22-0669-SD1		
	Date: 12-6-2022		
	Sheet Title: SPRINGHILL HEIGHTS SUBDIVISION BLOCK G REDIVISION OF LOTS 53 THROUGH 58		

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: October 24, 2023

Agenda Item #: B-3

Subdivision: Wyndham Gates Subdivision, POD 3, Phase 4 - Townhomes

Action Requested: Final Approval

Location of Property: Alana Court and 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 June 2023 PC meeting, final approval for phase 3 consisting of 8 townhome lots was approved. 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 two car garages). The plat also includes Parcel B-1 (2.8 acres) reserved as open space maintained by an HOA.

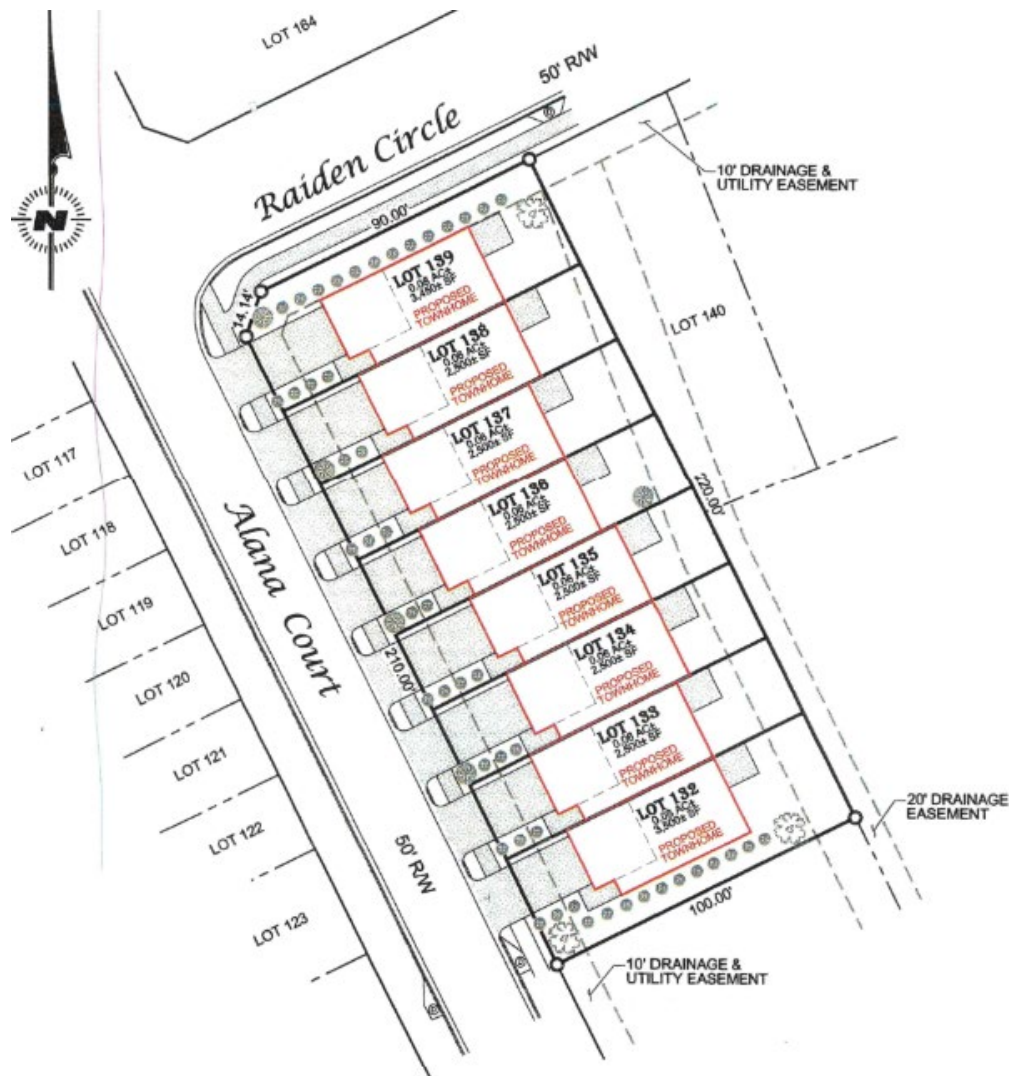
The eight townhome units for phase 3 include a front and rear yard. The townhome lots meet the minimum yard size requirement with one yard at least 50% of the size of a townhome unit's first floor. The lots also exceed the 1,800-sf minimum lot size and 20-foot lot width required for a townhouse development. Six lots are at least 25 feet wide; two lots exceed 35 feet. Six lots are 2,500 square feet (sf) and two lots are 3,500 sf. Each unit has two parking spaces as required. Underground utilities are installed, and sidewalks are required along the streets. The rear lot lines of three units are 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 Alana Court 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 comments or concerns and recommends Final Plat approval.

Opelika Utilities Board Report

No comments. Ready for Approval.

Opelika Power Services Report

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

000304-2023

AGENDA ITEM # 3



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



DEADLINE: _____ MEETING: _____

SITE ADDRESS: Alana Ct. and Raiden Cir.PROPERTY OWNER: DRB Group Alabama, LLCAPPLICANT/AUTHORIZED REPRESENTATIVE: Doug RansomMAILING ADDRESS: 160 Whitney St., Fayetteville, GA 30214PHONE NUMBER: 770-471-4751 FAX NUMBER: N/AEMAIL ADDRESS: lransom@drbgroup.com

TYPE OF PLAT APPROVAL REQUESTED

☐ SKETCH PLAN ☐ ADMINISTRATIVE ☐ PRELIMINARY ☒ FINAL

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

☐ Annexation ☐ Rezoning ☐ Other _____
PARCEL INFORMATIONSubdivision Name: Wyndham Gates Subdivision, Pod 3, Phase 4Current 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, Ph.4 Subdivision. I understand that I must provide certain information as noted in Section 4.2, Section 4.3, and/or Section 4.4 of the Opelika Subdivision Regulations in order for the Planning Commission to review my plans. The City may require additional information or requirements, or waive certain requirements, at any time during the process. Failure to provide accurate and complete information may result in disapproval by the Planning Department and/or Planning Commission. This application, plat, and all other information are submitted with the full authorization and knowledge of the property owner(s). The undersigned below hereby swears to be the authorized applicant designated by the property owner(s) as representative or agent for the property owner(s) and therefore authorized to make said application and submit said documents on this request. The undersigned authorizes the City to inspect the subject property as necessary in reviewing the above referenced request.

OWNERS/AUTHORIZED

REPRESENTATIVE SIGNATURE: Doug Ransom

September 12, 2023

(PRINT NAME)

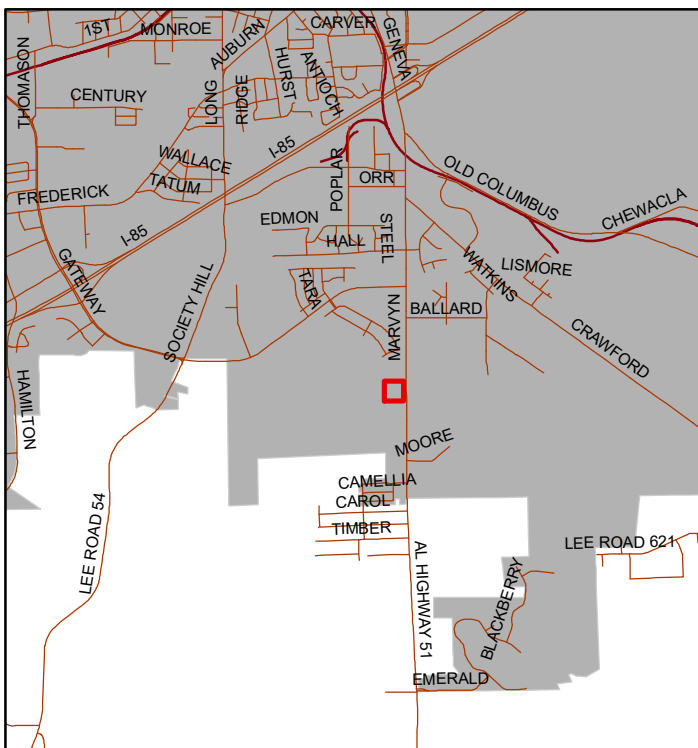
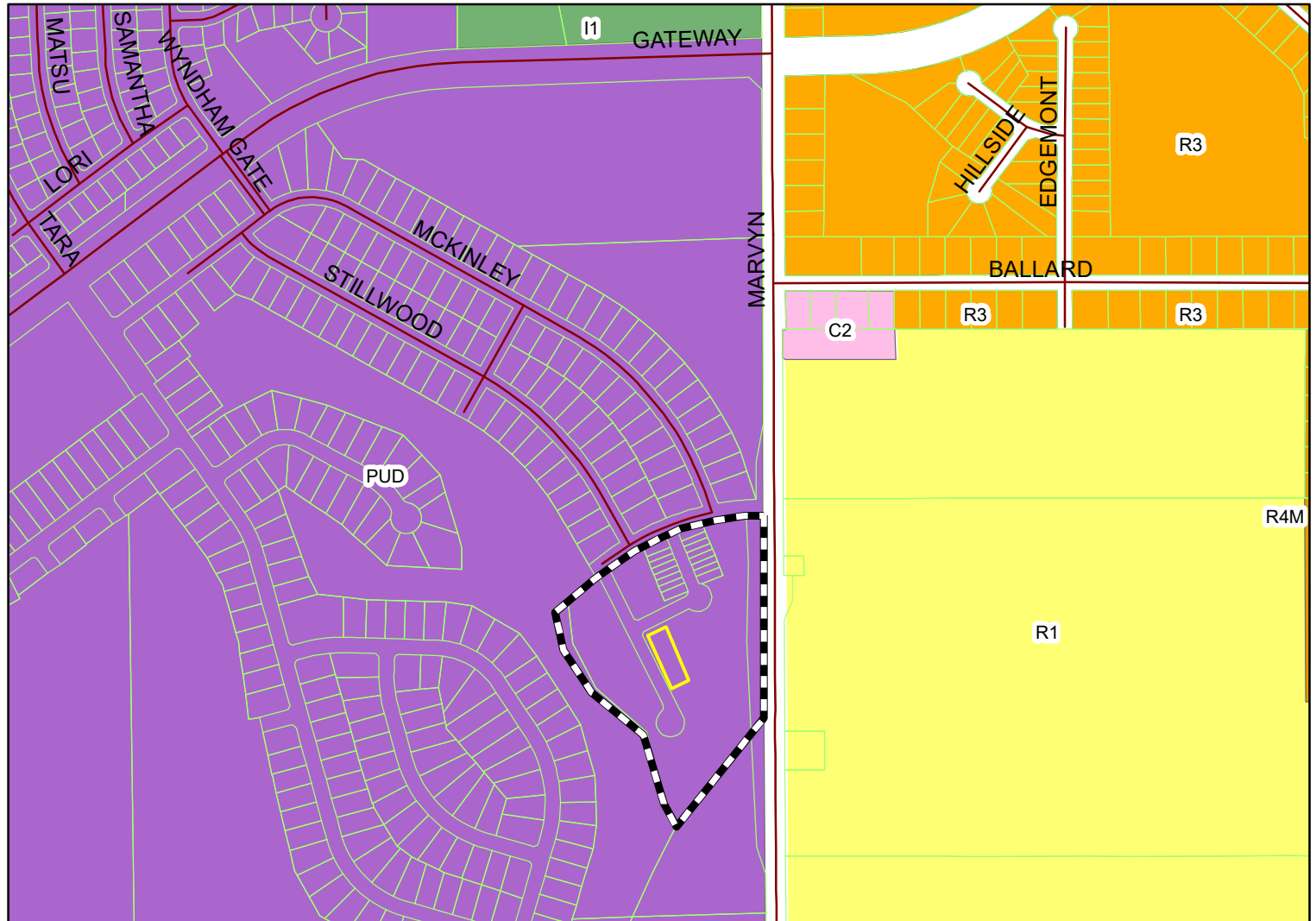
Doug Ransom

DATE

WYNDHAM GATES POD 3 PHASE 4 SUBDIVISION

ALANA COURT & RAIDEN CIRCLE

FINAL APPROVAL, B-3



The applicant is requesting final approval for 9 lots in a townhome develop with a total of 64 townhome lots. The property is located in the Wyndham 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

STATE OF ALABAMA
LEE COUNTY

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

IN WITNESS WHEREOF, I HAVE HEREONTO SET MY HAND AND SEAL ON THIS THE ____ DAY OF SEPTEMBER, 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, DOUG RANSOM, AS AUTHORIZED SIGNER FOR DRB GROUP ALABAMA, 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 SEPTEMBER, 2023.

DOUG RANSOM, AUTHORIZED MEMBER
DRB GROUP ALABAMA, LLC

STATE OF ALABAMA
LEE COUNTY

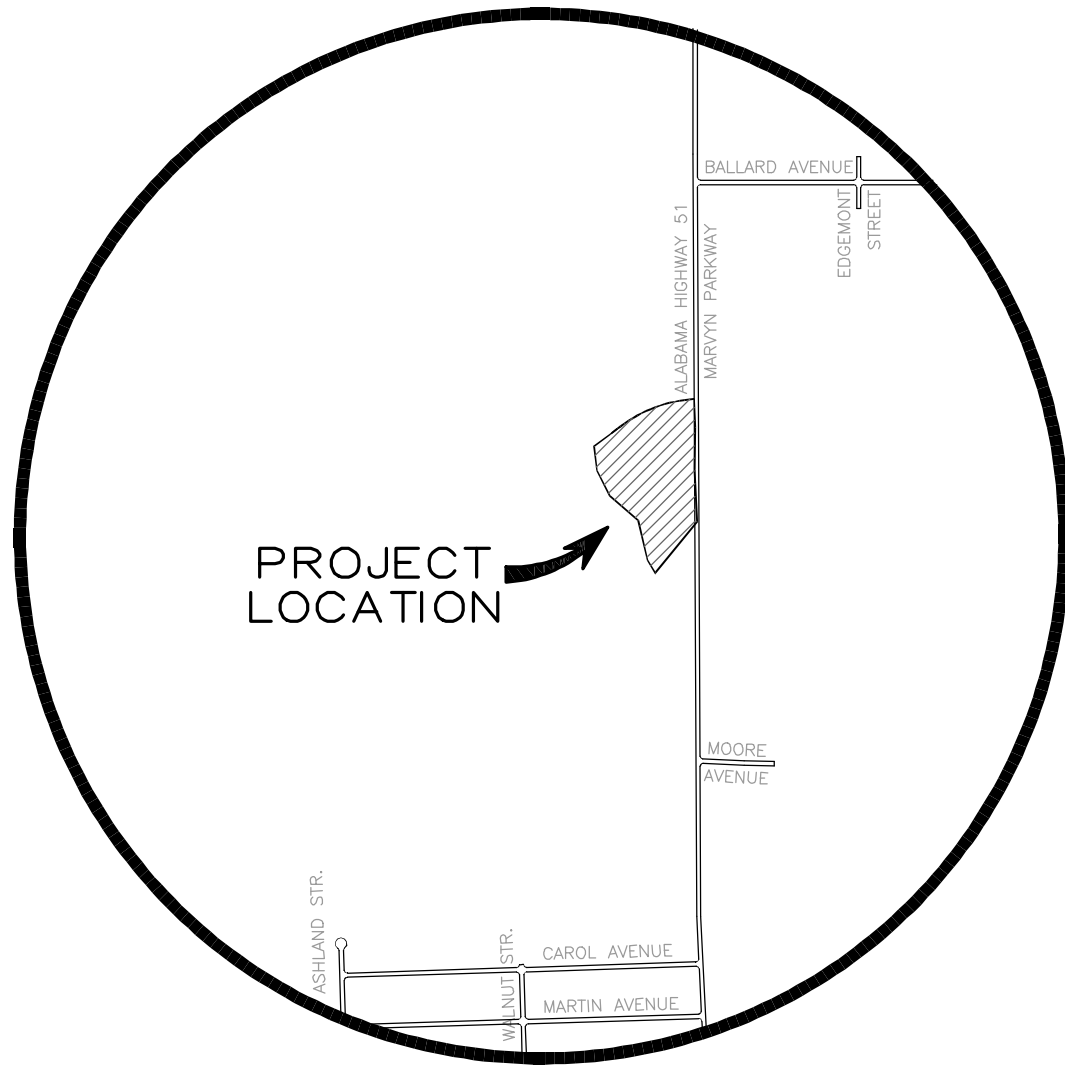
I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT DOUG RANSOM, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT AND WHOSE NAME IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DATE THAT, BEING INFORMED ON THE CONTENTS OF THE INSTRUMENT, HAS EXECUTED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

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

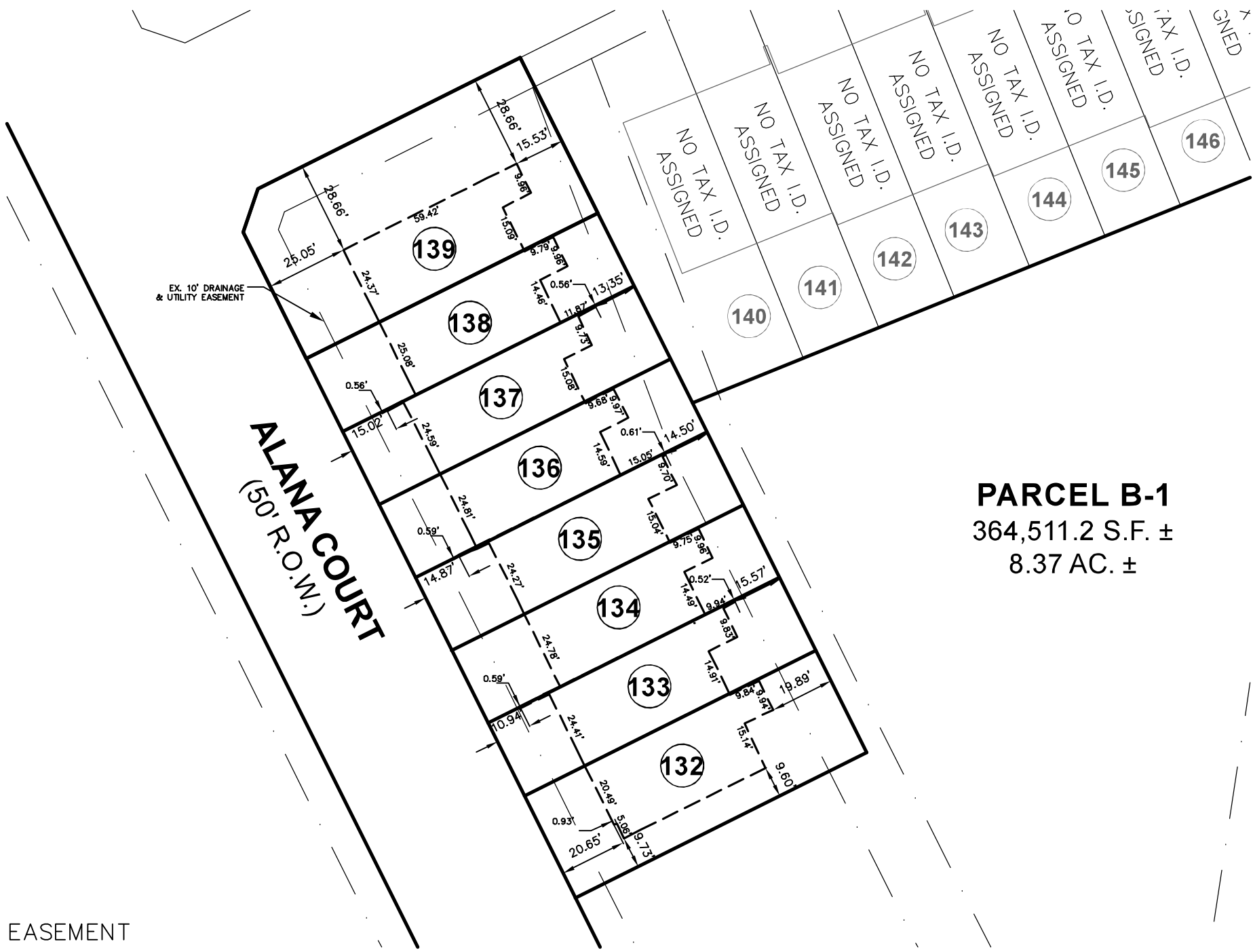
NOTARY PUBLIC:
MY COMMISSION EXPIRES: _____

NOTES:

- THIS PARCEL IS SUBJECT TO ANY EASEMENTS, RIGHT-OF-WAY, OR OTHER RESTRICTIONS OF RECORD THAT MAY EXIST.
- BEARINGS BASED ON GPS RTK OBSERVATION USING AUBURN CORRS. HORIZONTAL DATUM IS NAD 83 ALABAMA EAST ZONE STATE PLANE COORDINATE SYSTEM.
- NORTH IS BASED ON GRID NORTH.
- OFFICEWORK COMPLETED JULY 13, 2023.
- AN EASEMENT IS HEREBY GRANTED TO THE CITY OF OPELIKA, ALABAMA, A MUNICIPAL CORPORATION, FOR THE PURPOSE OF INSTALLING AND MAINTAINING GUY WIRES AND ANCHORS TO STABILIZE POLE LINES: EASEMENT TO BE TEN (10') FEET WIDE, BEING FIVE (5') FEET ON EACH SIDE OF THE FRONT AND SIDE LOT LINES.
- ACCORDING TO FEMA FIRM MAP NO. 01081C0230G PANEL 230 OF 381 FOR OPELIKA, LEE COUNTY ALABAMA, EFFECTIVE DATE NOVEMBER 11, 2011, THE PARCEL LIES IN ZONE X, WHICH IS AN AREA OF MINIMAL FLOODING AND IS NOT DESIGNATED AS A FLOOD PRONE AREA.
- THE GROSS AREA OF WYNDHAM GATES, POD 3 IS 595,546 ± S.F. OR 13.67 ± AC., WHICH INCLUDES NEW RIGHT-OF-WAYS FOR ROADWAYS.
- THE OWNER AND DEVELOPER IS DRB GROUP, INC. AND THEIR ADDRESS IS 9497 THORNTON BOULEVARD, JONESBORO, GA 30236.
- THE WYNDHAM GATES, POD 3 HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF ALL OPEN SPACE FOR THIS DEVELOPMENT.
- THE MINIMUM FRONT SETBACK FOR THE DEVELOPMENT IS TWENTY FEET (20').



VICINITY MAP
NOT TO SCALE



FOUNDATION DETAIL
SCALE: 1"=40'

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

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

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

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

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

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

WYNDHAM GATES SUBDIVISION, POD 3, PHASE 4

WYNDHAM SOUTH SUBDIVISION 1ST ADDITION

WYNDHAM SOUTH SUBDIVISION 1ST ADDITION
43 10 09 30 1 000 067.000
JOHNSON GREGORY THOMAS JR &
3028 MCKINLEY DR
OPELIKA, AL 36804

43 10 09 30 1 000 066.000
PINKARD JOE N & SYLVIA PINKARD
3028 MCKINLEY DRIVE
OPELIKA, AL 36804

43 10 09 30 1 000 027.000
HAYS ROBERT ANDREW III &
ESTHER VIRGINIA
3021 STILLWOOD WAY
OPELIKA, AL 36804

43 10 09 30 1 000 026.000
PATEL ANJANA C &
CHETANKUMAR PARVINEHAI PATEL
3020 STILLWOOD WAY
OPELIKA, AL 36804

EMORY LANE
(60' R.O.W.)

L= 325.32'
R= 969.49'
CH BEAR= N 76° 13' 57" E
CH= 323.60'

CONC. R.O.W.
MON FND

CONC. R.O.W.
MON FND

CONC. MON FND

MARVYN PARKWAY
(R.O.W. VARIES)

EX. 30' PERM. UTILITY
EASEMENT (RECORDING
INFO NOT FOUND)

EX. 20' UTILITY
EASEMENT

EX. 10' DRAINAGE &
UTILITY EASEMENT

EX. 10' DRAINAGE &
UTILITY EASEMENT

EX. FOUNDATION

CONC. R.O.W.
MON. FND

EX. 16' APCO
EASEMENT

PARCEL B-1
364,511.2 S.F. ±
8.37 AC. ±

BASELINE
IPFD

EX. 20' DRAINAGE
EASEMENT

EX. 20' UTILITY
EASEMENT

EX. 20' UTILITY
EASEMENT

EX. 20' UTILITY
EASEMENT

EX. 20' UTILITY
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EX. 20' UTILITY
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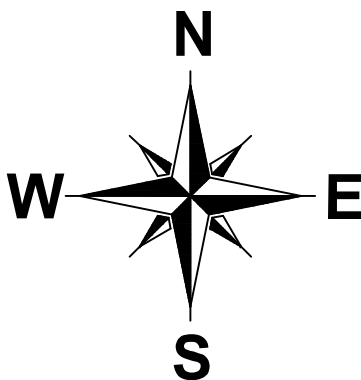
EX. 20' UTILITY
EASEMENT

EX. 20' UTILITY
EASEMENT

EX. 20' UTILITY
EASEMENT

EX. 20' UTILITY
EASEMENT

EX. 20' UTILITY
EASEMENT



SCALE: 1"= 60'



LOT AREA TABLE

LOT #	ISO. FEET	ACRES
132	5,287.62'	0.12
133	2,499.89'	0.06
134	2,499.89'	0.06
135	2,499.89'	0.06
136	2,499.89'	0.06
137	2,499.89'	0.06
138	2,499.89'	0.06
139	2,499.89'	0.06
140	2,499.89'	0.06
141	2,499.89'	0.06
142	2,499.89'	0.06
143	2,499.89'	0.06
144	2,499.89'	0.06
145	2,499.89'	0.06
146	2,499.89'	0.06

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 53° 07' 55" E	111.82'
L2	N 53° 07' 55" E	50.83'
L3	S 22° 05' 35" E	9.31'
L4	N 67° 54' 25" E	100.00'
L5	S 60° 02' 15" E	34.40'
L6	S 18° 28' 41" W	114.14'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	55.00'	18.14'	18.06'	S 63° 00' 29" E	18°54'07.05"
C2	55.00'	27.89'	27.59'	S 86° 59' 03" E	29°03'01.61"
C3	55.00'	26.25'	26.03'	N 65° 20' 22" E	26°18'06.87"
C4	55.00'	29.59'	29.23'	N 36° 46' 35" E	30°49'27.33"
C5	55.00'	30.06'	29.69'	N 05° 42' 25" E	31°18'53.16"
C6	55.00'	60.13'	57.18'	N 41° 16' 14" W	62°38'24.35"
C7	55.00'	251.67'	82.91'	N 82° 23' 18" W	262°10'40.39"
C8	25.00'	32.82'	30.52'	N 11° 05' 21" E	75°13'22.54"

LEGEND

- CT CRIMPED TOP
- OT OPEN TOP
- IPFD IRON PIN FOUND
- IPSO IRON PIN SET
- CP CALCULATED POINT
- CM CONCRETE MONUMENT FOUND
- SN SPIKE NAIL SET
- R.O.W. RIGHT-OF-WAY
- (F) FIELD MEASUREMENT
- (P) PLAT DIMENSION
- (S) EXISTING SANITARY SEWER MANHOLE
- (D) EXISTING STORM DRAIN MANHOLE
- OHE— EXISTING OVERHEAD ELECTRIC LINES



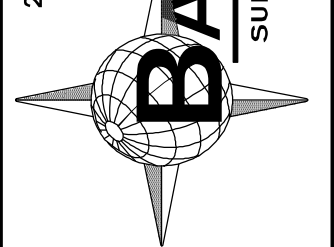
THIS DRAWING IS THE PROPERTY OF BASELINE SURVEYING & DESIGN, LLC.
THIS DRAWING IS THE PROPERTY OF BASELINE SURVEYING & DESIGN, LLC AND MAY NOT BE
REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL,
INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL
SYSTEM, WITHOUT PERMISSION IN WRITING FROM BASELINE SURVEYING & DESIGN, LLC.

CREW CHIEF
RAB

DRAWN
TRC

JOB NO.
B72822.01

2024 Wyndham Gates, Sub A
Opelika, Alabama 36801
Phone: (334) 749-9200
Web: www.baseline-llc.com



WYNDHAM GATES SUBDIVISION,
POD 3, PHASE 4

SEC. 30 T19N Rg 27E

OPELIKA LEE COUNTY ALABAMA

SCALE: 1"=60' SEPTEMBER 2023

ARTHUR R. NETTLES AL. P.L.S. REG. NO. 23346

ALABAMA CERT. OF AUTH. CA. NO. 922

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: October 24, 2023

Agenda Item #: C-4

Action Requested: Conditional Use – Townhomes, 29 dwelling units.

Location of Property: Samford Avenue and Court Street

Property Owner(s): Thrash Investment, Inc.
Moore Bass Consulting, Inc., authorized representative

Current Land Use: Undeveloped

Current Zoning: R-4, C-2, and GC-S

**Surrounding Zoning Districts
And Land Uses:**

North	I-1, GC-S	Opelika High School
South	C-2	Undeveloped and Single-family
East	R-4, C-2, GC-S	Single-family and Office
West	R-2	Railroad and Single-family homes.

Proposal

The applicant requests conditional use approval for a 29-unit townhome development with open space as part of a single-family development in the R-4 zoning district. The entire development lists 84 lots. As part of the larger development, there are 4 open space and detention lots and 2 commercial lots. The townhome property does not front along Samford Avenue; the townhomes are setback off a new internal street and back up to the existing homes on Court Circle and homes along Samford Avenue. The access will be from Samford Avenue and Court Street to the townhome property.

The adjacent land uses to the townhomes are seven existing single-family homes on the east side. This development proposes single-family homes on the property remaining on the north and west sides, as shown on the plat. Some of these homes are zoned C-2, GC-S. At least one of the houses has been converted into an office. The closest non-single-family use and building type is across Samford Avenue, Ashton Way Apartments. The rear of the single-family development backs up to the railroad right-of-way.

In the R-4 zoning district, a maximum of 9 dwelling units per acre are allowed; the proposed density (29 units on 3.51 acres) is 8.25 dwellings per acre. The minimum lot width requirement for a townhome is 20 ft. The minimum lot widths proposed are 20 ft. and 28 ft. Correct Lots 70 and 74 do not meet the minimum lot widths of 20 ft.

The townhomes front on a new street and have front driveway access. The buildings are shown in two types of groupings. The first grouping shows 28-foot lot width townhomes with garages and a three-story façade (Lots 56-62 and Lots 78-84). The second type shown is a 20-foot width townhome lot with garages and a three-story faced (Lots 63-77). Along Samford Avenue, the predominant building type is single-family homes. However, multi-family units are in the vicinity of the proposed townhome development.

The Townhouse Development Standards require that the front or rear yard area is at least 50% of the main floor of the townhouse. Most 20-foot townhome lots have a rear yard area (498 sf) exceeding the first-floor area (955 sf). Most 28-foot townhome lots have a rear yard area (750 sf) that exceeds the first-floor area (1,500 sf). Lots 64, 66, 68, 74, 76, 81, and 82 appear to be less than 50% of the first-floor area for the rear yard. This ratio will need to be corrected to meet the Townhouse Development Standards.

The adjacent lots range from 10,000-18,000 square feet. Those zoned C-2 would follow the R-5 requirements of residential or the Gateway Corridor requirements otherwise. Townhouses are often a transitional use between commercial and lower density residential. In this instance the adjacent commercial still has a single-family building form. Additionally, only about ¼ of the townhomes are between commercial zoning and single-family. The remaining townhomes are located between existing and proposed single-family lots. The five building groups also meet the minimum building setback requirements (25 ft. Front, 10 ft. Side, 20 ft. Rear, and 20 ft. Side yard on street) for the R-4 zoning district and the 20-foot building separation requirement, except for the side on street setback for Lots 58.

The minimum off-street parking requirement is met with two parking spaces per dwelling unit. Each unit will have at least a single-car garage and one parking space in the driveway. All townhome units are three-stories. The townhome section also has no sidewalks adjacent. This area is the most dense and would be better served by sidewalks.

An HOA (Homeowners Association) and a Declaration of Covenants, Conditions, and Restrictions providing requirements, responsibilities, and association fees will be established for the townhome development. In general, the HOA will be responsible for the maintenance or repairs of all outside common areas (townhome yard area, about one-acre common area, parking spaces, sidewalks, driveway, etc.) and responsible for maintenance of the exterior building surfaces that includes painting and roof deck & shingle repair/replacement. A townhome owner owns the abutting front and rear yards. Each group of contiguous townhomes shall have a five foot access easement adjacent to the private yard that connects to the public or private street providing vehicular access.

The landscape plan shows more lots and townhomes than the subdivision plat provided. Correct the landscape plan to show the same number of lots and townhomes as the subdivision plat. Reviewing the landscape plan provided based on the reduced number of lots provided in the subdivision plat,

the landscaping meets minimum requirements concerning base points. The visible side of Lot 56 should address the street, provide features beyond a flat wall, or have significant landscaping to screen it. A total of 23 large trees and six medium or small trees, 156 evergreen shrubs will be planted; the size of trees and shrubs planted must meet the minimum size requirements as provided in the Landscape Regulation. An R-3 zoning district is adjacent to the townhome property along the west property line and portion of the south property line; a residential buffer is required along the west and south property lines. A one-acre area on the north side is labeled “open space.” It is unclear if portions of this area will remain undisturbed. If the open space is to remain an undisturbed buffer, it should be shown on the site plan and plat.

Staff does not believe they have provided enough information for approval yet especially with the revised development plan.

- 1. Correct the layout in the site plan, landscape plan, and plat to show the accurate layout proposed.**
- 2. Ensure all minimum lot widths for the townhomes are either 20 ft. or 28 ft. (Lots 70 & 74)**
- 3. Ensure all rear yard areas are a minimum of 50 percent of the first-floor square footage.**
- 4. Install a residential buffer along the east property line according to the options¹ described in the Landscape Regulations. If the open space is to be considered an undisturbed buffer, it should be shown on the site plan and plat.**
- 5. If a private dumpster is used, the dumpster must be enclosed with an opaque fence and gate at a height, so the dumpster is not visible outside the enclosure and location approved by Planning.**
- 6. Correct the setback on Lot 56.**
- 7. The visible side of Lot 56 should address the street, provide features beyond a flat wall, or have significant landscaping to screen it.**
- 8. All utilities shall be underground.**
- 9. A sidewalk shall be provided on the townhouse side of the street as well.**
- 10. Address the issue of staggered buildings.**
- 11. Add the rear access easement.**
- 12. Buildings shall use materials consistent with the Gateway Corridor.**
- 13. HVAC units and other mechanical shall be screened from the street.**

¹ On any commercial, industrial, institutional, PUD or multi-family development, except duplexes, adjacent to or abutting a residential zoning district, a buffer strip along the property line(s) of the developing property is required.

The buffer shall run the entire length of the abutting lot line(s). The type of buffer may consist of any or all of the following: (a) 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; (b) 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; (c) 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.

Engineering Department Report

The access to Samford Avenue will be addressed with the preliminary plat.

The Engineering Department has no issues with Conditional use approval.

Opelika Utilities Board Report

No comments regarding townhomes other than meters for individual dwellings shall not be set in driveways/parking pads. See comment below regarding water service concerns for the development as a whole.

Opelika Power Services Report

This is inside the Opelika Power Service territory.



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



PC DEADLINE: _____ PC MEETING: _____

SITE ADDRESS: ALABAMA STATE ROUTE 14 (SAMFORD AVENUE)

PROPERTY OWNER: THRASH INVESTMENTS INC.

APPLICANT/ AUTHORIZED REPRESENTATIVE: MOORE BASS CONSULTING, INC.

MAILING ADDRESS: 1350 KEYS FERRY COURT, MCDONOUGH, GEORGIA 30253

PHONE NUMBER: 770-914-9394

FAX NUMBER: _____

EMAIL ADDRESS: ssakvongkhamhane@moorebass.com

PARCEL INFORMATION

Project name: Warwick Retreat Address/Location: ALABAMA STATE ROUTE 14 (S/

Current Land Use: Vacant Current Zoning: R-4

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

Description of Proposed Use: Residential

AUTHORIZATION TO ACT AS APPLICANT (if applicable)

I, Thrash Investments Inc, being owner of the property which is the subject of this conditional use application hereby authorize Moore Bass Consulting, Inc., to act as my representative before the City of Opelika's Planning Commission, and if necessary, represent me before the Board of Zoning Adjustments and City Council.

Property Owner's Signature: _____

James R. Thrash, President

Date: _____

8-25-23

STATE OF ALABAMA,

COUNTY OF LEE

I, Rebecca Welsh, a Notary Public in and for said County and State, hereby certify that James R. Thrash, whose name is signed to the foregoing document, and who is known to me or acknowledged before me on this day, that being informed of the contents of said document, did execute the same voluntarily on the day that bears the same date.

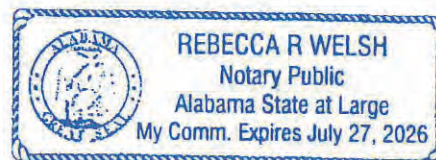
Given my hand and seal of office this 25 day of August 2023,

Rebecca R. Welsh

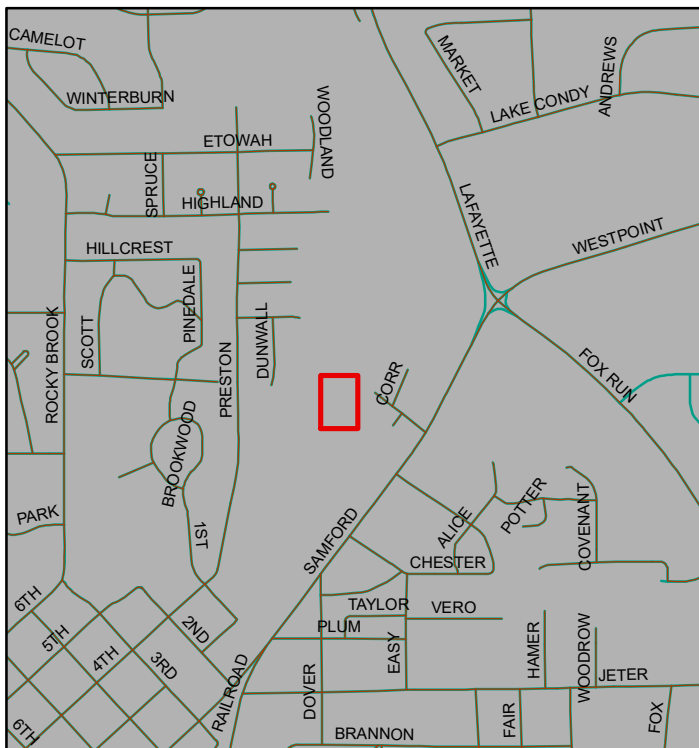
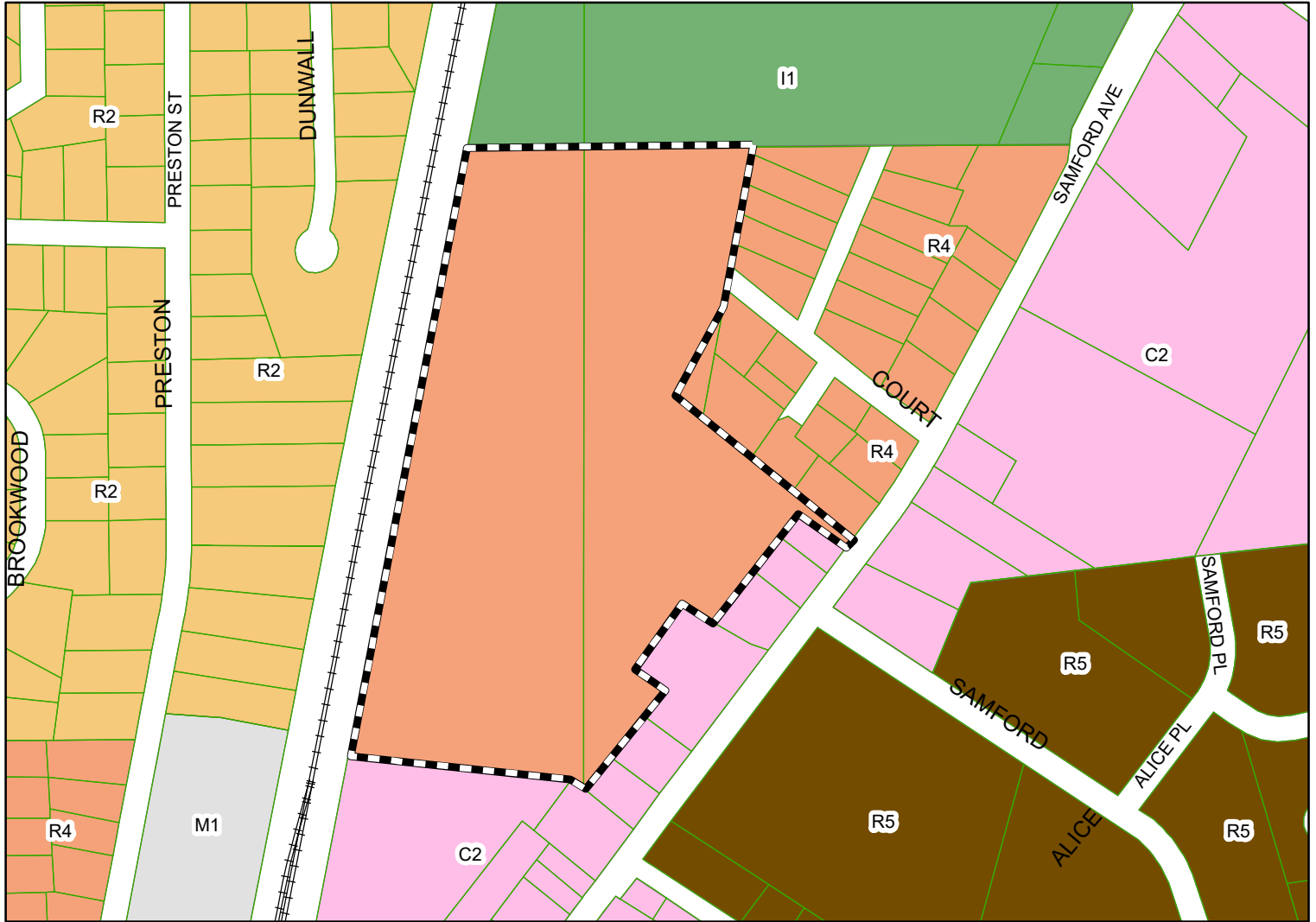
Notary Public

My Commission Expires: _____

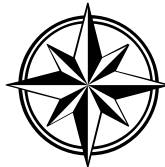
7/27/24



WARWICK RETREAT SINGLE FAMILY HOMES AND TOWNHOMES
220 BLOCK SAMFORD AVENUE
PRELIMINARY PLAT & CONDITIONAL USE APPROVAL, C4-C5

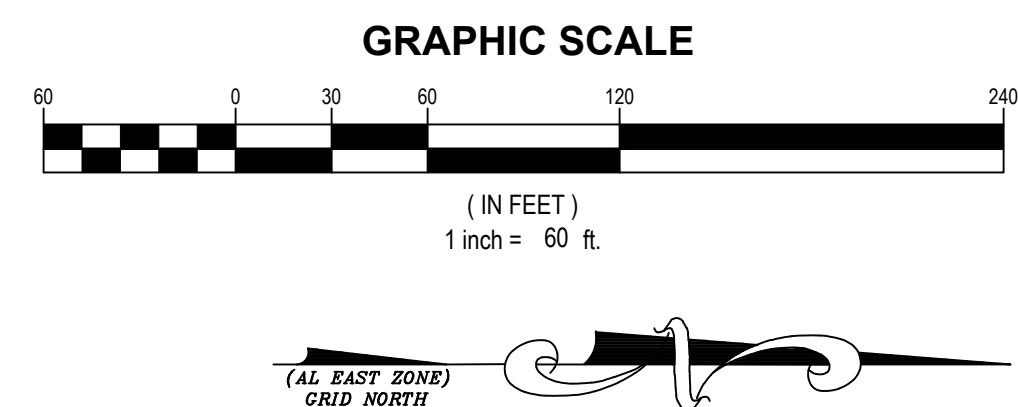


The applicant is requesting plat approval for 94 lots - 55 single family homes and 29 townhome lots. The townhome lots require conditional use approval.



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



**Moore Bass
Consulting, Inc.**

- Civil Engineering
- Land Surveying
- Development Consulting
- Landscape Architecture
- Environmental Permitting

www.moorebass.com
TALLAHASSEE • ATLANTA

1350 Keys Ferry Court
McDonough, GA 30253
770.914.9394

**WARWICK RETREAT
OPELIKA, ALABAMA**

**OFF LINDSEY COMMUNITIES
140 VILLAGE CIRCLE
SENOIA, GEORGIA 30276**

PROJECT NAME

CLIENT NAME

[illegible]

A2431.0076-PRELIMINARY PLA

DATE 09-29-23

CONTRACT # A2431.0076

DRAWN BY BT/KH/RF

The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MB) for this Project are instruments of MB for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the

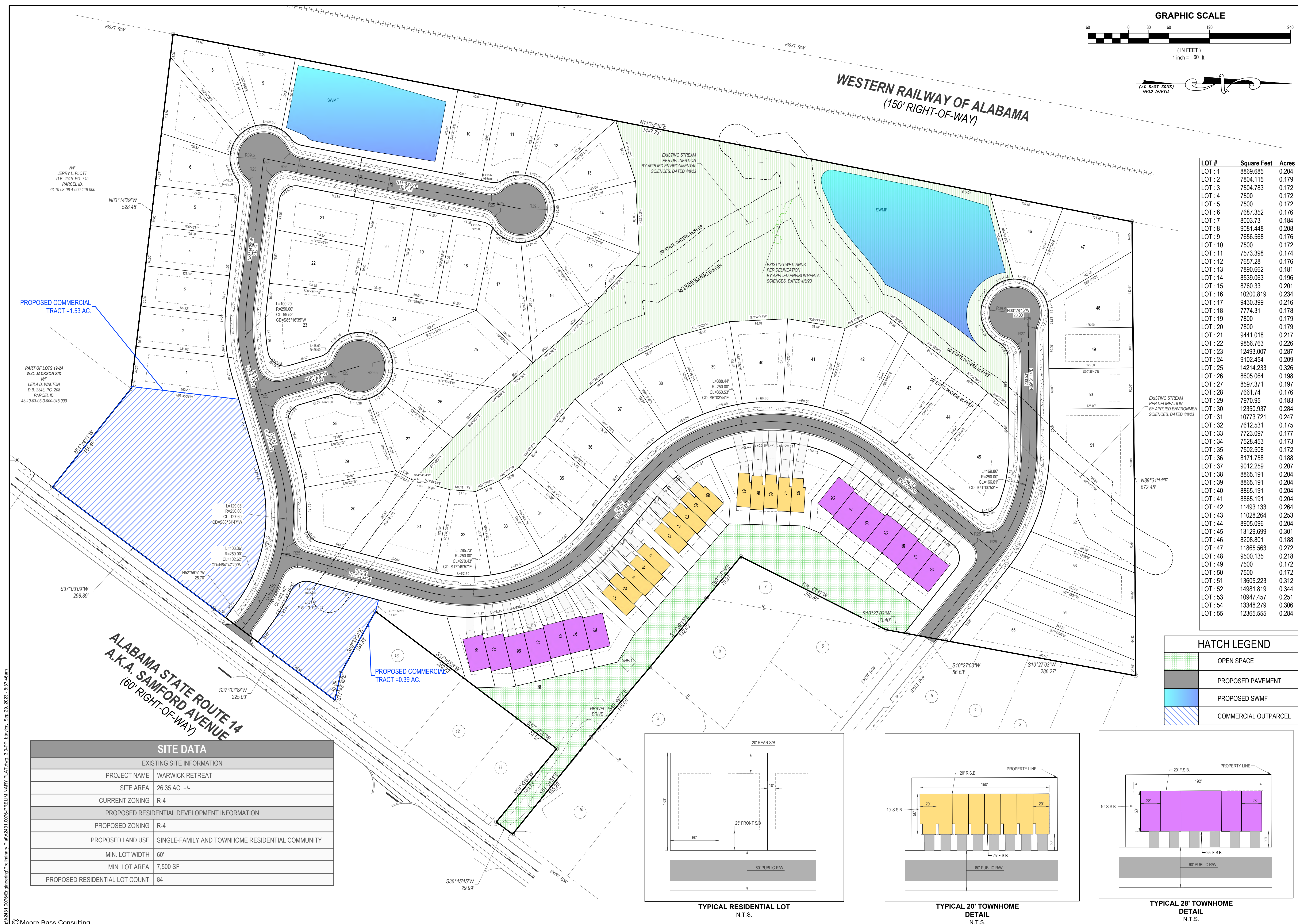
1350 KEYS FERRY COURT
McDONOUGH, GA 30253
LSF #821

SEAL

PRELIMINARY, NOT
FOR CONSTRUCTION

**PRELIMINARY
PLAT SITE PLAN**

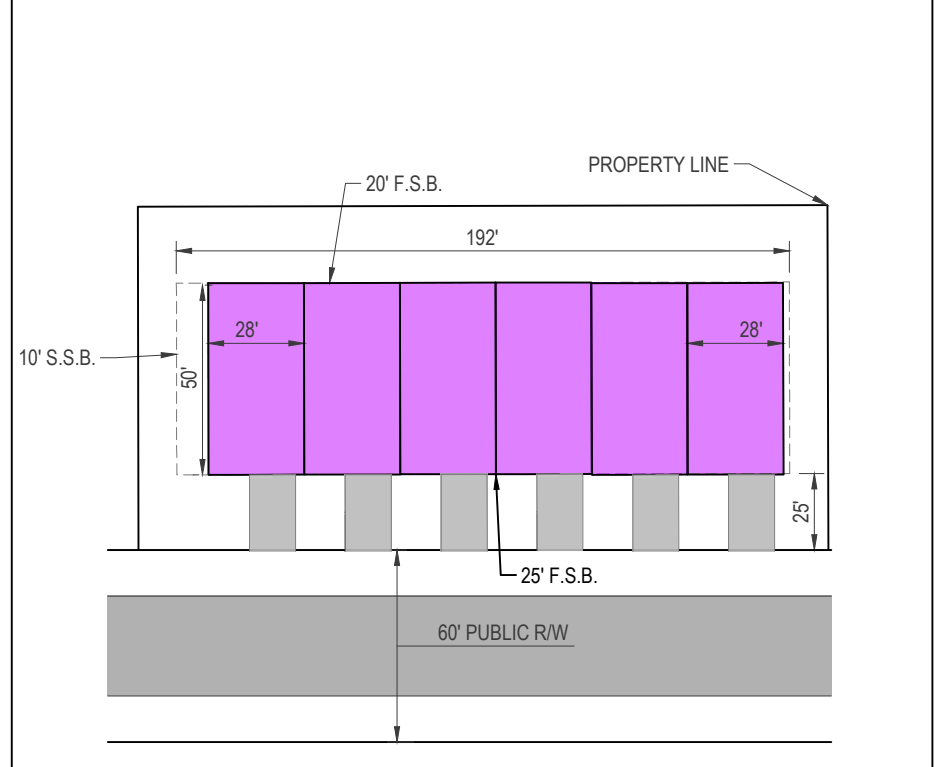
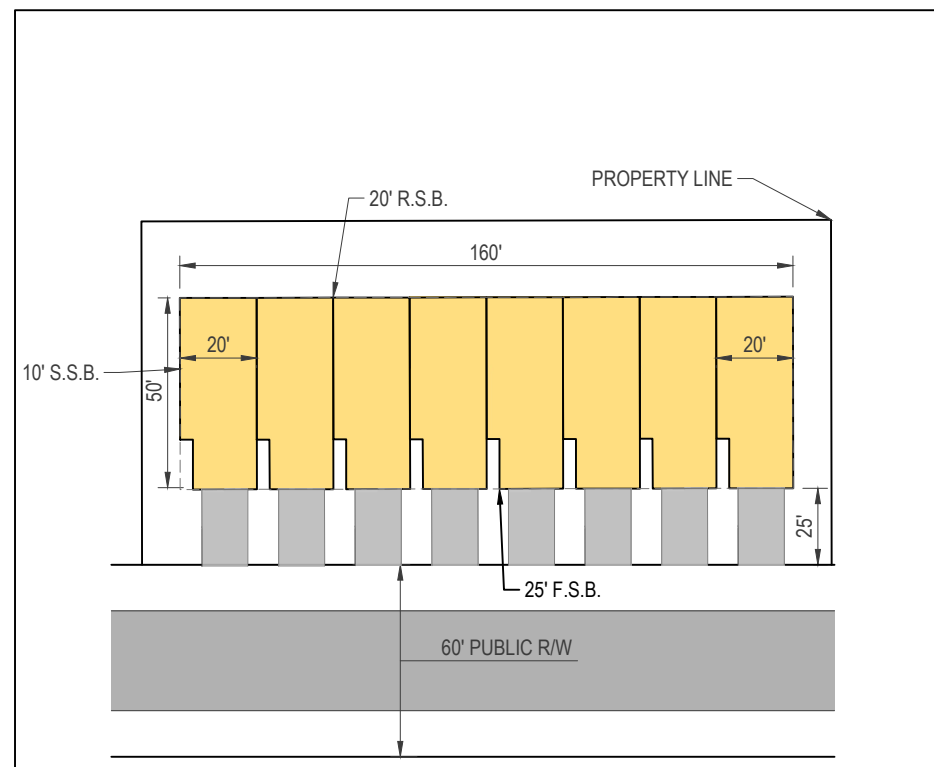
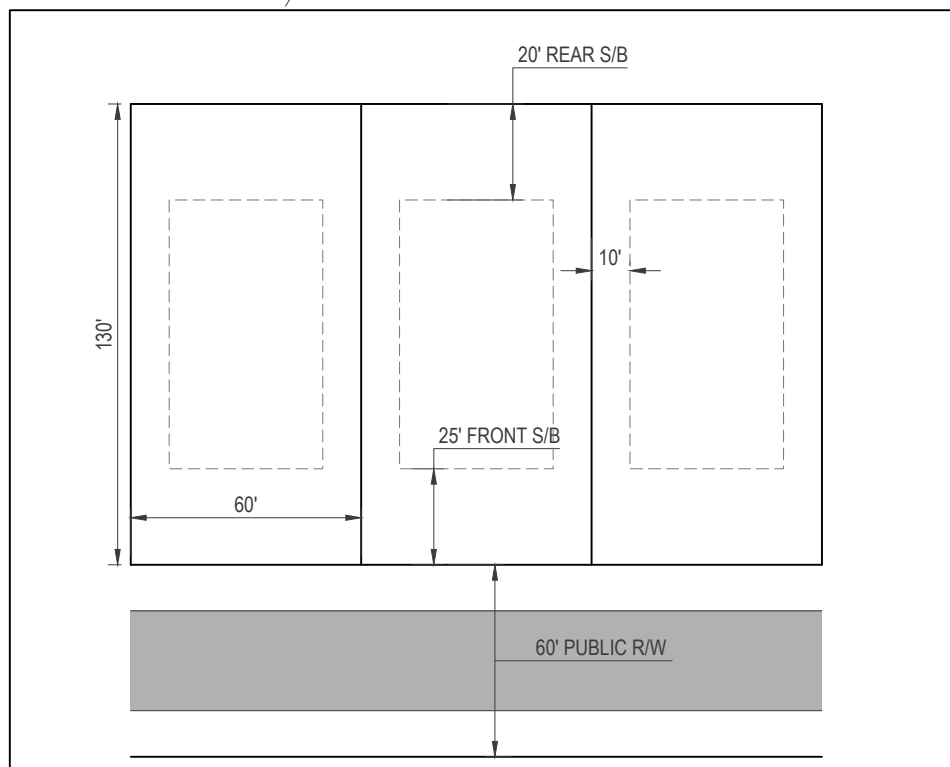
SHEET **3.0**

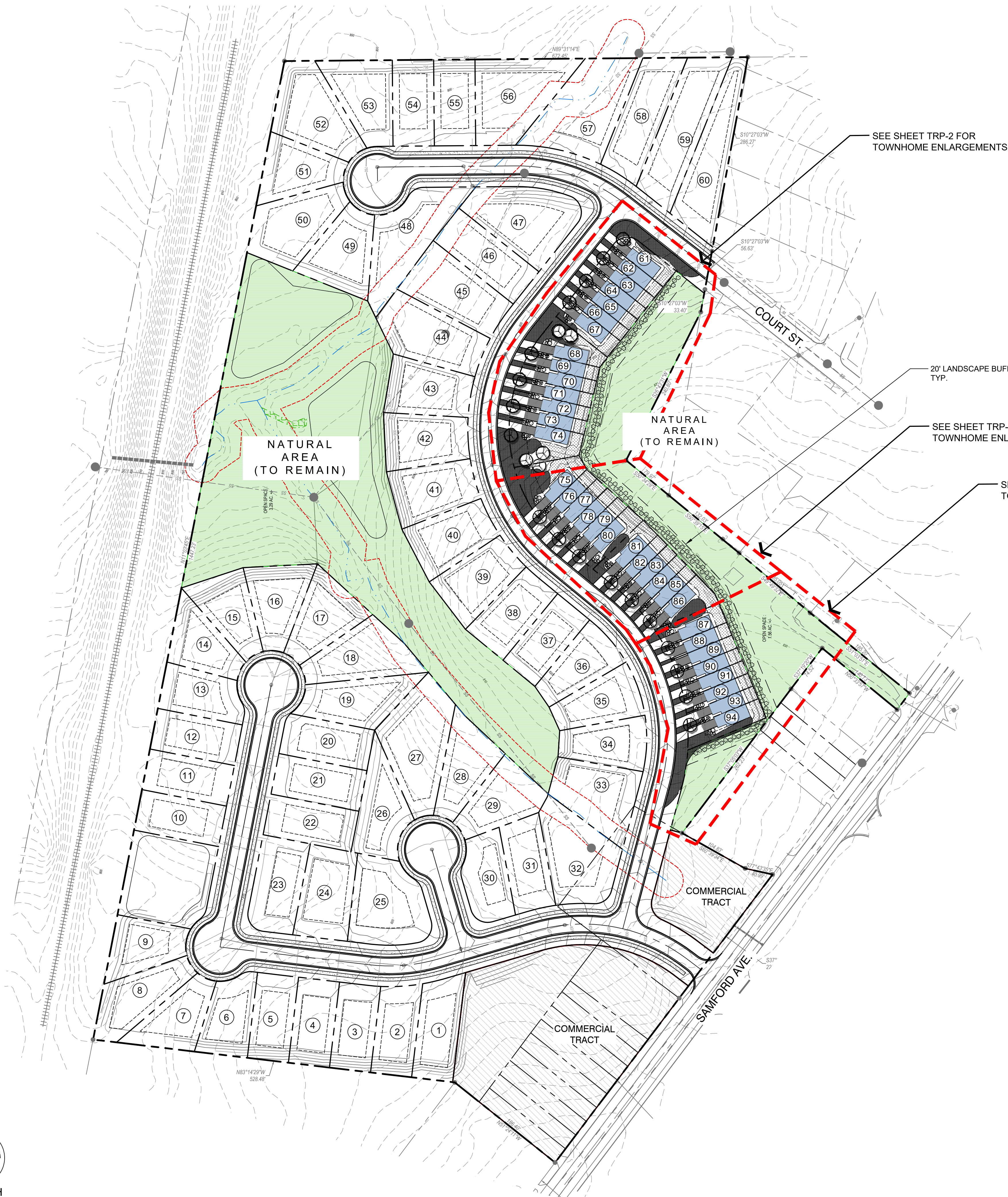


LOT #	Square Feet	Acres
LOT : 1	8869.685	0.204
LOT : 2	7804.115	0.179
LOT : 3	7504.783	0.172
LOT : 4	7500	0.172
LOT : 5	7500	0.172
LOT : 6	7687.352	0.176
LOT : 7	8003.73	0.184
LOT : 8	9081.448	0.208
LOT : 9	7656.568	0.176
LOT : 10	7500	0.172
LOT : 11	7573.398	0.174
LOT : 12	7657.28	0.176
LOT : 13	7890.662	0.181
LOT : 14	8539.063	0.196
LOT : 15	8760.33	0.201
LOT : 16	10200.819	0.234
LOT : 17	9430.399	0.216
LOT : 18	7774.31	0.178
LOT : 19	7800	0.179
LOT : 20	7800	0.179
LOT : 21	9441.018	0.217
LOT : 22	9556.763	0.226
LOT : 23	12493.007	0.287
LOT : 24	9102.454	0.209
LOT : 25	14214.233	0.326
LOT : 26	8605.064	0.198
LOT : 27	8597.371	0.197
LOT : 28	7661.734	0.176
LOT : 29	7970.95	0.183
LOT : 30	12350.937	0.284
LOT : 31	10773.721	0.247
LOT : 32	7612.531	0.175
LOT : 33	7723.097	0.179
LOT : 34	7528.453	0.173
LOT : 35	7502.508	0.172
LOT : 36	8171.758	0.188
LOT : 37	9012.259	0.207
LOT : 38	8865.191	0.204
LOT : 39	8865.191	0.204
LOT : 40	8865.191	0.204
LOT : 41	8865.191	0.204
LOT : 42	11493.133	0.264
LOT : 43	11028.264	0.253
LOT : 44	8905.096	0.204
LOT : 45	13129.699	0.301
LOT : 46	8208.801	0.188
LOT : 47	11865.563	0.272
LOT : 48	9500.135	0.218
LOT : 49	7500	0.172
LOT : 50	7500	0.172
LOT : 51	13605.223	0.312
LOT : 52	14981.819	0.344
LOT : 53	10947.457	0.251
LOT : 54	13348.279	0.306
LOT : 55	12365.555	0.284

HATCH LEGEND	
	OPEN SPACE
	PROPOSED PAVEMENT
	PROPOSED SWMF
	COMMERCIAL OUTPARCEL

SITE DATA	
EXISTING SITE INFORMATION	
PROJECT NAME	WARWICK RETREAT
SITE AREA	26.35 AC. +/-
CURRENT ZONING	R-4
PROPOSED RESIDENTIAL DEVELOPMENT INFORMATION	
PROPOSED ZONING	R-4
PROPOSED LAND USE	SINGLE-FAMILY AND TOWNHOME RESIDENTIAL COMMUNITY
MIN. LOT WIDTH	60'
MIN. LOT AREA	7,500 SF
PROPOSED RESIDENTIAL LOT COUNT	84





SEE SHEET TRP-2 FOR
TOWNHOME ENLARGEMENTS

20' LANDSCAPE BUFFER,
TYP.

SEE SHEET TRP-3 FOR
TOWNHOME ENLARGEMENTS

SEE SHEET TRP-4 FOR
TOWNHOME ENLARGEMENTS

BASE POINTS REQUIRED:

SQUARE FOOTAGE OF DEVELOPED AREA = 84,132 SF

BASE POINTS REQUIRED = 188 POINTS REQUIRED
BASE POINTS PROVIDED = 405 POINTS

23 LARGE TREES
6 MEDIUM OR SMALL TREES
152 SHRUBS

REQ. MET.

RESIDENTIAL BUFFER REQUIRED: (YES/NO)

156 EVERGREEN SHRUBS

REQ. MET.

PARKING LOT BUFFER REQUIRED: (YES/NO)

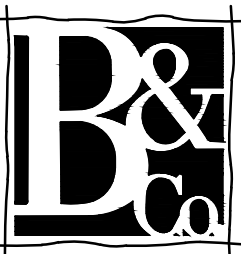
BASE POINTS					
CODE	Quantity	Common Name	Botanical Name	Size	Points
ZEL SER	10	SAWLEAF ZELKOVA	ZELKOVA SERRATA 'GREEN VASE'	12'-14' HT.	110
LT	13	TULIP POPLAR	LIRIODENDRON TULIPIFERA	10-12' HT.	143
DIS X B	57	BLUE CASCADE DISTYLUM	DISTYLUM X BLUE CASCADE	2' HT. MIN.	57
CAM SAS	19	BONANZA CAMELLIA	CAMELLIA SASANQUA 'BONANZA'	2' HT. MIN.	19
ILE CAR	57	CARISSA HOLLY	ILEX CORNUTA 'CARISSA'	2' HT. MIN.	57
ILE VER	19	MULTI-TRUNK WINTERBERRY	ILEX VERTICILLATA	2' HT. MIN.	19
TOTAL POINTS PROVIDED =					405

RESIDENTIAL BUFFER POINTS					
CODE	Quantity	Common Name	Botanical Name	Size	Points
OSM FRA	156	SWEET TEA OLIVE	OSMANTHUS FRAGRANS	2' HT. MIN.	156
TOTAL POINT PROVIDED =					156

NOTE: PLANT SPACING MAY VARY FROM
PLANT SCHEDULE. SEE PLAN FOR FINAL
LOCATIONS.

NOTE: SEE SHEET TRP-5 FOR
LANDSCAPE SCHEDULE, DETAILS AND
NOTES

24 HOUR CONTACT:
KEITH NEWELL 334-399-6980



Brunson & Company
LANDSCAPE ARCHITECTS

903 BOMBAY LANE
ROSSELL, GA 30076

770 . 864 . 1987

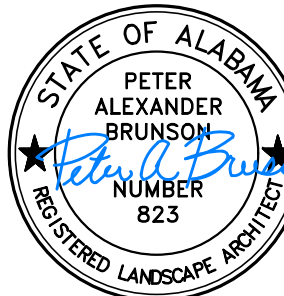
JEFF LINDSEY COMMUNITIES
140 Village Circle
Senoia, Georgia 30276

OWNER:

SAMFORD RD. TRACT
TREE REPLACEMENT PLAN

Prepared For:
JEFF LINDSEY COMMUNITIES

SECTIONS 5 & 6, TOWNSHIP 19 NORTH, RANGE 27 EAST
CITY OF OPELIKA, LEE COUNTY - ALABAMA



SEAL:

9/26/23

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REVISIONS

DRAWING TITLE:
OVERALL TREE
REPLACEMENT PLAN

DATE:

9.26.23

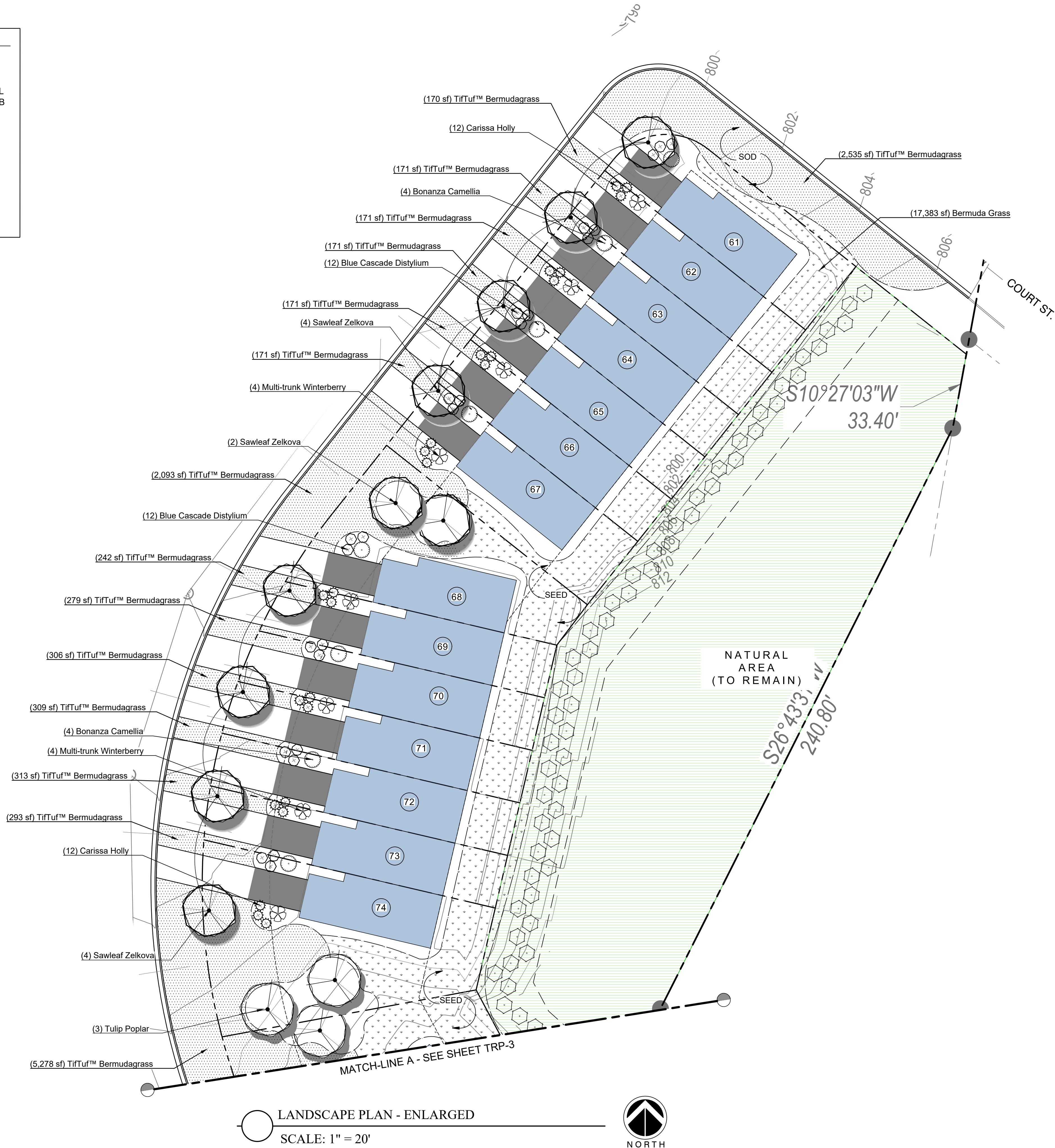
PROJECT #

23.071

SHEET REF #

TRP-1

ABBREVIATION KEY	
FG	FINAL GRADE
EQ.	EQUAL
TW	TOP OF WALL
BW	BOTTOM OF WALL
BC	BOTTOM OF CURB
TC	TOP OF CURB
BC	BACK OF CURB
FC	FACE OF CURB
HT	HEIGHT
TYP	TYPICAL
HP	HIGH POINT
FW	FACE OF WALL
O.C	ON CENTER
SQ	SQUARE
MIN	MINIMUM
LF	LINEAR FEET

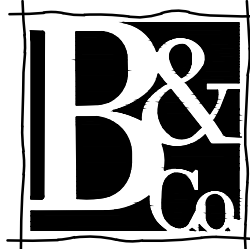


NOTE:
SEE SHEET TRP-5 FOR PLANT SCHEDULE,
LANDSCAPE DETAILS AND NOTES.

NOTE: PLANT SPACING MAY VARY FROM
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LOCATIONS.

NOTE: ALL NEWLY PLANTED MATERIAL TO BE
WATERED BY AUTOMATED IRRIGATION
SYSTEM. SEE IRRIGATION PLANS BY OTHERS.

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KEITH NEWELL 334-399-6980



Brunson & Company

LANDSCAPE ARCHITECTS

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ROSWELL, GA 30076

770 . 864 . 1987

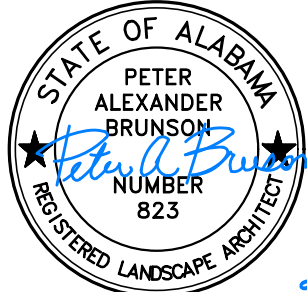
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140 Village Circle
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CITY OF OPELIKA, LEE COUNTY - ALABAMA



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DRAWING TITLE:

ENLARGED TREE
REPLACEMENT PLAN

DATE:

9.26.23

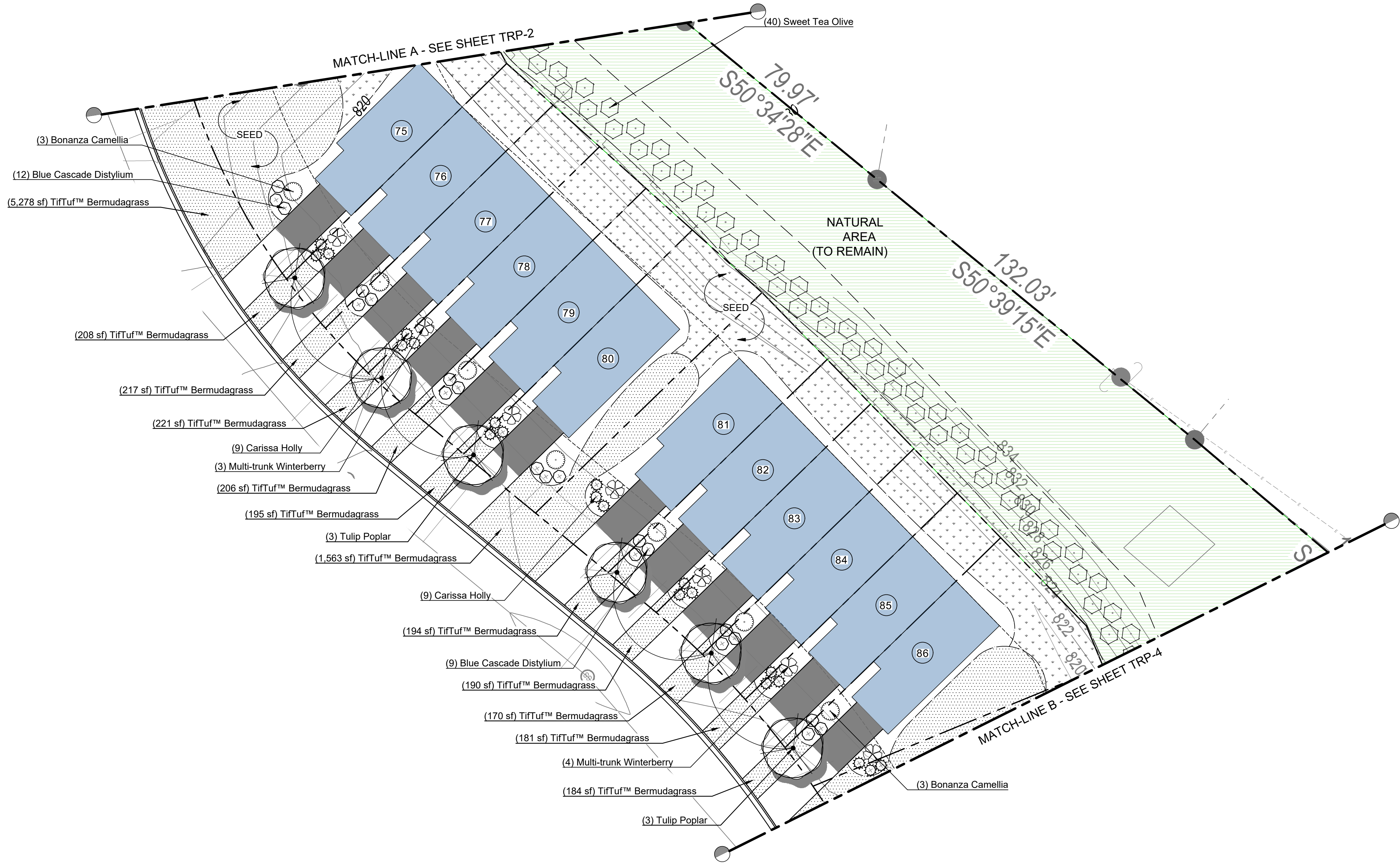
PROJECT #

23.071

SHEET REF #

TRP-2

ABBREVIATION KEY	
FG	FINAL GRADE
EQ.	EQUAL
TW	TOP OF WALL
BW	BOTTOM OF WALL
BC	BOTTOM OF CURB
TC	TOP OF CURB
BC	BACK OF CURB
FC	FACE OF CURB
HT	HEIGHT
TYP	TYPICAL
HP	HIGH POINT
FW	FACE OF WALL
O.C	ON CENTER
SQ	SQUARE
MIN	MINIMUM
LF	LINEAR FEET



LANDSCAPE PLAN - ENLARGED
SCALE: 1" = 20'

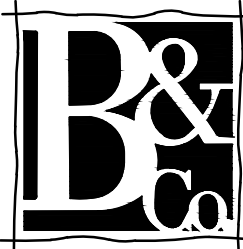
NORTH

NOTE:
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LANDSCAPE DETAILS AND NOTES.

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KEITH NEWELL 334-399-6980



Brunson & Company

LANDSCAPE ARCHITECTS

903 BOMBAY LANE
ROSWELL, GA 30076

770 . 864 . 1987

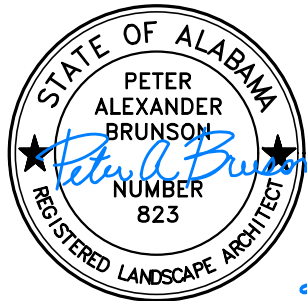
JEFF LINDSEY COMMUNITIES
140 Village Circle
Senoia, Georgia 30276

OWNER:

SAMFORD RD. TRACT
TREE REPLACEMENT PLAN

Prepared For:
JEFF LINDSEY COMMUNITIES

SECTIONS 5 & 6, TOWNSHIP 19 NORTH, RANGE 27 EAST
CITY OF OPELIKA, LEE COUNTY - ALABAMA



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REVISIONS

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DRAWING TITLE:

ENLARGED TREE
REPLACEMENT PLAN

DATE:

9.26.23

PROJECT #

23.071

SHEET REF #

TRP-3

ABBREVIATION KEY	
FG	FINAL GRADE
EQ.	EQUAL
TW	TOP OF WALL
BW	BOTTOM OF WALL
BC	BOTTOM OF CURB
TC	TOP OF CURB
BC	BACK OF CURB
FC	FACE OF CURB
HT	HEIGHT
TYP	TYPICAL
HP	HIGH POINT
FW	FACE OF WALL
O.C	ON CENTER
SQ	SQUARE
MIN	MINIMUM
LF	LINEAR FEET



LANDSCAPE PLAN - ENLARGED
SCALE: 1" = 20'

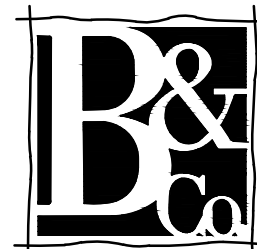


NOTE:
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Brunson & Company
LANDSCAPE ARCHITECTS

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ROSWELL, GA 30076

770 . 864 . 1987

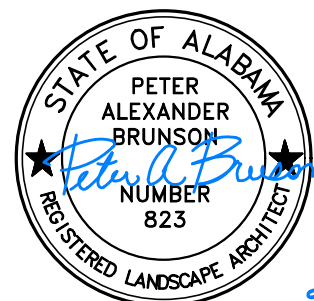
JEFF LINDSEY COMMUNITIES
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OWNER:

SAMFORD RD. TRACT
TREE REPLACEMENT PLAN

Prepared For:
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SECTIONS 5 & 6, TOWNSHIP 19 NORTH, RANGE 27 EAST
CITY OF OPELIKA, LEE COUNTY - ALABAMA



SEAL:

9/26/23

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PLAN.

REVISIONS

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DRAWING TITLE:

ENLARGED TREE
REPLACEMENT PLAN

DATE:

9.26.23

PROJECT #

23.071

SHEET REF #

TRP-4

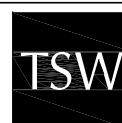


FRONT ELEVATION

TSW

SCALE: 3/32" = 1'-0"

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Color Elevation
Made By Moore Bass

Trees from <https://www.freepnglogos.com/pics/tree>



City of Opelika
Planning Commission
Planning Department Report

Meeting Date: October 24, 2023

Subdivision: Warwick Subdivision

Agenda Item #: C-5

Action Requested: Preliminary Approval

Location of Property: Samford Avenue and Court Street

Property Owner(s): Thrash Investment, Inc.
Moore Bass Consulting, Inc., authorized representative

Current Land Use: Undeveloped

Current Zoning: R-4, C-2, and GC-S

Flood Zone: FEMA Map #01081C0090G – Nov. 2, 2011
Flood Zone “X” – No portion in flood hazard area

Staff Comments:

The applicant is requesting preliminary plat approval for a 90-lot subdivision including 84 residential lots, 4 open space detention and 2 commercial lots. This predominantly residential subdivision is in the R-4, C-2, and GC-S zoning districts. The single-family lots range from 7,500 square feet to 14,214 square feet. The townhome lots range in size it appears from approximately 2,100 square feet to 5,800 square feet.

At the entrance off Samford Avenue, two commercial lots are shown. Only portions of the larger commercial lot (1.53 acres) are currently in the C-2, GC-S zoning districts. The rear portion of this lot is in the R-4 zoning district. Therefore, if a commercial use were to be proposed on this lot, it must be contained in the area that is zoned commercial or a rezoning would need to occur. If the lot is not rezoned, the zoning line should be noted on the plat.

Additionally, it appears that the C-2 zoning extends into some of the residential lots. The more restrictive residential zoning would apply.

The total area is 26.35 acres, including new rights-of-way and roadways. Excluding the commercial parcels there are 24.43 acres. The overall density for the development is 3.44 dwelling units per acre. The minimum lot standards of R-4 apply to a majority of this development. This includes a minimum of 7,500 sf lots and 60 ft lot width and setbacks are 25 ft in the front, 20 ft. in the rear, 10 on each side, and 20 side yard on street. The townhome regulations shall apply to Lots 56-84. Ensure the minimum lot widths are met on all the lots (Lots 70 and 74). Some of the lots appear to be narrow or irregular. Confirm that lots will fit the housing proposed. Lots of concern include Lots 24, 28, and 52. Ensure the townhome lots have rear yards that are 50 percent of the first-floor square footage.

There are two or three open spaces although the area is not shown for those lots. Additionally, there are two lots shown as detention. Label these lots with a number, including the lot next to Lot 84. Add a note on the plat to state ownership, maintenance, and use of open space and detention lots, including lot numbers. Also note that these lots are non-habitable lots. There are also required buffers where townhouses or commercial uses adjoin residential lots. These need to be noted on the plat.

The subdivision takes access from Sanford Avenue and Court Street. The site plan has sidewalks on both sides of all roads except in front of the townhomes and some of the commercial. These areas would likely be the most dense and most appropriate for sidewalks.

Staff has noted some concerns about the appropriateness of townhouses in granting conditional use approval. The applicant has also revised the drawing. Staff recommends that the plat be tabled until such time as there has been enough opportunity to review the new plan and some of the issues have been resolved. This must be done only with the applicant's consent. If not, staff recommends denial at this time due to our statutory review limitations. If the Planning

Commission does grant preliminary plat approval at this time it should be done with the following conditions:

- 1. Subject to conditional use approval of the townhomes on Lots 56-84.**
- 2. Correct the minimum lot width to be 60 ft on Lot 51.**
- 3. Add to the rear yard of townhome lots 64, 66, 68, 74, 76, 81, and 82.**
- 4. Add lot sizes for Lots 56-84 to the lots or the lot table.**
- 5. The certificates for the Opelika officials need to be included.**
- 6. Add an access easement to the open space in the rear of the townhomes.**
- 7. Provided the names and addresses of the adjoining property owners, including those across rights-of-ways.**
- 8. Label the commercial, open space, and detention lots with a number, including the lot next to Lot 84. Provide the size of each lot.**
- 9. Add a note on the plat to state ownership, maintenance, and use of open space lots, including lot numbers. Note that these are nonhabitable lots.**
- 10. Name the roads on the plat.**
- 11. Sidewalks shall be required on both sides of the street.**
- 12. All utilities shall be underground.**
- 13. Confirm that Lots 24, 28, and 52 are large enough for the buildings proposed.**
- 14. Remove the setback lines.**
- 15. Add the zoning lines to the larger commercial lot.**
- 16. Note required buffers on the plat.**

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.

Construction of infrastructure and utilities will be monitored and approved prior to final plat acceptance.

In order to limit traffic impacts of this development on the traffic on Samford Avenue, it is required that right turn lanes be designed and constructed at Court Street and the proposed new access to Samford Avenue .

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

Opelika Utilities Board Report

This area is limited in water availability due to 6-inch main along Samford Avenue and Court Street being the only source for the water connection to feed the development. Due to the number of homes proposed and the amount of fire protection needed, water system improvements will be needed to provide sufficient supply to the development. There is an 8-inch main along Samford Avenue just south of Dover Street that is available to supply the needed volume. It appears that an 8-inch main from the development extending south along Samford Avenue approximately 1,100 feet will be needed to make the connection to that existing main. The piping in the development should then be looped on Court Street for additional hydraulic support. Additionally, some lots at higher elevations will likely need individual booster pumps to boost available pressure within the dwellings. The hydraulic gradient of the Opelika Utilities water system varies between 940' and 920' above mean sea level (MSL) during the course of any given day. Plumbing design for these homes should take this into account and provide individual booster pumps and oversized piping as needed. It is suggested that ¾" PEX not be used for any homes that are at elevations higher than 805' MSL.

Opelika Power Services Report

This is inside the Opelika Power Service territory.



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



DEADLINE: _____ MEETING: _____

SITE ADDRESS: ALABAMA STATE ROUTE 14 (SAMFORD AVENUE)
PROPERTY OWNER: THRASH INVESTMENTS INC.
APPLICANT/AUTHORIZED REPRESENTATIVE: Moore Bass Consulting, Inc.
MAILING ADDRESS: 1350 Keys Ferry Court, McDonough, GA 30253
PHONE NUMBER: 770-914-9394 **FAX NUMBER:** _____
EMAIL ADDRESS: ssakvongkhamhane@moorebass.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 INFORMATION

Subdivision Name: Warwick Retreat

Current Land Use: Vacant

Current Zoning: R-4

Proposed use of the Subdivision: Single Family and Townhomes

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

Number of Lots: 94 x \$3.00 = \$ 282.00

Number of APO: 13 x \$7.00 = \$ 91.00
 (Adjacent Property Owners)

Fee: \$75.00

TOTAL = \$448.00

PAID _____

I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) Warwick Retreat 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.

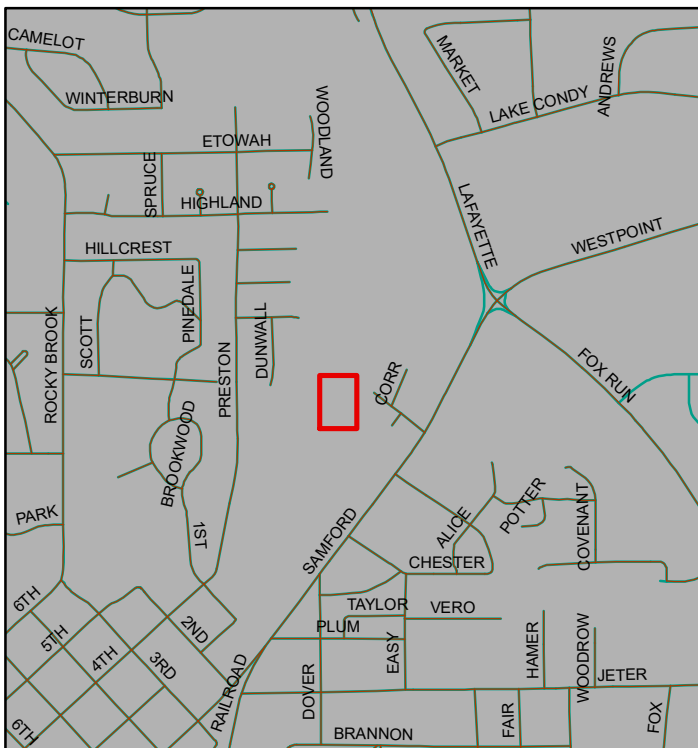
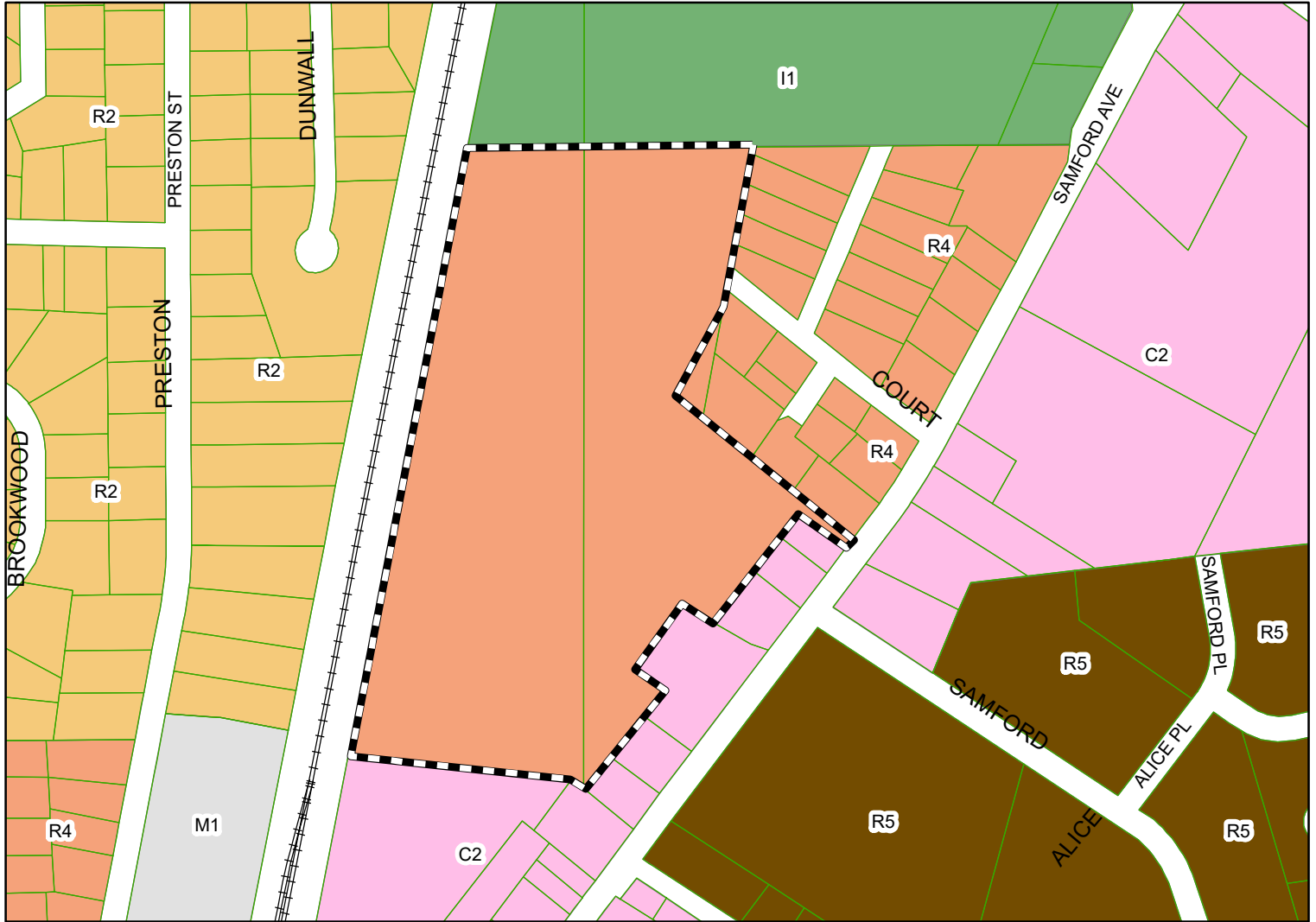
**OWNERS/AUTHORIZED
REPRESENTATIVE SIGNATURE:**

Shay Sakvongkhamhane

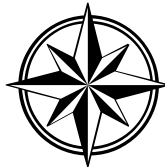
05/25/2023

(PRINT NAME) Shay Sakvongkhamhane / Moore Bass Consulting, Inc. DATE _____

**WARWICK RETREAT SINGLE FAMILY HOMES AND TOWNHOMES
220 BLOCK SAMFORD AVENUE
PRELIMINARY PLAT & CONDITIONAL USE APPROVAL, C4-C5**

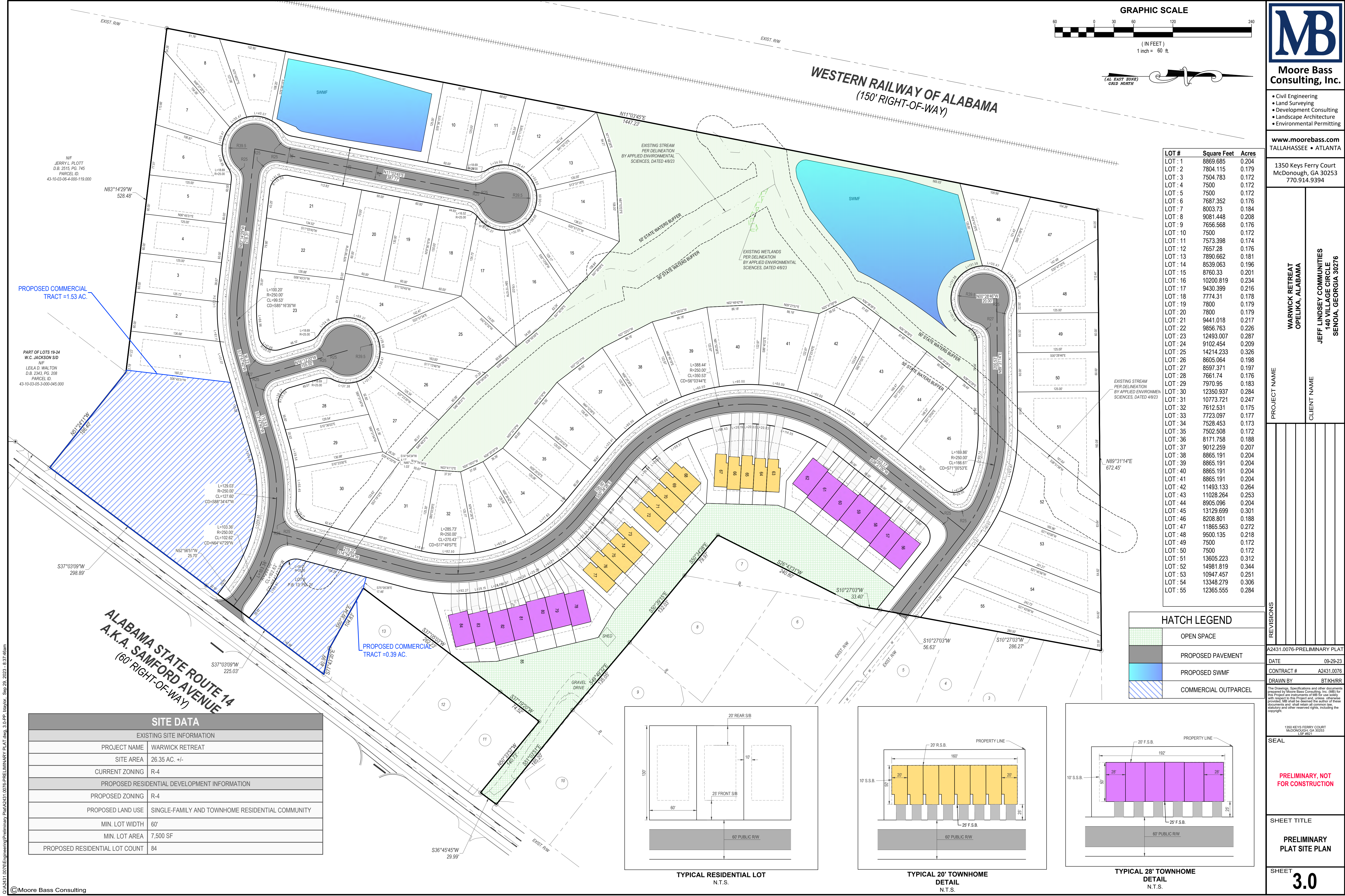


The applicant is requesting plat approval for 94 lots - 55 single family homes and 29 townhome lots. The townhome lots require conditional use approval.



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



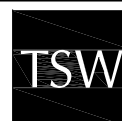


FRONT ELEVATION

TSW

SCALE: 3/32" = 1'-0"

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Color Elevation
Made By Moore Bass

Trees from <https://www.freepnglogos.com/pics/tree>



City of Opelika
Planning Commission
Planning Department Report

Meeting Date: October 24, 2023

Agenda Item #: D-6

Action Requested: Conditional Use – Addition to ABC wholesale distribution warehouse

Location of Property: 2220 Enterprise Drive

Property Owner(s): Hogan Investments Properties, LLC
Lee Tharp, PE, authorized representative

Current Land Use: Undeveloped

Current Zoning: C-3, GC

**Surrounding Zoning Districts
And Land Uses:**

North	R-4	Undeveloped
South	C-2	Commercial (K&W Heating & AC)
East	C-2	Commercaill (Special Arrangements, party/event rental co.)
West	C-2	Commercial (CSI Restoration & Cleaning)

Proposal

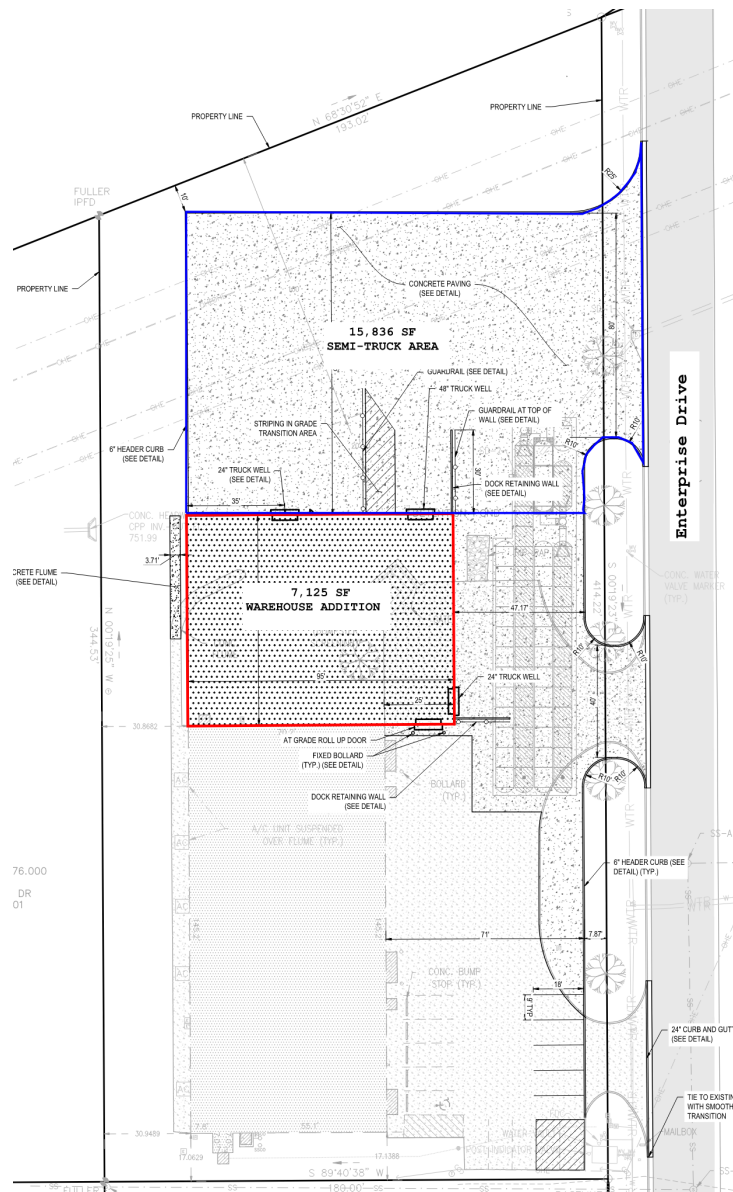
The applicant is requesting conditional use approval for a 7,125 square foot addition to a 10,200 square foot ABC wholesale distribution warehouse facility (Alabama Alcoholic Beverage Control Board). (See site plan next page). Two truck wells are located on the north wall of the addition for truck delivery of products. The property is in a C-2 (office-retail) zoning district and conditional use approval is required for warehousing in C-2. At the May 2016 Planning Commission meeting, the 10,200 sf existing warehouse and office space was granted conditional use approval with approval of minimum parking spaces, landscaping, and a residential buffer along the north property line. The addition is a significant size, so conditional use approval is required.

On the north side of the property adjacent to the proposed addition, a 107' x 148' (15,836 sf) asphalted area is planned for truck deliveries. Also added, near the north property line, a new driveway (80 feet wide) for semi-trucks entering the property from Enterprise Drive. The additional asphalt surface area (and building addition) is an increase in the developed area concerning landscape requirements. A revised landscape plan is required with updated minimum base points and parking lot points. Six additional parking lot points need to be added to the landscape plan for the six parking spaces added. Also, the additional developed area extends near the north property line so the buffer strip of trees & shrubs along Enterprise Drive should now extend if no asphalt,

Other changes to the property include closing the first driveway to Enterprise Drive located near the office area; an existing 2nd driveway entrance north of the first driveway will remain open for office personnel. The exterior material for the addition will be the same as the existing warehouse.

Staff recommends condition use approval subject to the following:

1. The addition and new asphalt area for trucks adds to the developed area. A revised landscape plan with legend is required providing updated total base and parking lot points. The buffer along Enterprise Drive needs to be extended based on the added developed area. Also, the demolition plan removes one tree, and the parking islands modified remove shrubs. Trees removed need to be replaced with at least 1.25" to 2.5" caliper tree, depending on tree type. Minimum shrub size 24 inches (3 gallon container). If other shrubs or trees are removed, the plants must be replaced so minimum landscape requirements are met.
2. The existing dumpster and dumpster enclosure and gate will be removed and relocated. The dumpster's new location must be screened on all sides and gated with opaque material.



Engineering Department Report

A site plan will need to be submitted to the Engineering and Public Works Department for review and approval of the drainage, detention, and utility additions to this site. A Land Disturbance Permit will be issued after review and prior to construction.

The Engineering Department has no issues with Conditional use approval.

Opelika Utilities Board Report

No Comments.

Opelika Power Services Report

This is outside of the Opelika Power Services territory.



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



PC DEADLINE: 10/03/23 PC MEETING: 10/24/23

SITE ADDRESS: 2220 Enterprise Drive

PROPERTY OWNER: Robert Hogan HOGAN INVESTMENT PROPERTIES, LLC MANAGER MEMBER

APPLICANT/ AUTHORIZED REPRESENTATIVE: Lee Tharp, PE

MAILING ADDRESS: 1100 S. College Street Suite #201 Auburn, AL 36830

PHONE NUMBER: 334-315-0239

FAX NUMBER: _____

EMAIL ADDRESS: LTharp@LBVD.com

PARCEL INFORMATION

Project name: ABC Warehouse Expansion **Address/Location:** 2220 Enterprise Drive

Current Land Use: Warehouse product distribution and office **Current Zoning:** C2

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

Description of Proposed Use: Warehouse building addition and truck dock proposed to meet the Alabama ABC board's current and future product demand in the service area.

AUTHORIZATION TO ACT AS APPLICANT (if applicable)

I, Robert Hogan, being owner of the property which is the subject of this conditional use application hereby authorize Lee Tharp, to act as my representative before the City of Opelika's Planning Commission, and if necessary, represent me before the Board of Zoning Adjustments and City Council.

Property Owner's Signature: Robert W. Hogan **Date:** OCTOBER 2, 2023

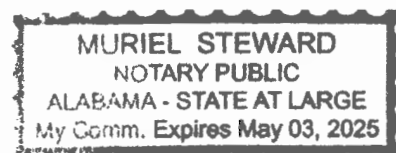
**STATE OF ALABAMA,
COUNTY OF LEE**

I, Muriel Steward, a Notary Public in and for said County and State, hereby certify that Robert Hogan, whose name is signed to the foregoing document, and who is known to me or acknowledged before me on this day, that being informed of the contents of said document, did execute the same voluntarily on the day that bears the same date.

Given my hand and seal of office this 2nd day of October 2023,

Muriel Steward
Notary Public

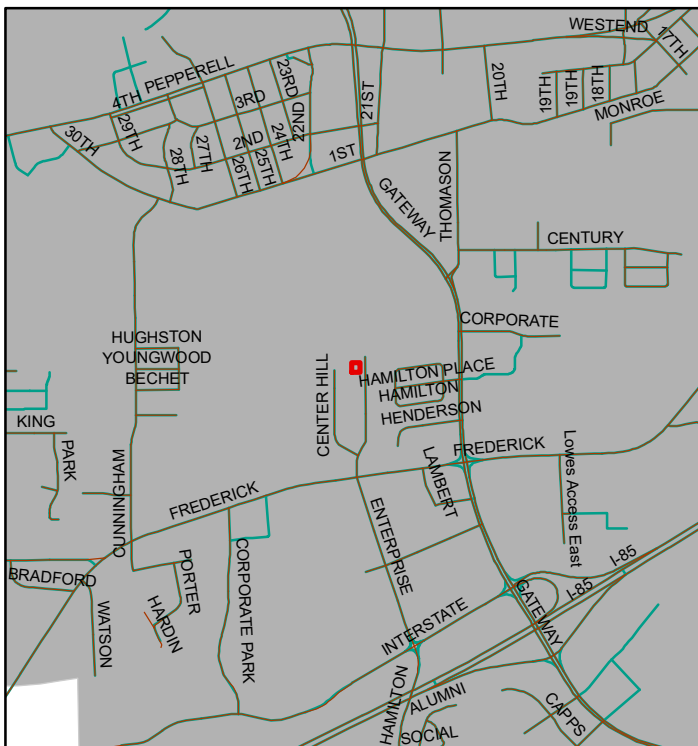
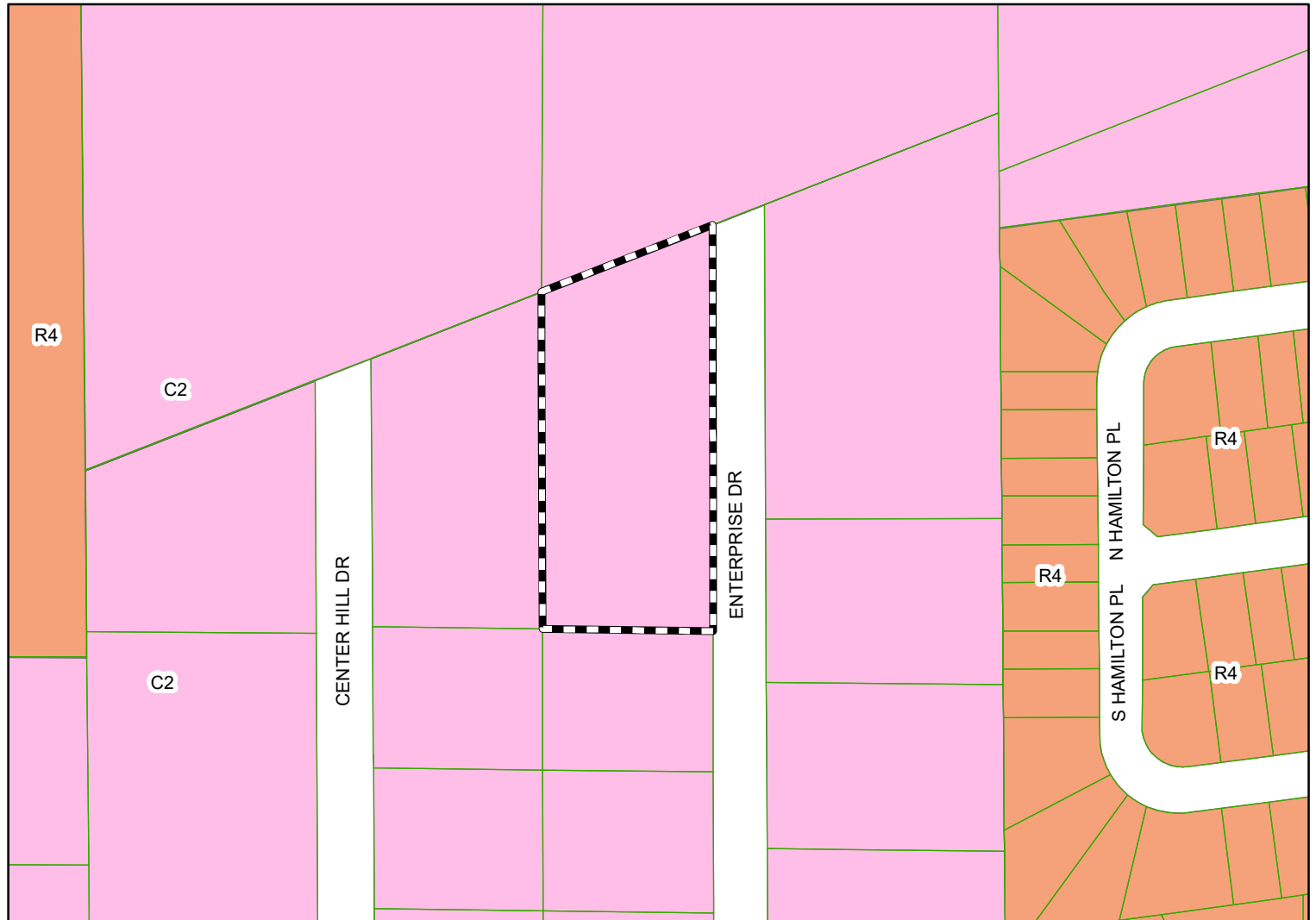
My Commission Expires: May 3rd 2025



ABC DISTRIBUTION WAREHOUSE ADDITION

2220 ENTERPRISE DRIVE

CONDITIONAL USE, C-6

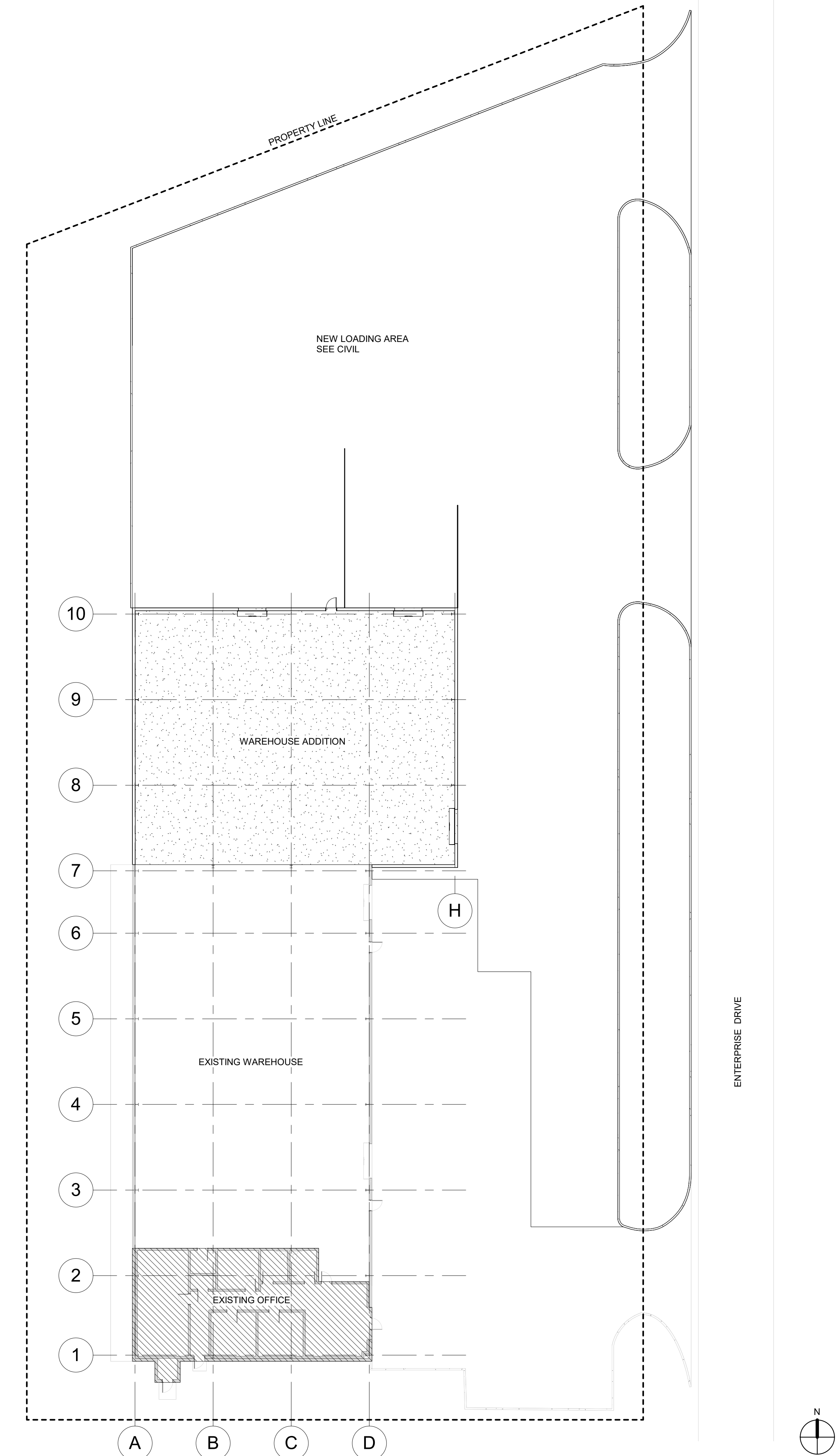


The applicant is requesting a 7,125 sf addition to an existing 10,250 sf distribution warehouse occupied by the State of Alabama Alcoholic Control Board. A warehouse requires conditional use approval in a C-2 zoning district.



Subject Property

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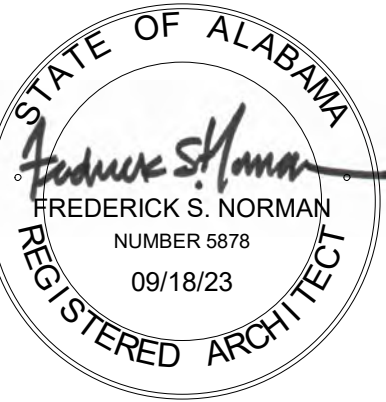
① SITE PLAN - NEW
1" = 20'-0"



126 TICHENOR AVE
AUBURN, AL 36830
334.887.7010

IN ASSOCIATION WITH:

SEALS & SIGNATURES:



ABC WAREHOUSE OPELIKA

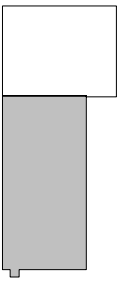
SNA Project #: 2023.13

PROJECT ADDRESS

2220 ENTERPRISE DRIVE
OPELIKA, AL 36801

NO.	REVISION	DATE

KEY PLAN



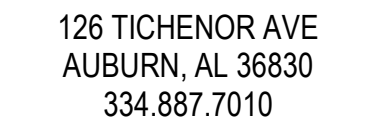
PERMIT SET 09/18/23

DRAWING NAME:

SITE PLAN

A-1.1

PD / SD / DD / CD

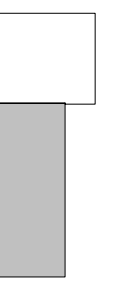
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01:0707: 2025.01.01

2220 ENTERPRISE DRIVE
OPELIKA, AL 36801

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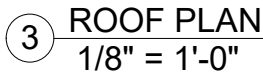
KEY PLAN



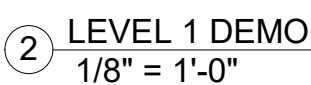
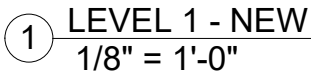
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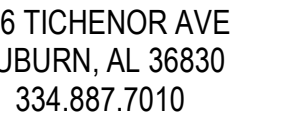
DRAWING NAME:
FLOOR PLANS

A-3.0

PD / SD / DD / **CD**

DOOR SCHEDULE													
	DOOR					FRAME			DETAILS		HARDWARE NO.	REMARKS	FIRE RATING
	HEIGHT	WIDTH	DOOR MATERIAL	DOOR FINISH	DOOR TYPE	FRAME MATERIAL	FRAME FINISH	FRAME TYPE	HEAD	JAMB			
004Y	7' - 0"	3' - 0"	HM	PNT	HM-1	HM	PNT	F1				EXTERIOR INSULATED DOOR	
018	12' - 0"	10' - 0"	STL	PNT	CD	STL	PNT	CD				EXTERIOR INSULATED COILING DOOR	
019	9' - 0"	8' - 0"		PNT	CD	STL	PNT	CD				EXTERIOR INSULATED COILING DOOR, STRIP CURTAINS	
020	9' - 0"	8' - 0"		PNT	CD	STL	PNT	CD				EXTERIOR INSULATED COILING DOOR, STRIP CURTAINS	





SEALS & SIGNATURES:



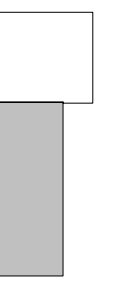
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PROJECT ADDRESS

ZZZV ENTERPRISE DRIVE
OPELIKA, AL 36801

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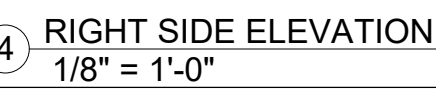
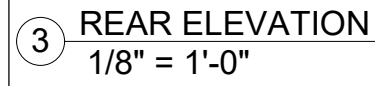
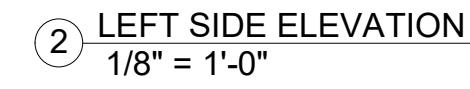
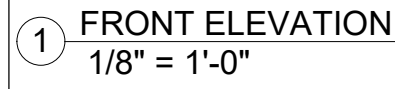
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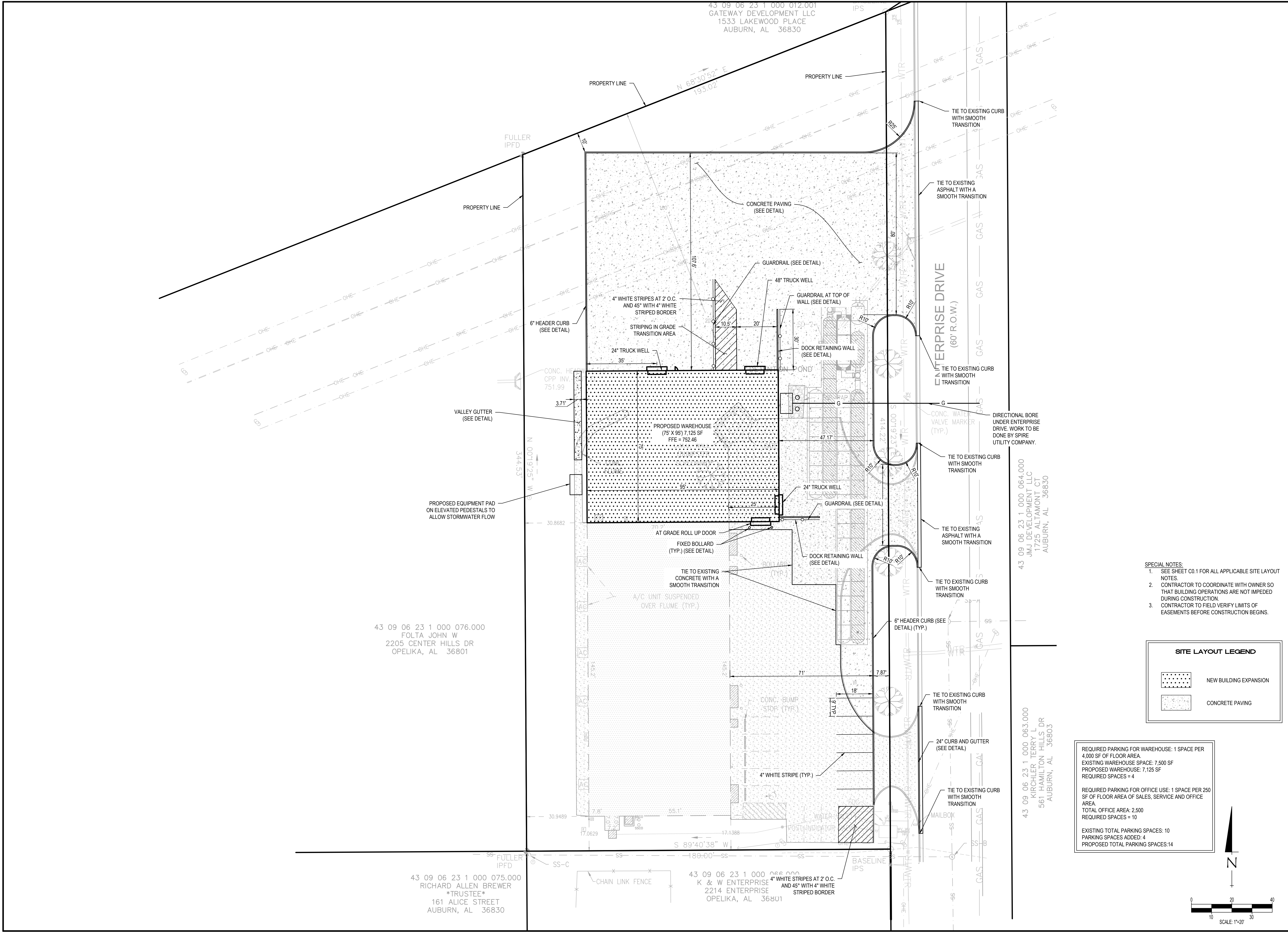


PERMIT SET 09/18/23

DRAWING NAME:
EXTERIOR ELEVATIONS

A-6.0

PD / SD / DD / **CD**



- SPECIAL NOTES:**
- SEE SHEET C0.1 FOR ALL APPLICABLE SITE LAYOUT NOTES.
 - CONTRACTOR TO COORDINATE WITH OWNER SO THAT BUILDING OPERATIONS ARE NOT IMPEDED DURING CONSTRUCTION.
 - CONTRACTOR TO FIELD VERIFY LIMITS OF EASEMENTS BEFORE CONSTRUCTION BEGINS.

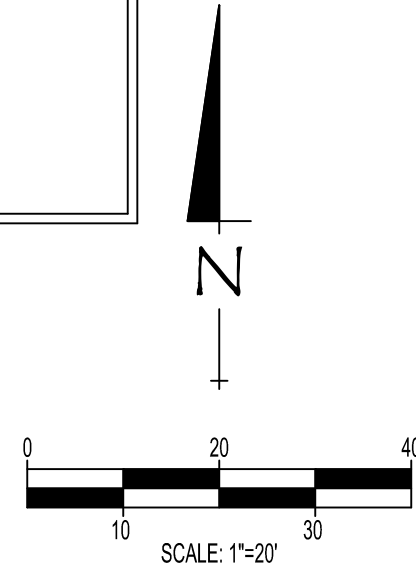
SITE LAYOUT LEGEND

	NEW BUILDING EXPANSION
	CONCRETE PAVING

REQUIRED PARKING FOR WAREHOUSE: 1 SPACE PER 4,000 SF OF FLOOR AREA.
EXISTING WAREHOUSE SPACE: 7,500 SF
PROPOSED WAREHOUSE: 7,125 SF
REQUIRED SPACES = 4

REQUIRED PARKING FOR OFFICE USE: 1 SPACE PER 250 SF OF FLOOR AREA OF SALES, SERVICE AND OFFICE AREA.
TOTAL OFFICE AREA: 2,500
REQUIRED SPACES = 10

EXISTING TOTAL PARKING SPACES: 10
PARKING SPACES ADDED: 4
PROPOSED TOTAL PARKING SPACES: 14



LBVD, Inc.
Civil and Structural Engineers
880 Montclair Road
Suite 600
Birmingham, AL 35213
Phone (205) 251-4500

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LBVD Project Number
132470

Seal

Drawn By	CLT	Checked By	WHL
Sheet Number	C2.0	Sequence	3
		Total	12

ABC WAREHOUSE EXPANSION
RMS PROPERTIES
ENTERPRISE DRIVE - OPELIKA, AL

Project Name
ABC WAREHOUSE EXPANSION

Sheet Title
SITE LAYOUT PLAN

Date
06/30/23

Checked By
CLT

Drawn By
WHL

Sheet Number
C2.0

Sequence
3

Total
12

City of Opelika
Planning Commission
Planning Department Report

Meeting Date:	October 24, 2023		
Agenda Item #:	E7a & E7b		
Action Requested:	Amendment to Future Land Use and Rezoning – 16.3 Acres (a) Amendment to Future Land Use map - from high density residential to light commercial (b) Rezoning - from R-5 to C-2, GC-P		
Location of Property:	Accessed at the 3500 block Waverly Parkway and 600 block Veterans Parkway		
Property Owner(s):	Robert Cash		
Current Zoning:	R-5 (high density residential)		
Proposed Zoning:	C-2, GC-P (light commercial, gateway corridor primary overly district - Primary)		
Existing Land Use:	Undeveloped		
Surrounding Zoning Districts And Land Uses:	North	R-4	Railroad and Purpose Baptist church
	South	M-2	Public manufacturing - OIDA
	East	R-5	Undeveloped
	West	R-1	Undeveloped and single family homes

Amendment to the Future Land Use Map

The 2030 Future Land Use Map (FLUM) shows the 16.3 acre rezoning property in a “mixed use” land use category. A mixed use category is a mix of commercial uses and residential land uses that are compatible and function well together. The rezoning property is about 2,400 feet from the intersection of Birmingham Highway (Hwy 280) and Veterans Parkway. Between the rezoning property and Birmingham Highway is an adjacent 107 acre parcel in a manufacturing land use category. In 2019, the 107 acre parcel was rezoned from R-5 to M-2, GC-P as requested by the Opelika Industrial Development Authority. The parcel is bordered by three streets (Birmingham Highway, Waverly Parkway and Veterans Parkway). The proposed use is for technology industries but perhaps manufacturing uses. The Future Land Use Map was amended from a mixed use category to manufacturing when the 107 acre property was rezoned.

The 16.3 acre rezoning lot is bordered by a 200 foot wide railroad right of way on the north side. The adjacent properties on the east, west and south sides are undeveloped except for two single homes on the east and west sides. However, the south side 107 acre adjacent parcel will be technology or manufacturing uses in the future. Other properties in the vicinity of the rezoning property are residential. About 55 single family homes are in the Pinecrest and Quail Hollow subdivisions. Also, at the October 2021 PC meeting, a 90 lot single family home & townhome development called Windsor Village was approved located about 800 feet from the rezoning property; about 50 dwellings in Windsor Village have been constructed.

The rezoning request to C-2 commercial uses requires an amendment to the 2030 FLUM concerning the 'land use category.' Properties zoned C-2 are in a "light commercial" land use category. Basically, light commercial land uses are offices and retail stores that require no outdoor product display or storage outside a building. If the rezoning request is approved the 2030 FLUM should be amended so the 16.3 acres is in the "light commercial" land use category.

Staff Recommendation

Staff recommends the Future Land Use map amended for the 16.3-acre rezoning property from a "high density residential" land use category to a "light commercial" land use category.

Rezoning

The applicant is requesting rezoning 16.3 acres from R-5 to C-2, GC-P. The undeveloped wooded rezoning property is 1,350 feet long and accessed from two streets - Waverly Parkway on the west end of property and Veterans Parkway on the east end. The rezoning property is bordered by a 200' wide railroad right-of-way on the north side. The adjacent properties east, west, and south of the rezoning property are undeveloped except for two single family homes on the east and west side.

A proposed fitness and martial arts training center called "Kagefit" is proposed on two acres of the 16.3 acre rezoning property; the 2 acre area is accessed from Waverly Parkway. For the past 10 years, Kagefit has been at 3613 Pepperell Parkway; the business currently has 200 members and has outgrown the Pepperell Parkway location.

The applicant said the remaining 14 acre rezoning property accessed from Veterans Parkway is reserved for future development. The applicant explained that the elevation at Veterans Parkway is about 30 feet higher than the elevation of his property. The severe elevation change prevents this portion of his property from developing at this time. A substantial amount of infill dirt delivered to the property is required to increase the property's elevation to an acceptable level for development.

The proposed fitness center/martial arts building is 10,000 square feet on two acres; the two acres include a parking lot, outside playground, and walking trail. All fitness and training programs will be

held inside the building (site plan in packet). An outside playground and walking trail are planned. Conditional use approval for the fitness center is subject to the property rezoned to C-2, GC-P. The conditional use request is agenda item #8.

Recommendation

The rezoning request to C-2, GC-P is adjacent to undeveloped residential zoned property (R-1 or R-5) on three sides. Near the property (1,000 feet) is about 150 residential dwellings. On the south side is a 107 acre M-2, GC-P public manufacturing zoned property. The undeveloped M-2 property is for a technology park administered by OIDA (Opelika Industrial Development Authority). Staff has no concerns with the indoor-outdoor fitness use on 2 acres. The fitness program activities are indoors, and minimal impact to adjacent or nearby properties is expected. The remaining 14 acres is reserved for future development and the land uses on 14 acres are unknown at this time. **Staff recommends a positive recommendation to City Council to rezone the 16.3 acres to C-2, GC-P.** The C-2 zone is defined as office-retail type uses and the outside display of products require conditional use approval. The C-2, GC-P zoning district prohibits automobile sales, mobile home sales, and truck and tractor sales lots. Also prohibited in C-2, GC-P are manufacturing, assembling, or processing type uses that require outside activities or outside storage of equipment or material. In addition, the outside storage of equipment, material, and/or vehicles for a contractor's business (ex. contractor's laydown yard) is prohibited in a C-2, GC-P zone. During conditional use review, a proposed use with an outside display for sale, especially larger scale products may be out of character with the surrounding properties and the request denied. For example, a construction equipment sales lot (or rental lot) or a RV sales lot and/or motorcycle sales. During conditional use review, conditions on large scale outdoor displays may reduce a negative impact on adjacent/nearby properties so 'approval with conditions' is granted. However, a denial may be necessary because of the severity of the impact on nearby properties. The C-2 zone is for office-retail type uses and using the outdoors for business activities in a C-2 zone is limited.

Engineering Department Report

The Engineering Department has no issues with this proposed rezoning.

Opelika Utilities Board Report

Water is available from Waverly Parkway for this development. No other comments.

Opelika Power Services Report

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

000328-2023



REZONING APPLICATION
 PLANNING DEPARTMENT
 700 FOX TRAIL
 OPELIKA, AL 36801


 PC DEADLINE: 10/31/23 PC MEETING: 10/24/23
PROPERTY OWNERS/
 AUTHORIZED REPRESENTATIVE: Robert Cash

 MAILING ADDRESS: 816 Lee Rd. 115, Opelika, AL 36804

 PHONE NUMBER: 334-703-6339 Email: b4cash63@gmail.com
PARCEL INFORMATION
 Site Address: Between 4061 and 3211 Waverly Pkwy

 Description of proposed use: Gym

 Tax Parcel Number: 0902100000031000

 Adjacent Zoning Districts: North: R1 South: R5 East: R4 West: M2

 Current Land Use: vacant

 Current Zoning: R5

 Proposed Zoning: C2

 Number of APO: 8 x \$7.00 = \$ 56.00
 (Adjacent Property Owners)

 Fee: \$125.00
TOTAL = \$181.00
PAID: _____

 I hereby request my property located at (street address) ALT Hwy 280, Opelika, AL,

 Tax Map parcel number 0902100000031000 be rezoned from

R5 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.

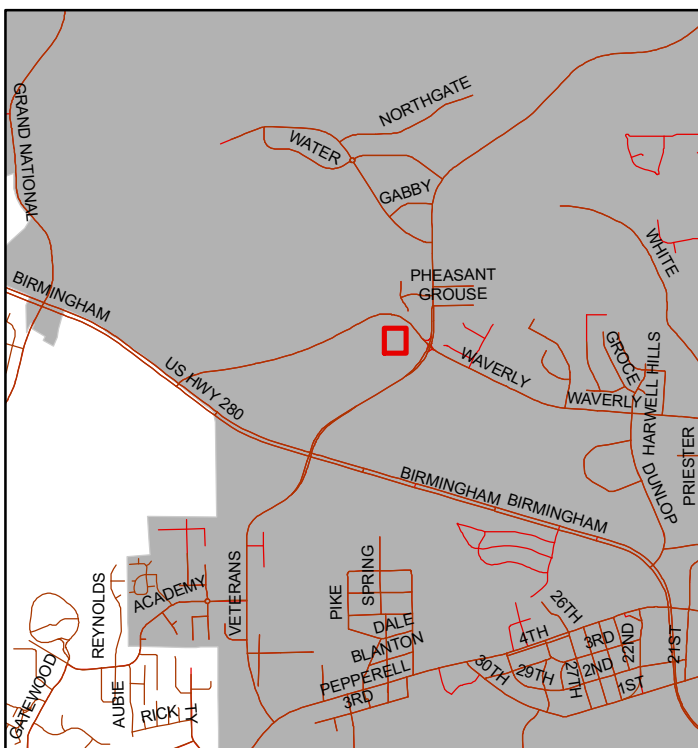
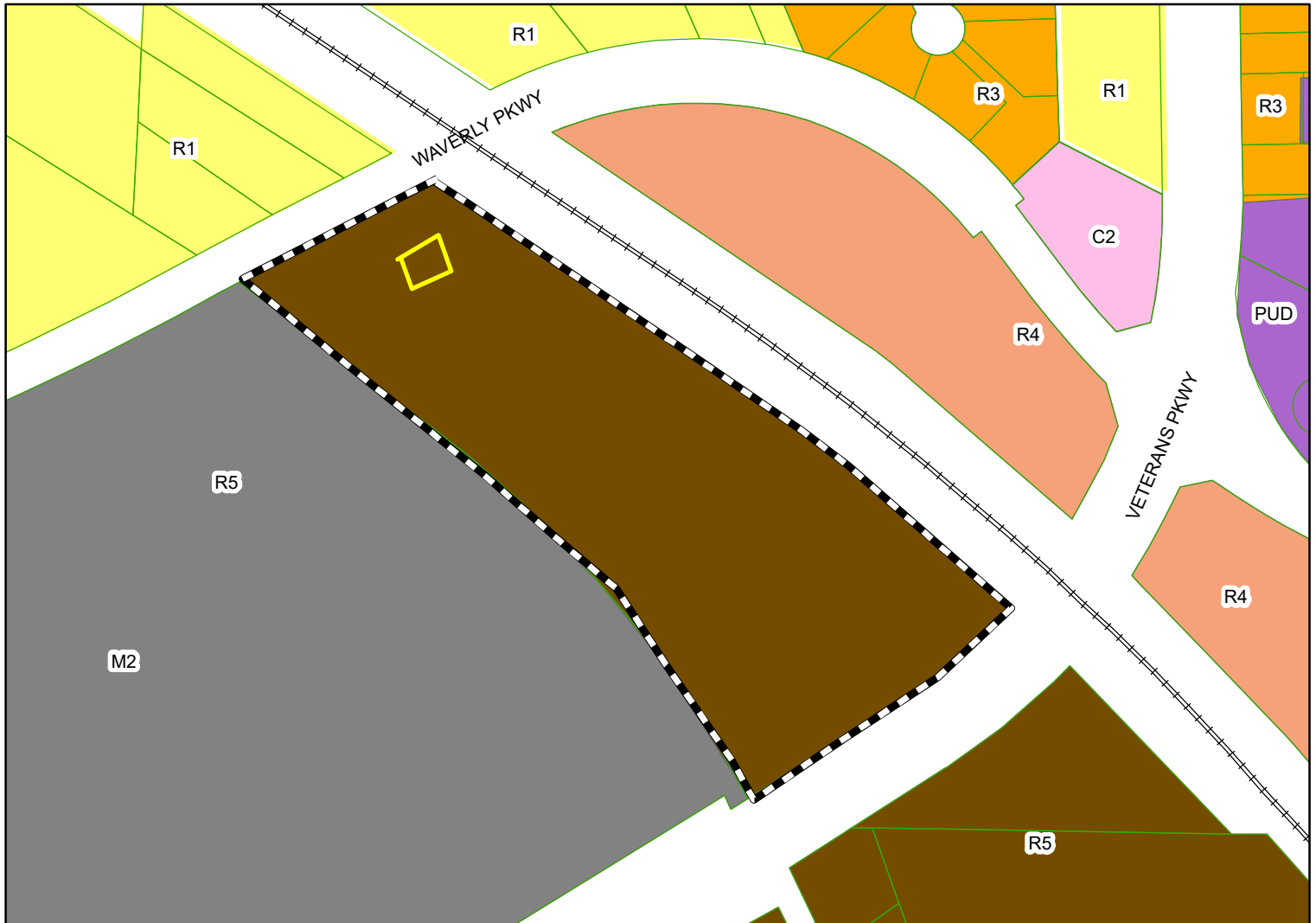
 OWNERS OR AUTHORIZED
 REPRESENTATIVE SIGNATURE:

(PRINT NAME) Robert Cash

DATE

10-2-2023

ROBERT CASH REZONING AND CONDITIONAL USE 3500 WAVERLY PARKWAY & 600 VETERANS PARKWAY R-5 TO C-2, GC-P, E7 & E8



A 2 acre portion of a 16.3 acre rezoning property will be used for an indoor fitness facility with outside playground. A 10,000 sf building is proposed accessed from Waverly Parkway. The 16.3 acres is also accessed from Veterans Parkway. The remaining rezoning property is reserved for future development.



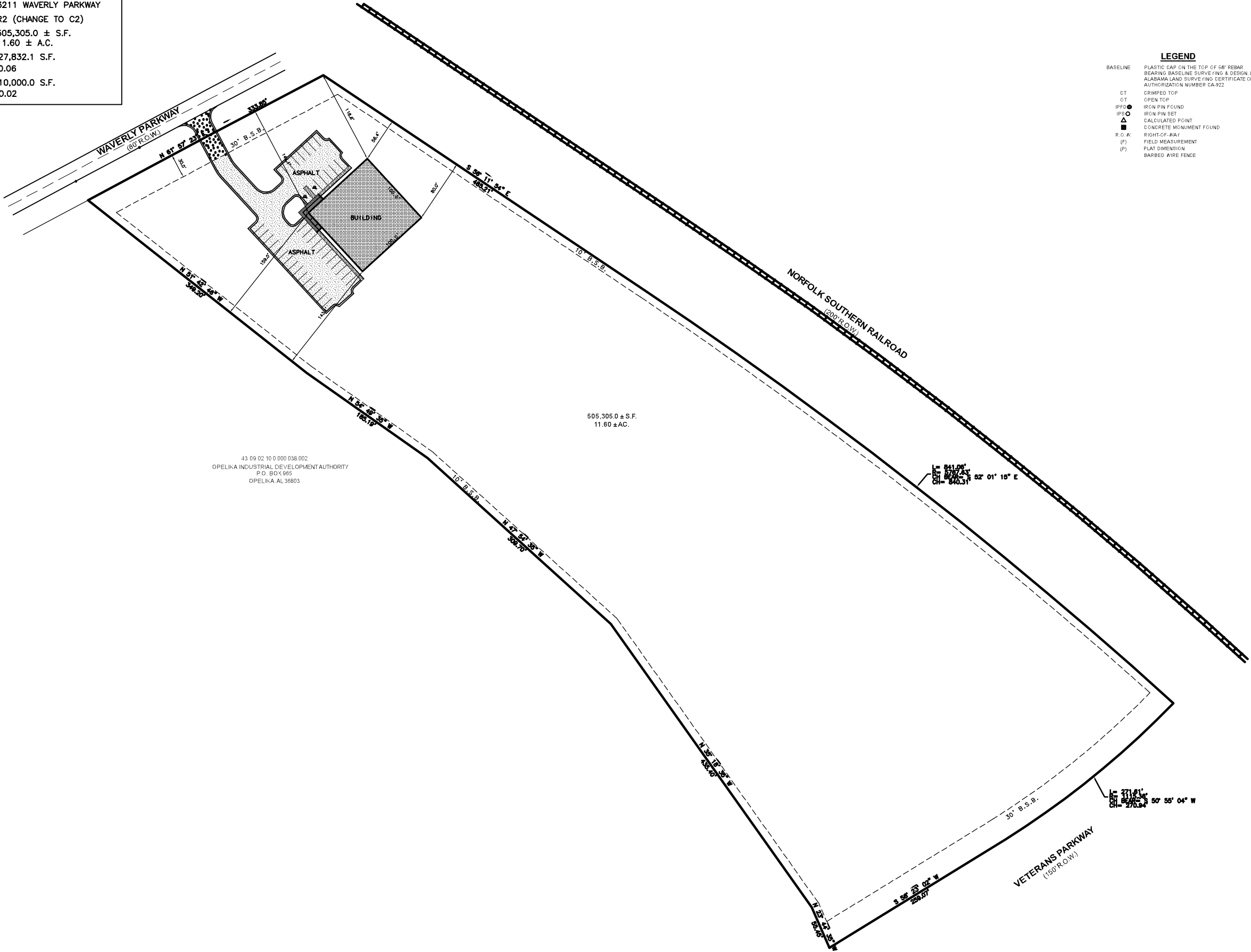
Subject Property

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WAVERLY GYM LOT INFORMATION TABLE

TYPE USE	COMMERICAL
ADDRESS	3211 WAVERLY PARKWAY
ZONE	R2 (CHANGE TO C2)
LOT SIZE	505,305.0 ± S.F. 11.60 ± A.C.
IMPERVIOUS SURFACE	27,832.1 S.F.
ISR ACTUAL	0.06
FLOOR AREA	10,000.0 S.F.
FAR ACTUAL	0.02

SITEPLAN FOR
THE 3400-3500 BLOCK OF WAVERLY PARKWAY



- LEGEND**
- BASELINE PLASTIC CAP ON THE TOP OF 5/8" REBAR
BEARING BASELINE SURVEYING & DESIGN, LLC'S
ALABAMA LAND SURVEYING CERTIFICATE OF
AUTHORIZATION NUMBER CA-922
- CT CRIMPED TOP
OT OPEN TOP
IPFD IRON PIN FOUND
IPSO IRON PIN SET
CPC CALCULATED POINT
CMF CONCRETE MONUMENT FOUND
R.O.W. RIGHT-OF-WAY
(F) FIELD MEASUREMENT
(P) PLAT DIMENSION
BARBED WIRE FENCE

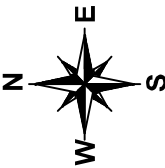
43 09 02 10 0 000 038 002
OPELIKA INDUSTRIAL DEVELOPMENT AUTHORITY
P.O. BOX 965
OPELIKA AL 36803

505,305.0 ± S.F.
11.60 ± A.C.

10' B.S.B.
N 5° 23' 02" W 229.07'
S 53° 17' 54" E 185.21'

10' B.S.B.
N 5° 23' 02" W 229.07'
S 53° 17' 54" E 185.21'

VETERANS PARKWAY
(150' R.O.W.)



SCALE: 1" = 60'



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**SITEPLAN FOR
THE 3400-3500 BLOCK OF WAVERLY PARKWAY**

SEC. 10 T. 19 N R. 26 E
OPELIKA LEE COUNTY ALABAMA
SCALE: 1"=60' OCTOBER 2, 2023
ARTHUR R. NETTLES, AL. P.L.S. REG. NO. 23346
ALABAMA CERT. OF AUTH. CA. NO. 922

CREW CHIEF TTM
DRAWN TRC/CSM
JOB NO. B33923.02



City of Opelika
Planning Commission
Planning Department Report

Meeting Date: October 24, 2023

Agenda Item #: E-8

Action Requested: Conditional Use – Indoor-Outdoor Fitness Facility

Location of Property: Waverly Parkway & Veterans Parkway

Property Owner(s): Robert Cash
Ledge Nettles, representative

Current Land Use: Undeveloped

Current Zoning: R-5 (Rezoning request to C-2, GC-P, See Agenda #7)

**Surrounding Zoning Districts
And Land Uses:**

North	R-4	200' railroad ROW and Purpose Baptist church
South	M-2	Future technology park - OIDA project
East	R-5	Undeveloped
West	R-1	Undeveloped and single family homes

Proposal

The applicant is requesting conditional use approval to construct an indoor-outdoor fitness facility called 'Kagefit'. Kagefit provides physical conditioning programs and training in martial arts. The facility is currently at 3613 Pepperell Parkway for the past 10 years. The business has grown to 200 members and has outgrown their current location. The proposed new location at 3500 block Waverly Parkway will occupy about two acres of a 16.3 acre property. Agenda item #7 is a request to rezone the 16.3 acre lot from R-5 to C-2, GC-P. Conditional use approval is subject to the 16.3 acres rezoned from R-5 to C-2, GC-P.

The fitness and martial arts training center is open from 7 AM to 7 PM, Monday thru Friday. Group programs, classes, and training are for self-defense techniques, personal training/instructions, cardio workouts for groups, and youth classes for martial arts. The beginner kid's programs (5 to 14 years old) include special programs for autistic and ADHD children, and an exercise weight loss management program. The youth programs begin at 14 years old and offers personal martial arts training in Muay Thai, BJJ to kickboxing¹, and boxing. The fitness center's outdoor activity is a playground for children and a walking trail.

¹ Muay Thai is a stand-up striking art combat sport using your feet (kicks), punches, knee strikes and elbows to weaken your opponent. BJJ to kickboxing is a grappling sport fought on the ground that utilizes locks and chokes to force your opponent into submission. Kickboxing is a 4 point striking system that involves punches and kicks only.

The site plan shows a 10,000 square foot building and a parking lot. A total of 43 parking spaces including two handicap parking spaces are provided. The 43 parking spaces are adequate for an indoor fitness center and employees.

The proposed exterior material for the Kagefit building is ribbed (or corrugated) steel wall panels; elevations are provided in your packet. A rezoning approval of the 16.3 acres to C-2, GC-P requires a building's exterior materials meet requirements of Section 7.6 Gateway Corridor Overlay District.² A 107 acre property in a M-2, GC-P zone for the technology park is adjacent to the 16.3 acre property. Buildings in the technology park are required to meet the exterior material requirements of Section 7.6 also. Staff recommends the exterior material installed for the fitness facility meet the cladding requirement provided in Section 7.6.

A landscape plan was not submitted. If the rezoning and conditional use is approved a landscape plan is required providing base points, parking lot points, and parking lot buffer requirements along Waverly Parkway.

Recommendation

Staff recommends approval subject to the rezoning approved and subject to the following:

- 1. The 16.3 acre parcel rezoned from R-5 to C-2, GC-P (Office retail, Gateway Corridor Overlay District – Primary).**
- 2. The exterior materials meet the exterior material requirements of Section 7.6 Gateway Corridor Overlay District of the Zoning Ordinance (see footnote #2). Provide elevations with exterior material labeled on elevations.**
- 3. Provide a landscape plan that meets the requirements of the Landscape Regulations.**
- 4. Note on site plan the location of outside activities**
- 5. All building mechanical units (ex. air condition units and similar units) and utility meters must be screened not visible from a public right-of-way.**
- 6. Dumpsters must be screened with an opaque fence on all sides and an opaque gate; enclosure must be at a height, so dumpster is not visible to a public right of way.**
- 7. Power services, communication service, and other services for the building must be provided underground no overhead lines.**

² **Materials and Cladding Requirements** New construction in the GC Overlay District: primary building facades within the corridor overlay facing any public right-of-way shall be finished with 100% of one or more of the following materials: Brick and brick veneer; Stone, stone veneer, and cultured stone; Glass, Precast or field-poured tilt concrete panels with texture and architectural detailing; Stucco with architectural detailing; Cementous siding; Wood and wood materials designed and intended for use as exterior finish material; Tilt wall panels; Decorative or architectural split-faced Concrete Masonry Units (CMU); Other primary materials approved by the Planning Commission consistent with the purpose of these standards, including architectural metal panels. Architectural features and attachments may be approved by the Planning Department. Approved building materials shall extend from the front façade around side of the building 20 feet or 20 percent of the wall length whichever is greater. Allowances may be provided for contributing structures in a designated historic district.

Engineering Department Report

A site plan will need to be submitted to the Engineering and Public Works Department for review and approval of the drainage, detention, and utility additions to this site. A Land Disturbance Permit will be issued after review and prior to construction.

The Engineering Department has no issues with Conditional use approval.

Opelika Utilities Board Report

Water is available from Waverly Parkway for this development. No other comments.

Opelika Power Services Report

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

000329-2023

AGENDA ITEM #

8



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

PC DEADLINE: 10/3/23 PC MEETING: 10/24/23SITE ADDRESS: Between 4061 and 3211 Waverly PkwyPROPERTY OWNER: Robert CashAPPLICANT/ AUTHORIZED REPRESENTATIVE: Robert CashMAILING ADDRESS: 861 Lee Rd. 115, Opelika, AL 36804PHONE NUMBER: 334-703-6339FAX NUMBER: N/AEMAIL ADDRESS: b4cash63@gmail.com**PARCEL INFORMATION**Project name: Waverly Pkwy GymAddress/Location: Between 4061 and 3211 Waverly PkwyCurrent Land Use: VacantCurrent Zoning: R5Adjacent Zoning Districts: North: R1 South: R5 East: R4 West: M2Description of Proposed Use: Gym**AUTHORIZATION TO ACT AS APPLICANT** (if applicable)

I, Robert Cash, being owner of the property which is the subject of this conditional use application hereby authorize Arthur R. Nettles, to act as my representative before the City of Opelika's Planning Commission, and if necessary, represent me before the Board of Zoning Adjustments and City Council.

Property Owner's Signature: *Robert Cash*Date: 10-2-23**STATE OF ALABAMA,
COUNTY OF LEE**

I, Leigh Anne Shropshire, a Notary Public in and for said County and State, hereby certify that Robert Cash, whose name is signed to the foregoing document, and who is known to me or acknowledged before me on this day, that being informed of the contents of said document, did execute the same voluntarily on the day that bears the same date.

Given my hand and seal of office this

2nd

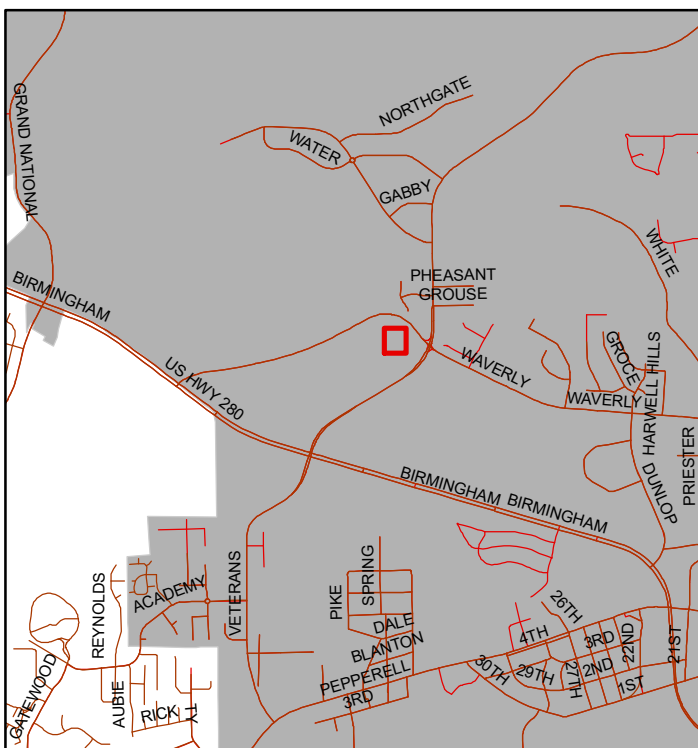
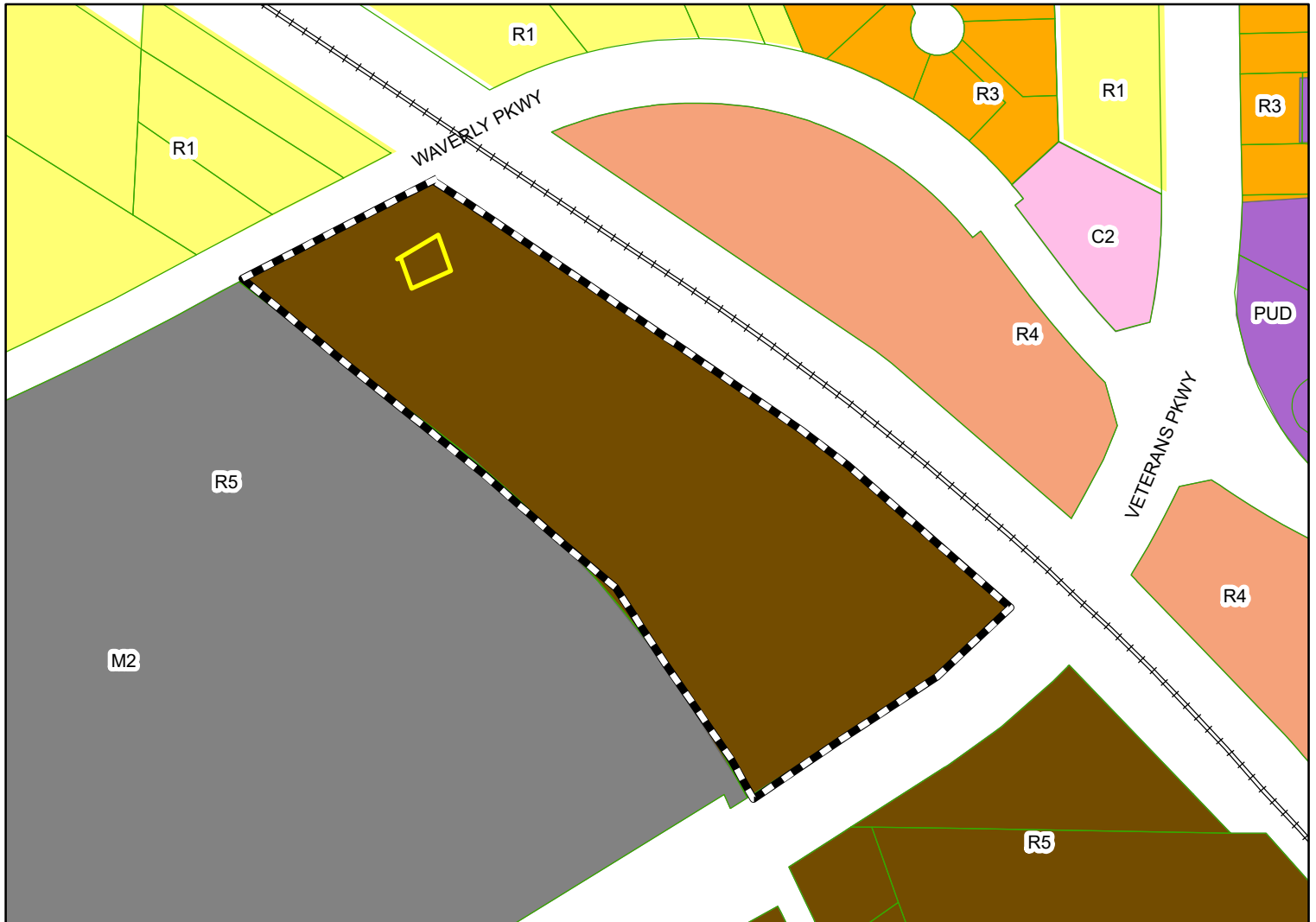
day of

October 2023*Leigh Anne Shropshire*
Notary Public

My Commission Expires:

8-10-2025

ROBERT CASH REZONING AND CONDITIONAL USE 3500 WAVERLY PARKWAY & 600 VETERANS PARKWAY R-5 TO C-2, GC-P, E7 & E8



A 2 acre portion of a 16.3 acre rezoning property will be used for an indoor fitness facility with outside playground. A 10,000 sf building is proposed accessed from Waverly Parkway. The 16.3 acres is also accessed from Veterans Parkway. The remaining rezoning property is reserved for future development.



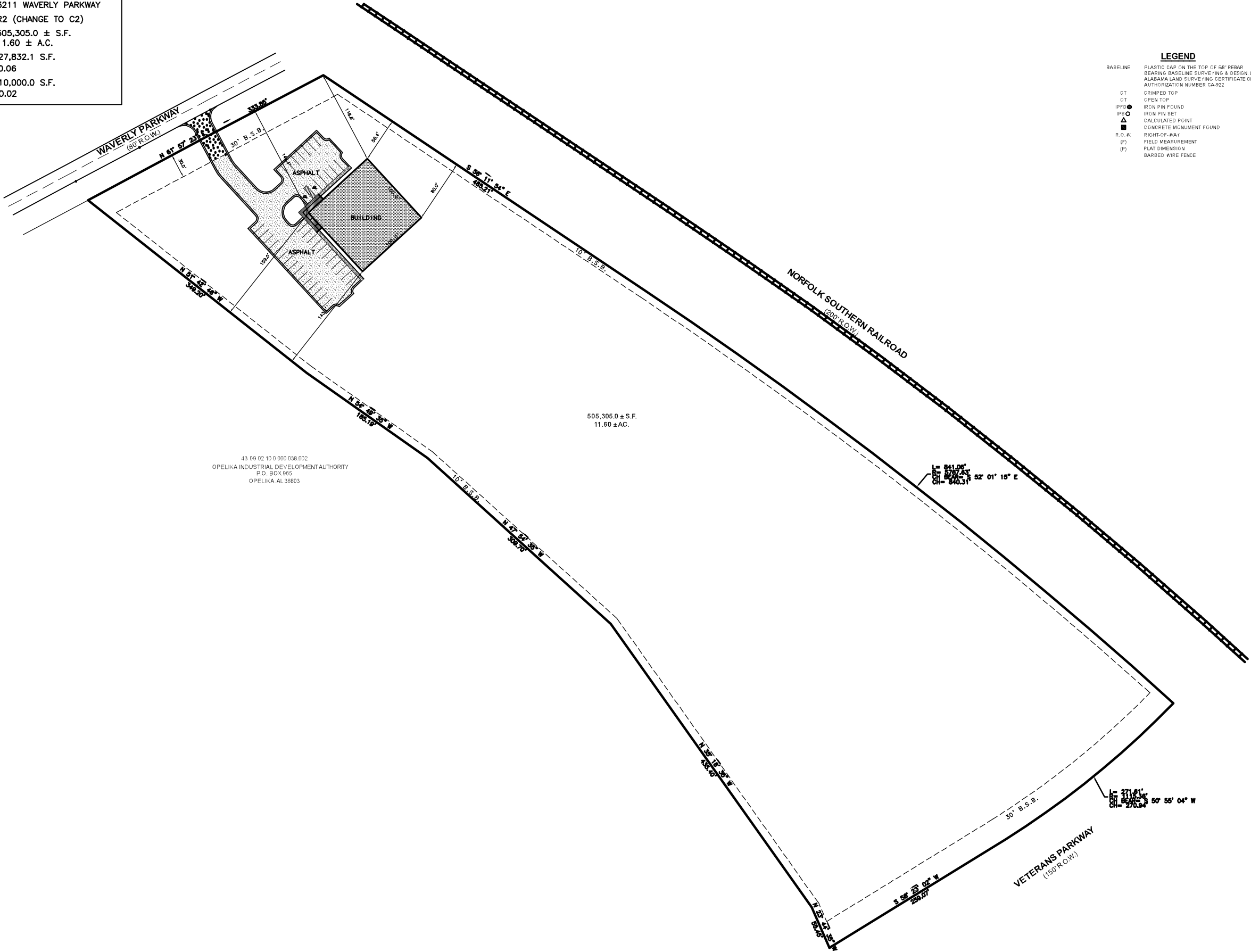
Subject Property

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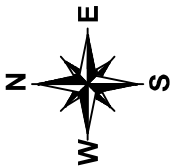
WAVERLY GYM LOT INFORMATION TABLE

TYPE USE	COMMERICAL
ADDRESS	3211 WAVERLY PARKWAY
ZONE	R2 (CHANGE TO C2)
LOT SIZE	505,305.0 ± S.F. 11.60 ± A.C.
IMPERVIOUS SURFACE	27,832.1 S.F.
ISR ACTUAL	0.06
FLOOR AREA	10,000.0 S.F.
FAR ACTUAL	0.02

SITEPLAN FOR
THE 3400-3500 BLOCK OF WAVERLY PARKWAY



- LEGEND**
- BASELINE: PLASTIC CAP ON THE TOP OF 5/8" REBAR
BEARING BASELINE SURVEYING & DESIGN, LLC'S
ALABAMA LAND SURVEYING CERTIFICATE OF
AUTHORIZATION NUMBER CA-922
 - CT: CRIMPED TOP
 - OT: OPEN TOP
 - IPFD: IRON PIN FOUND
 - IPSO: IRON PIN SET
 - ▲: CALCULATED POINT
 - : CONCRETE MONUMENT FOUND
 - R.O.W.: RIGHT-OF-WAY
 - (F): FIELD MEASUREMENT
 - (P): PLAT DIMENSION
 - BARBED WIRE FENCE



SCALE: 1"= 60'



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2004 Tardough Drive, Ste A
Opelika, Alabama 36801
Phone: 256-349-1111
Web: www.baseline-llc.com

BASELINE
SURVEYING & DESIGN, LLC

CREW CHIEF	TTM	DRAWN	TRC/CSM	JOB NO.	B33923.02
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**SITEPLAN FOR
THE 3400-3500 BLOCK OF WAVERLY PARKWAY**

SEC. 10 T 19 N Rg 26 E
OPELIKA LEE COUNTY ALABAMA
SCALE: 1"=60' OCTOBER 2, 2023
ARTHUR R. NETTLES, AL. P.L.S. REG. NO. 23346
ALABAMA CERT. OF AUTH. CA. NO. 922



CITY OF OPELIKA
Planning Commission
Planning Department Report

Meeting Date: October 24, 2023

Agenda Item: F-9

Action Requested: Annexation and Zoning

Location of Property: 6551 US Highway 431 (Lafayette Parkway)

Property Owner: Deidre W. and Jason F. Jones

Current Zoning: PJ (Planning Jurisdiction)

Proposed Zoning: R-1 (Rural District)

Existing Land Use: Undeveloped

Adjacent Zoning/Land Use:

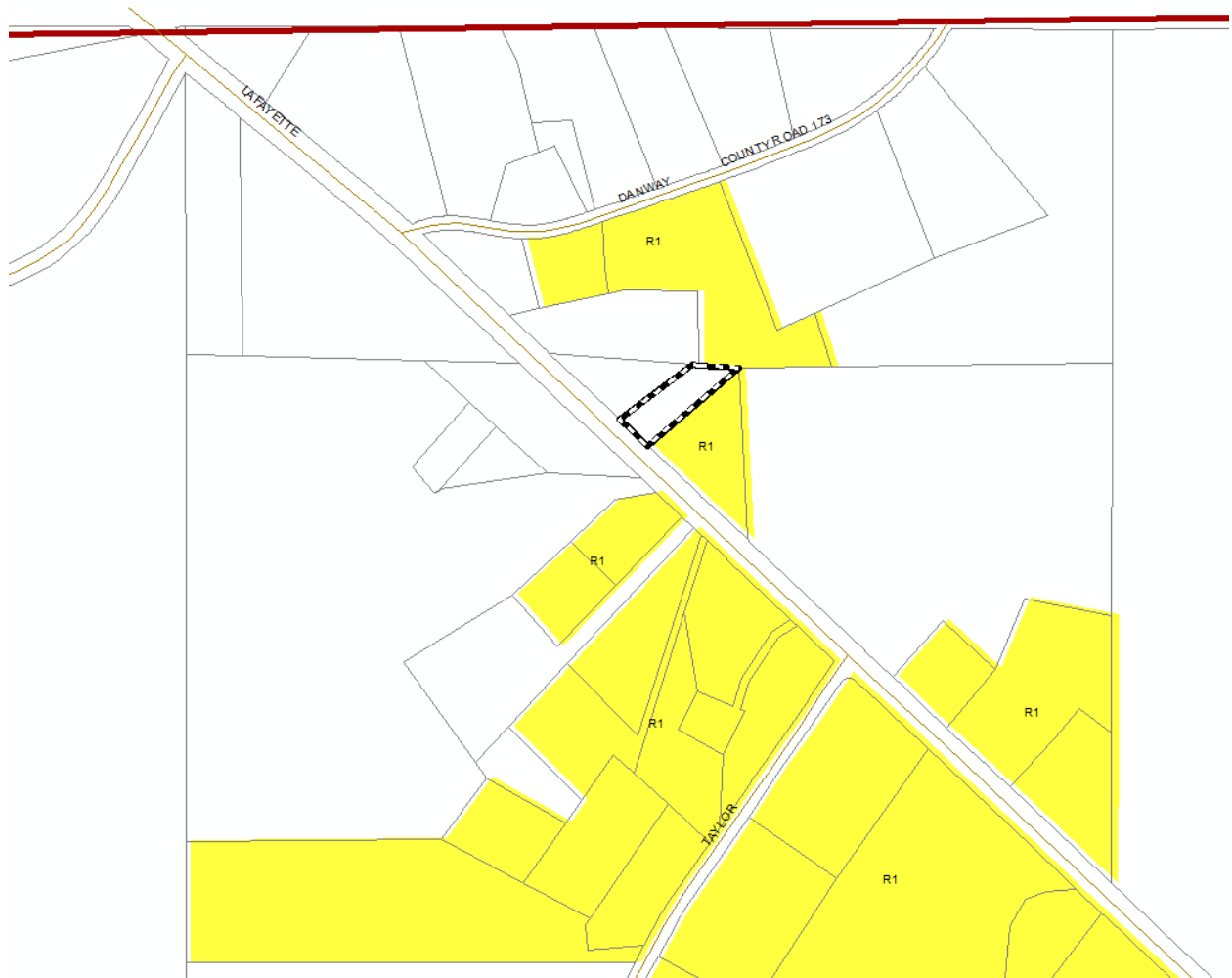
North	R-1,	Undeveloped
South	PJ (Planning Jurisdiction)	Single family
East	R-1	Single family
West	PJ (Planning Jurisdiction),	Single family

Staff Comments

The petitioners/property owners are requesting to annex a 0.75 acre property. The property contains a single home with four residents. The owners purchased the property in November 2021. The property is located on and takes access from US Highway 431 just south of the Chamber County line. It is contiguous to the City of Opelika on the north and east sides. This property meets the State of Alabama requirements for annexation.

Section 5.3 of the City of Opelika Zoning Ordinance states that all properties annexed into the City will receive an R-1 zoning designation. The applicant is requesting a R-1 zoning district.

Staff recommends the Planning Commission send a positive recommendation to City Council to annex the 0.75 acres and zone the property R-1.



Engineering Department Report

The Engineering Department has no issues with this rezoning.

Opelika Utilities Board Report

This property is outside of Opelika Utilities Service Area. No other comments.

Opelika Power Services Report

This is outside of the Opelika Power Services territory.



PETITION FOR ANNEXATION

PLANNING DEPARTMENT

700 FOX TRAIL

OPELIKA, AL 36801

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

PC DEADLINE: 10/3/23 PC MEETING: 10/24/23



SITE ADDRESS: 6551 US Hwy 431 N

PROPERTY OWNER: Deidre W. + Jason F. Jones

APPLICANT: Deidre W. + Jason F. Jones

MAILING ADDRESS: 409 Brad Ave Opelika, AL 36801

PHONE NUMBER: 334-744-1034 FAX NUMBER: _____

EMAIL ADDRESS: deidre.j89@gmail.com

PARCEL INFORMATION

Tax Parcel Number: 04-06-13-0-000-007.000

Street Address: 6551 US Hwy 431 N

Current Land Use: Residential Proposed Zoning: _____

Adjacent Zoning Districts (if applicable): North: R-1 South: PJ East: R-1 West: PJ

Description of proposed use: residential

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

1. Is this property(s) contiguous with Opelika City limits? Yes
2. What is the population of proposed annexed area? 4
3. What is the population by race? ☒ White, _____ Black, _____ Hispanic, _____ Asian, _____ Other
4. How many registered voters reside in proposed annexed area? 0
5. Are there any businesses in proposed annexed area? NO

List type of business and location: _____

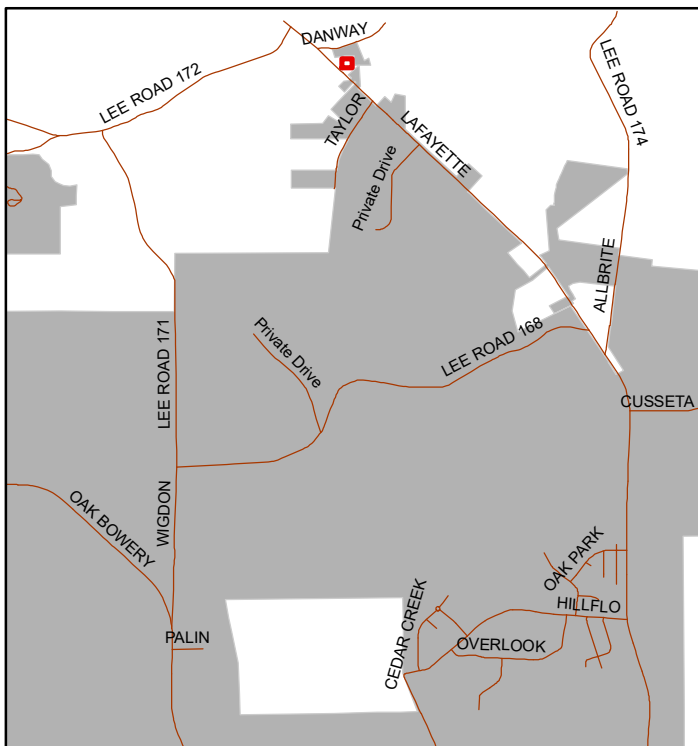
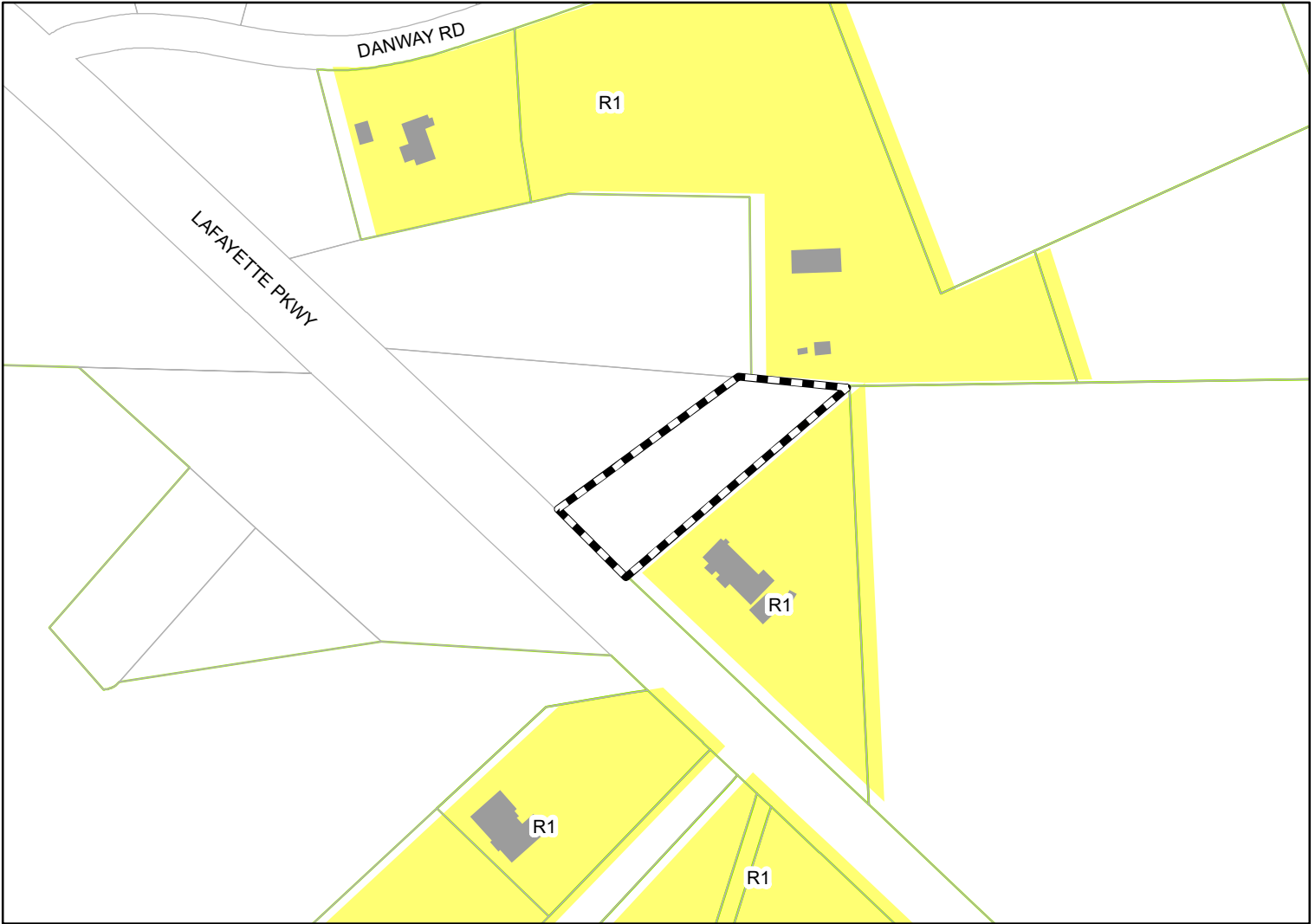
Proposed Zoning: Residential Fee: \$250.00 per dwelling or \$250.00 per business

TOTAL = 250.00

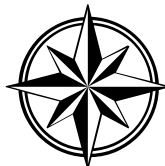
PAID ck# 337

OWNERS SIGNATURE: <u>Deidre W. Jones</u>	<u>Jason F. Jones</u>	DATE: <u>9/22/2023</u>
(PRINT NAME) <u>Deidre W. Jones</u>	<u>Jason F. Jones</u>	

**DEIDRE & JASON JONES ANNEXATION
3551 HIGHWAY 431 NORTH
REQUESTING R-1 ZONING DISTRICT, F-9**



The applicant is requesting to annex 30,116 sf on Lafayette Parkway near the Chambers County line. A R-1 zone is requested.



Subject Property

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

Meeting Date: October 24, 2023(Tabled at the September 26, 2023, meeting)

Agenda Item #: G-10

Action Requested: Conditional Use – QuikTrip Gas station with convenience store.

Location of Property: 920 Columbus Pkwy and Vacant lot on Fox Run Parkway.

Property Owner(s): Food Service of Tallahassee, Inc., owner
Foresite Group LLC and QuikTrip Corporation, authorized representative

Current Land Use: Western Sizzlin and vacant lot

Current Zoning: C-3, GC-P

**Surrounding Zoning Districts
And Land Uses:**

North	C-3, GC-P	Angels Antiques
South	C-3, GC-P	Opelika Ford Dealership
East	C-3, GC-P	Waffle House and Gas Station
West	C-3, GC-P	Captain D's

Proposal:

The applicant's representative requests conditional use approval to construct a gas station and convenience store at 920 Columbus Parkway combined with the adjacent vacant lot.

Site Plan: (Revised Site Plan submitted)

The revised site plan shows a 5,312 sq. ft. convenience store and 16 gas pumps. The placement of the building meets the setback requirements for the C-3 and GC-P zoning districts. ALDOT controls the entrances shown on Fox Run Parkway. This access design has changed from last month, now showing a shared access on the east side with Angels Antiques off Fox Run Parkway and a right entrance only on Fox Run Parkway. An additional access to the large parking lot of Angels Antiques on the west side of the site plan. On the north side access is shown on Columbus Parkway (See Engineer's Report). The impervious surface ratio requirement in the C-3, GC-P the maximum allowed is 70 percent (45,739 sq. ft.). The revised plans provided show an impervious surface ratio of 85 percent (55,000 sq. ft.).

Parking:

The off-street parking is calculated by the convenience stores square footage, which is one parking space per 100 square feet, requiring 54 parking spaces. The site plan shows 48 parking spaces and 16 filling stations. The site plan shows 64 total parking spaces; 2 are handicap accessible.

Landscaping:

The developed area requires 168 base landscape points for the parking lot, and 48 parking landscape points are required. The applicant has not submitted a revised landscape plan at this time. The gateway has additional buffer requirements that are not shown; buffer points are not added to the base and parking lot points requirements. The gateway corridor landscape regulations require a street frontage landscape buffer 15-ft. wide along Fox Run Parkway and Columbus Parkway. Landscaping shall consist of plants listed in Section 10.6, D.2. b. 2.b. of the Landscape Regulations.

Materials and Cladding in the Gateway Corridor Overlay District:

The exterior building materials and elevation examples have been provided. The convenience store will be single-story. The example provides a material list of primarily brick and EIFs, and some metal siding as the remaining materials. The listed materials meet the minimum requirements for the façade on a gateway corridor. Signage is shown in this elevation and on the canopy drawing. Signage will require a separate review, approval, and permit prior to installation. The dumpster areas shall be screened on all sides with materials and cladding approved in the Gateway Corridor Overlay District standards (Section 7.6, A., 6. b, 1). 2. The dumpster area is to be screened on all sides, and screening materials are required to meet the gateway corridor materials and cladding standards in Section 7.6, A., 6. b, 1.

Lighting and Equipment and Mechanical Screening:

Outside lighting must meet the Gateway Corridor requirements in Section 7.6, B., 6, a. 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. The relevant utility company must approve plans for safety.

The Planning Department has no issue with the proposed use, however we feel that the request to completely remove any buffering from Fox Run Parkway is counter to the Zoning Ordinance. At this time, we cannot recommend approval. If the Planning Commission does grant approval, we recommend the do so with the following conditions:

- 1. Revise the landscape plan with a detailed gateway corridor buffer requirement. The gateway corridor landscape regulations require a street frontage landscape buffer 15-ft. wide along Fox Run Parkway and Columbus Parkway. Landscaping shall consist of plants listed in Section 10.6, D.2. b. 2.b. of the Landscape Regulations.**
- 2. Revise the plan to comply with the 70 % maximum impervious surface ratio requirement.**
- 3. The dumpster area is to be screened on all sides, and screening materials are required to meet the gateway corridor materials and cladding standards in Section 7.6, A., 6. b, 1.**
- 4. All utility meters, air conditioning units, and similar mechanical units shall be screened.**
- 5. Record a subdivision plat to join the two lots into one.**
- 6. Clad the fuel awning columns.**
- 7. Approval of an alternate access for Lafayette Parkway by ALDOT and City of Opelika Engineering through cross access.**

Engineering Department Report

The access on Fox Run Parkway (US 431) is managed by ALDOT and this department understands that they are going to require the development to share the existing full access with Angel's Antiques and the two accesses' shown will be removed.

Opelika will manage the access on Columbus Parkway, and it will be allowed to have right in, left in and right out only. The left out will be restricted at this location because of the congestion at the signal.

Other than these comments, the Engineering Department has no issues with Conditional use approval.

Opelika Utilities Board Report

Existing meter serving property is located at proposed retaining wall. The Developer must abandon existing meter and disconnect service from main prior to installing proposed new service. Water for new service is available from Columbus Parkway and Fox Run Parkway.

Opelika Power Services Report

This is inside the Opelika Power Service territory.



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



PC DEADLINE: 9/5/23 PC MEETING: 9/26/23

SITE ADDRESS: 920 Columbus Parkway, Opelika AL 36801

PROPERTY OWNER: Food Service of Tallahassee Inc.

APPLICANT/ AUTHORIZED REPRESENTATIVE: Foresite Group LLC / QuikTrip Corporation

MAILING ADDRESS: Foresite Group; Brett Basquinn / QuikTrip Corporation; Michael Burk

PHONE NUMBER: 334-887-6064 / 770-325-6720

FAX NUMBER: _____

EMAIL ADDRESS: bbasquin@fg-inc.net / mburk@quiktrip.com

PARCEL INFORMATION

Project name: QuikTrip No. 7183 Address/Location: 920 Columbus Parkway

Current Land Use: Western Sizzlin Restaurant Current Zoning: C3

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

Description of Proposed Use: Convenience Store with Automotive Fueling

AUTHORIZATION TO ACT AS APPLICANT (if applicable)

I, James Harvey Hill Jr., being owner of the property which is the subject of this conditional use application hereby authorize Foresite Group LLC / QuikTrip Corporation to act as my representative before the City of Opelika's Planning Commission, and if necessary, represent me before the Board of Zoning Adjustments and City Council.

Property Owner's Signature: _____

Date: 8/31/23

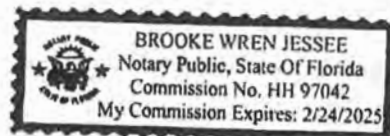
**STATE OF ALABAMA,
COUNTY OF LEE**

I, BROOKE JESSEE, a Notary Public in and for said County and State, hereby certify that James Hill, whose name is signed to the foregoing document, and who is known to me or acknowledged before me on this day, that being informed of the contents of said document, did execute the same voluntarily on the day that bears the same date.

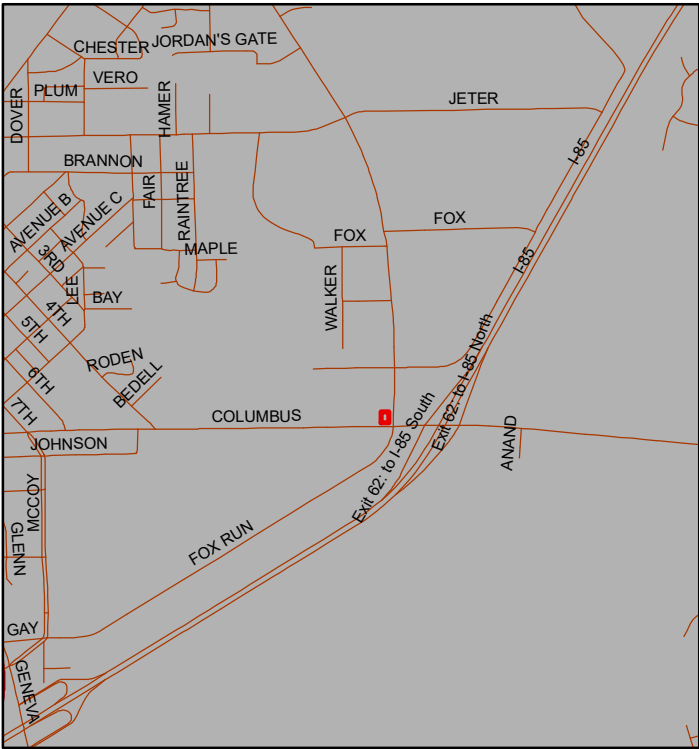
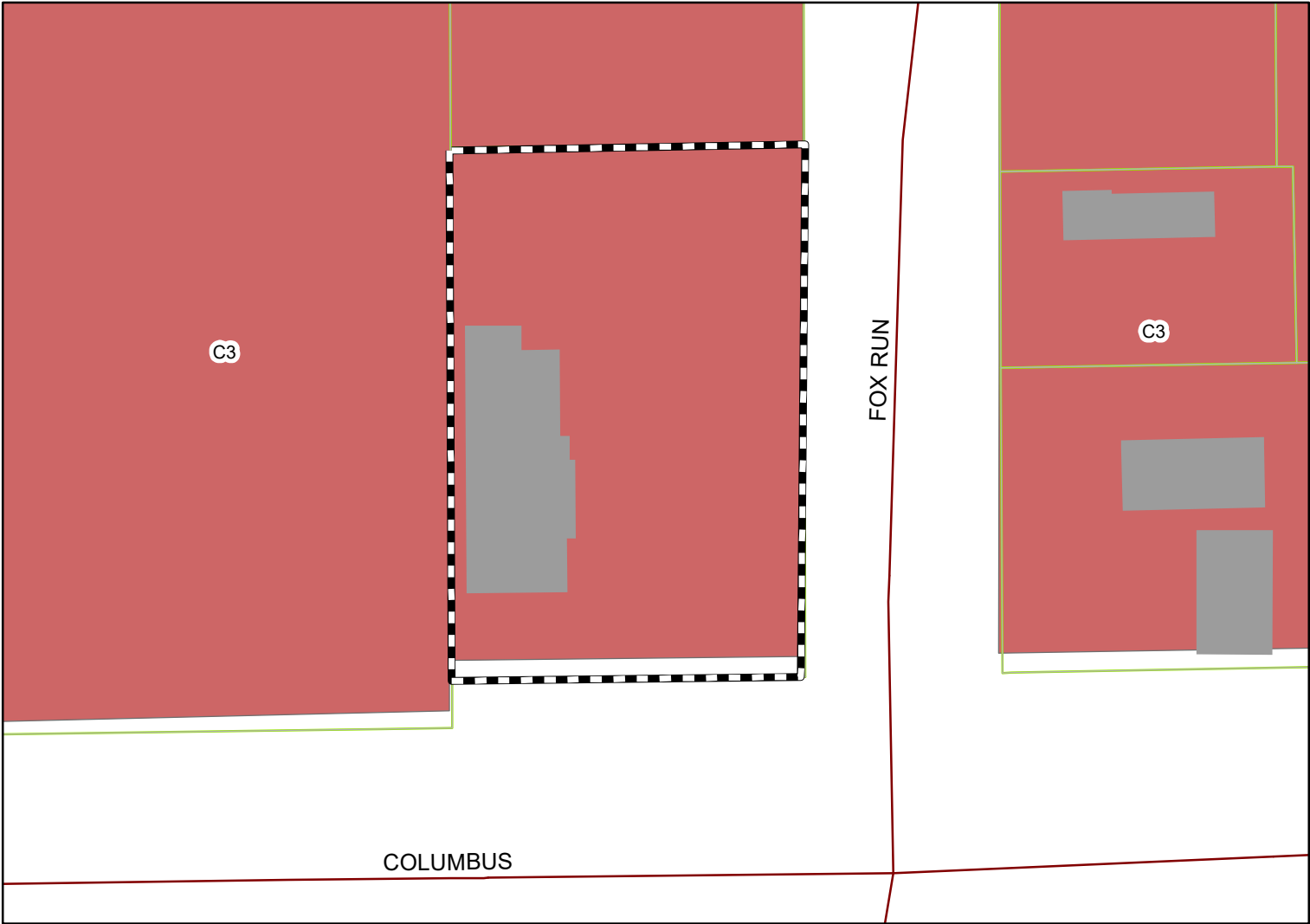
Given my hand and seal of office this 31st day of AUGUST, 2023

Brooke W. Jesse
Notary Public

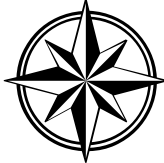
My Commission Expires: 2/24/2025



QUIK TRIP GAS STATION & CONVENIENCE STORE
920 COLUMBUS PARKWAY
CONDITIONAL USE, G-10

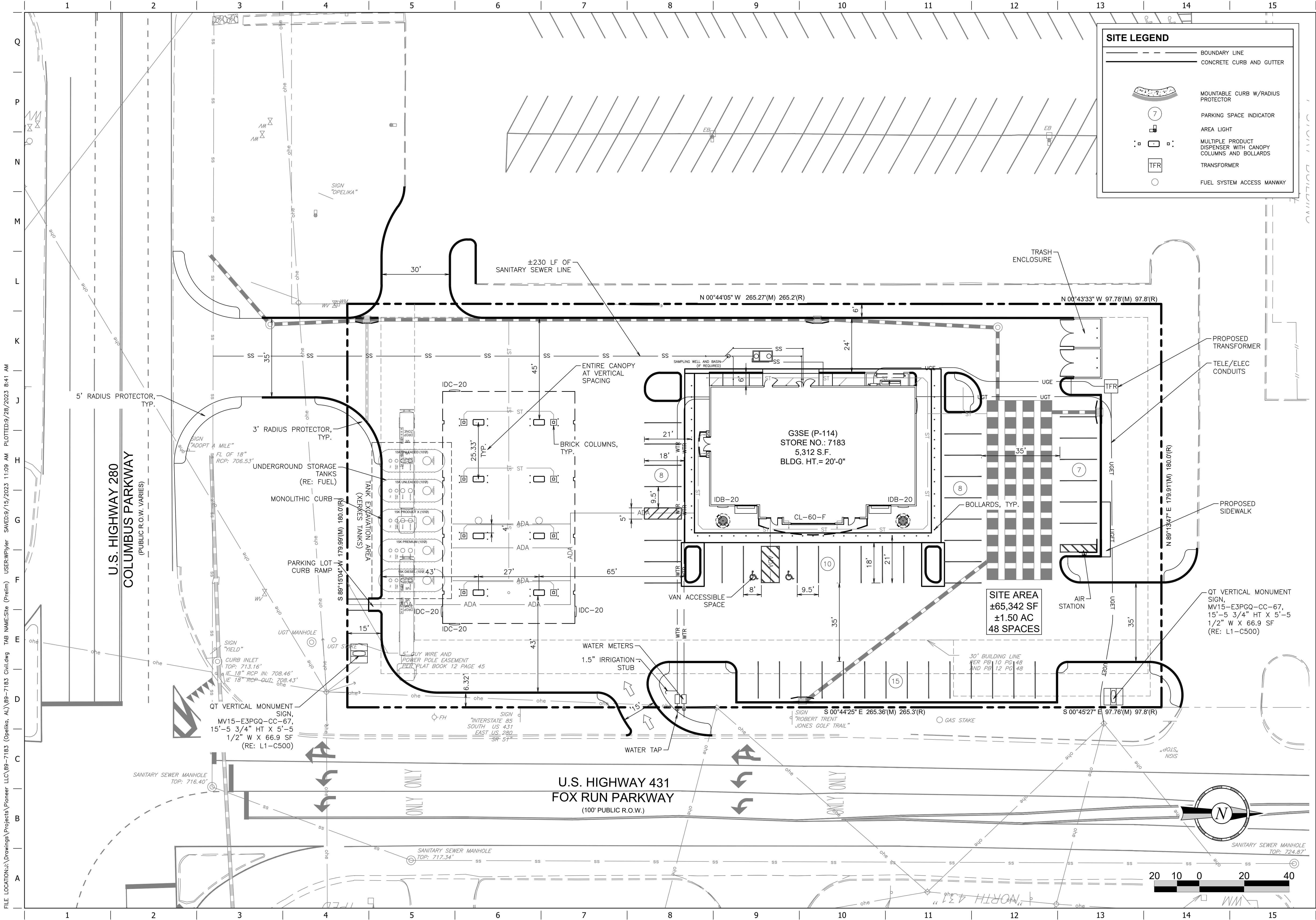


The applicant is requesting approval for a QuikTrip gas station to replace the Western Sizzlin restaurant at the corner of Columbus Parkway and Foxrun Parkway. The 5,310 square foot building on 1.5 acres has 16 gas dispensers. (THIS ITEM TABLED BY THE APPLICANT AT THE SEPT PC MEETING.)



Subject Property

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



SITE LEGEND

- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- MOUNTABLE CURB W/RADIUS PROTECTOR
- PARKING SPACE INDICATOR
- AREA LIGHT
- MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
- TRANSFORMER
- FUEL SYSTEM ACCESS MANWAY

PROJECT NO.: #####

FREELEND and KALFFMAN, INC.
Engineers & Landscape Architects
209 West State Avenue
Opelika, AL 36801
Phone: 864-235-5497

QuikTrip No. 7183

FOX RUN PARKWAY
OPELIKA, AL

QT

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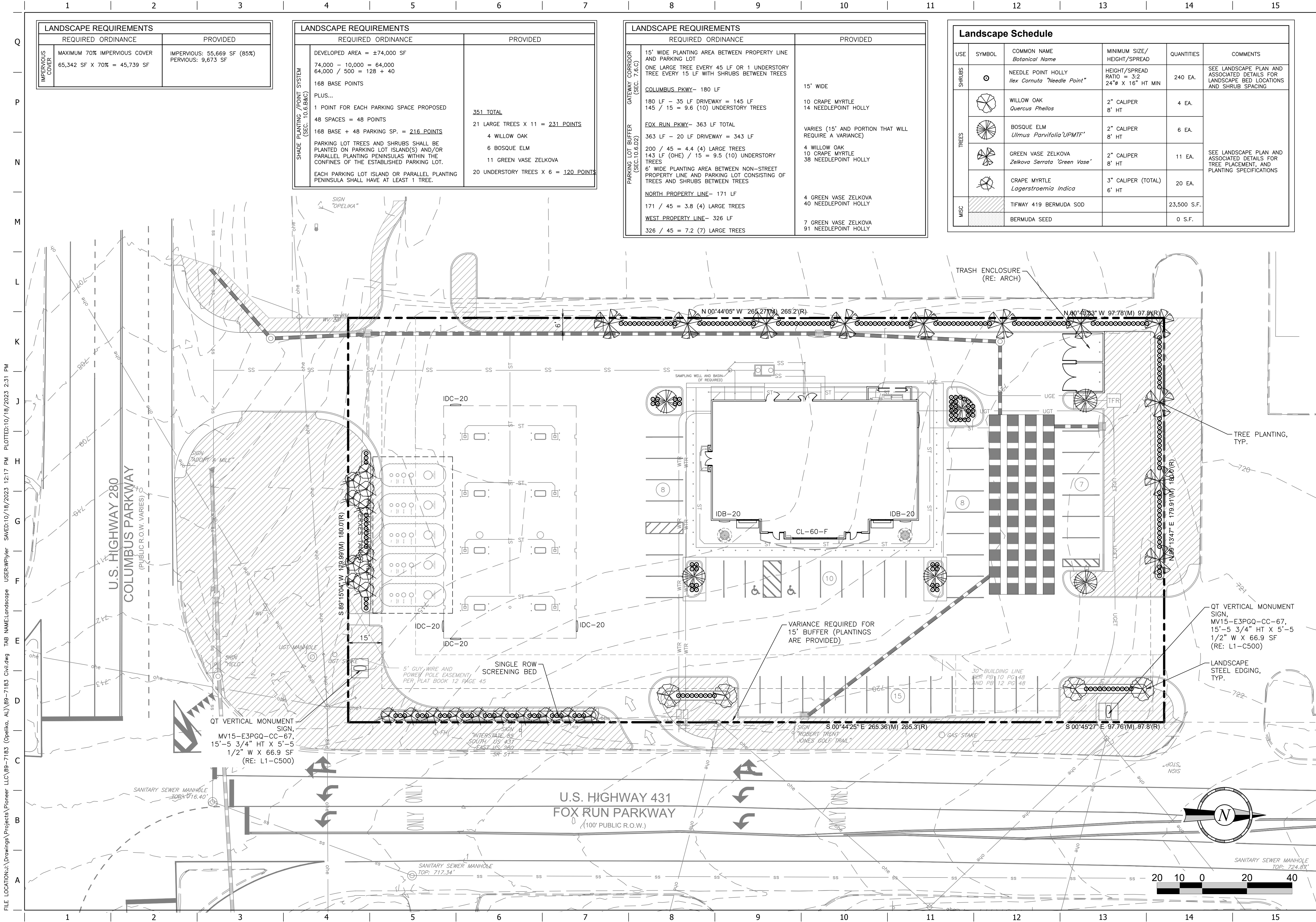
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VERSION: 001
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DRAWN BY:
REVIEWED BY:

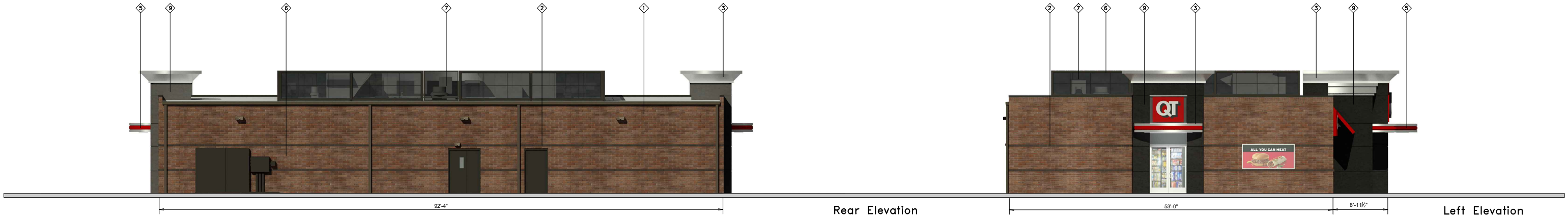
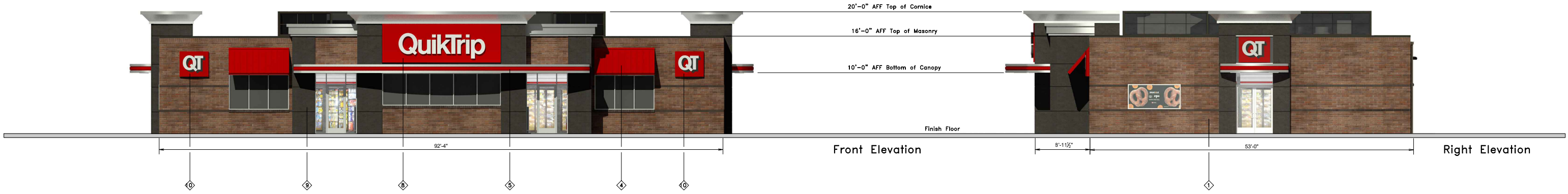
REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE:

SHEET TITLE:
**SITE PLAN
(PRELIM)**

SHEET NUMBER:
2



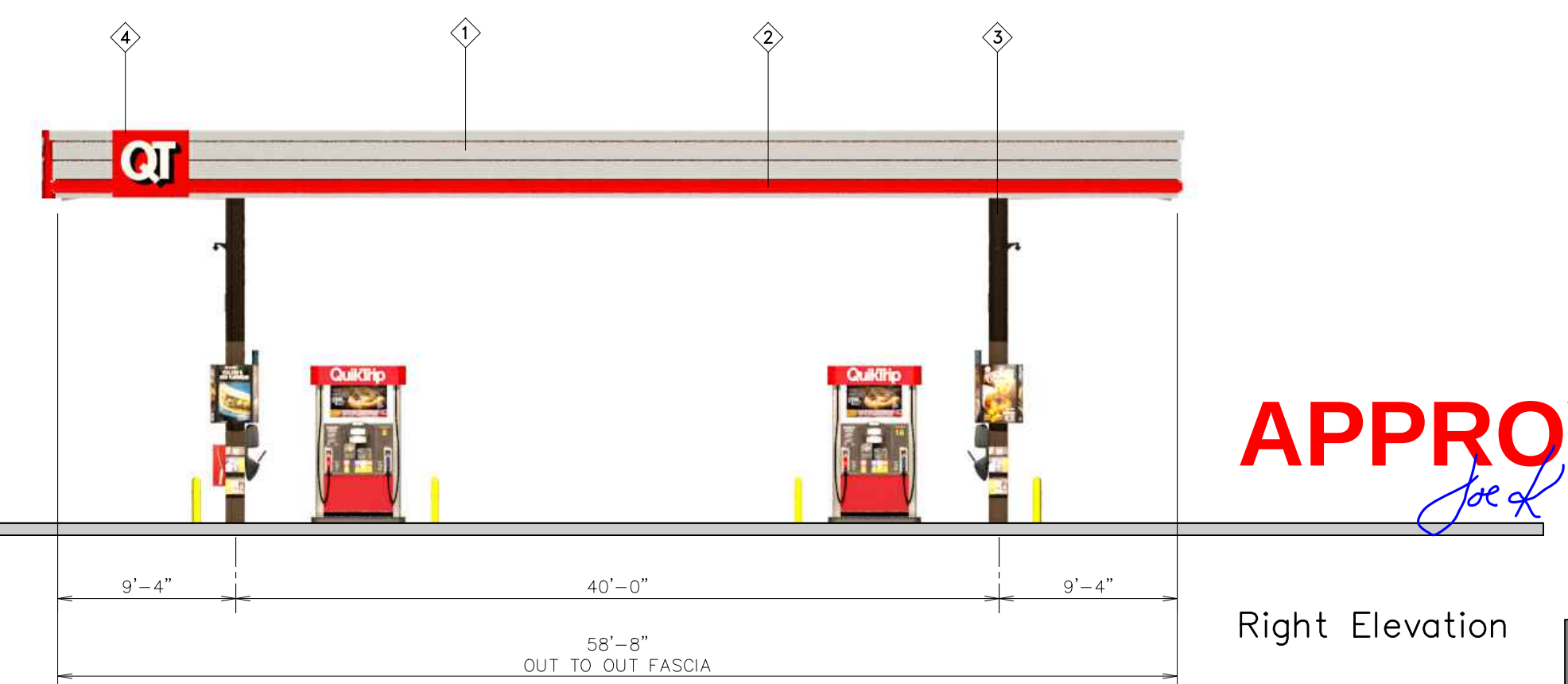
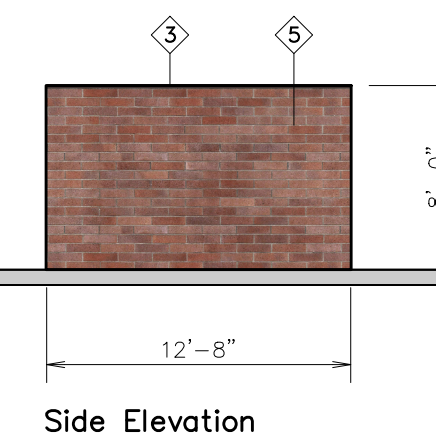
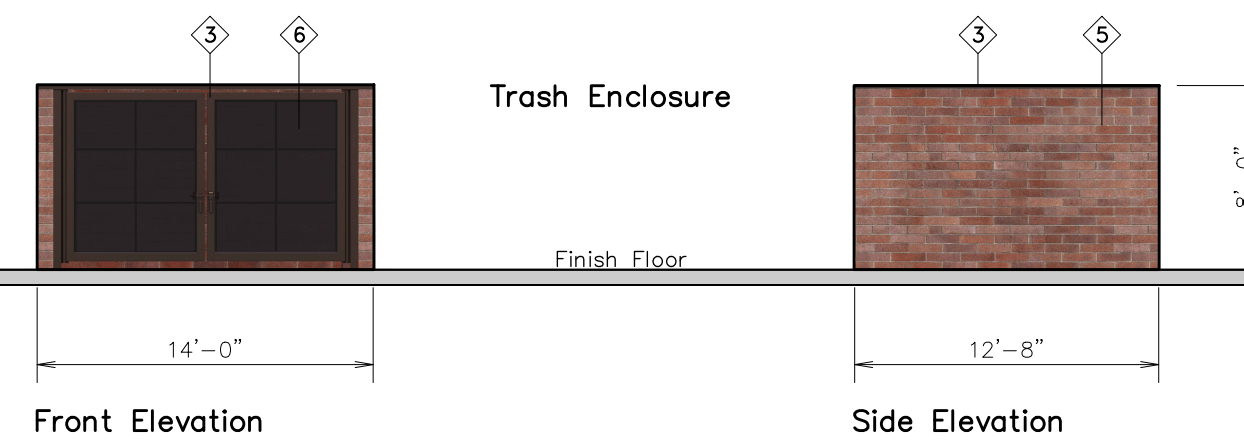
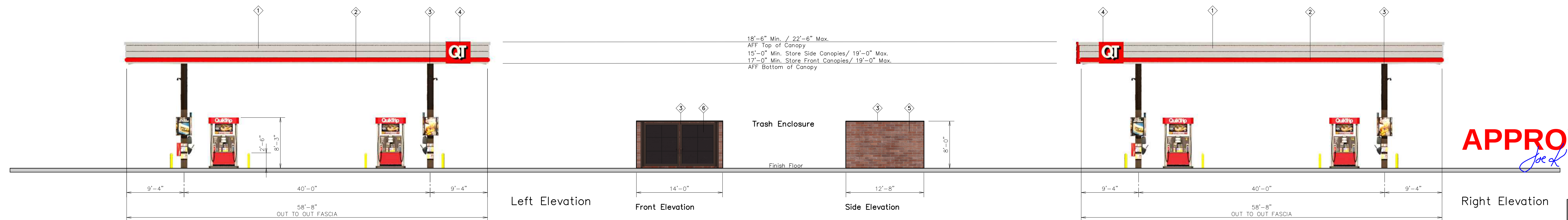
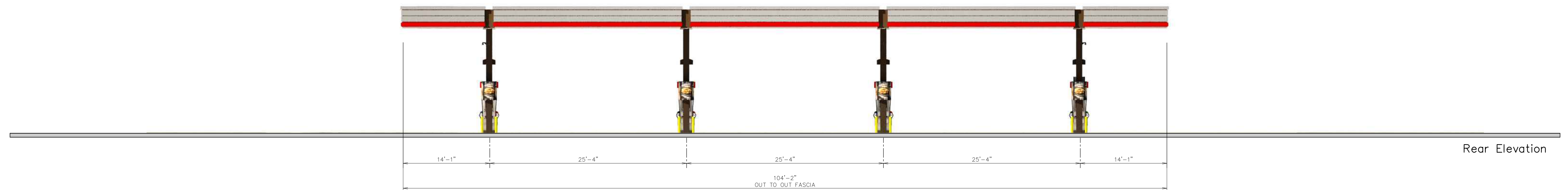
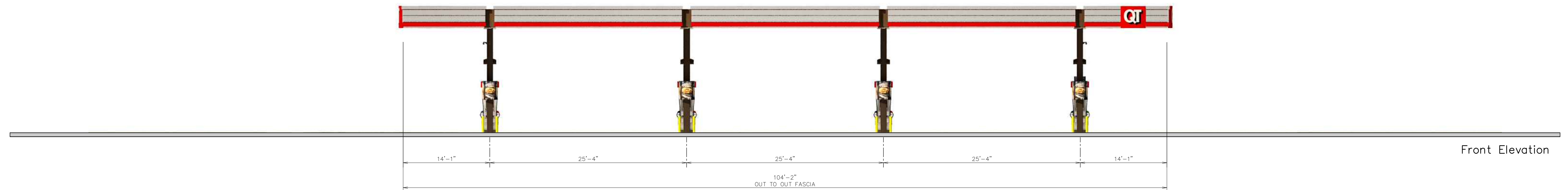




QuikTrip.
4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store # 7183 G3SE		Address: 920 Columbus Parkway		City, State: Opelika, AL	
Serial # 89-7183-G3SE-EIFS	Scale: 1/16"=1'-0"	Issue Date: 8/31/2023	Drawn By:	Rev/Notes:	COPYRIGHT © 2011 QUIKTRIP CORPORATION DESIGN PATENTS QUIKTRIP PLANS ARE THE EXCLUSIVE PROPERTY OF QUIKTRIP CORPORATION, TULSA, OKLAHOMA. THESE PLANS ARE PROTECTED IN THEIR ENTIRETY BY DOMESTIC AND INTERNATIONAL COPYRIGHT AND PATENT STATUTES. ANY UNAUTHORIZED USE, REPRODUCTION, PUBLICATION, DISTRIBUTION OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

①	FINISH	MANUFACTURER	SPECIFICATION
1	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2	MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3	BRUSHED ALUMINUM	REYNOLDS	FASCIA
4	QT RED	SHERWIN-WILLIAMS	STANDING SEAM AWNING
5	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
6	QT BROWN	SHERWIN-WILLIAMS	METAL PAINT
7	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH
8	CL-60R	ALLEN INDUSTRIES	SIGNAGE
9	GRANITE	STO	A100G EIFS
10	IDB-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE



APPROVED

Joe K



QuikTrip®

4705 South 129th East Ave
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store #	7183	DS8 w/ Vertical Canopy Spacing
---------	------	--------------------------------

Serial # 89-7183

Scale:
 $1/8'' = 1' - 0''$

Issue Date:
8/31/2023

Address: 920 Columbus Parkway

Drawn By:
JK

Rev/Notes:

City, State: Opelika, AL

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[illegible]

November

2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3	4
5	6	7 Planning Commission Dead. City Council Meeting	8	9 HPC Meeting	10 Veterans Day – Offices Closed	11
12	13	14 ZBA Meeting	15	16	17	18
19	20	21 City Council Meeting Potential PC Date	22	23 Thanksgiving – Office Closed	24 Thanksgiving – Office Closed	25
26	27	28 Normal PC Meeting	29	30		

December

2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3	4	5 Planning Commission Dead. City Council Meeting	6	7	8	9
10	11	12 ZBA Meeting	13	14 HPC Meeting	15	16
17	18	19 City Council Meeting Potential PC Date	20	21	22 Christmas (observed) – Office Closed	23
24	25 Christmas (observed) – Office Closed	26 Normal PC Meeting	27	28	29	30
31						