



**CITY OF OPELIKA  
PLANNING COMMISSION  
REGULAR MEETING AGENDA  
300 Martin Luther King Blvd.  
March 26, 2024  
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. **Conditional Use and Preliminary Plat - Public Hearing**
    1. Moore Bass Consulting, Inc., authorized representative for Thrash Investments Inc., accessed from the 220 block of Samford Avenue, R-4, 49 townhome lots.
    2. Warwick Retreat SD, 84 lots (35 single family lots & 49 townhome lots), accessed from the 220 block of Samford Avenue, Moore Bass Consulting, Inc., authorized representative for Thrash Investments Inc., Preliminary Approval
  - B. **FINAL PLAT**
    3. Wyndham Gates SD, Pod 3, Phase 6, 8 townhome lots, accessed from Alana Court and Raiden Circle, Jeff Adams, authorized representative for DRB Group Alabama, LLC, Final Approval
  - C. **CONDITIONAL USE - Public Hearing**
    4. Blake Rice, Barrett-Simpson, Inc., authorized representative for T Farmco, LLC, accessed at 3195 Society Hill Road, C-2, GC-P, 20,000 sf warehouse addition.
  - D. **ANNEXATION**
    5. Annexation request, Shelly A. Perry and Annie P. Perry, 2.05 acres, accessed at 5400 Highway 431 North
  - E. **Text Amendments to the Zoning Ordinance - Public Hearing**
    6. Bed and Breakfast Uses - A public hearing to consider a recommendation to the City Council on proposed text amendments to the Zoning Ordinance: Section 2.2 Definitions; 7.3 C. Use Categories (matrix table); Add new section: Section 8.28.4 Bed and Breakfast
    7. Institutional Zone - A public hearing to consider a recommendation to the City Council on proposed text amendments to the Zoning Ordinance: Section 6.4 Purpose and Intent

of Zoning Districts; Section 7.3 A. District Regulations; Section 7.3 C. Use Categories (matrix table)

V. OLD BUSINESS

F. **PLAT (Preliminary Only) - Public Hearing**

8. South Lake Bank Parcels Redivision of Lot 2, 45 lots accessed from South Uniroyal Road, Chao Han, Preliminary Approval (*This item was tabled at the February 27, 2024 meeting at the applicant's request*).

G. **REZONING - Public Hearing**

9. (a) Amendment to the Future Land Use Map accessed from Gateway Drive, 106 acres, from a light commercial and general commercial land use category to a mixed use category (residential and commercial). (*This item was tabled at the February 27, 2024 meeting at the applicant's request*).

(b) Rezoning request, Blake Rice, Barrett-Simpson authorized representative for Gateway Development, LLC, Cornerstone LLC, and Clark -Adams Development, LLC, 106 acres, accessed at Gateway Drive and Cunningham Drive, from a C-2, C-3 and R-4 to a PUD. (*This item was tabled at the February 27, 2024 meeting at the applicant's request*).

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

Agenda Item #5 - Annexation  
Shelly and Annie Perry, 5400 Hwy 431 N,  
2.05 Acres, R-1 zone requested

Agenda Item #1 & #2 - Conditional Use & Subdivision  
CU-Moore Bass Consulting, 220 Samford Ave,  
49 townhome lots. SD- Warwick Retreat SD, 84 lots,  
35 SFH lots & 49 townhome lots, Preliminary Plat  
Tabled at Oct 2023 PC meeting

Agenda Item #6 - Subdivision  
South Lake Bank Parcels Lot 2 SD, 45 lots,  
South Uniroyal Road, Chao Han,  
Preliminary Plat - Tabled at Feb 2024 PC meeting

Agenda Item #3 - Subdivision  
DRB Group, Wyndham Gates SD, Pod 3,  
Phase 6, 8 townhome lots, Alana Ct & Raiden Cir,  
Final Plat

Agenda Item #4 - Conditional Use  
20,000 SF Warehouse Addition, Johnstone Supply,  
3195 Society Hill Road, C-2, GC-P, Blake Rice

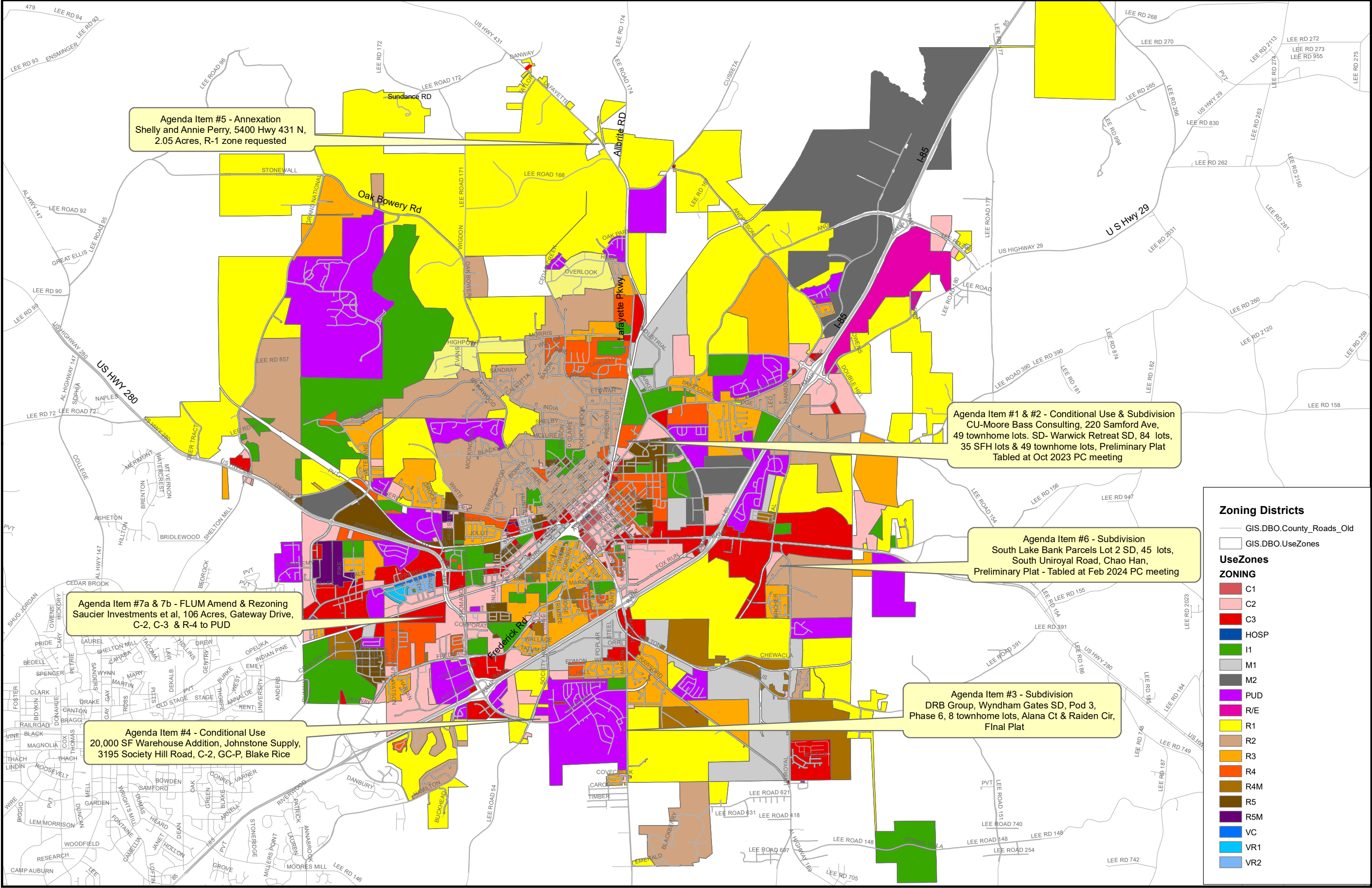
Agenda Item #7a & 7b - FLUM Amend & Rezoning  
Saucier Investments et al, 106 Acres, Gateway Drive,  
C-2, C-3 & R-4 to PUD

**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.

**February 27, 2024**

**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 February 27, 2024 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, Dr. Arturo Menefee, Mrs. Leigh Whatley, Mr. Michael Hilyer, Mr. Jay Walters, Mr. Sheldon Whittelsey, and Mr. John Sweatman.

MEMBERS ABSENT: Councilman George Allen.

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 January 23, 2024

|                  |                                                                                                       |
|------------------|-------------------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | Passed                                                                                                |
| <b>MOVER:</b>    | Director Mike Hilyer                                                                                  |
| <b>SECONDER:</b> | Director John Sweatman                                                                                |
| <b>AYES:</b>     | Chair Cannon, Walters, Whatley, Whittelsey, Director Hilyer, Menefee, Mayor Fuller, Director Sweatman |
| <b>NAYS:</b>     | None                                                                                                  |
| <b>ABSTAIN:</b>  | None                                                                                                  |

## III. UPDATE ON PREVIOUS PC CASES

Mr. Mosley stated that the rezoning on 10th Street and the rezoning for the Opelika Industrial Development property next to Fox Run Village are both at City Council and will have their second readings at the next City Council meeting. He stated that items three and eight have been requested to be tabled by the applicants.

#### IV. NEW BUSINESS

##### A. PLAT (Preliminary Only) - Public Hearing

1. Redivision of Lots 2-B-1A, 5, and 6 Village Professional Park, First Revision, 2 lots, accessed from Village Professional Parkway, Sam Price, authorized representative for East Alabama Healthcare Authority, Preliminary Approval.

Mr. Mosley presented the staff report to the Planning Commission for the Redivision of Lots 2-B-1A, 5 and 6 Village Professional Park, First Revision accessed from Village Professional Parkway. He stated that staff recommends preliminary plat approval subject to the following:

1. **Add the adjoiners across the NS Railroad R.O.W. and those across Waverly Parkway.**
2. **The sidewalk noted as part of the PUD should be installed parallel to the existing and new streets.**
3. **The landscaping noted as part of the PUD should continue the tree-lined streets to match the existing ones.**
4. **All utilities shall be underground.**

Mr. Parker provided the reports for Engineering, Opelika Water, and Opelika Power Services. He stated that water is available from Payne Street (as labelled on plat) and final approval is subject to acceptance of infrastructure installation.

Mr. Mosley stated that Mr. Walters is acting as a representative for the Hospital and will not act as a voting member on the Commission.

Mr. Walters removed himself from the dais.

Chair Cannon opened the public hearing.

No comments.

Chair Cannon closed the public hearing.

##### **Motion to grant preliminary plat approval with staff recommendations**

|                  |                                                                                              |
|------------------|----------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>Passed</b>                                                                                |
| <b>MOVER:</b>    | Arturo Menefee                                                                               |
| <b>SECONDER:</b> | Director Mike Hilyer                                                                         |
| <b>AYES:</b>     | Chair Cannon, Whatley, Whittelsey, Director Hilyer, Menefee, Mayor Fuller, Director Sweatman |
| <b>NAYS:</b>     | None                                                                                         |
| <b>ABSTAIN:</b>  | Jay Walters                                                                                  |

2. National Village, Plat 1E, 30 lots, accessed from Robert Trent Jones Trail, Goodwyn Mills and Cawood, LLC, authorized representative for Retirement Systems of Alabama, Preliminary Approval

Mr. Mosley presented the staff report to the Planning Commission for the National Village, Plat 1E subdivision, accessed from Grand National Parkway. He stated that staff recommends preliminary approval subject to the following:

1. **Add the right of way width of Grand National Parkway.**
2. **Add the adjacent property owners.**
3. **Add the side and rear yard setbacks on plat.**

4. **Install sidewalks on at least one side of all streets.**
5. **Add a note that Parcel A and B are open space or green space and include who will maintain these areas.**
6. **Add walking trails and cart paths and label them pedestrian access easements across Outparcel A to link Phase 1D to Phase 1E.**

Mr. Parker provided the reports for Engineering, Opelika Water, and Opelika Power Services. He stated that water is available from Grand National Parkway and final approval is subject to acceptance of infrastructure installation. He stated that this property is located outside of the Opelika Power Services territory.

Chair Cannon opened the public hearing.

No comments.

Chair Cannon closed the public hearing.

#### **Motion to grant preliminary plat approval with staff recommendations**

|                    |                                                                                                                                                                                                                                                                                                        |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>RESULT:</b>     | <b>Passed</b>                                                                                                                                                                                                                                                                                          |
| <b>MOVER:</b>      | Arturo Menefee                                                                                                                                                                                                                                                                                         |
| <b>SECONDER:</b>   | Director John Sweatman                                                                                                                                                                                                                                                                                 |
| <b>DISCUSSION:</b> | Chair Cannon asked what is the width on the front of these lots?<br><br>Mr. Mosley stated that these are mostly 55 feet.<br><br>Chair Cannon asked if there was a new Master Plan?<br><br>Mr. Mosley stated that the change was so small that staff didn't feel a Master Plan amendment was necessary. |
| <b>AYES:</b>       | Chair Cannon, Walters, Whatley, Whittelsey, Director Hilyer, Menefee, Mayor Fuller, Director Sweatman                                                                                                                                                                                                  |
| <b>NAYS:</b>       | None                                                                                                                                                                                                                                                                                                   |
| <b>ABSTAIN:</b>    | None                                                                                                                                                                                                                                                                                                   |

3. South Lake Bank Parcels Redivision of Lot 2, 45 lots accessed from South Uniroyal Road, Chao Han, Preliminary Approval

Mr. Mosley stated that there are multiple lots that are under the allowed lot size for this zoning district. He stated that staff recommended denial. The applicant requested the item be tabled to allow them to work on the lot sizes.

#### **Motion to table the item at the applicant's request**

|                  |                                                                                                       |
|------------------|-------------------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>Passed</b>                                                                                         |
| <b>MOVER:</b>    | Mayor Gary Fuller                                                                                     |
| <b>SECONDER:</b> | Director Mike Hilyer                                                                                  |
| <b>AYES:</b>     | Chair Cannon, Walters, Whatley, Whittelsey, Director Hilyer, Menefee, Mayor Fuller, Director Sweatman |
| <b>NAYS:</b>     | None                                                                                                  |
| <b>ABSTAIN:</b>  | None                                                                                                  |

**Mr. Whittelsey left the meeting at 3:14.**

4. Prestige SD, 12 lots, accessed from Lee Road 171, David A Filgo, Preliminary Approval

Mr. Mosley presented the staff report to the Planning Commission for Prestige subdivision accessed from Lee Road. He stated that while the lots generally meet or exceed the standards of the subdivision, the roadway is of great concern. SECTION 3.3 of the Subdivision Regulations state that street improvements shall meet the requirements of the Public Works Manual and requires that the streets be appropriate and safe for the proposed use of the land served by such streets. Although the development is not dense, the increase of use and traffic by this subdivision without improvement to the remainder of the road would create a health, safety, and public welfare issue for the city. For these reasons, Planning concurs with the recommendation for denial of this plat at this time.

Mr. Parker provided the reports for Engineering, Opelika Water, and Opelika Power Services. He stated that this subdivision is on an unimproved street that is just outside the Opelika City limits. This road currently has a 40-ft wide ROW. The road is narrow and unimproved for approximately 1.5 miles inside the City limits (Wigdon Road) until it reaches Oak Bowery Road to the south. There is approximately 1.75 miles of unimproved county road to the north until it reaches US 431. It is a concern of the Engineering and Public Works Department, as well as Lee County Highway Department that there is so much unimproved road before a paved road is reached to have 12 lots access this roadway. In normal situations like this, the City and County would require the applicant/property owner to dedicate the needed ROW and widen and improve the roadway all the way to the paved street. Because the 1.5 miles to the paved City Street is adjacent to different property owners, the applicant has no control over the Right of way. The Engineering Department is recommending denial of this proposed Preliminary Plat because of the safety and access concerns of the roadways. He stated that this development is outside of Opelika Water's Service Area. He stated that this property is located outside of the Opelika Power Services territory.

Chair Cannon opened the public hearing.

Mike Maher, Precision Surveying, authorized applicant, stated that he has met with staff and agrees with their concerns, however if you go north the road is a lot better. He stated that there is an interested buyer and that if this is denied they will be putting in an administrative plat. He noted that the interested buyers have driven out to the land and are aware of the road. He stated that the average lot size on this subdivision is over ten acres. He proposed a hold harmless agreement that could be added to the plat which he felt would indemnify the City. He stated that it is the desire of the developer to sell these lots and that if this is denied they would like a path forward with guidelines to make this a palatable subdivision for the Commission.

Jesse Campbell, 2833 Sundance Road, stated that emergency vehicle access to those properties is going to be a challenge also, even on the County roads.

Chair Cannon closed the public hearing.

#### **Motion to deny the preliminary plat**

|                  |                                                                                           |
|------------------|-------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>Passed</b>                                                                             |
| <b>MOVER:</b>    | Mayor Gary Fuller                                                                         |
| <b>SECONDER:</b> | Director John Sweatman                                                                    |
| <b>AYES:</b>     | Chair Cannon, Walters, Whatley, Director Hilyer, Menefee, Mayor Fuller, Director Sweatman |
| <b>NAYS:</b>     | None                                                                                      |
| <b>ABSTAIN:</b>  | None                                                                                      |

5. Hidden Lakes North SD, 236 lots, accessed from Sportsplex Parkway, Blake Rice, Barrett-Simpson, Inc., authorized representative for 280 Land Company LLC, Preliminary Approval.

Mr. Mosley presented the staff report to the Planning Commission for the Hidden Lakes North Subdivision accessed from Sportsplex Parkway. He stated that staff recommends approval of the preliminary plat subject to the following conditions:

1. Note the use and who will maintain the open space.
2. Confirm the buffer width along the west property line.
3. Sidewalks are required on both sides of the street.
4. All utilities shall be located underground.
5. Work with the City to create a larger greenway throughout the neighborhood and area.

Mr. Parker provided the reports for Engineering, Opelika Water, and Opelika Power Services. He stated that a right turn lane and left turn lane will be required to be constructed at each entrance of this subdivision. He stated that this development requires extension of 8" diameter main along Sportsplex Parkway from Anderson Road Roundabout to existing main on Lakeview Drive (approximately 3,000 feet). Existing main is on the south side of Sportsplex Parkway and will require roadway crossings at both entrances of the new development. He stated that this property is located outside of the Opelika Power Services territory.

Chair Cannon opened the public hearing.

No comments.

Chair Cannon closed the public hearing.

#### **Motion to grant preliminary plat approval with staff recommendations**

|                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>RESULT:</b>     | <b>Passed</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>MOVER:</b>      | Director Mike Hilyer                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>SECONDER:</b>   | Director John Sweatman                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>DISCUSSION:</b> | Chair Cannon asked if the turn lanes were off of Sportsplex Parkway?<br><br>Mr. Parker stated that there would be a left and right turn lane at each entrance off of Sportsplex Parkway and that leaving the subdivision there would be a left and right also. He stated that it is important to keep the turning movements on Sportsplex Parkway from interfering with the through traffic.<br><br>Mr. Sweatman asked if there would be stop signs at the main entrance?<br><br>Mr. Parker stated that at this time there are no plans for other traffic control at that location other than the two stop signs on the side streets. |
| <b>AYES:</b>       | Chair Cannon, Walters, Whatley, Director Hilyer, Menefee, Mayor Fuller, Director Sweatman                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>NAYS:</b>       | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>ABSTAIN:</b>    | None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

#### **B. Preliminary and Final Plat - Public Hearing**

6. Old Columbus SD, Redivision of Lot 1, 7 lots, accessed from Old Columbus Road, Hunter Bell, Preliminary and Final Approval



Mr. Mosley presented the staff report to the Planning Commission for the Old Columbus Subdivision accessed from Old Columbus Road. He stated that staff recommends preliminary and final approval subject to the following:

1. Add a symbol for the concrete monument labeled on the section corner/POC.
2. Remove all dash lines running parallel to side and front property lines.

**Lee County comments:**

- The County Engineer's certificate references the wrong city.
- All proposed driveway locations need to be marked in the field and approved prior to plat approval.
- The shared drives should be numbered and our shared driveway note added to the plat as standalone notes.
- Show all utility lines.
- Show all cross drains (if any).
- This plat needs to be cleaned. There should be no overlapping lines or illegible text.
- Access easements are not labeled or dimensioned.
- All streams/wetlands should be labeled.

Mr. Parker provided the reports for Engineering, Opelika Water, and Opelika Power Services. He stated that this subdivision is in the County and is approximately 2-miles from the City limits on Old Columbus Road. This subdivision will need to have the approval of the Lee County Highway Department access management requirements. He stated that this development is outside of Opelika Water's Service Area. He stated that this property is located outside of the Opelika Power Services territory

Chair Cannon opened the public hearing.

No comments.

Chair Cannon closed the public hearing.

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

**RESULT:** Passed

**MOVER:** Director John Sweatman

**SECONDER:** Arturo Menefee

**DISCUSSION:** Chair Cannon stated that there are long flag lots on this plat.

Mr. Mosley stated that staff did not envision the regulation being used that way. He stated that the point of a 60 foot flag being there is because 60 feet is the standard width for a roadway. He noted that there is potential for a road to be added here but that is unlikely in this case and there will probably be shared access through the county. He stated that while it is not ideal, there are no regulations that will prevent that from being done right now.

Chair Cannon asked if there is any division or fence between the flags.

Mr. Mosley stated that they will have a shared drive down the center that is 120 feet wide and approximately 1,000 feet long to Lot 1-21.

|                 |                                                                                           |
|-----------------|-------------------------------------------------------------------------------------------|
| <b>AYES:</b>    | Chair Cannon, Walters, Whatley, Director Hilyer, Menefee, Mayor Fuller, Director Sweatman |
| <b>NAYS:</b>    | None                                                                                      |
| <b>ABSTAIN:</b> | None                                                                                      |

**C. CONDITIONAL USE - Public Hearing**

7. William Robert Ogletree, authorized representative for TO Properties LLC, at 3600 Pepperell Parkway, C-3, GC-P, Auto sales lot.

Mr. Mosley presented the staff report to the Planning Commission for the proposed conditional use request for an auto sales lot at 3600 Pepperell Parkway. He stated that Planning Staff recommends conditional use approval subject to the following:

1. Add Landscaping to pervious (grass) areas available along the front property line (Gateway Corridor Buffer) and East side property line: From the Landscape Regulations, plant understory trees spaced apart 15 feet; between the trees plant shrubs to capacity. Along West property line: Some shrubs exist along west property line. As space allows between shrubs add understory trees and then add shrubs to capacity.
2. Stripe the parking lot; one parking space must be a handicap accessible parking space (striped minimum 13x18).

Mr. Parker provided the reports for Engineering, Opelika Water, and Opelika Power Services. He stated that the access shown to the east has been removed and is to remain closed with this application.

Chair Cannon opened the public hearing.

No comments.

Chair Cannon closed the public hearing.

**Motion to grant conditional use approval with staff recommendations**

|                  |                                                                                           |
|------------------|-------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>Passed</b>                                                                             |
| <b>MOVER:</b>    | Mayor Gary Fuller                                                                         |
| <b>SECONDER:</b> | Director John Sweatman                                                                    |
| <b>AYES:</b>     | Chair Cannon, Walters, Whatley, Director Hilyer, Menefee, Mayor Fuller, Director Sweatman |
| <b>NAYS:</b>     | None                                                                                      |
| <b>ABSTAIN:</b>  | None                                                                                      |

**D. REZONING - Public Hearing**

8. (a) Amendment to the Future Land Use Map accessed from Gateway Drive, 106 acres, from a light commercial and general commercial land use category to a mixed use category (residential and commercial).

(b) Rezoning request, Blake Rice, Barrett-Simpson authorized representative for Saucier Investments LLC and others, 106 acres, accessed at Gateway Drive and Cunningham Drive, from a C-2, C-3 and R-4 to a PUD.

Mr. Mosley stated that the applicant has requested this item be tabled.

**Motion to table the item at the applicant's request**

|                |                        |
|----------------|------------------------|
| <b>RESULT:</b> | <b>Passed</b>          |
| <b>MOVER:</b>  | Director John Sweatman |

**SECONDER:** Arturo Menefee  
**AYES:** Chair Cannon, Walters, Whatley, Director Hilyer, Menefee, Mayor Fuller, Director Sweatman  
**NAYS:** None  
**ABSTAIN:** None

**E. OTHER BUSINESS - Conditional Use Amendment**

9. Amendment to a conditional use approved at the September 2023 Planning Commission meeting for Jake Whaley, authorized representative for PFI, Ltd., The location of the front property line along Marvyn Parkway determined the approved berm & landscaping be replaced with heavier evergreen screening and oak trees to add height and plant variety. Along the south property line, hollies are proposed to enhance screening between the proposed commercial use and the adjacent residential zone. Changes to plant materials are also proposed along the north property line to enhance landscaping.

Mr. Mosley presented the staff report to the Planning Commission for an amendment to a conditional use approved at the September 2023 Planning Commission meeting. He stated that Planning recommends approval of landscape plan revisions as presented.

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

**Motion to grant amended conditional use with staff recommendations**

**RESULT:** Passed  
**MOVER:** Arturo Menefee  
**SECONDER:** Director John Sweatman  
**AYES:** Chair Cannon, Walters, Whatley, Director Hilyer, Menefee, Mayor Fuller, Director Sweatman  
**NAYS:** None  
**ABSTAIN:** None

**V. ADJOURN**

**Motion to adjourn at 3:47 p.m.**

**RESULT:** Passed  
**MOVER:** Mayor Gary Fuller  
**SECONDER:** Director John Sweatman  
**AYES:** Chair Cannon, Walters, Whatley, Director Hilyer, Menefee, Mayor Fuller, Director Sweatman  
**NAYS:** None  
**ABSTAIN:** None

\_\_\_\_\_  
Lucinda Cannon, Chair

\_\_\_\_\_  
Matt Mosley, Secretary

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

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**Meeting Date:** March 26, 2024

**Agenda Item #:** A-1

**Action Requested:** Conditional Use – Townhomes, 49 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 49-unit townhome development with open space as part of a residential development in the R-4 zoning district. The entire development includes 84 lots. As part of the larger development, there are four (4) open space lots, one detention lot, and two (2) commercial lots. The townhome property does not front along Samford Avenue. The townhomes are located on a new internal public street and back up to the existing railroad. They also border a stream, vacant lot, and future commercial use 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 undeveloped commercial (zoned C-2) on the south and east sides. This development proposes single-family homes on the property remaining on the north, as shown on the plat. In front of the single-family side some of the existing 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 townhomes and single-family development also back up to the railroad right-of-way.

In the R-4 zoning district, a maximum of nine (9) dwelling units per acre are allowed; the proposed density (49 units on 13.36 acres) is 3.66 dwellings per acre. The minimum lot width requirement for a townhome is 20 ft. The minimum lot width proposed are 30 ft.

The townhomes front on a new street and have front driveway access. The townhomes are shown in three (3) or six (6) groupings with 30-foot lot width, two car garages, and a two-story façade. 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 be at least 50% of the main floor of the townhouse. Most 30-foot townhome lots have a rear yard area (632 sf) exceeding the 50% of the first-floor area (758-813 sf). These lots meet the minimum standards for the rear lot area.

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. The townhomes are between commercial zoning, the railroad right-of-way, and the green buffer area separating them from the single-family new homes and existing homes. The 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. The minimum lot size for townhomes is 1,800 sf. The townhome lots are all between 2,864 and 9,018 square feet.

The minimum off-street parking requirement is met with two parking spaces per dwelling unit. Each townhome unit will have at least a two-car garage and parking space in the driveway. All townhome units are two-stories. This area shows sidewalks on both sides of the street.

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 provided meets minimum requirements concerning base points. The visible side of Lots 36, 39, 47 and, 49 should address the street, provide features beyond a flat wall, or have significant landscaping to screen it (some screening is shown). A total of 66 large trees and 276 shrubs will be planted; the size of trees and shrubs planted must meet the minimum size requirements as provided in the Landscape Regulation. A residential buffer is required along the west property lines. Several green areas are labeled “open space, pond, and natural area to remain.” It is unclear if all these green areas will remain undisturbed. If the open space is to remain an undisturbed buffer, it should be shown on the site plan and plat consistently. The plat shows easements for trails. The landscape plan and plat should consistently show the trails and easements. For consistency, add a

tree to each single-family home lot to make the tree-lined streets of the townhomes to match the single-family home lots.

Staff recognizes the revised plan presented this month is an improved plan with the townhome development moved away from the single-family homes and adding additional features like trails and two car garages to the townhomes for parking concerns. Staff also recognizes that this side of Samford Avenue is predominantly single-family homes and commercial uses. Townhouses are often a transitional use between commercial and lower density residential.

**Staff recommends conditional use approval subject to the following:**

- 1. Install a residential buffer along the west property line according to the options<sup>1</sup> 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.**
- 2. 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.**
- 3. The visible side of Lots 36, 39, 47 and, 49 should address the street, provide features beyond a flat wall, or have significant landscaping to screen it.**
- 4. All utilities shall be underground.**
- 5. A sidewalk shall be provided on the townhouse side of the street.**
- 6. Address the issue of staggered buildings in the townhome detail.**
- 7. Add the rear access easement.**
- 8. Buildings shall use materials consistent with the Gateway Corridor.**
- 9. HVAC units and other mechanical shall be screened from the street.**
- 10. Ensure the easements for trails on the plat and landscape plan are consistent.**

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<sup>1</sup> 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.

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## **Engineering Department Report**

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

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## **Opelika Water 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.

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## **Opelika Power Services Report**

This property is located inside of the Opelika Power Services Territory.

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**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:** ATLpermitting@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: \_\_\_\_\_

Date: 3-1-24

**STATE OF ALABAMA,**

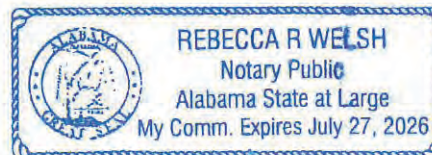
**COUNTY OF LEE**

I, Rebecca R 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 1 day of March, 2024,

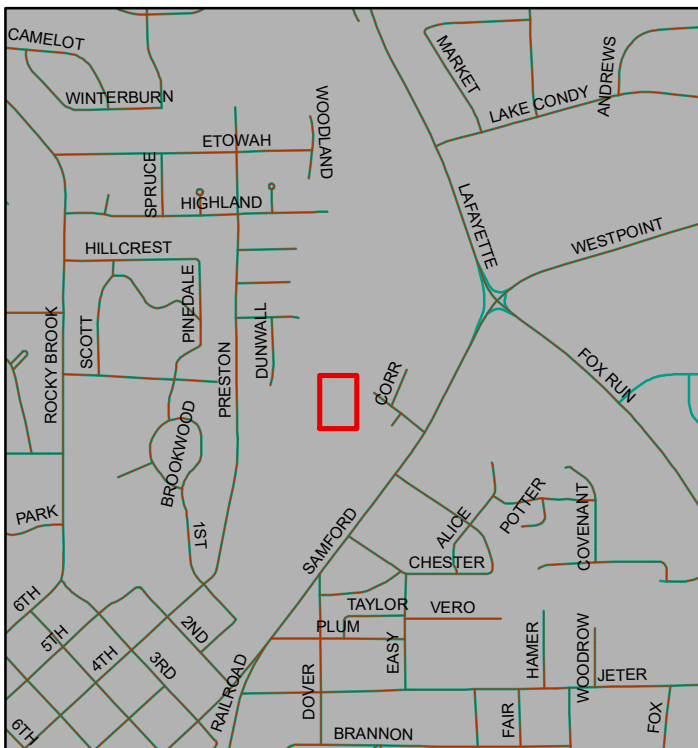
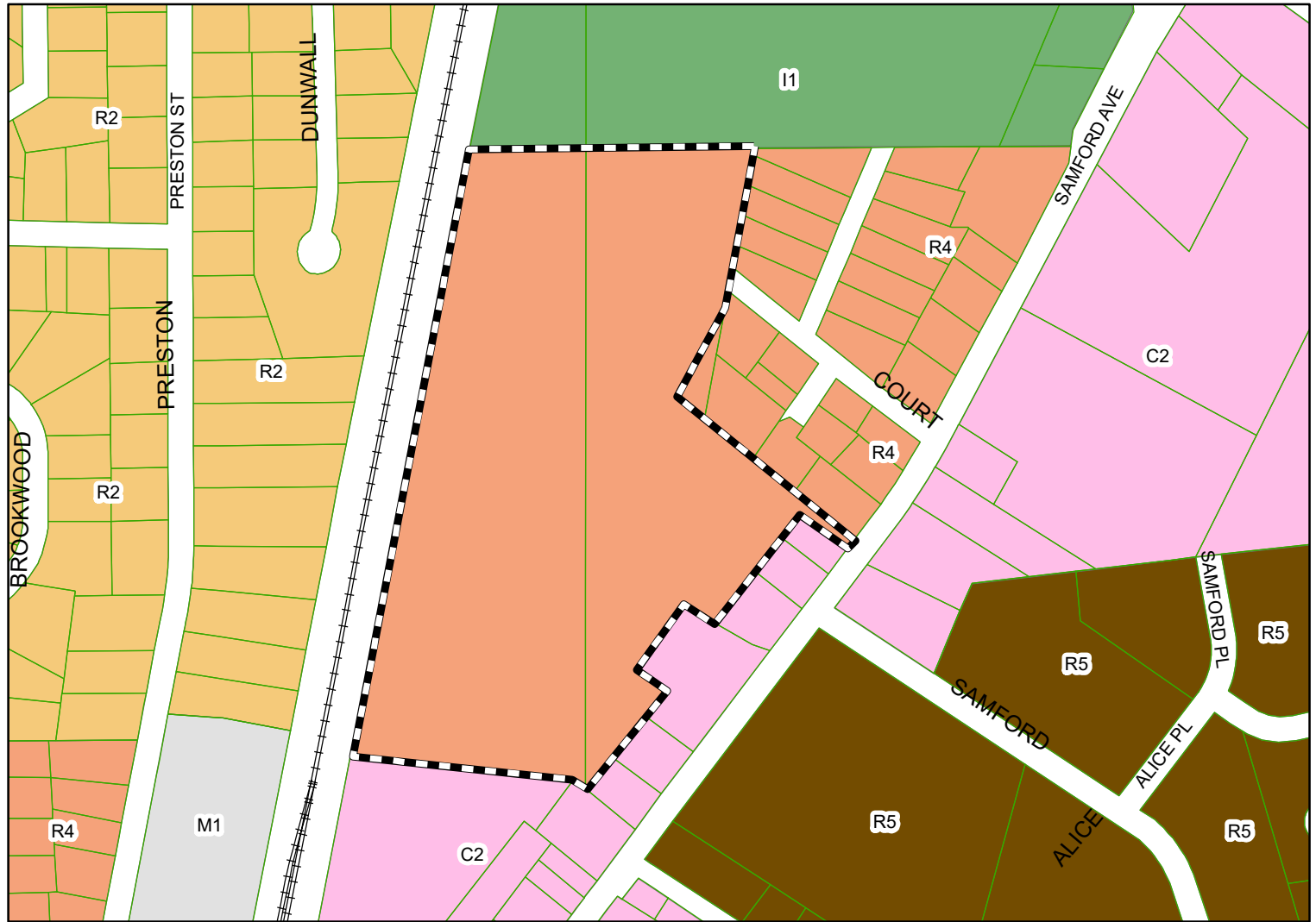
Rebecca R Welsh  
Notary Public

My Commission Expires: 7/27/26

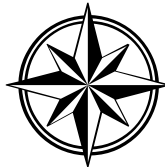




**WARWICK RETREAT SINGLE FAMILY HOMES AND TOWNHOMES  
220 BLOCK SAMFORD AVENUE  
CONDITIONAL USE & PRELIMINARY PLAT APPROVAL, A1-A2**



The applicant is requesting preliminary plat approval for 35 single family homes and 49 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

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

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**Meeting Date:** March 26, 2024

**Subdivision:** Warwick Subdivision

**Agenda Item #:** A-2

**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 7,503 square feet to 22,222 square feet. The townhome lots that range in size it appears from approximately 2,874 square feet to 9,018 square feet.

At the entrance off Samford Avenue, two commercial lots are shown. The commercial lots 85 and 86 are currently in the C-2, GC-S zoning districts. Additionally, it appears that the C-2 zoning extends into some of the open space area.

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 1-49. Ensure the minimum lot widths are met on all the lots (Lots 29).

There are three (3) open spaces lots shown. Additionally, there is one lot shown as detention. These open space areas combined equal 11.58 acres. Trails with easements are shown on parcels of open space labeled 88 and 89. 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. The subdivision takes access from Samford Avenue and Court Street. The site plan has sidewalks on both sides of all roads.

**Staff recommends preliminary approval with the following conditions:**

- 1. Subject to conditional use approval of the townhomes on Lots 1-49.**
- 2. The certificates for the Opelika officials need to be included.**
- 3. Add an access easement to the open space in the rear of the townhomes.**
- 4. 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 on final plat.**
- 5. Name the roads on the plat.**
- 6. Sidewalks shall be required on both sides of the street.**
- 7. All utilities shall be underground.**
- 8. Remove the setback lines.**
- 9. Note required buffers and proposed buffers on the plat, as shown on the landscape plan (20' landscape buffer) and the east property line.**
- 10. Define proposed wall along rear of Lots 60, 61, 62, and 63.**
- 11. Ensure the easements for trails on the plat and landscape plan are consistent.**

---

## **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.
- A right turn lane will be required for the main entrance to the subdivision from Samford Avenue.
- There will need to be a permanent access easement between 208 and 210 Samford Avenue to retain the historical access for the lot at 206 Court Circle.
- The road names shall approved by the Engineering Department and are to be placed on the final plat for the public roadways to be accepted.

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

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## **Opelika Water 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.

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## **Opelika Power Services Report**

This property is located inside of the Opelika Power Services Territory.

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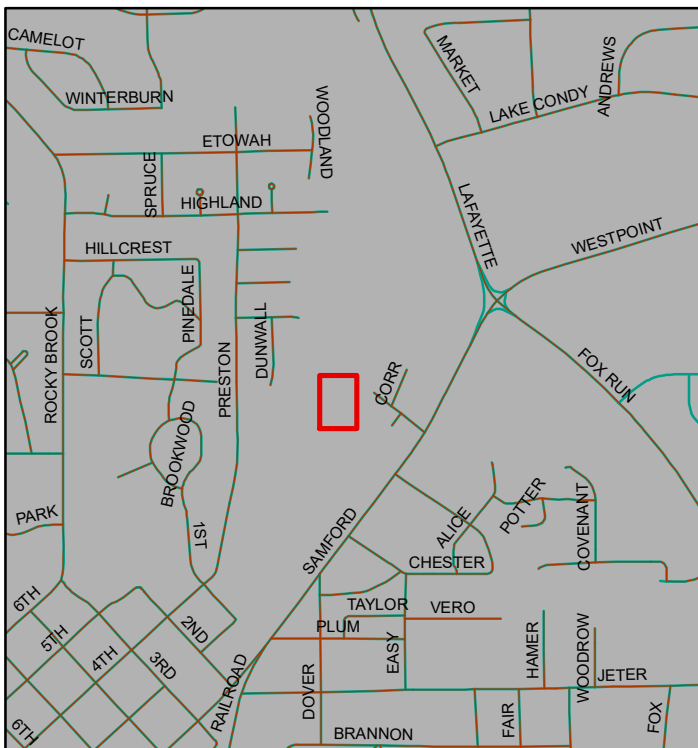
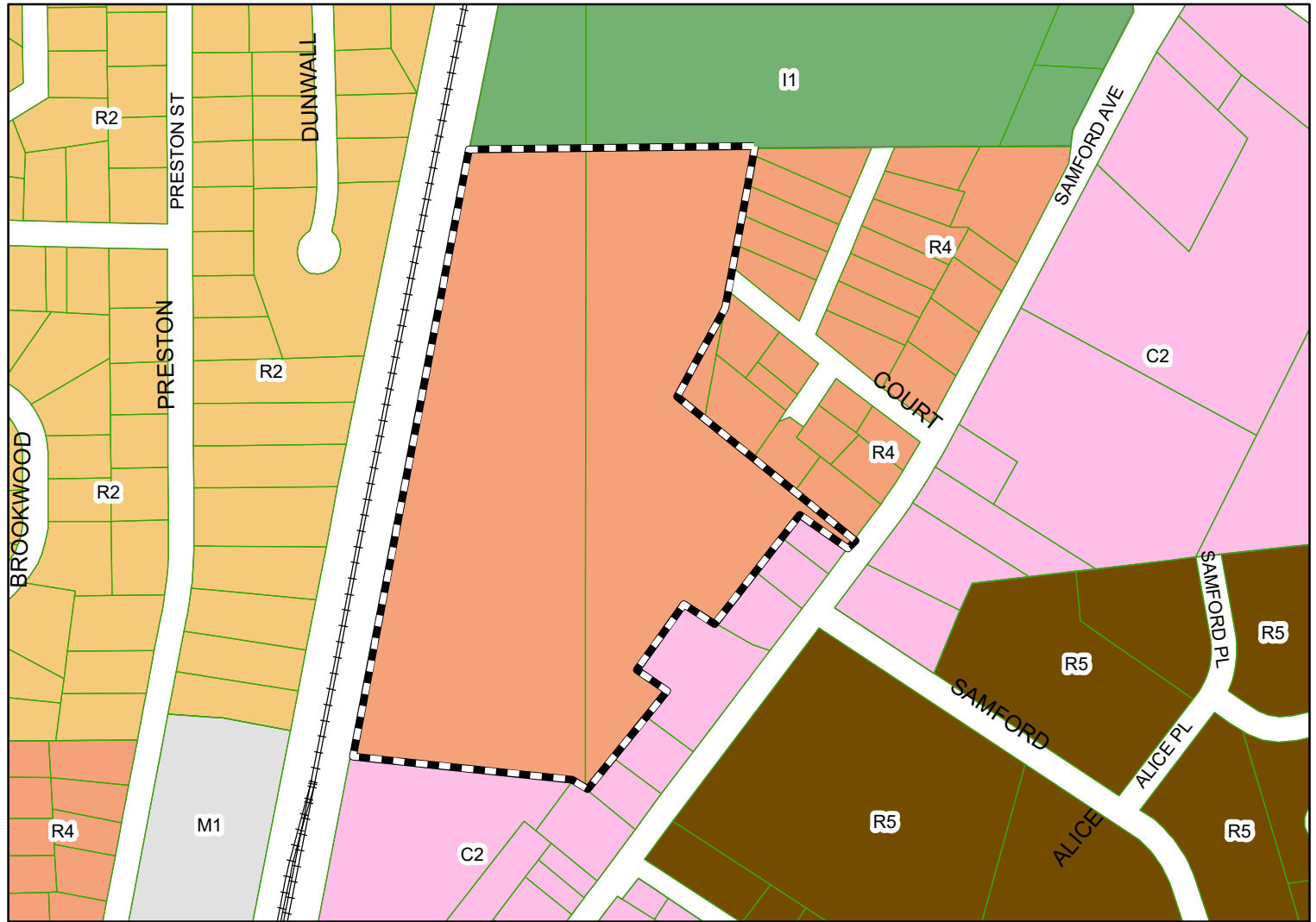
**APPLICATION FOR  
SUBDIVISION APPROVAL**  
PLANNING DEPARTMENT  
700 FOX TRAIL  
OPELIKA, AL 36801



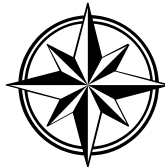
DEADLINE: 02/06/2024 MEETING: \_\_\_\_\_

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                         |                                                                                                                                                                                                                          |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>SITE ADDRESS:</b> <u>ALABAMA STATE ROUTE 14 (SAMFORD AVENUE)</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                         |                                                                                                                                                                                                                          |
| <b>PROPERTY OWNER:</b> <u>THRASH INVESTMENTS INC.</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                         |                                                                                                                                                                                                                          |
| <b>APPLICANT/AUTHORIZED REPRESENTATIVE:</b> <u>MOORE BASS CONSULTING, INC.</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                         |                                                                                                                                                                                                                          |
| <b>MAILING ADDRESS:</b> <u>1350 KEYS FERRY COURT, MCDONOUGH, GEORGIA 30253</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                         |                                                                                                                                                                                                                          |
| <b>PHONE NUMBER:</b> <u>770-914-9394</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                         | <b>FAX NUMBER:</b> _____                                                                                                                                                                                                 |
| <b>EMAIL ADDRESS:</b> <u>ATLpermitting@moorebass.com</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                         |                                                                                                                                                                                                                          |
| <b>TYPE OF PLAT APPROVAL REQUESTED</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                         |                                                                                                                                                                                                                          |
| <input type="checkbox"/> SKETCH PLAN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <input type="checkbox"/> ADMINISTRATIVE | <input checked="" type="checkbox"/> PRELIMINARY                                                                                                                                                                          |
| <input type="checkbox"/> FINAL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                         |                                                                                                                                                                                                                          |
| Does the subdivision require any other official action by the City?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                         |                                                                                                                                                                                                                          |
| <input type="checkbox"/> Annexation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <input type="checkbox"/> Rezoning       | <input type="checkbox"/> Other _____                                                                                                                                                                                     |
| <b>PARCEL INFORMATION</b><br>Subdivision Name: <u>Warwick Retreat</u><br>Current Land Use: <u>Vacant</u><br>Current Zoning: <u>R-4</u><br>Proposed use of the Subdivision: <u>Single Family and Townhomes</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                         | Number of Lots: <u>84</u> x \$3.00 = \$ <u>252.00</u><br>Number of APO: <u>13</u> x \$7.00 = \$ <u>91.00</u><br>(Adjacent Property Owners)<br>Fee: <u>\$75.00</u><br><b>TOTAL</b> = <u>\$418.00</u><br><b>PAID</b> _____ |
| <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial<br><input type="checkbox"/> Manufacturing/Industrial <input type="checkbox"/> Office/Institutional                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                         |                                                                                                                                                                                                                          |
| I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) <u>Warwick Retreat</u> Subdivision. I understand that I must provide certain information as noted in Section 4.2, Section 4.3, and/or Section 4.4 of the Opelika Subdivision Regulations in order for the Planning Commission to review my plans. The City may require additional information or requirements, or waive certain requirements, at any time during the process. Failure to provide accurate and complete information may result in disapproval by the Planning Department and/or Planning Commission. This application, plat, and all other information are submitted with the full authorization and knowledge of the property owner(s). The undersigned below hereby swears to be the authorized applicant designated by the property owner(s) as representative or agent for the property owner(s) and therefore authorized to make said application and submit said documents on this request. The undersigned authorizes the City to inspect the subject property as necessary in reviewing the above referenced request. |                                         |                                                                                                                                                                                                                          |
| <b>OWNERS/AUTHORIZED REPRESENTATIVE SIGNATURE:</b> <u>Shay Sak</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                         | 02/27/2024<br>DATE                                                                                                                                                                                                       |
| (PRINT NAME) <u>Shay Sakvongkhamhane - Moore Bass Consulting, Inc.</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                         |                                                                                                                                                                                                                          |

**WARWICK RETREAT SINGLE FAMILY HOMES AND TOWNHOMES  
220 BLOCK SAMFORD AVENUE  
CONDITIONAL USE & PRELIMINARY PLAT APPROVAL, A1-A2**



The applicant is requesting preliminary plat approval for 35 single family homes and 49 townhome lots. The townhome lots require conditional use approval.



Subject Property

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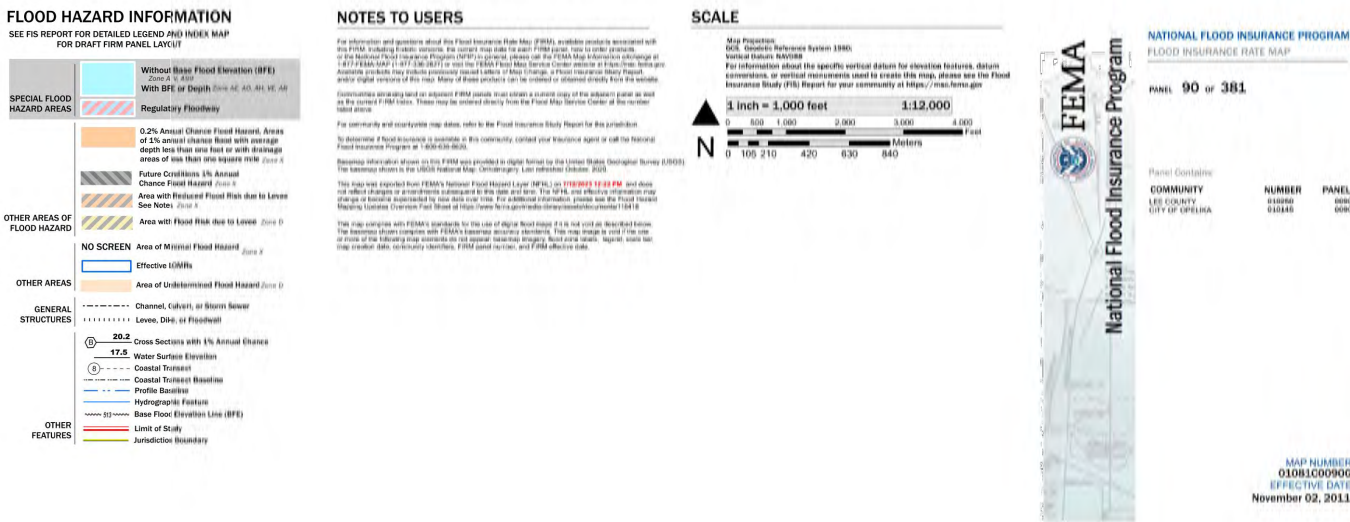


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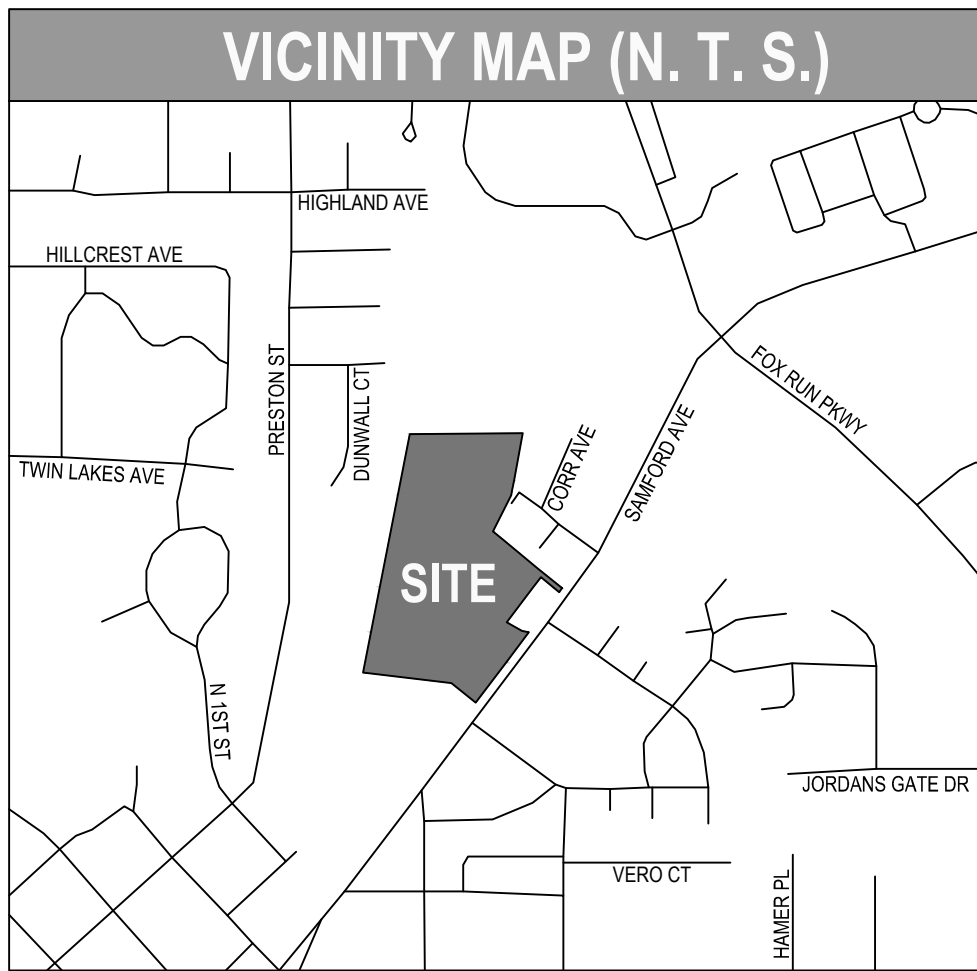
| DEVELOPMENT DATA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| 1. SUBDIVIDER: JEFF LINDSEY COMMUNITIES<br>A. ADDRESS: 140 VILLAGE CIRCLE, SENOIA, GA 30276                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
| 2. PROPERTY OWNERS:<br>A. THRASH INVESTMENTS INC<br>ADDRESS: P O BOX 2009, OPELIKA AL 368032009                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |
| 3. SITE DATA<br>A. SOURCE OF DATA: BOUNDARY SURVEY PERFORMED BY MOORE BASS CONSULTING, INC., DATED 10-31-22<br>B. LOCATION: SAMFORD AVENUE, CITY OF OPELIKA<br>C. ZONING: R-4 AND C-2<br>D. TYPE OF SUBDIVISION: SINGLE-FAMILY RESIDENTIAL AND TOWNHOMES<br>E. TOTAL OWNERSHIP AREA: 26.35 ACRES<br>SUBJECT PROPERTY AREA: 26.35 ACRES (THIS APPLICATION)<br>F. PROPOSED NUMBER OF LOTS: 35 SINGLE-FAMILY LOTS<br>49 TOWNHOME LOTS<br>G. TOPOGRAPHIC SOURCE: LIDAR<br>H. CONTOUR INTERVAL: 1 FOOT<br>I. TYPE OF STREETS: PUBLIC<br>J. R/W WIDTH: 60'<br>K. PAVEMENT WIDTH: 26' BOC TO BOC<br>L. STREET MAINTENANCE: CITY OF OPELIKA<br>M. MINIMUM LOT SIZE: 0.06 AC (2722.5 SF)<br>N. MINIMUM LOT WIDTH AND FRONTAGE: 60'<br>O. MINIMUM STREET FRONTAGE: 60' |  |
| 4. UTILITIES:<br>A. WATER: CITY OF OPELIKA<br>B. SANITARY SEWER: CITY OF OPELIKA<br>C. ELECTRIC: OPELIKA POWER SERVICES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
| 5. GENERAL NOTES:<br>A. ADDITIONAL DRAINAGE OR UTILITY EASEMENTS NOT SHOWN HEREON WILL BE PROVIDED WHERE NECESSARY IN FINAL DESIGN.<br>B. STREETS MAY BE ADJUSTED DURING FINAL DESIGN TO ALLEVIATE CONFLICTS WITH UTILITIES UPON APPROVAL BY CITY OF OPELIKA.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
| 7. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF OPELIKA STANDARDS.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |

### FLOOD NOTE

I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR LEE COUNTY, ALABAMA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 01081C00905, EFFECTIVE DATE NOVEMBER 2, 2011 AND FOUND NO PORTIONS OF THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE.



# PRELIMINARY PLAT FOR WARWICK RETREAT SECTIONS 5 & 6, TOWNSHIP 19 NORTH, RANGE 27 EAST LEE COUNTY, ALABAMA CITY OF OPELIKA



### SHEET INDEX

|                            |         |
|----------------------------|---------|
| COVER SHEET                | 1.0     |
| EXISTING CONDITIONS MAP    | 2.0     |
| PRELIMINARY PLAT           | 3.1     |
| CURVE AND LOT SIZE CHARTS  | 3.2     |
| CONCEPTUAL UTILITY PLAN    | 4.0     |
| STORMWATER MANAGEMENT PLAN | 5.0     |
| ROAD PROFILES              | 6.1-6.3 |
| DETAILS                    | 7.0     |

### SITE DATA

| EXISTING SITE INFORMATION                    |                                                  |
|----------------------------------------------|--------------------------------------------------|
| PROJECT NAME                                 | WARWICK RETREAT                                  |
| SITE AREA                                    | 26.35 AC. +/-                                    |
| OPEN SPACE AREA                              | 6.27 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                                               |
| PROPOSED DENSITY                             | 3.18 UNITS/ACRE                                  |

### SURVEYOR / ENGINEER

MOORE BASS CONSULTING, INC.  
1350 KEYS FERRY COURT,  
MCDONOUGH, GA 30253  
(770) 914-9394



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  
JEFF LINDSEY COMMUNITIES  
140 VILLAGE CIRCLE  
SENOIA, GEORGIA 30276

PROJECT NAME

CLIENT NAME

REVISIONS

1. REVISED PER STAFF COMMENTS 01/31/24

A2431.0076-PRELIMINARY PLAT

DATE 09-29-23

CONTRACT # A2431.0076

DRAWN BY BT/KH/RR

The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MBC) 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 copyright.

1350 KEYS FERRY COURT  
MCDONOUGH, GA 30253  
LSP 8621

SEAL

PRELIMINARY, NOT  
FOR CONSTRUCTION

SHEET TITLE

COVER  
SHEET

SHEET

1.0











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| RESIDENTIAL TOWNHOMES |             |          |
|-----------------------|-------------|----------|
| Parcel Name           | Square Feet | Acres    |
| LOT 1                 | 4,653       | 0.11     |
| LOT 2                 | 3,141       | 0.07     |
| LOT 3                 | 2,989       | 0.07     |
| LOT 4                 | 2,876       | 0.07     |
| LOT 5                 | 2,856       | 0.07     |
| LOT 6                 | 4,150       | 0.10     |
| LOT 7                 | 5,430       | 0.13     |
| LOT 8                 | 3,139       | 0.07     |
| LOT 9                 | 3,157       | 0.07     |
| LOT 10                | 3,173       | 0.07     |
| LOT 11                | 3,189       | 0.07     |
| LOT 12                | 4,190       | 0.10     |
| LOT 13                | 9,018       | 0.21     |
| LOT 14                | 4,835       | 0.11     |
| LOT 15                | 4,072       | 0.09     |
| LOT 16                | 6,474       | 0.15     |
| LOT 17                | 5,160       | 0.12     |
| LOT 18                | 3,754       | 0.09     |
| LOT 19                | 3,601       | 0.08     |
| LOT 20                | 3,197       | 0.07     |
| LOT 21                | 3,324       | 0.08     |
| LOT 22                | 8,323       | 0.19     |
| LOT 23                | 7,654       | 0.18     |
| LOT 24                | 3,139       | 0.07     |
| LOT 25                | 5,887       | 0.16     |
| LOT 26                | 4,633       | 0.16     |
| LOT 27                | 2,874       | 0.11     |
| LOT 28                | 3,090       | 0.07     |
| LOT 29                | 3,256       | 0.08     |
| LOT 30                | 3,171       | 0.07     |
| LOT 31                | 4,281       | 0.10     |
| LOT 32                | 4,098       | 0.09     |
| LOT 33                | 2,864       | 0.07     |
| LOT 34                | 2,874       | 0.07     |
| LOT 35                | 2,884       | 0.07     |
| LOT 36                | 6,834       | 0.16     |
| LOT 37                | 4,922       | 0.11     |
| LOT 38                | 2,938       | 0.07     |
| LOT 39                | 7,458       | 0.17     |
| LOT 40                | 5,102       | 0.12     |
| LOT 41                | 3,056       | 0.07     |
| LOT 42                | 4,987       | 0.11     |
| LOT 43                | 5,767       | 0.13     |
| LOT 44                | 2,910       | 0.07     |
| LOT 45                | 2,879       | 0.07     |
| LOT 46                | 6,101       | 0.14     |
| LOT 47                | 2,911       | 0.07     |
| LOT 48                | 5,399       | 0.12     |
| LOT 49                | 3,819       | 0.09     |
| TOTAL                 | 210,490 SF  | 4.95 AC. |

| SINGLE FAMILY RESIDENTIAL |             |          |
|---------------------------|-------------|----------|
| Parcel Name               | Square Feet | Acres    |
| LOT 50                    | 7,613       | 0.18     |
| LOT 51                    | 7,723       | 0.18     |
| LOT 52                    | 7,528       | 0.17     |
| LOT 53                    | 7,503       | 0.17     |
| LOT 54                    | 8,172       | 0.19     |
| LOT 55                    | 9,012       | 0.21     |
| LOT 56                    | 8,865       | 0.20     |
| LOT 57                    | 8,865       | 0.20     |
| LOT 58                    | 8,865       | 0.20     |
| LOT 59                    | 8,865       | 0.20     |
| LOT 60                    | 11,493      | 0.26     |
| LOT 61                    | 11,028      | 0.25     |
| LOT 62                    | 8,905       | 0.20     |
| LOT 63                    | 13,130      | 0.30     |
| LOT 64                    | 8,209       | 0.19     |
| LOT 65                    | 11,866      | 0.27     |
| LOT 66                    | 9,500       | 0.22     |
| LOT 67                    | 7,500       | 0.17     |
| LOT 68                    | 7,500       | 0.17     |
| LOT 69                    | 13,942      | 0.32     |
| LOT 70                    | 11,394      | 0.26     |
| LOT 71                    | 13,931      | 0.32     |
| LOT 72                    | 16,799      | 0.39     |
| LOT 73                    | 11,695      | 0.27     |
| LOT 74                    | 10,600      | 0.24     |
| LOT 75                    | 10,533      | 0.24     |
| LOT 76                    | 10,659      | 0.25     |
| LOT 77                    | 10,557      | 0.24     |
| LOT 78                    | 8,526       | 0.20     |
| LOT 79                    | 8,411       | 0.19     |
| LOT 80                    | 9,110       | 0.21     |
| LOT 81                    | 8,854       | 0.20     |
| LOT 82                    | 9,333       | 0.21     |
| LOT 83                    | 18,483      | 0.42     |
| LOT 84                    | 22,222      | 0.51     |
| TOTAL                     | 367,190 SF  | 8.43 AC. |

| COMMERCIAL  |             |          |
|-------------|-------------|----------|
| Parcel Name | Square Feet | Acres    |
| LOT 85      | 17,117      | 0.39     |
| LOT 86      | 43,852      | 1.01     |
| TOTAL       | 60,969 SF   | 1.39 AC. |

| OPEN SPACE / PONDS |             |           |
|--------------------|-------------|-----------|
| Parcel Name        | Square Feet | Acres     |
| LOT : 87           | 26,917      | 0.62      |
| LOT : 88           | 7,308       | 0.17      |
| LOT : 89           | 221,177     | 5.08      |
| LOT : 90           | 9,183       | 0.21      |
| LOT : 91           | 13,092      | 0.30      |
| LOT : 92           | 30,390      | 0.70      |
| R/W                | 196,357     | 4.50      |
| TOTAL              | 504,424 SF  | 11.58 AC. |

| LOT CURVE TABLE |        |        |              |                 |
|-----------------|--------|--------|--------------|-----------------|
| CURVE #         | LENGTH | RADIUS | CHORD LENGTH | CHORD DIRECTION |
| C1              | 27.06  | 280.00 | 27.05        | N54° 37' 39"W   |
| C2              | 66.55  | 280.00 | 66.39        | N64° 12' 20"W   |
| C3              | 89.77  | 280.00 | 89.38        | N80° 11' 57"W   |
| C4              | 5.36   | 280.00 | 5.36         | N89° 55' 54"W   |
| C5              | 15.31  | 50.00  | 15.25        | S80° 45' 05"W   |
| C6              | 34.19  | 50.00  | 33.53        | S52° 23' 39"W   |
| C7              | 30.47  | 50.00  | 30.00        | S15° 20' 55"W   |
| C8              | 131.38 | 50.00  | 96.72        | S77° 23' 07"E   |
| C9              | 27.13  | 25.00  | 25.82        | N58° 25' 47"E   |
| C10             | 80.74  | 220.00 | 80.28        | S79° 57' 58"E   |
| C11             | 47.08  | 25.00  | 40.43        | S15° 30' 05"E   |
| C12             | 60.00  | 280.00 | 59.89        | S21° 44' 37"W   |
| C13             | 60.00  | 280.00 | 59.89        | S9° 27' 57"W    |
| C14             | 60.00  | 280.00 | 59.89        | S2° 48' 42"E    |
| C15             | 60.00  | 280.00 | 59.89        | S15° 05' 22"E   |
| C16             | 60.00  | 280.00 | 59.89        | S27° 22' 01"E   |
| C17             | 60.00  | 280.00 | 59.89        | S39° 38' 41"E   |
| C18             | 23.41  | 280.00 | 23.41        | S48° 10' 44"E   |
| C19             | 77.83  | 220.00 | 77.43        | S40° 26' 21"E   |
| C20             | 82.50  | 220.00 | 82.02        | S19° 33' 39"E   |

| LOT CURVE TABLE |        |        |              |                 |
|-----------------|--------|--------|--------------|-----------------|
| CURVE #         | LENGTH | RADIUS | CHORD LENGTH | CHORD DIRECTION |
| C41             | 13.73  | 25.00  | 13.55        | N38° 09' 58"E   |
| C42             | 21.24  | 50.00  | 21.08        | N41° 43' 43"E   |
| C43             | 30.48  | 50.00  | 30.01        | N12° 05' 46"E   |
| C44             | 17.79  | 50.00  | 17.70        | N15° 33' 49"W   |
| C45             | 23.53  | 50.00  | 23.32        | N50° 59' 24"W   |
| C46             | 17.34  | 50.00  | 17.25        | N74° 24' 18"W   |
| C47             | 22.05  | 50.00  | 21.88        | S83° 01' 34"W   |
| C48             | 11.18  | 50.00  | 11.15        | S63° 59' 10"W   |
| C49             | 34.33  | 50.00  | 33.66        | S37° 54' 41"W   |
| C50             | 31.00  | 50.00  | 30.51        | S0° 28' 42"W    |
| C51             | 12.64  | 50.00  | 12.61        | S24° 31' 39"E   |
| C52             | 18.69  | 25.00  | 18.26        | S10° 21' 15"E   |
| C53             | 18.69  | 25.00  | 18.26        | S32° 28' 45"W   |
| C54             | 19.39  | 50.00  | 19.27        | S42° 47' 17"W   |
| C55             | 30.98  | 50.00  | 30.49        | S13° 23' 03"E   |
| C56             | 34.00  | 50.00  | 33.35        | S50° 37' 00"E   |
| C57             | 25.82  | 50.00  | 25.54        | S84° 53' 32"E   |
| C58             | 23.03  | 50.00  | 22.82        | N67° 07' 07"E   |
| C59             | 18.69  | 25.00  | 18.26        | N75° 20' 31"E   |
| C60             | 41.36  | 280.00 | 41.32        | S87° 28' 22"E   |

| LOT CURVE TABLE |        |        |              |                 |
|-----------------|--------|--------|--------------|-----------------|
| CURVE #         | LENGTH | RADIUS | CHORD LENGTH | CHORD DIRECTION |
| C21             | 82.50  | 220.00 | 82.02        | S1° 55' 30"W    |
| C22             | 8.61   | 220.00 | 8.61         | S13° 47' 19"W   |
| C23             | 34.17  | 25.00  | 31.57        | S54° 04' 12"W   |
| C24             | 52.52  | 280.00 | 52.44        | S87° 51' 27"W   |
| C25             | 40.03  | 280.00 | 40.00        | S78° 23' 17"W   |
| C26             | 39.27  | 25.00  | 35.36        | N61° 12' 20"W   |
| C27             | 18.69  | 25.00  | 18.26        | N5° 12' 40"E    |
| C28             | 12.91  | 50.00  | 12.88        | N19° 13' 43"E   |
| C29             | 25.48  | 50.00  | 25.20        | N2° 46' 04"W    |
| C30             | 23.59  | 50.00  | 23.37        | N30° 52' 46"W   |
| C31             | 31.75  | 50.00  | 31.22        | N62° 35' 08"W   |
| C32             | 7.73   | 50.00  | 7.72         | N85° 12' 14"W   |
| C33             | 23.00  | 50.00  | 22.80        | S77° 11' 33"W   |
| C34             | 35.69  | 50.00  | 34.93        | S7° 13' 24"W    |
| C35             | 38.67  | 50.00  | 37.71        | S35° 22' 39"E   |
| C36             | 18.69  | 25.00  | 18.26        | S37° 37' 20"E   |
| C37             | 41.68  | 25.00  | 37.02        | S31° 33' 24"W   |
| C38             | 66.96  | 220.00 | 66.70        | S88° 02' 19"W   |
| C39             | 41.15  | 25.00  | 36.66        | N36° 05' 22"W   |
| C40             | 4.96   | 25.00  | 4.95         | N16° 44' 58"E   |

| LOT CURVE TABLE |        |        |              |                 |
|-----------------|--------|--------|--------------|-----------------|
| CURVE #         | LENGTH | RADIUS | CHORD LENGTH | CHORD DIRECTION |
| C61             | 30.03  | 280.00 | 30.01        | N85° 13' 25"E   |
| C62             | 30.10  | 280.00 | 30.09        | N79° 04' 17"E   |
| C63             | 10.74  | 280.00 | 10.74        | N74° 53' 35"E   |
| C64             | 204.50 | 220.00 | 197.21       | S79° 34' 36"E   |
| C65             | 60.51  | 280.00 | 60.39        | N59° 08' 18"W   |
| C66             | 35.01  | 25.00  | 32.22        | N25° 12' 36"W   |

| CENTERLINE LINE TABLE |          |                  |
|-----------------------|----------|------------------|
| LINE #                | DISTANCE | BEARING          |
| L1                    | 156.48'  | S52° 13' 02.90"E |
| L2                    | 200.53'  | N89° 31' 13.88"E |
| L3                    | 20.00'   | N0° 28' 46.12"W  |
| L4                    | 223.17'  | S38° 26' 59.77"W |
| L5                    | 100.00'  | S50° 34' 28.12"E |
| L6                    | 219.22'  | S14° 54' 33.70"W |
| L7                    | 25.70'   | N52° 56' 51.17"W |
| L8                    | 110.53'  | S73° 47' 39.93"W |
| L9                    | 155.00'  | N16° 12' 20.07"W |
| L10                   | 36.23'   | S73° 47' 39.93"W |
| L11                   | 218.31'  | N83° 14' 29.33"W |
| L12                   | 387.77'  | N11° 03' 44.81"E |

| CENTERLINE CURVE TABLE |        |        |              |                 |
|------------------------|--------|--------|--------------|-----------------|
| CURVE #                | LENGTH | RADIUS | CHORD LENGTH | CHORD DIRECTION |
| C76                    | 169.86 | 250.00 | 166.61       | S71° 00' 53"E   |
| C77                    | 388.44 | 250.00 | 350.53       | S6° 03' 44"E    |
| C78                    | 285.73 | 250.00 | 270.43       | S17° 49' 57"E   |
| C79                    | 103.36 | 250.00 | 102.62       | N64° 47' 29"W   |
| C80                    | 129.03 | 250.00 | 127.60       | S88° 34' 47"W   |
| C81                    | 100.20 | 250.00 | 99.53        | S85° 16' 35"W   |
| C273                   | 103.36 | 250.00 | 102.62       | N64° 47' 29"W   |



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PROJECT NAME  
WARWICK RETREAT  
OPELIKA, ALABAMA

CLIENT NAME  
JEFF LINDSEY COMMUNITIES  
140 VILLAGE CIRCLE  
SENOIA, GEORGIA 30276

| REVISIONS                             |  |  |  |  |  |
|---------------------------------------|--|--|--|--|--|
| 1. REVISED PER STAFF COMMENTS 1/13/24 |  |  |  |  |  |

A2431.0076-PRELIMINARY PLAT  
DATE 09-29-23  
CONTRACT # A2431.0076  
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SHEET TITLE  
CURVE AND LOT SIZE  
CHARTS

SHEET  
3.2

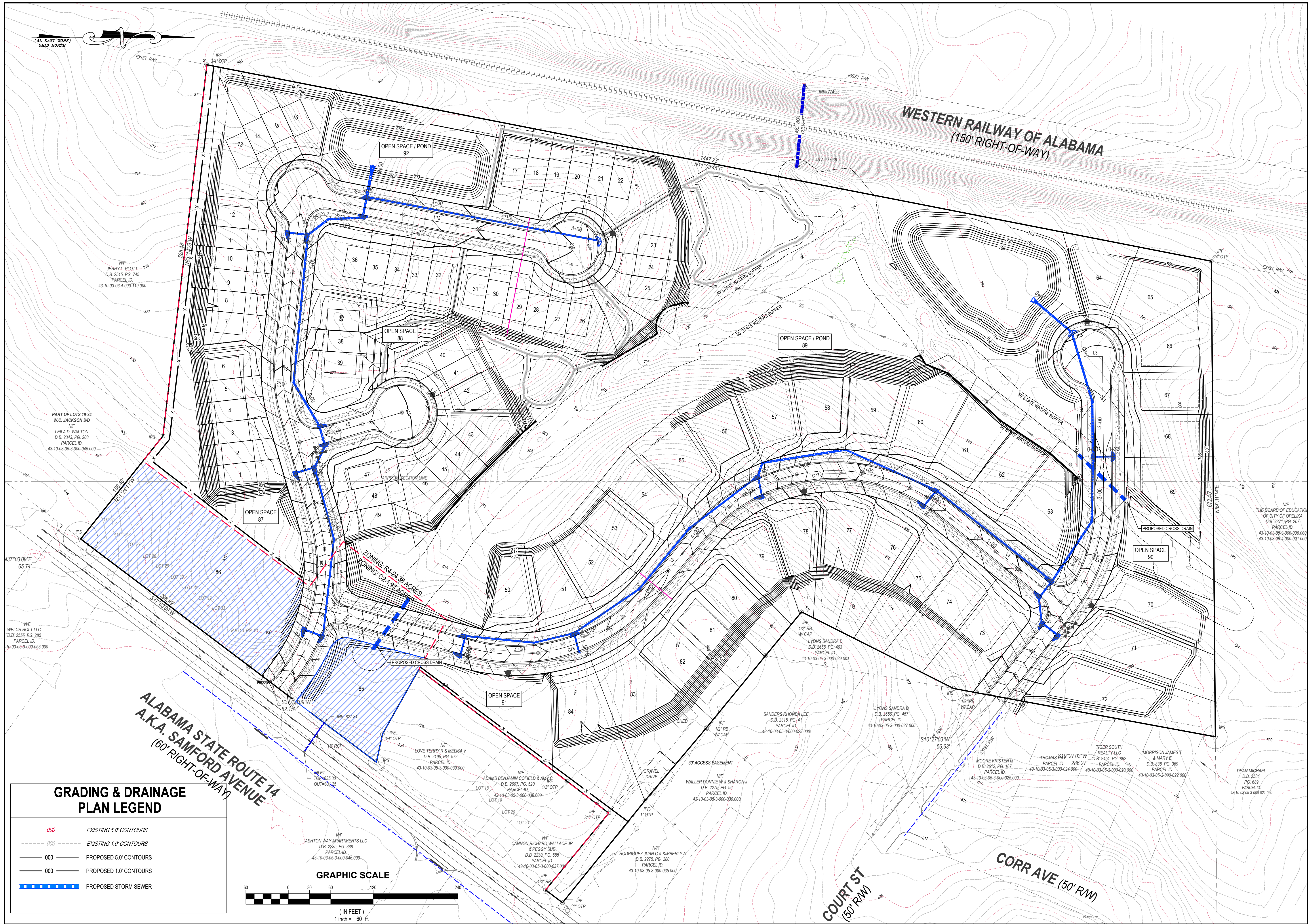






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WARWICK RETREAT  
OPELIKA, ALABAMA

JEFF LINDSEY COMMUNITIES  
140 VILLAGE CIRCLE  
SENOIA, GEORGIA 30276

PROJECT NAME

CLIENT NAME

REVISIONS  
1. REVISED PER STAFF COMMENTS 11/13/24

A2431.0076-PRELIMINARY PLAT

DATE 09-29-23

CONTRACT # A2431.0076

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SHEET TITLE  
STORMWATER  
MANAGEMENT  
PLAN

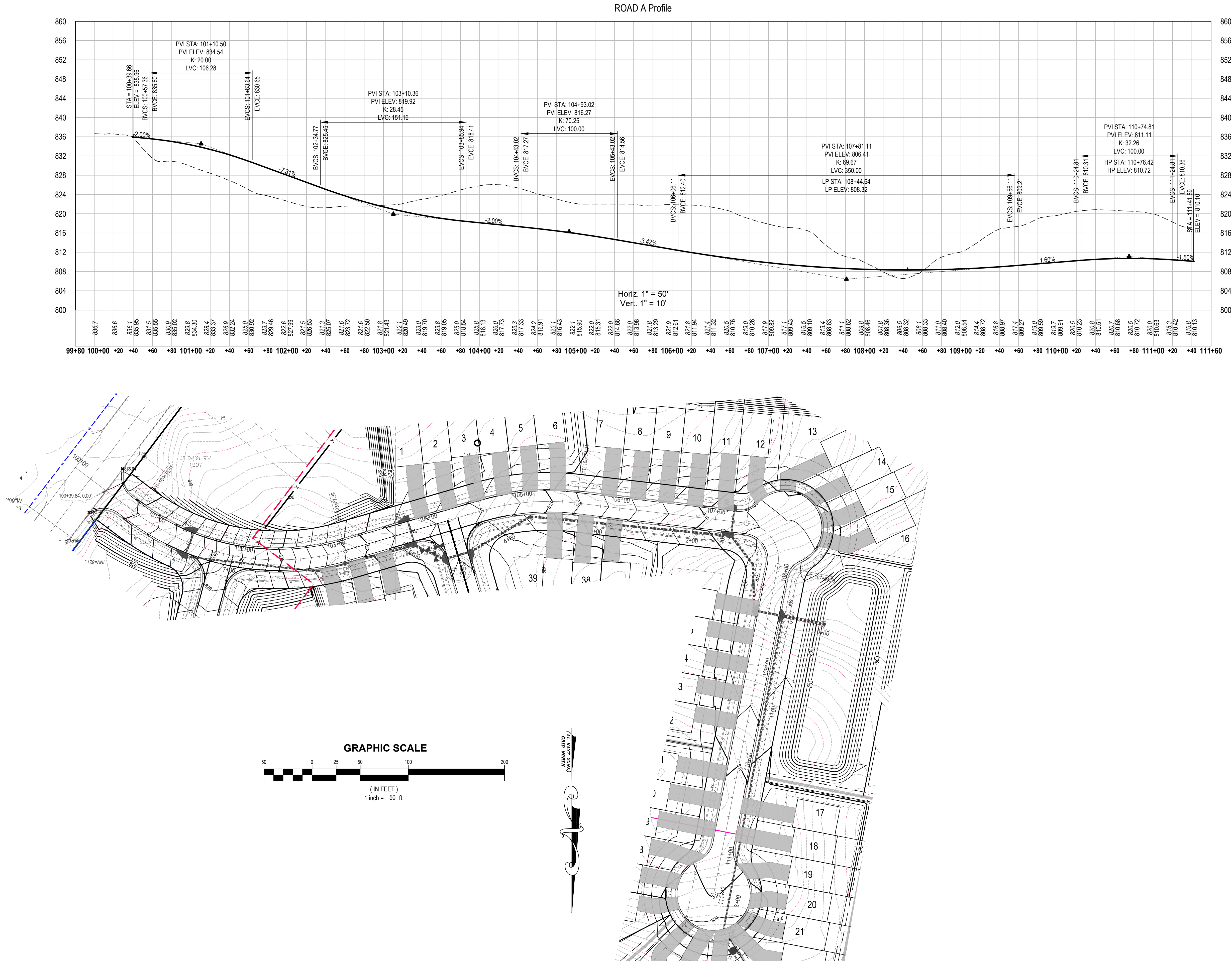
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PROJECT NAME  
WARWICK RETREAT  
OPELIKA, ALABAMA

CLIENT NAME  
JEFF LINDSEY COMMUNITIES  
140 VILLAGE CIRCLE  
SENOIA, GEORGIA 30276

| REVISIONS                              |
|----------------------------------------|
| 1. REVISED PER STAFF COMMENTS 01/31/24 |

A2431.0076-PRELIMINARY PLAT

DATE 09-29-23

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SHEET TITLE

ROAD  
PROFILE

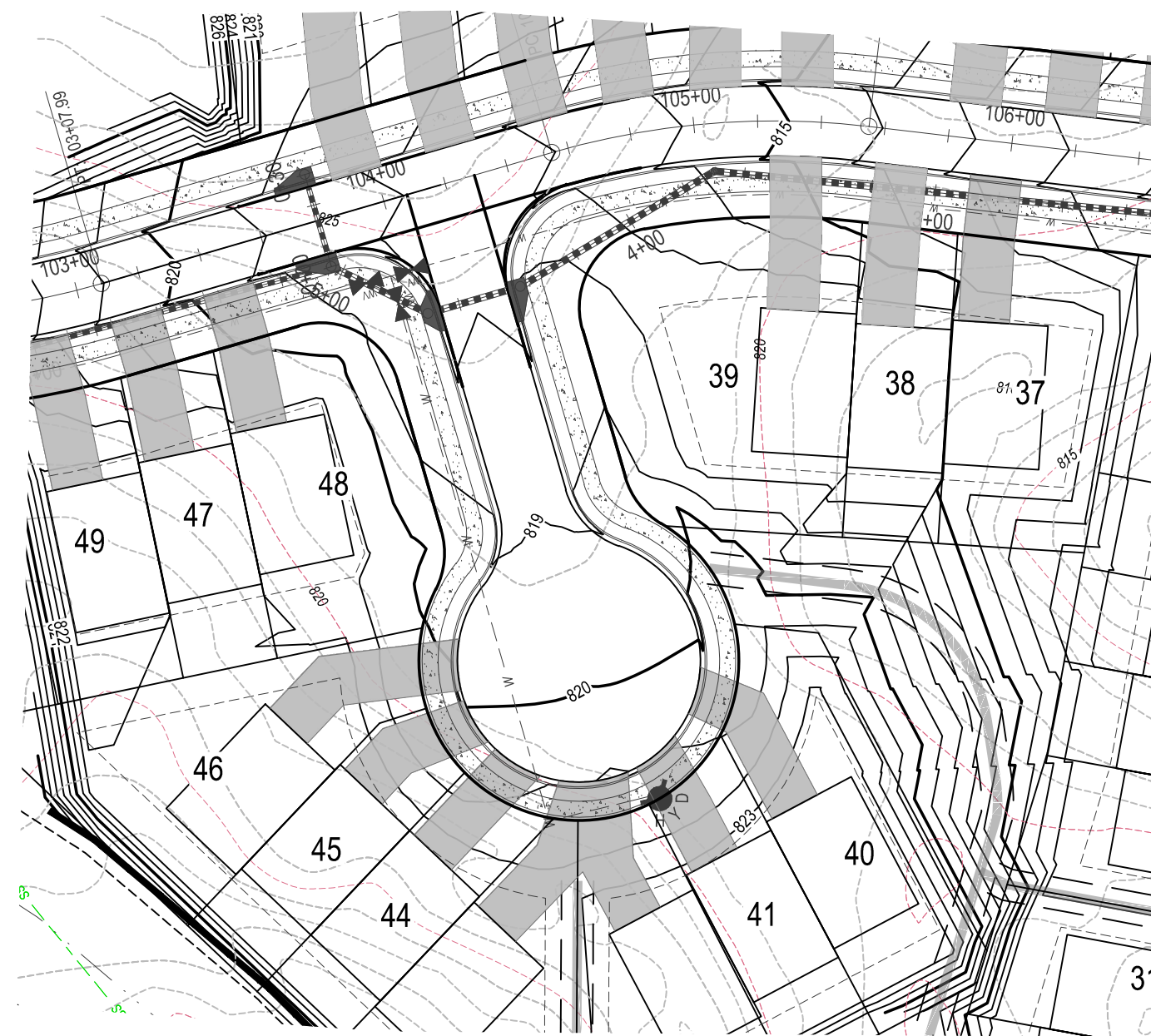
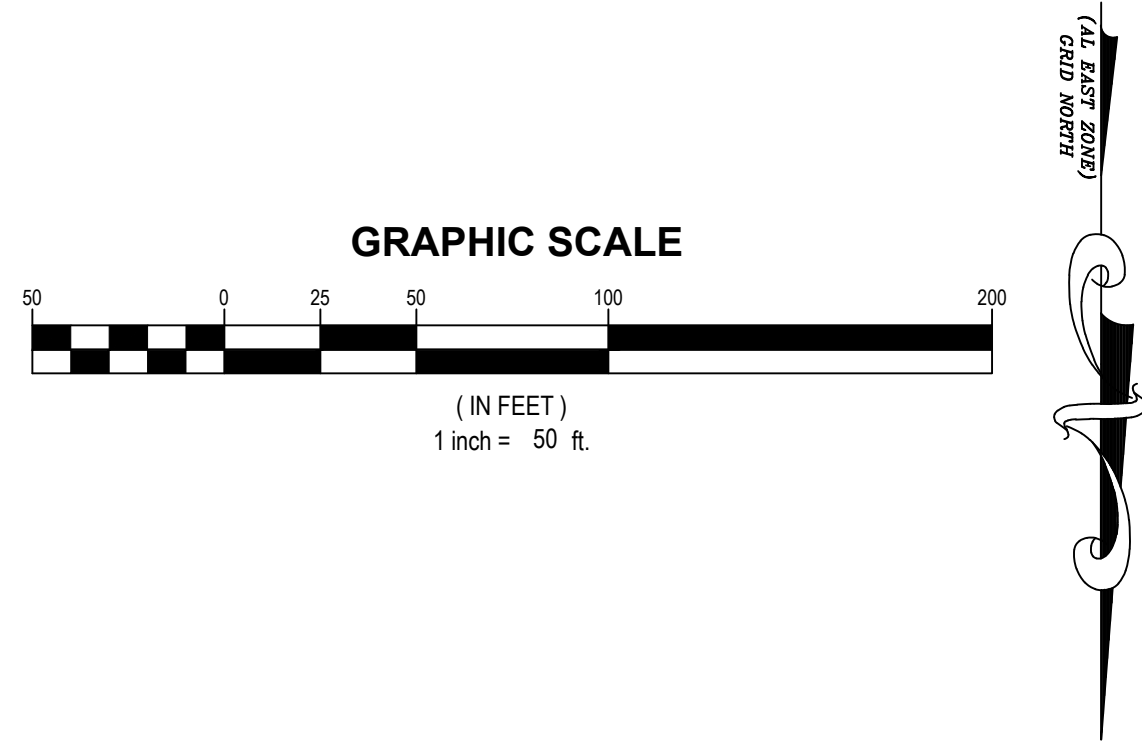
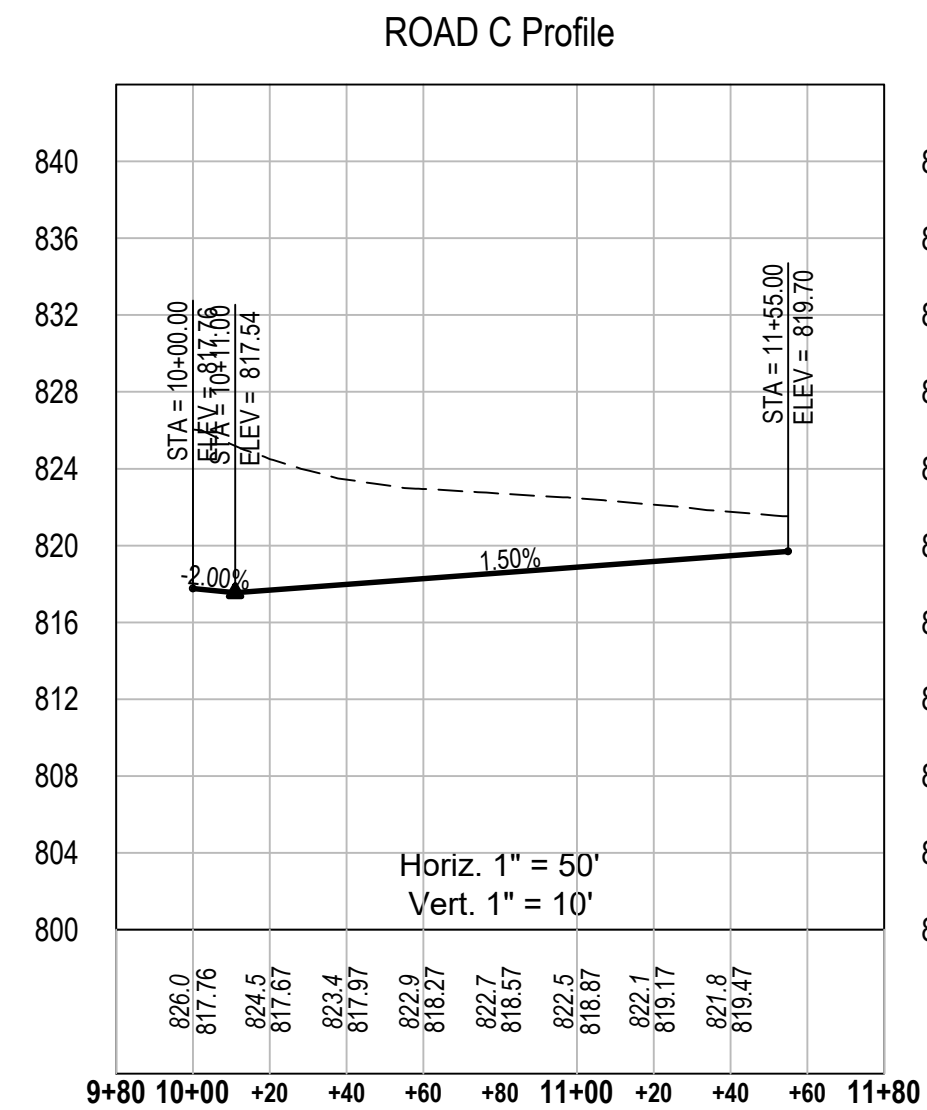
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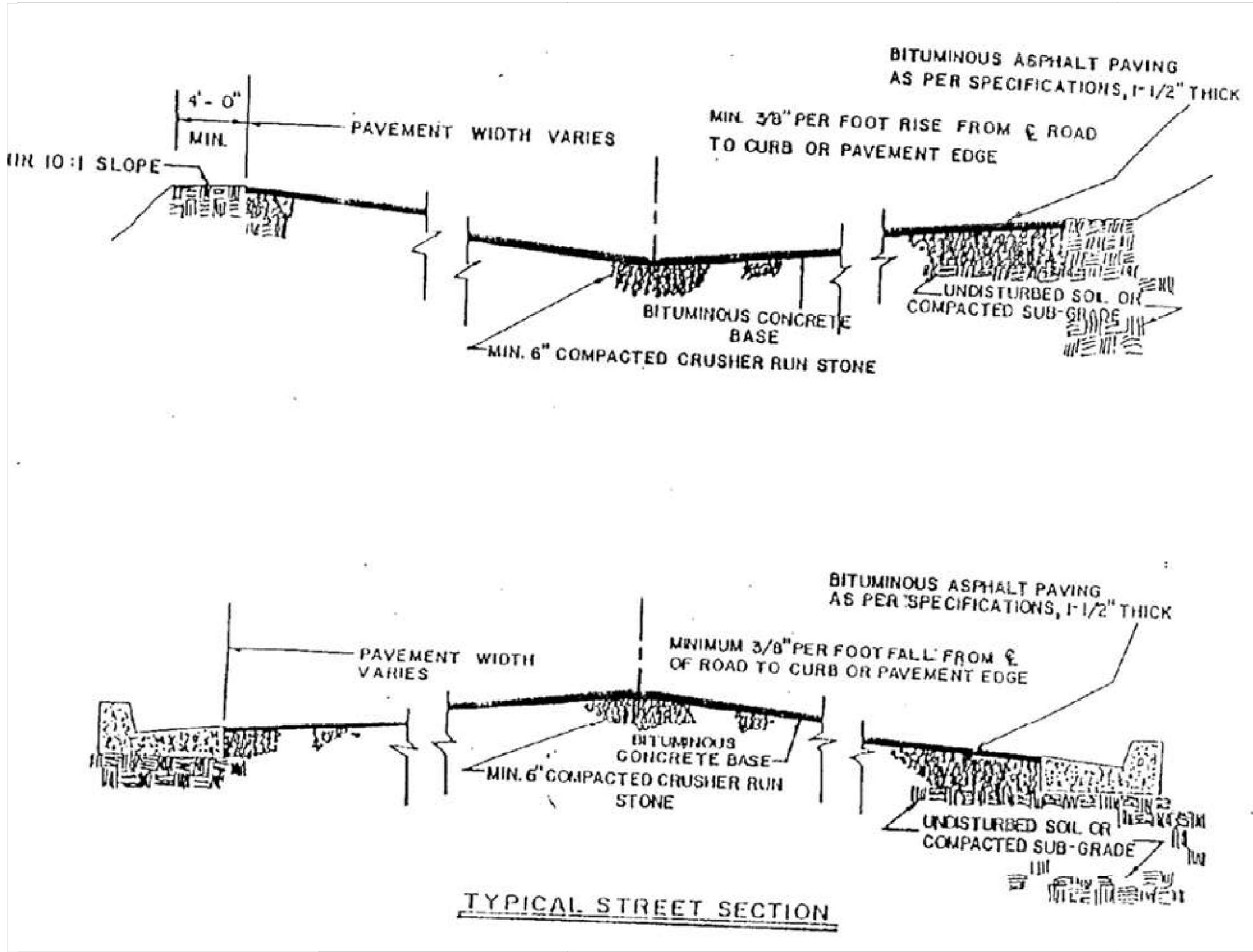
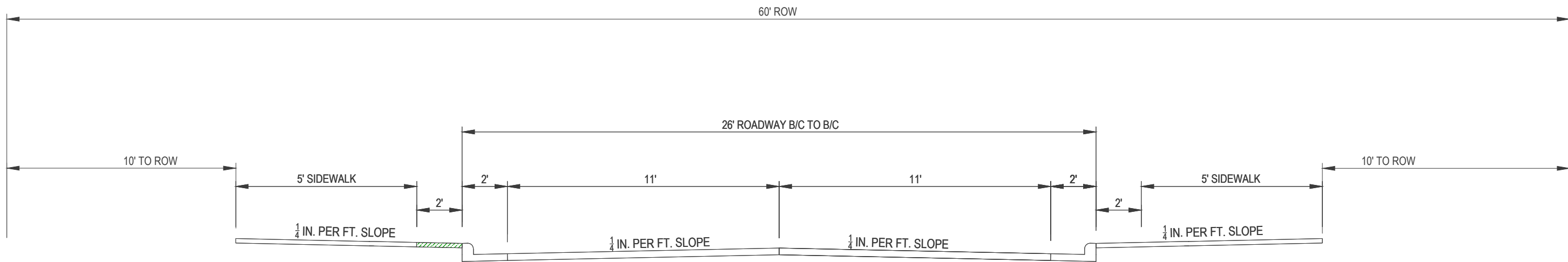
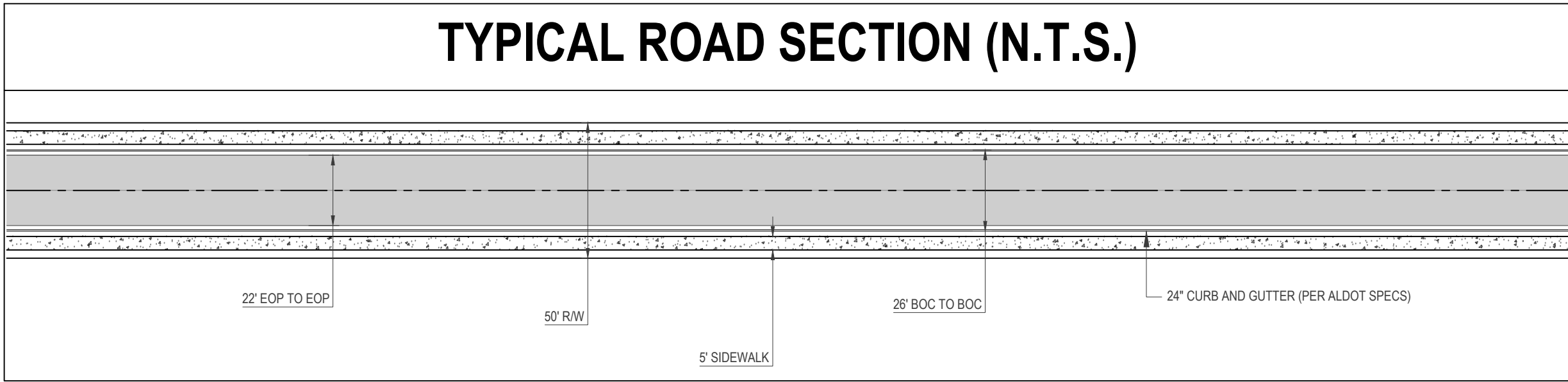


FIGURE 4.1  
TYPICAL STREET SECTION

### TYPICAL ROAD CROSS SECTION (N.T.S.)



### TYPICAL ROAD SECTION (N.T.S.)



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|              |                                                                         |
|--------------|-------------------------------------------------------------------------|
| PROJECT NAME | WARWICK RETREAT<br>OPELIKA, ALABAMA                                     |
| CLIENT NAME  | JEFF LINDSEY COMMUNITIES<br>140 VILLAGE CIRCLE<br>SENOIA, GEORGIA 30276 |

|                                        |  |  |  |  |  |  |  |  |  |
|----------------------------------------|--|--|--|--|--|--|--|--|--|
| REVISIONS                              |  |  |  |  |  |  |  |  |  |
| 1. REVISED PER STAFF COMMENTS 01/31/24 |  |  |  |  |  |  |  |  |  |

A2431.0076-PRELIMINARY PLAT

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LSP #657

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SHEET TITLE

DETAILS

SHEET  
7.0





**BASE POINTS REQUIRED:**

SQUARE FOOTAGE OF DEVELOPED AREA = 300,042 SF

BASE POINTS REQUIRED = 640 POINTS REQUIRED  
BASE POINTS PROVIDED = 969 POINTS

63 LARGE TREES  
276 SHRUBS

REQ. MET.

**RESIDENTIAL BUFFER REQUIRED:** (YES / NO)  
385 EVERGREEN SHRUBS

REQ. MET.

**PARKING LOT BUFFER REQUIRED:** (YES / NO)

| BASE POINTS             |          |                       |                                   |             |        |
|-------------------------|----------|-----------------------|-----------------------------------|-------------|--------|
| CODE                    | Quantity | Common Name           | Botanical Name                    | Size        | Points |
| ZEL SER                 | 29       | SAWLEAF ZELKOVA       | ZELKOVA SERRATA 'GREEN VASE'      | 12'-14' HT. | 319    |
| LT                      | 34       | TULIP POPLAR          | LIRIODENDRON TULIPIFERA           | 10'-12' HT. | 374    |
| DIS X B                 | 70       | BLUE CASCADE DISTYLUM | DISTYLUM X BLUE CASCADE           | 2' HT. MIN. | 70     |
| CAM SAS                 | 12       | BONANZA CAMELLIA      | CAMELLIA SASANQUA 'BONANZA'       | 2' HT. MIN. | 12     |
| ILE CAR                 | 61       | CARISSA HOLLY         | ILEX CORNUTA 'CARISSA'            | 2' HT. MIN. | 61     |
| BUX MIC                 | 123      | KOREAN BOXWOOD        | BUXUS MICROPHYLLA KOREANA 'WINTI' | 2' HT. MIN. | 123    |
| ILE C38                 | 10       | OAKLEAF HOLLY         | ILEX X 'CONAF'                    | 4' HT. MIN. | 10     |
| TOTAL POINTS PROVIDED = |          |                       |                                   |             | 969    |

| RESIDENTIAL BUFFER POINTS |          |                 |                    |             |        |
|---------------------------|----------|-----------------|--------------------|-------------|--------|
| CODE                      | Quantity | Common Name     | Botanical Name     | Size        | Points |
| ILL PAR                   | 165      | ANISE TREE      | ILICUM PARVIFLORUM | 2' HT. MIN. | 165    |
| OSM FRA                   | 220      | SWEET TEA OLIVE | OSMANTHUS FRAGRANS | 2' HT. MIN. | 220    |
| TOTAL POINT PROVIDED =    |          |                 |                    |             | 385    |

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

NOTE: SEE SHEET TRP-6 FOR  
LANDSCAPE SCHEDULE, DETAILS AND  
NOTES

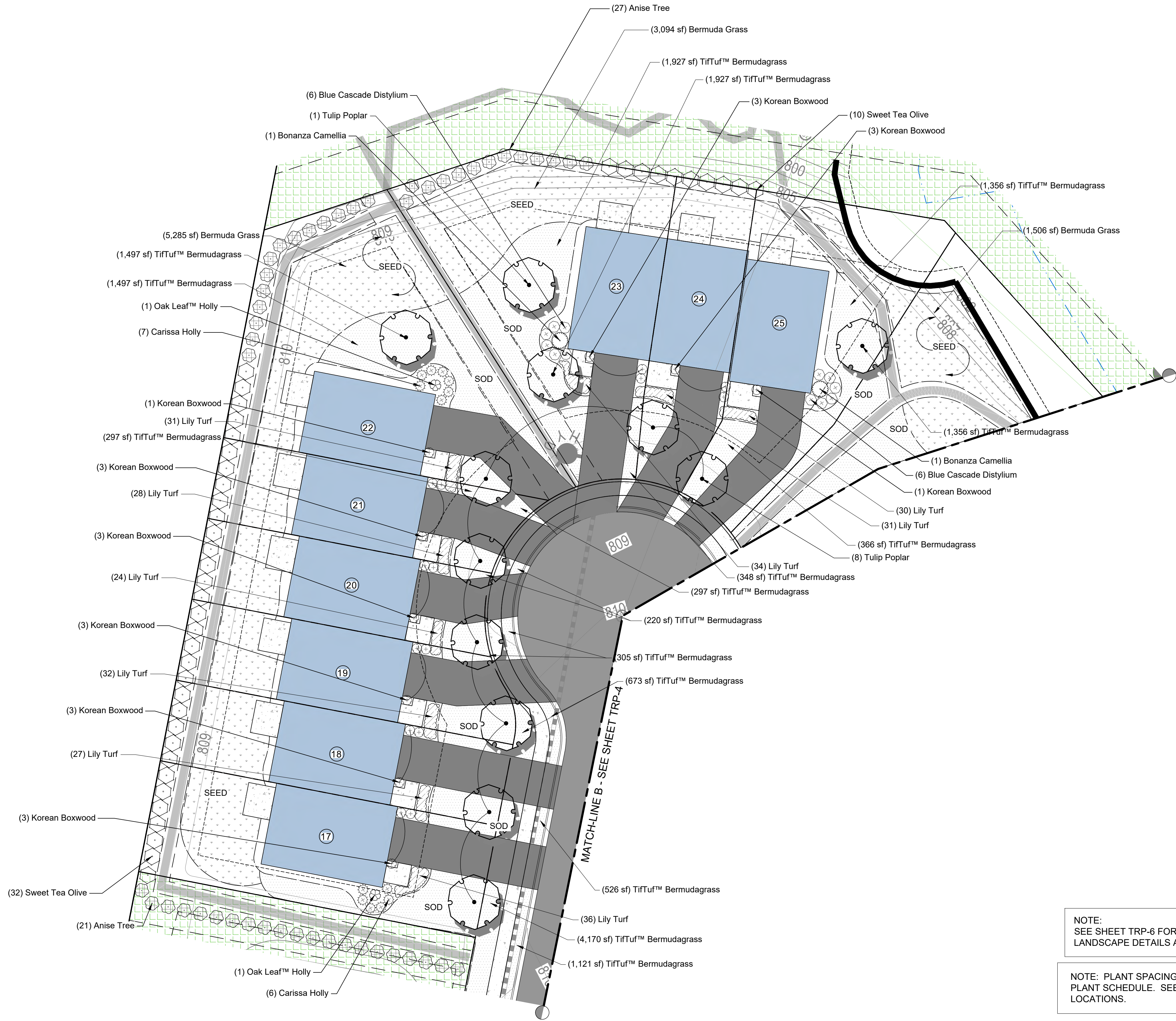
24 HOUR CONTACT:  
KEITH NEWELL 334-399-6980







| 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'

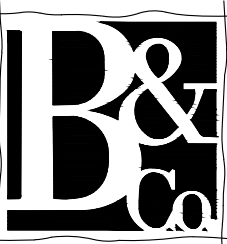
NORTH

NOTE: SEE SHEET TRP-6 FOR PLANT SCHEDULE, LANDSCAPE DETAILS AND NOTES.

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

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

24 HOUR CONTACT:  
 KEITH NEWELL 334-399-6980



**Brunson & Company**  
 LANDSCAPE ARCHITECTS  
 903 BOMBAY LANE  
 ROSWELL, GA 30076  
 770 . 864 . 1987

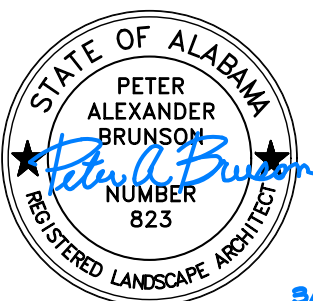
JEFF LINDSEY COMMUNITIES  
 140 Village Circle  
 Senoia, Georgia 30276

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**



SEAL: 5/1/24

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| REVISIONS |                            |
|-----------|----------------------------|
| 03/01/24  | REV. 1 PER CLIENT COMMENTS |
|           |                            |
|           |                            |
|           |                            |
|           |                            |

DRAWING TITLE:  
**ENLARGED TREE REPLACEMENT PLAN**

| DATE:    | PROJECT # |
|----------|-----------|
| 10.19.23 | 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    |



NOTE:  
SEE SHEET TRP-6 FOR PLANT SCHEDULE,  
LANDSCAPE DETAILS AND NOTES.

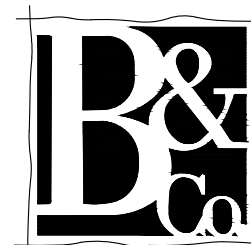
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LANDSCAPE PLAN - ENLARGED  
SCALE: 1" = 20'



24 HOUR CONTACT:  
KEITH NEWELL 334-399-6980



Brunson & Company

LANDSCAPE ARCHITECTS

903 BOMBAY LANE  
ROSSELL, GA 30076

770 . 864 . 1987

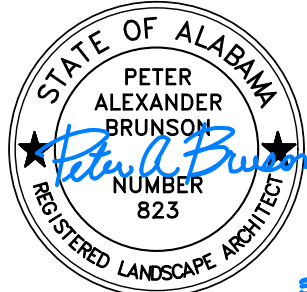
JEFF LINDSEY COMMUNITIES  
140 Village Circle  
Senoia, Georgia 30276

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



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REVISIONS

03/01/24 REV. 1 PER CLIENT COMMENTS

DRAWING TITLE:

ENLARGED TREE  
REPLACEMENT PLAN

DATE:

10.19.23

PROJECT #

23.071

SHEET REF #

TRP-4



| 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'

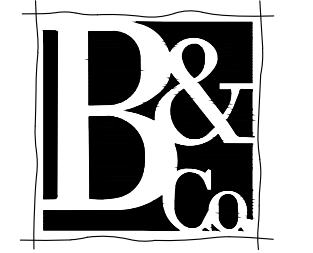
NORTH

NOTE:  
SEE SHEET TRP-6 FOR PLANT SCHEDULE,  
LANDSCAPE DETAILS AND NOTES.

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

24 HOUR CONTACT:  
KEITH NEWELL 334-399-6980



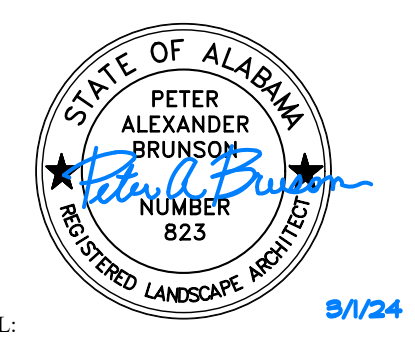
**Brunson & Company**  
LANDSCAPE ARCHITECTS  
903 BOMBAY LANE  
ROSOWELL, GA 30076  
770 . 864 . 1987

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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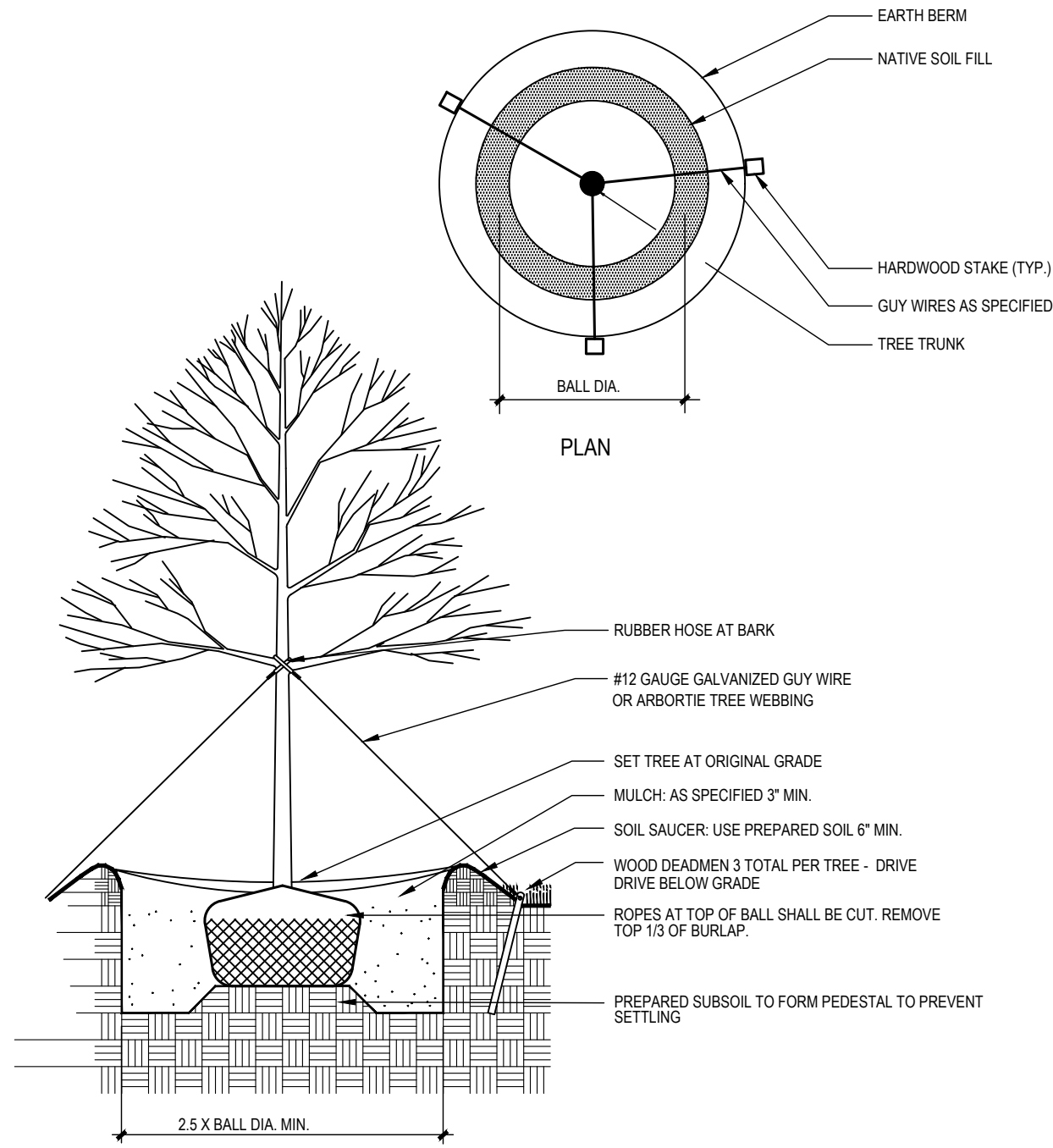
| REVISIONS |                            |
|-----------|----------------------------|
| 03/01/24  | REV. 1 PER CLIENT COMMENTS |
|           |                            |
|           |                            |
|           |                            |

DRAWING TITLE:  
**ENLARGED TREE  
REPLACEMENT PLAN**

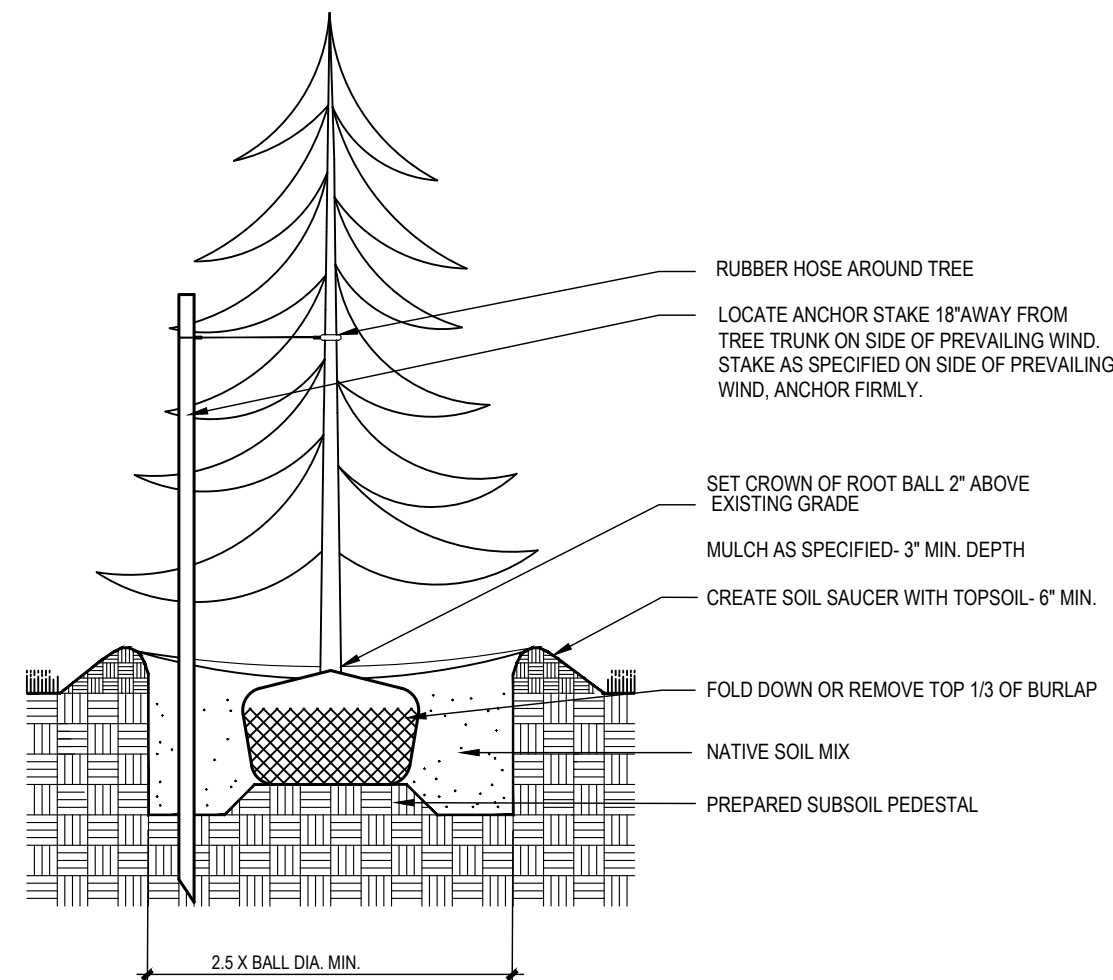
|                   |                     |
|-------------------|---------------------|
| DATE:<br>10.19.23 | PROJECT #<br>23.071 |
|-------------------|---------------------|

SHEET REF #  
**TRP-5**

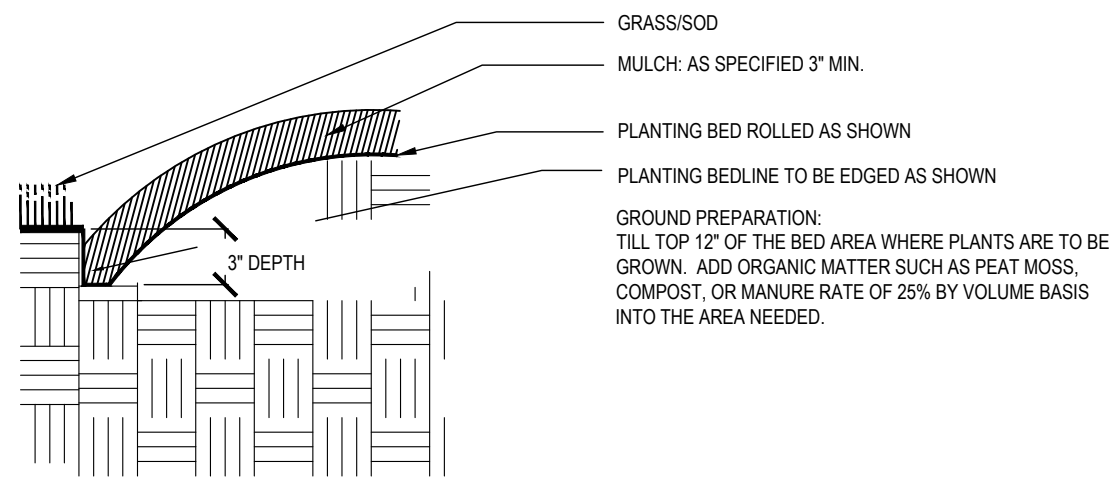




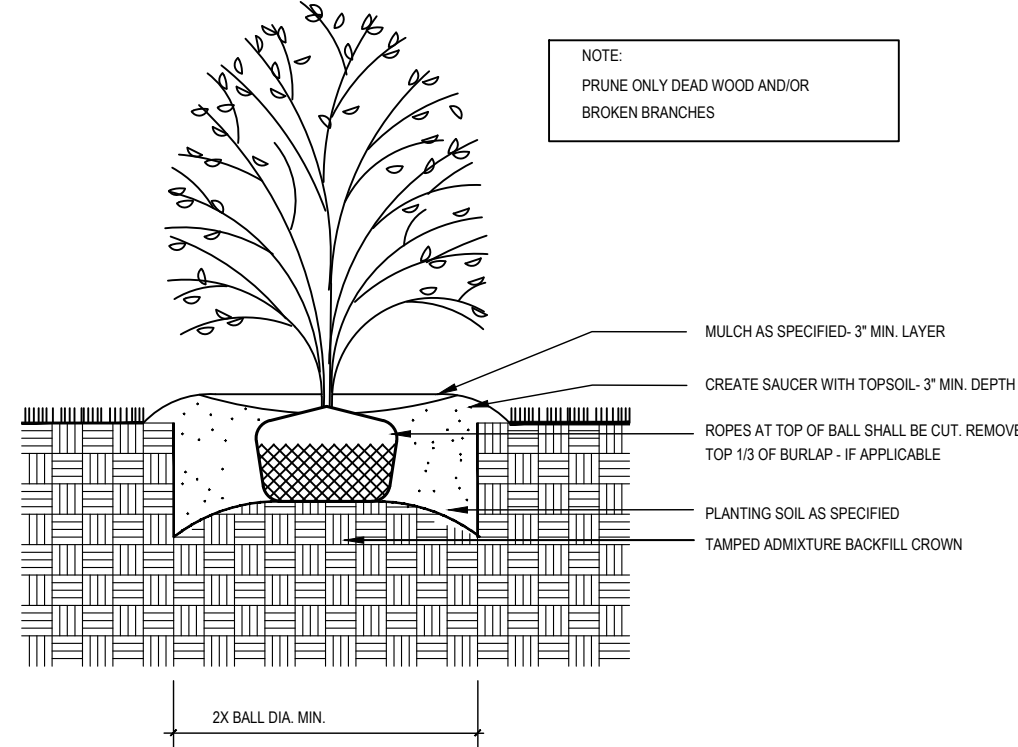
1  
LP502  
DECIDUOUS TREE - DETAIL  
NTS



2  
LP502  
EVERGREEN TREE - DETAIL  
NTS



4  
LP502  
EDGING DETAIL  
NTS



3  
LP502  
SHRUB PLANTING - DETAIL  
NTS

#### GENERAL PLANTING NOTES:

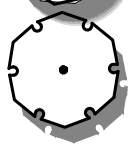
- PRIOR TO CONSTRUCTION, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF WORK. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ACCURATE PLANT COUNTS PRIOR TO PRICING OF TREE, SHRUBS, PERENNIALS, ANNUALS, GROUND COVERS, SOD SEED, AND MULCH. QUANTITIES ARE GIVEN FOR CONVENIENCE ONLY. LANDSCAPE CONTRACTOR SHALL VERIFY PLANT COUNT FROM PLAN, AND SHALL PROVIDE AND INSTALL ALL PLANT MATERIAL SHOWN ON THE PLAN.
- ALL PLANT MATERIAL CHOSEN MUST BE HEALTHY, FREE OF DISEASE AND PESTS, BE OF GOOD QUALITY AND WELL SHAPED AND BRANCHED W/ A WELL-DEVELOPED ROOT SYSTEM.
- ALL PLANTS SHALL BE FREE OF ANY INSECT INFESTATION OR THEIR EGGS.
- AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
- NO PLANTING BED EDGE SHALL BE CLOSER THAN 18" FROM THE BACK OF CURB OR SIDEWALK.
- PLANTING BED LINES, TREE, SHRUB, GROUNDCOVER AND SEASONAL COLOR PLACEMENT SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE, PRIOR TO INSTALLATION.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE AT 2% MINIMUM IN ALL PLANTED AREAS.
- ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED AND BURLAPPED(B&B) AS INDICATED IN THE PLANT LIST.
- ALL TREES MUST BE STRAIGHT-TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
- ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER BEFORE, DURING, AND AFTER INSTALLATION.
- ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTINGS (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE LANDSCAPE ARCHITECT OR THE OWNER.
- THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF FINAL ACCEPTANCE. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OF THE END OF THE GUARANTEE PERIOD (AS PER DIRECTION OF THE OWNER).
- THE OWNER AGREES TO PERFORM ALL LANDSCAPE MAINTENANCE (INCLUDING WATERING) THROUGHOUT THE ONE YEAR GUARANTEE PERIOD UNLESS OTHERWISE DETERMINED.
- ANY PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
- STANDARDS SET FORTH IN 'AMERICAN STANDARDS FOR NURSERY STOCK' REPRESENT GUIDELINE SPECIFICATIONS ONLY AND CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- ALL PLANTING BEDS TO BE MULCHED WITH 3" LAYER OF PINE STRAW. ALL BEDS TO BE MULCHED IMMEDIATELY AFTER PLANTING.

#### PERENNIAL & SEASONAL COLOR PLANTING NOTES:

- EXCAVATE SEASONAL COLOR BED A DEPTH OF 6". BREAKUP "HARDPAN", REMOVE ALL STONES, ROOTS, DEBRIS, CLAY, AND POOR SOILS. ROTO-TILL EXCAVATED BED AN ADDITIONAL 8" DEPTH.
- SLOPE THE BASE OF THE SEASONAL COLOR BED TO THE TRENCH EDGE AND DRAIN LINES.
- PREPARE PLANTING SOIL MIX CONSISTING OF THE FOLLOWING AMENDMENTS PER 50 SF. OF SOIL.

6 CF. SOIL CONDITIONER  
100 LBS. TOPSOIL  
5 LBS. LIME
- ADD 6" OF PLANTING SOIL TO EXCAVATED BED AND ROTO-TILL INTO EXISTING SOIL.
- PLACE ADDITIONAL PLANTING SOIL MIX TO RAIDE THE ENTIRE BED 6" ABOVE THE ORIGINAL GRADE.
- ROTO-TILL ENTIRE BED TO A DEPTH OF 18" +/-.
- EVENLY SPREAD A BALANCED FERTILIZER, APPROPRIATE TO THE VARIETY OF SEASONAL COLOR AT A MAXIMUM RATE OF 2.5 LBS. PER 100 SF. AND RAKE INTO THE TOP 3" OF SOIL.
- PLANT PERENNIALS AND SEASON COLOR AS SPECIFIED AND DETAILED AT THE INDICATED SPACING SHOWN.
- TRENCH EDGE PERENNIAL AND SEASONAL COLOR BED, MULCH AS SPECIFIED AND WATER THOROUGHLY.

## PLANT SCHEDULE TOWNHOMES

| SYMBOL                                                                              | CODE    | QTY       | COMMON / BOTANICAL NAME                                         | CONT   | CAL         | SIZE        | SPACING  |
|-------------------------------------------------------------------------------------|---------|-----------|-----------------------------------------------------------------|--------|-------------|-------------|----------|
| TREES                                                                               |         |           |                                                                 |        |             |             |          |
|  | ZEL SER | 29        | SAWLEAF ZELKOVA / ZELKOVA SERRATA 'GREEN VASE'                  | B & B  | 2" CAL      | 12'-14' HT. |          |
|  | LT      | 34        | TULIP POPLAR / LIRIODENDRON TULIPIFERA                          | B & B  | 2" CAL      | 12'-14' HT. | AS SHOWN |
| SYMBOL                                                                              | CODE    | QTY       | COMMON / BOTANICAL NAME                                         | CONT   | SIZE        | SPACING     |          |
| SHRUBS                                                                              |         |           |                                                                 |        |             |             |          |
|  | ILL PAR | 165       | ANISE TREE / ILLICIAM PARVIFLORUM                               | 3 GAL  |             | 3' O.C.     |          |
|  | DIS X B | 70        | BLUE CASCADE DISTYLUM / DISTYLUM X BLUE CASCADE                 | 3 GAL  | 2' HT. MIN. | 4' O.C.     |          |
|  | CAM SAS | 12        | BONANZA CAMELLIA / CAMELLIA SASANQUA 'BONANZA'                  | 15 GAL | 4' HT. MIN. | AS SHOWN    |          |
|  | ILE CAR | 61        | CARISSA HOLLY / ILEX CORNUTA 'CARISSA'                          | 3 GAL  | 2' HT. MIN. | 4' O.C.     |          |
|  | BUX MIC | 123       | KOREAN BOXWOOD / BUXUS MICROPHYLLA KOREANA 'WINTERGREEN'        | 7 GAL  | 2' HT. MIN. | 3.5' O.C.   |          |
|  | ILE C38 | 10        | OAK LEAF™ HOLLY / ILEX X 'CONAF'                                | 15 GAL | 4' HT. MIN. | AS SHOWN    |          |
|  | OSM FRA | 220       | SWEET TEA OLIVE / OSMANTHUS FRAGRANS                            | 7 GAL  | 2' HT. MIN. | 6' O.C.     |          |
| SYMBOL                                                                              | CODE    | QTY       | COMMON / BOTANICAL NAME                                         | CONT   | SPACING     |             | SPACING  |
| GROUND COVERS                                                                       |         |           |                                                                 |        |             |             |          |
|  | CYN DA2 | 42,377 SF | BERMUDA GRASS / CYNODON DACTYLON                                | SEED   |             |             |          |
|  | LIR MUS | 1,523     | LILY TURF / LIRIOPE MUSCARI 'JOHN BURCH'                        | 4" POT | 16" O.C.    |             | 16" o.c. |
|  | CYN EEE | 58,256 SF | TIFTUF™ BERMUDAGRASS / CYNODON DACTYLON X TRANSVAALENSIS 'DT-1' | SOD    |             |             |          |

| BASE POINTS               |          |                       |                                  |             |        |
|---------------------------|----------|-----------------------|----------------------------------|-------------|--------|
| CODE                      | Quantity | Common Name           | Botanical Name                   | Size        | Points |
| ZEL SER                   | 29       | SAWLEAF ZELKOVA       | ZELKOVA SERRATA 'GREEN VASE'     | 12'-14' HT. | 319    |
| LT                        | 34       | TULIP POPLAR          | LIRIODENDRON TULIPIFERA          | 10-12' HT.  | 374    |
| DIS X B                   | 70       | BLUE CASCADE DISTYLUM | DISTYLUM X BLUE CASCADE          | 2' HT. MIN. | 70     |
| CAM SAS                   | 12       | BONANZA CAMELLIA      | CAMELLIA SASANQUA 'BONANZA'      | 2' HT. MIN. | 12     |
| ILE CAR                   | 61       | CARISSA HOLLY         | ILEX CORNUTA 'CARISSA'           | 2' HT. MIN. | 61     |
| BUX MIC                   | 123      | KOREAN BOXWOOD        | BUXUS MICROPHYLLA KOREANA 'WINTI | 2' HT. MIN. | 123    |
| ILE C38                   | 10       | OAKLEAF HOLLY         | ILEX X 'CONAF'                   | 4' HT. MIN. | 10     |
| TOTAL POINTS PROVIDED =   |          |                       |                                  |             | 969    |
| RESIDENTIAL BUFFER POINTS |          |                       |                                  |             |        |
| CODE                      | Quantity | Common Name           | Botanical Name                   | Size        | Points |
| ILL PAR                   | 165      | ANISE TREE            | ILLICIAM PARVIFLORUM             | 2' HT. MIN. | 165    |
| OSM FRA                   | 220      | SWEET TEA OLIVE       | OSMANTHUS FRAGRANS               | 2' HT. MIN. | 220    |
| TOTAL POINT PROVIDED =    |          |                       |                                  |             | 385    |

#### BASE POINTS REQUIRED:

SQUARE FOOTAGE OF DEVELOPED AREA = 300,042 SF

BASE POINTS REQUIRED = 640 POINTS REQUIRED  
BASE POINTS PROVIDED = 969 POINTS

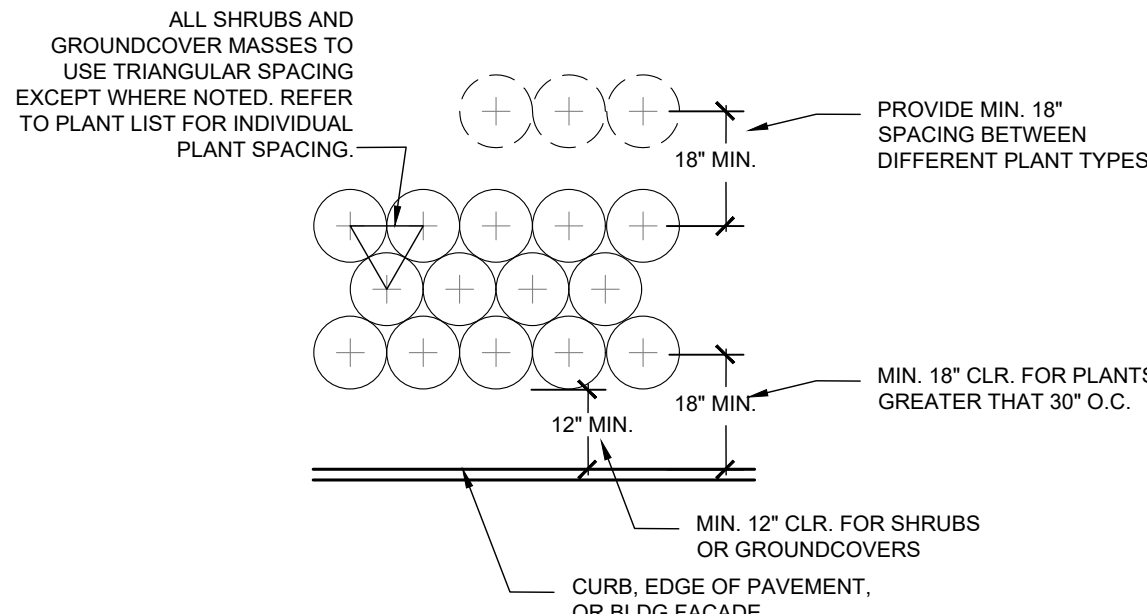
63 LARGE TREES  
276 SHRUBS

REQ. MET.

RESIDENTIAL BUFFER REQUIRED: (YES / NO)  
385 EVERGREEN SHRUBS

REQ. MET.

PARKING LOT BUFFER REQUIRED: (YES / NO)



5  
LP502  
TYPICAL SHRUB / GROUNDCOVER SPACING  
NTS

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

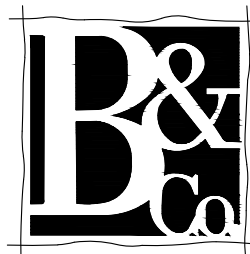
#### ABBREVIATION KEY

|        |                |
|--------|----------------|
| F.G.   | FINAL GRADE    |
| EQ.    | EQUAL          |
| T.W.   | TOP OF WALL    |
| B.O.C  | BACK OF CURB   |
| F.O.C  | FACE OF CURB   |
| HT.    | HEIGHT         |
| TYP.   | TYPICAL        |
| H.P.   | HIGH POINT     |
| F.O.W. | FACE OF WALL   |
| B.O.W. | BOTTOM OF WALL |
| O.C.   | ON CENTER      |
| SQ.    | SQUARE         |
| MIN.   | MINIMUM        |

#### GENERAL NOTES:

- LANDSCAPE CONTRACTOR TO VERIFY POSITIVE FLOW FOR ALL DRAINAGE PIPES.
- LANDSCAPE CONTRACTOR TO COORDINATE W/ HARDSCAPE TRADES.
- LANDSCAPE CONTRACTOR TO COORDINATE W/ GRADING CONTRACTOR TO ENSURE ALL GRADES HAVE A MIN. SLOPE OF 2%.
- IRRIGATION CONTRACTOR TO ENSURE ALL NEWLY PLANTED MATERIALS HAVE ADEQUATE WATER.

24 HOUR CONTACT:  
KEITH NEWELL 334-399-6980



Brunson & Company

LANDSCAPE ARCHITECTS

903 BOMBAY LANE  
ROS WELL, GA 30076

770 . 864 . 1987

JEFF LINDSEY COMMUNITIES

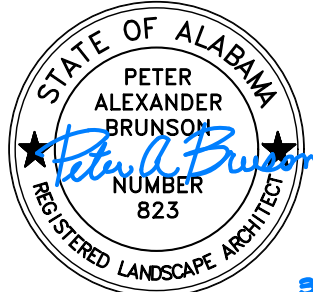
140 Village Circle  
Senoia, Georgia 30276

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

03/01/24 REV. 1 PER CLIENT COMMENTS

DRAWING TITLE:

PLANT SCHEDULE,  
DETAILS, AND  
NOTES

DATE:

10.19.23

PROJECT #

23.071

SHEET REF #

TRP-6







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

---

**Meeting Date:** March 26, 2024

**Agenda Item #:** B-3

**Subdivision:** Wyndham Gates Subdivision, POD 3, Phase 6 - 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 & one open space lot (Lot 173-A). This final plat is the last phase of the 64 lot development. Preliminary plat approval for the 64-lots was granted at the January 2021 Planning Commission meeting. At the December 2023 PC meeting, final approval for 8 townhome lots in phase 5 with was approved. The two-story townhomes are approximately 1,700-1,800 SF (excluding two car garages).

The eight townhome units for phase 6 include a front and rear yard. The eight lots exceed the 1,800-sf minimum lot size and 20-foot lot width required for a townhouse development. The lot area ranges from 2,500 sf to 4,850 sf. Lot width ranges from 25 feet to 55 feet. The eight lots meet the minimum yard size requirement with one yard at least 50% the size of a townhome unit's first floor. Each unit has two parking spaces as required. Underground utilities are installed, and sidewalks are required along the streets. Lot 173-A is the entire open space lot on the east, south, and west sides of the townhomes that have been approved. Note #9 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 plan on page 3) 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. Add the adjacent property owners information across Marvyn Parkway.**
- 2. Sidewalks required on at least one side of the street.**
- 3. All utilities installed underground.**
- 4. Add a note on plat providing the uses allowed in the open space.**
- 5. After site inspection including landscaping is approved, then plat signatures and recording of final plat is allowed.**







---

### **Engineering Department Report**

The infrastructure of this subdivision has been constructed, approved and accepted with a previous final plat.

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

---

### **Opelika Water Report**

No comments.

---

### **Opelika Power Services Report**

This property is located outside of the Opelika Power Services Territory.

---





**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, LLC

**APPLICANT/AUTHORIZED REPRESENTATIVE:** Jeff Adams

**MAILING ADDRESS:** 55 Ivan Allen Jr. Boulevard, Suite 400, Atlanta, GA 30308

**PHONE NUMBER:** 678-272-4559 **FAX NUMBER:** N/A

**EMAIL ADDRESS:** jadams@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 INFORMATION**

Subdivision Name: Wyndham Gates Subdivision, Pod 3, Phase 6

Current Land Use: vacant

Current Zoning: PUD

Proposed use of the Subdivision: residential

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

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

Number of APO: \_\_\_\_\_ x \$7.00 = \$ \_\_\_\_\_  
(Adj cent Property Owners)

Fee: \$75.00

**TOTAL** = \$75.00

**PAID** \_\_\_\_\_

I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) Wyndham Gates Subdivision, Pod 3, Phase 6. 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:**

*[Signature]*  
Jeff Adams

(PRINT NAME)

03/04/2024

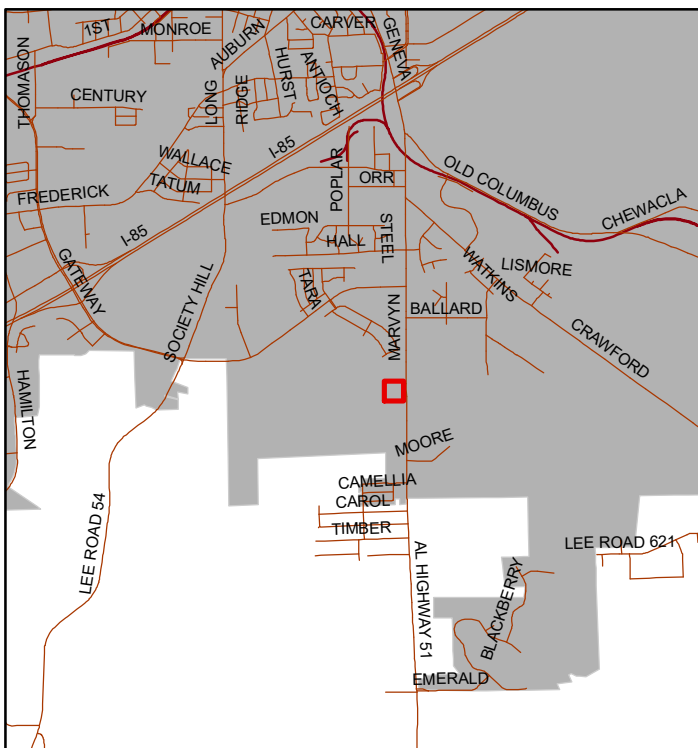
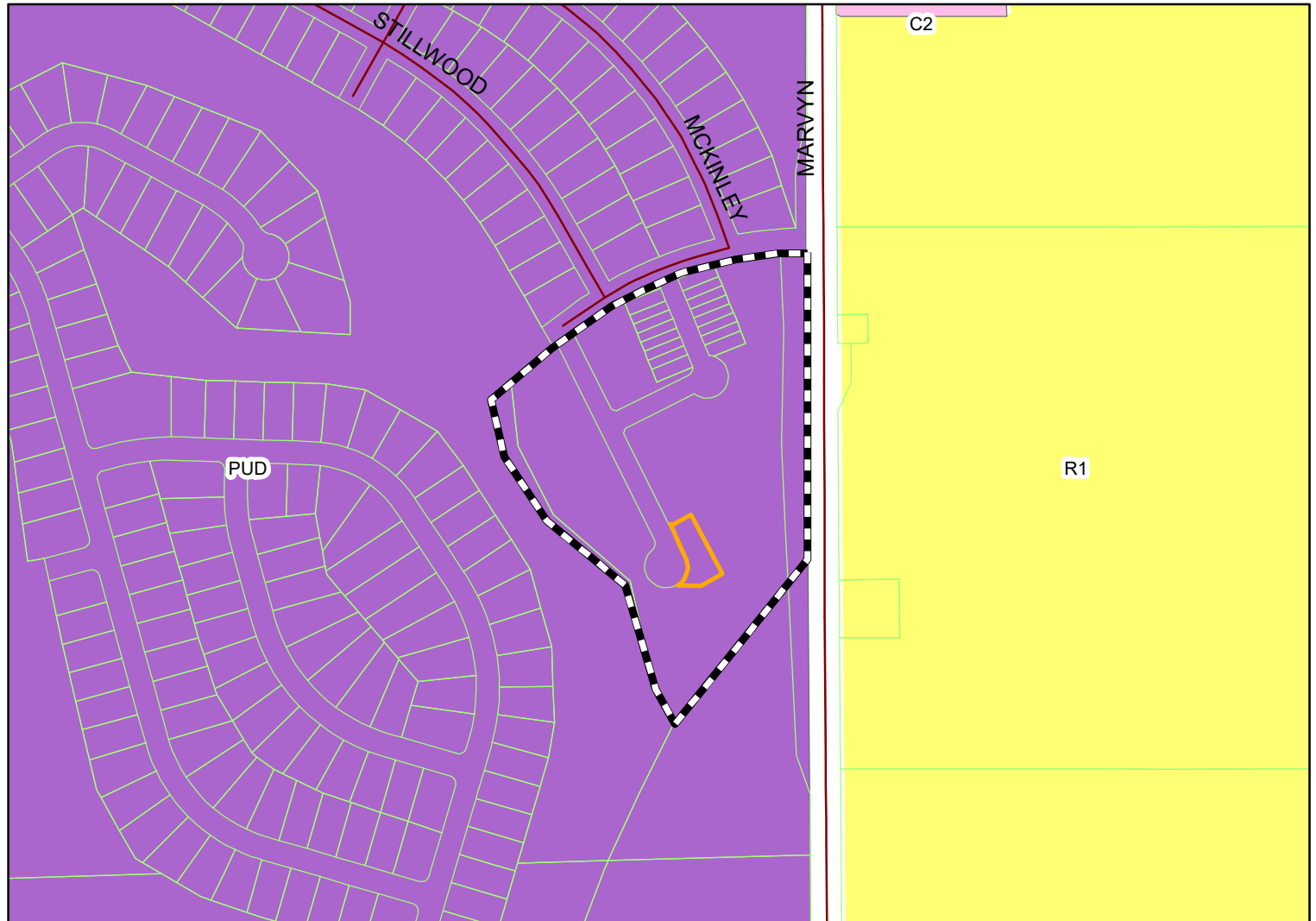
DATE



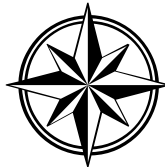
# WYNDHAM GATES POD 3 PHASE 6 SUBDIVISION

## ALANA COURT & RAIDEN CIRCLE

### FINAL APPROVAL, B-3



The applicant is requesting final approval for 8 townhome lots in a development 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 1ST DAY OF MARCH, 2024.

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, MIKE BUSER, 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 MARCH, 2024.

MIKE BUSER, 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 MIKE BUSER, 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 MARCH, 2024.

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 MARCH 1, 2024.
- 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').



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 6

WYNDHAM SOUTH SUBDIVISION 1ST ADDITION

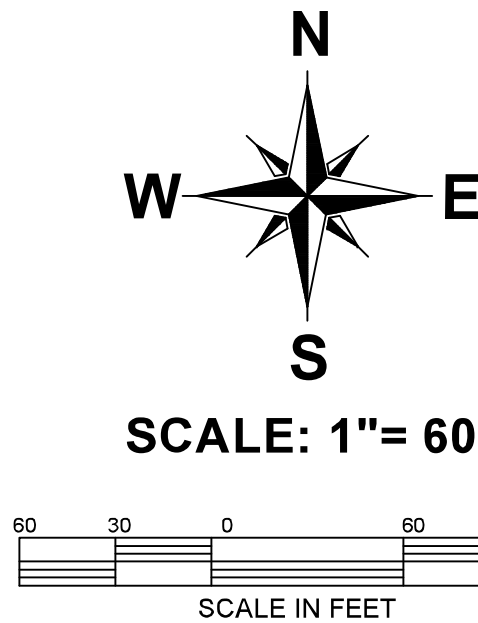
WYNDHAM SOUTH SUBDIVISION 1ST ADDITION  
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JOHNSON GREGORY THOMAS JR &  
3028 MCKINLEY DR  
OPELIKA, AL 36804

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 PARVNBHAI PATEL  
3020 STILLWOOD WAY  
OPELIKA, AL 36804

WYNDHAM GATEWAY LLC  
43 10 09 30 1 000 228.000  
WYNDHAM GATEWAY LLC  
8219 N CROSSING CT  
FORTSON, GA 31808



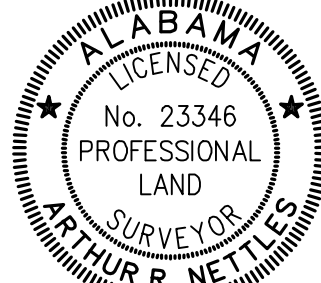
| LOT AREA TABLE |           |       |
|----------------|-----------|-------|
| LOT #          | SQ. FEET  | ACRES |
| 124            | 4,850.49  | 0.11  |
| 125            | 2,941.01  | 0.07  |
| 126            | 2,959.01  | 0.06  |
| 127            | 2,496.62  | 0.06  |
| 128            | 2,500.00  | 0.06  |
| 129            | 2,500.00  | 0.06  |
| 130            | 2,499.83  | 0.06  |
| 131            | 3,500.00  | 0.08  |
| 173-A          | 16,826.61 | 0.38  |

| LINE TABLE |                 |          |
|------------|-----------------|----------|
| LINE#      | BEARING         | DISTANCE |
| L1         | N 53° 07' 55" E | 111.82'  |
| L2         | N 53° 07' 55" E | 150.63'  |
| L3         | N 53° 07' 55" E | 27.75'   |
| L4         | S 22° 05' 35" E | 9.31'    |
| L5         | N 67° 54' 25" E | 100.00'  |

| CURVE TABLE |         |            |              |                 |
|-------------|---------|------------|--------------|-----------------|
| CURVE       | RADIUS  | ARC LENGTH | CHORD LENGTH | CHORD BEARING   |
| C1          | 55.00'  | 15.18'     | 15.13'       | N 25° 34' 10" W |
| C2          | 969.49' | 228.22'    | 227.70'      | N 59° 52' 33" E |
| C3          | 969.49' | 50.01'     | 50.00'       | N 68° 05' 50" E |
| C4          | 964.78' | 274.32'    | 274.39'      | S 77° 42' 57" W |
| C5          | 55.00'  | 27.48'     | 27.19'       | S 03° 20' 55" E |
| C6          | 55.00'  | 23.77'     | 23.59'       | N 23° 20' 48" E |
| C7          | 55.00'  | 41.39'     | 40.42'       | S 57° 17' 10" W |
| C8          | 55.00'  | 60.13'     | 57.18'       | N 41° 16' 14" W |
| C9          | 25.00'  | 32.82'     | 30.52'       | N 11° 06' 21" E |
| C10         | 55.00'  | 143.85'    | 106.22'      | N 26° 13' 40" W |

#### LEGEND

- CT CRIMPED TOP
- OT OPEN TOP
- IPFD IRON PIN FOUND
- IPS IRON PIN SET
- ▲ CALCULATED POINT
- ▲ CONCRETE MONUMENT FOUND
- ▲ SPIKE NAIL SET
- ⊗ 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, WITHOUT THE WRITTEN PERMISSION OF BASELINE SURVEYING & DESIGN, LLC. |           |
| CREW CHIEF                                                                                                                                                                                                                                                                                             | RAB       |
| DRAWN                                                                                                                                                                                                                                                                                                  | CSM       |
| JOB NO.                                                                                                                                                                                                                                                                                                | B72824-02 |



WYNDHAM GATES SUBDIVISION,  
POD 3, PHASE 6  
SEC. 30 T.19 N. Rg 27E  
OPELIKA, LEE COUNTY ALABAMA  
SCALE: 1"=60'  
FEBRUARY 29, 2024  
ARTHUR R. NETTLES AL. PLS. REG. NO. 23346  
ALABAMA CERT. OF AUTH. CA. NO. 922







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

---

**Meeting Date:** March 26, 2024

**Agenda Item #:** C-4

**Action Requested:** Conditional Use – Warehouse Addition

**Location of Property:** 3195 Society Hill Road

**Property Owner(s):** T Farmco, LLC  
Blake Rice, Barrett-Simpson, Inc. authorized representative

**Current Land Use:** Johnstone Supply Company

**Current Zoning:** C-2, GC-P

**Adjacent Zoning Districts  
and Land Uses:**

|       |     |                                          |
|-------|-----|------------------------------------------|
| North | PUD | Self Storage Units & Evergreen Siteworks |
| South | PJ  | Church                                   |
| East  | PUD | Evergreen Siteworks                      |
| West  | R-1 | Single family home                       |

**Proposal**

The applicant is requesting conditional use approval to construct a 20,000 square foot warehouse addition for Johnstone Supply in a C-2, GC-P zoning district. Johnstone Supply is a wholesale distributor of heating, air conditioning, and refrigerator products for contractors. Johnstone's 9.5 acre property at the corner of Society Hill Road and Gateway Drive has an existing 25,200 sf building and a 1,200 sf service building.

The warehouse is on the east side of the existing buildings (see red area on aerial photo page 2) and meets the minimum setbacks; the warehouse is 30 feet from the north property line and 200+ feet from all other property lines.

The minimum off-street parking for a warehouse is 1 parking space per 4,000 square feet of warehouse space. Site plan information includes 5 parking spaces for the warehouse area; the parking spaces need to be added to the site plan. There are 55 existing parking spaces in the front yard when the existing building was constructed, but the closest parking space to the warehouse is about 100 feet away. *(The 55 parking spaces installed for the former Mann's Museum, a wildlife museum that moved to Montgomery in 2003).* Five parking spaces needs to be added near the warehouse.

Landscaping is required based on the developed area of the warehouse. For the 20,000+ square foot area, 80 base points and 5 parking lot points are required. The landscape plan shows 8 trees and 25



shrubs. Landscaping for the five parking lot points must be near the five warehouse parking spaces. Landscaping needs to be added near the five parking spaces as required.

The exterior material on three sides (west, south and east) of the warehouse is “painted split-faced CMU block” from the ground to a 4’ height, and then “insulated metal panel with stucco texture finish” on the remaining 18’ high wall area. (The exterior material of the two existing buildings is metal panels.) The north exterior wall material facing the rear lot line is “Pemb’s single skin metal siding.” The north side is hidden from public streets and faces the rear yards of two adjacent properties: self-storage mini-warehouse and a land clearing/site improvement company (Evergreen Siteworks). The height of the exterior wall is 22 feet; the overall building height from the ground to roof ridge is 26 feet. The painted CMU block is an approved exterior material listed in Section 7.6 Gateway Corridor; the ‘metal panel with stucco texture finish’ and single skin metal panel is not listed and requires Planning Commission approval.

From the roundabout at Society Hill Road and Gateway Drive traveling east, the east bound traffic on Gateway Drive will see the warehouse for the most part. However, the distance from the warehouse to Gateway Drive is at least 220 feet or greater when viewed by motorists on Gateway Drive and building details are not easily seen. For westbound traffic on Gateway Drive, the warehouse will be hidden because of the dense growth of trees at least 100 feet wide on the east and south sides of the proposed warehouse. The north side metal panel cannot be seen from public streets. Staff approves the exterior materials proposed by the applicant.

**Staff recommends approval subject to the following:**

1. Add five parking spaces adjacent to the warehouse and landscaping near the parking spaces.
2. Planning Commission approve the “insulated metal panel with stucco texture finish” installed on the east, west, and south exterior walls and approve the “Pemb’s single skin metal siding” on the north exterior wall.





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### **Engineering Department Report**

Because of the limited size of the disturbance for this proposal, there will be no site plan submittal needed from the Engineering Department. All other utilities should still have submittals for approval. The Land Disturbance permit will be issued with the building permit.

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

---

### **Opelika Water Report**

Property is currently served from Society Hill Road. No other comments.

---

### **Opelika Power Services Report**

This property is located outside of the Opelika Power Services Territory.

---





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



PC DEADLINE: 3/5/24 PC MEETING: 3/26/24

**SITE ADDRESS:** ALABAMA STATE ROUTE 1 (SANDY CREEK RD) Opelika, AL 36801

**PROPERTY OWNER:** TRASH INVESTMENTS INC.

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

**MAILING ADDRESS:** 1350 KEYSTONE DRIVE, OPSEL, ALABAMA 36801

**PHONE NUMBER:** 334-417-9370 **FAX NUMBER:** 334-745-4367

**EMAIL ADDRESS:** ATLbrim@barrettsimpson.com

**PARCEL INFORMATION**

Project name: Johnstone Opelika Address/Location: 3161 Society Hill Rd.

Current Land Use: HVAC Supply/Warehouse Current Zoning: R-4C-2

Adjacent Zoning Districts: North: PUD South: None East: R-1 West: PUD

Description of Proposed Use: Warehouse

**AUTHORIZATION TO ACT AS APPLICANT** (if applicable)

I, See attached, being owner of the property which is the subject of this conditional use application hereby authorize Blake Rice, Barrett-Simpson, 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: \_\_\_\_\_ Date: \_\_\_\_\_

**STATE OF ALABAMA,  
COUNTY OF LEE**

I, \_\_\_\_\_, a Notary Public in and for said County and State, hereby certify that \_\_\_\_\_, 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 \_\_\_\_ day of \_\_\_\_\_,

\_\_\_\_\_  
Notary Public

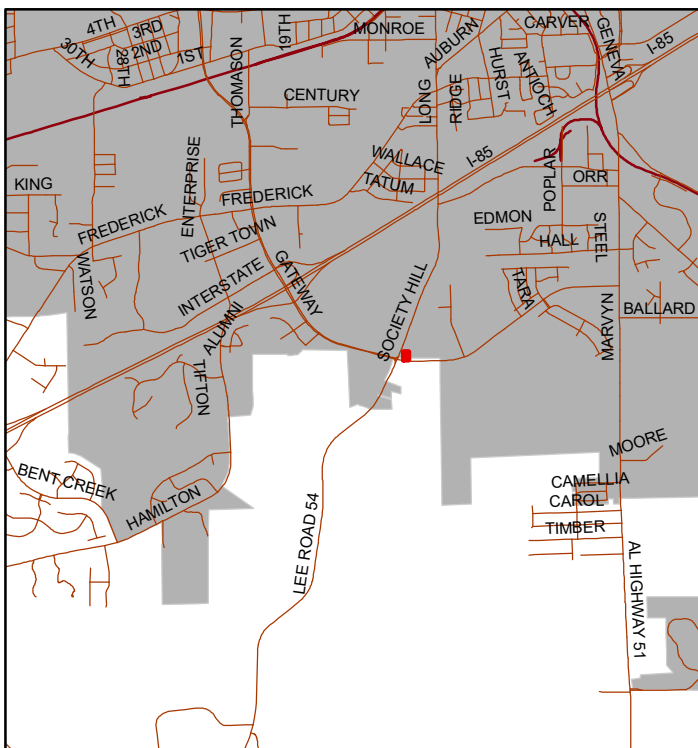
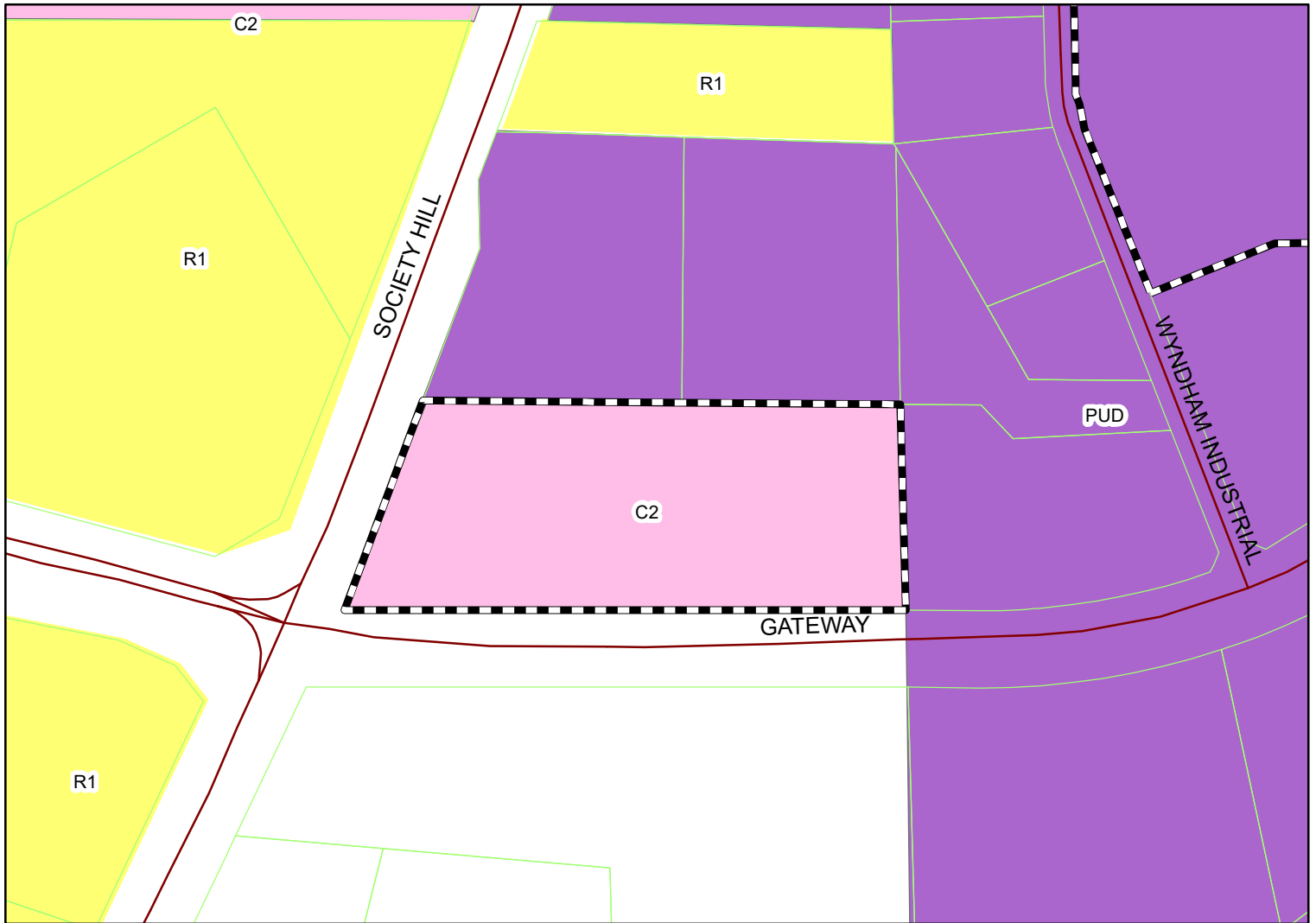
My Commission Expires: \_\_\_\_\_



# JOHNSTONE SUPPLY WAREHOUSE ADDITION

## 3195 SOCIETY HILL ROAD

### CONDITIONAL USE APPROVAL, C-4



Johnstone Supply Company is requesting approval to add a 20,000 sf warehouse near an existing 28,880 sf building. The property is located in the C-2, GC-P zoning district.



Subject Property

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

|                              |             |           |
|------------------------------|-------------|-----------|
| TOTAL PROPERTY.....          | 9.44 AC±    |           |
| EXISTING USE.....            | HVAC SUPPLY |           |
| PROPOSED USE.....            | HVAC SUPPLY |           |
| CURRENT ZONING.....          | C2          |           |
| EXISTING ISR.....            | 0.22        |           |
| PROPOSED ISR.....            | 0.28        |           |
| TOTAL BUILDINGS.....         | 2           |           |
| SETBACKS:                    |             |           |
| FRONT.....                   | 30'         |           |
| REAR.....                    | 30'         |           |
| SIDE.....                    | 10'         |           |
| SIDE ON STREET.....          | 25'         |           |
|                              |             |           |
| WAREHOUSE                    |             |           |
| PARKING REQUIRED             |             | 5 SPACES  |
| 20,000 SF @ 1 SPACE/4,000 SF |             |           |
| PARKING PROVIDED             |             | 60 SPACES |

**BARRETT-SIMPSON, INC.**  
*Civil Engineers & Land Surveyors*

706 12th ST, PHENIX CITY, AL 36868 (PH : 334-297-2423)  
223 S. 9th ST, OPELIKA, AL 36801 (PH : 334-745-7026)  
121 W. BROAD ST, EUFAULA, AL 36072 (PH : 334-687-4257)



CLIENT NAME

JOHNSTONE OPELIKA

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any form without the expressed  
written permission of Barrett-  
Simpson, Inc.

# SITE PLAN

DRAWN BY: BS  
DESIGNED BY: BS  
REVIEWED BY: BS  
APPROVED BY: BS

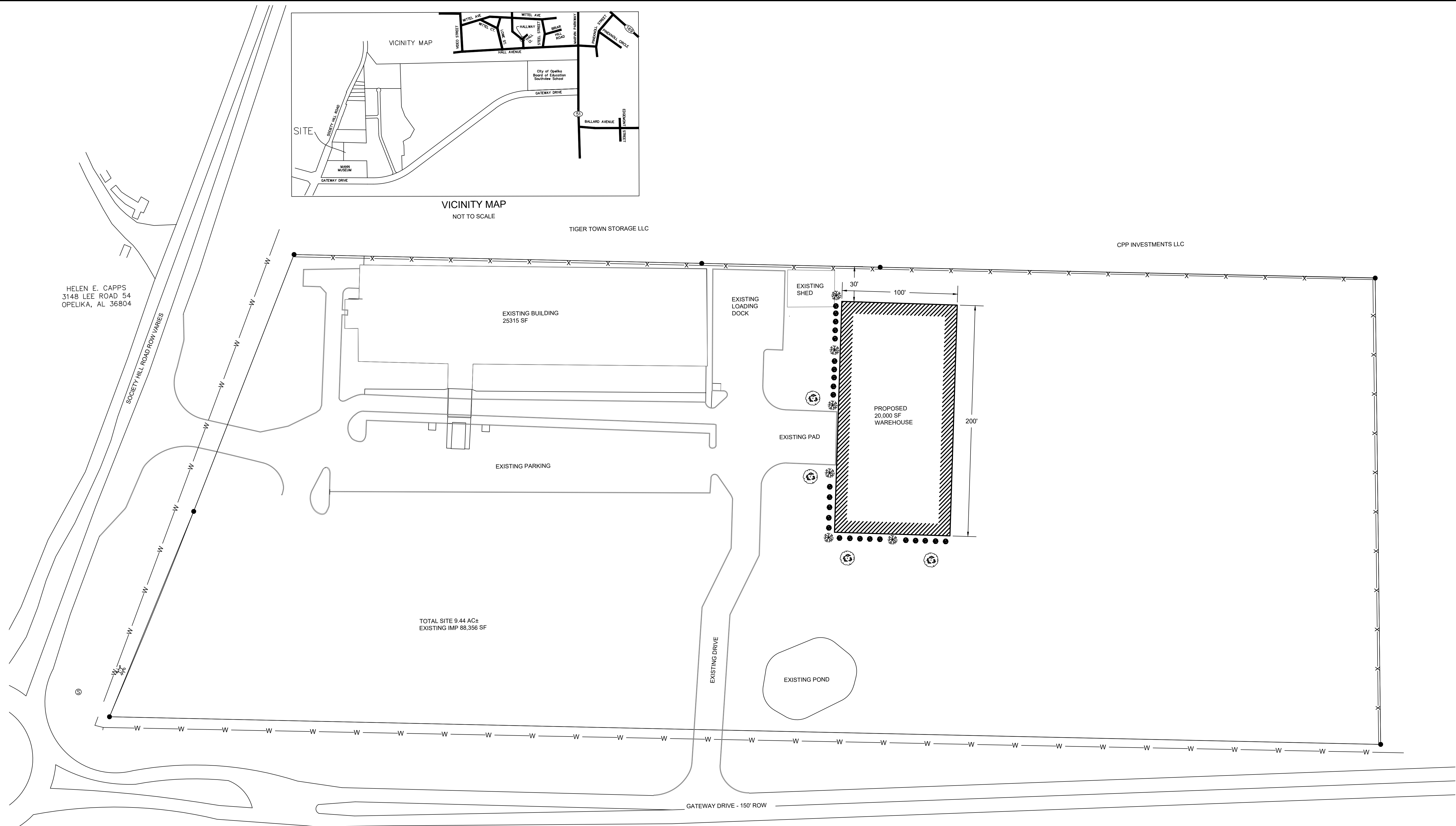
DATE 7 FEBRUARY 2024

|                |         |
|----------------|---------|
| PROJECT NUMBER | 24-0020 |
|----------------|---------|

SHEET NUMBER

C1

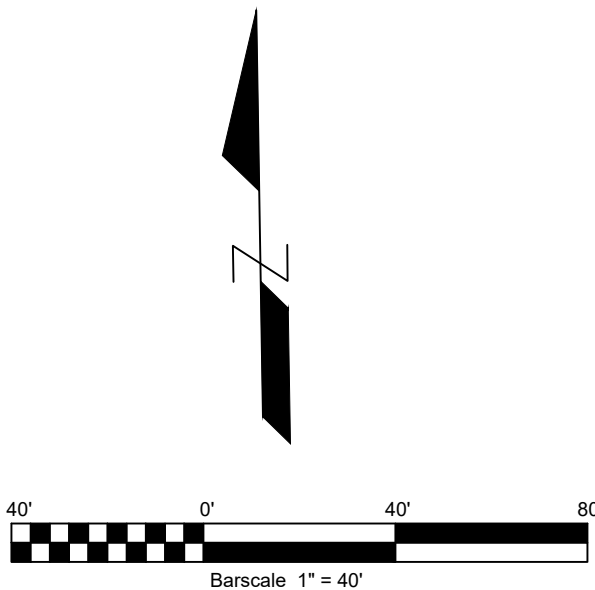




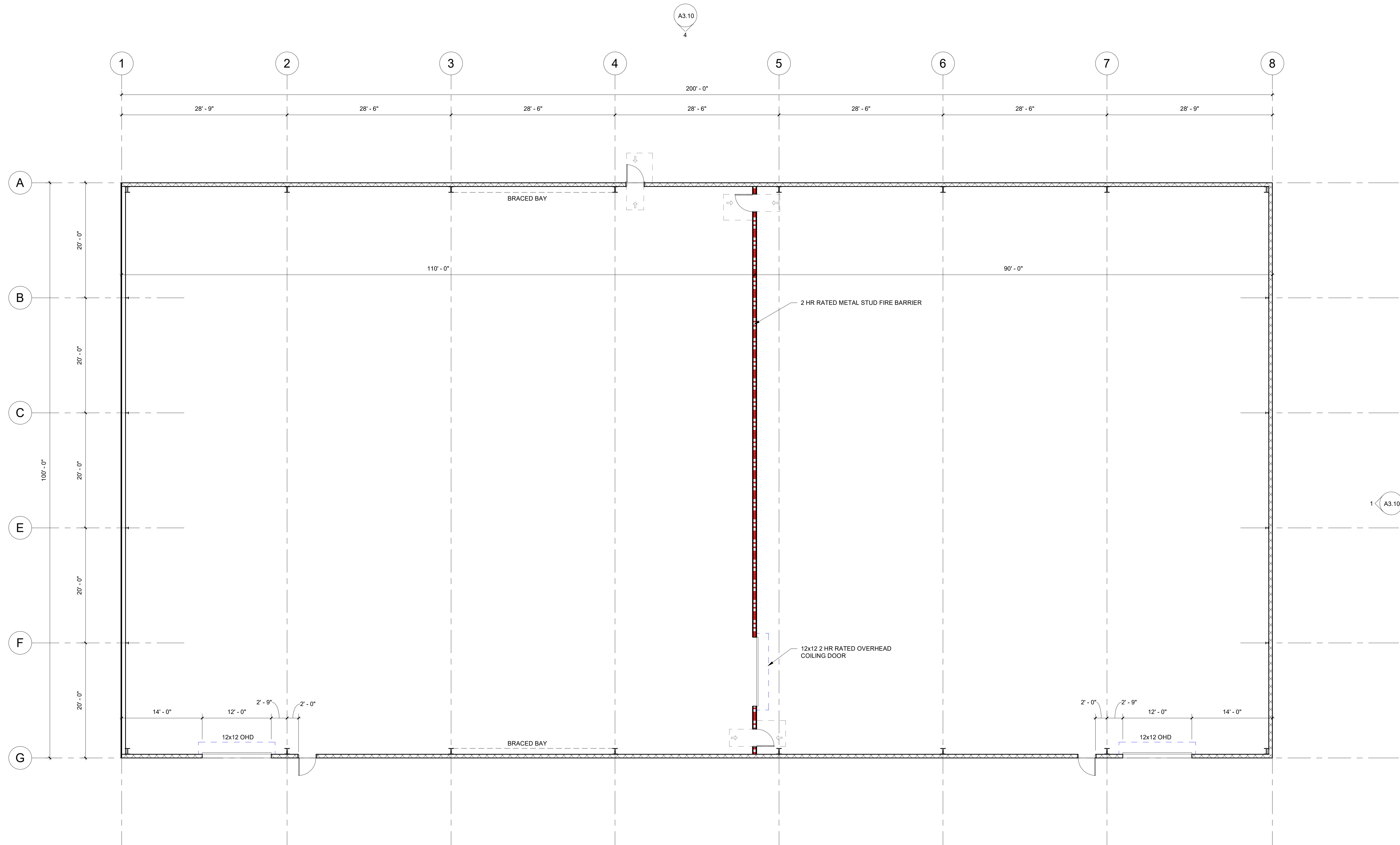
| SITE INFORMATION          |                 |
|---------------------------|-----------------|
| <u>COMMERCIAL RETAIL:</u> |                 |
| DEVELOPED AREA            | 20,000± SQ. FT. |
| BASE POINTS REQ'D         | 80              |
| BASE POINTS PROVIDED      | 87              |
| PARKING POINTS REQ'D      | 0               |
| PARKING POINTS PROVIDED   | 0               |
| TOTAL REQUIRED POINTS     | 80              |
| TOTAL PROVIDED POINTS     | 87              |

| PROPOSED PLANTINGS                                                                    |            |    |
|---------------------------------------------------------------------------------------|------------|----|
|  | SHRUB      | 25 |
|  | UNDERSTORY | 6  |
|  | MEDIUM     | 4  |
|  | CANOPY     | 0  |

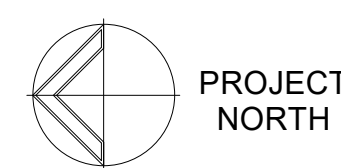
| LANDSCAPE PROPOSED |                  |                       |                   |                    |       |
|--------------------|------------------|-----------------------|-------------------|--------------------|-------|
|                    | SHRUBS<br>(1 pt) | UNDERSTORY<br>(5 pts) | MEDIUM<br>(8 pts) | CANOPY<br>(11 pts) | TOTAL |
| BASE POINTS        | 25               | 30                    | 32                | 0                  | 87    |
| PARKING POINTS     | 0                | 0                     | 0                 | 0                  | 0     |
| TOTAL LANDSCAPE    | 25               | 30                    | 32                | 0                  | 87    |







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



GENERAL FLOOR PLAN NOTES

1. ALL DIMENSIONS ARE TO FACE OF CMU, FACE OF CONCRETE TILT UP, FACE OF STUD, OR COLUMN CENTERLINE UNLESS NOTED OTHERWISE.
2. DOORS AND WINDOWS ARE CENTERED WITHIN THE WALL UNLESS NOTED OTHERWISE. DOOR JAMBS ARE 5" FROM ADJACENT WALLS UNLESS NOTED OTHERWISE.
3. SEE SHEET A0.0 - LIFE SAFETY PLAN FOR FIRE EXTINGUISHER NOTES AND LOCATIONS.

SR&F

2020 FIELDSTONE PKWY  
SUITE 900, PMB 265  
FRANKLIN, TN 37069  
334-319-5211

Seal

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FLOOR PLAN  
JOHNSTONE SUPPLY  
NEW 20,000 SF WAREHOUSE  
GATEWAY DRIVE  
OPELIKA, AL 36801

REV.

DESCRIPTION  
NOT FOR CONSTRUCTION

DATE  
1/29/24

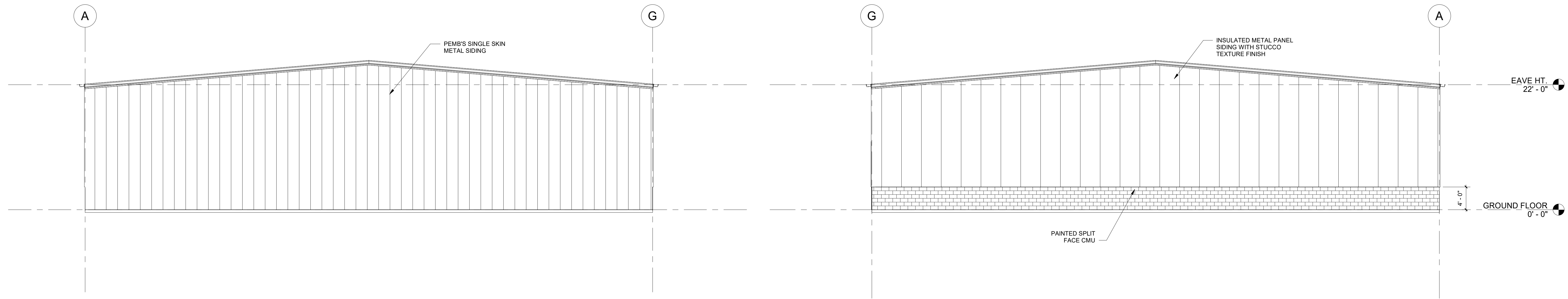
CHK  
SMF

DWG  
SR&F

Project No. 2023-27

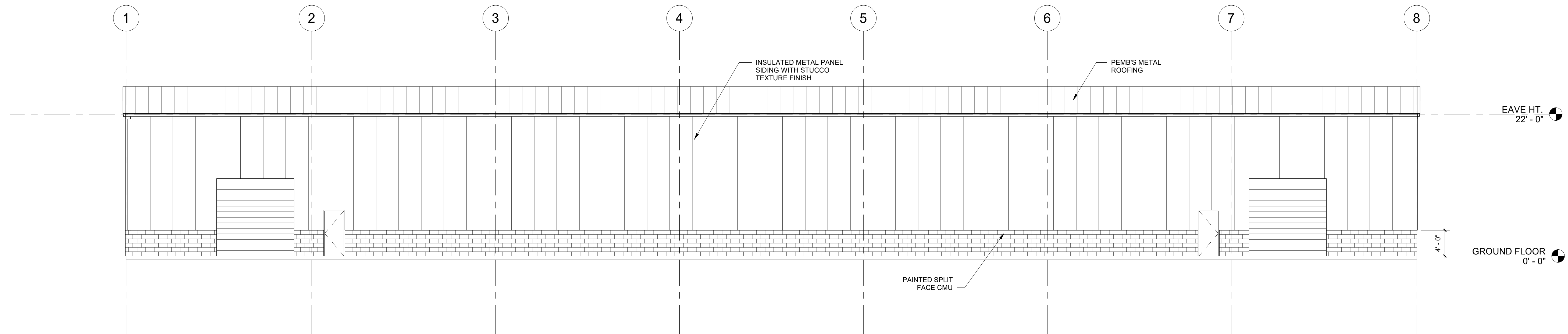
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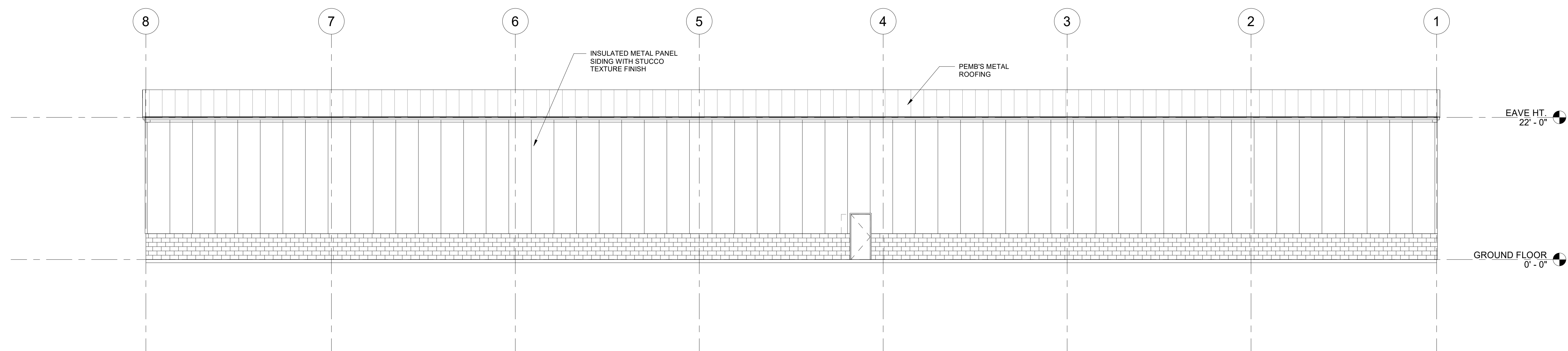


2 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

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



3 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION  
SCALE: 1/8" = 1'-0"

SR&F

2020 FIELDSTONE PKWY  
SUITE 900, PMB 265  
FRANKLIN, TN 37069  
334-319-5211

Seal

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ELEVATIONS  
JOHNSTONE SUPPLY  
NEW 20,000 SF WAREHOUSE  
GATEWAY DRIVE  
OPELIKA, AL 36801

REV.

DESCRIPTION  
NOT FOR CONSTRUCTION

DATE  
1/29/24

CHK  
SMF

DWG  
SR&F

Project No. 2023-27

A3.10







**CITY OF OPELIKA**  
**Planning Commission**  
**Planning Department Report**

---

**Meeting Date:** March 26, 2024

**Agenda Item:** D-5

**Action Requested:** Annexation and Zoning

**Location of Property:** 5400 Highway 431 North (Lafayette Parkway)

**Property Owners:** Shelly A. and Annie P. Perry

**Current Zoning:** PJ (Planning Jurisdiction)

**Proposed Zoning:** R-1 (Rural District)

**Existing Land Use:** Undeveloped

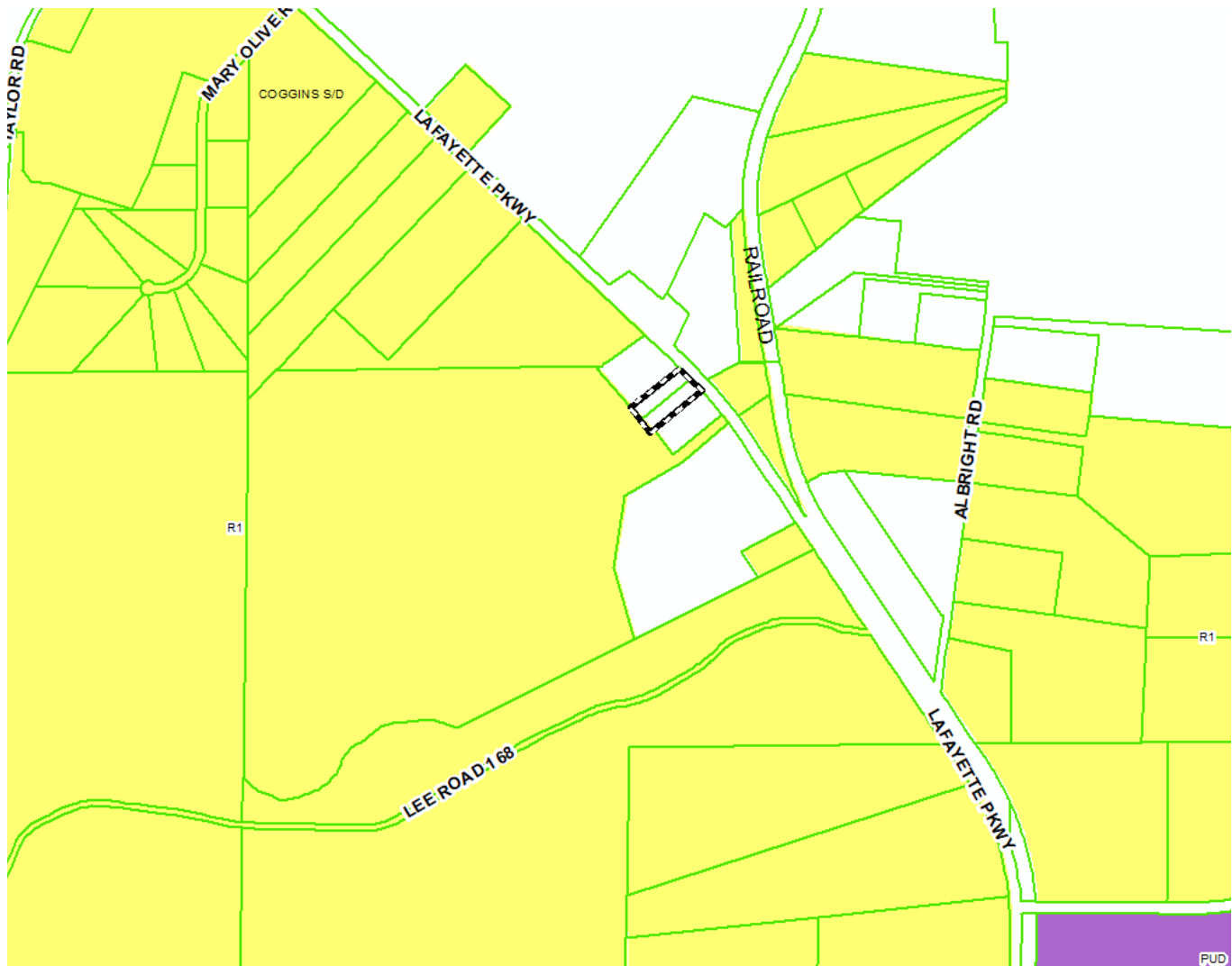
**Adjacent Zoning/Land Use:** North PJ (Planning Jurisdiction) Single family homes  
South R-1 Undeveloped  
East PJ L&L Machine Shop  
West PJ (Planning Jurisdiction) Commercial

**Staff Comments**

The petitioners/property owners are requesting to annex two lots that are accessed from Highway 431 North. The lots are about ½ mile north of the intersection of Albright Road and Highway 431. (See map on page 2) The two lots total 2.05 acres. One lot has a single family home, and the other lot is undeveloped. The property owners have owned the properties since 1983. The annexation property is contiguous to the City of Opelika on the southwest side.

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 2.05 acres and zone the property R-1.**



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### **Engineering Department Report**

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

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### **Opelika Water Report**

Property under consideration is outside of Opelika Water's Service Area.

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### **Opelika Power Services Report**

This property is located outside of the Opelika Power Services Territory.

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# PETITION FOR ANNEXATION

PLANNING DEPARTMENT

700 FOX TRAIL

OPELIKA, AL 36801

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

PC DEADLINE: \_\_\_\_\_ PC MEETING: \_\_\_\_\_



SITE ADDRESS: 5400 US HWY 431 N Opelika AL 36801

PROPERTY OWNER: Shelly A. Perry

APPLICANT: Shelly A. Perry

MAILING ADDRESS: 5400 US HWY 431 N. Opelika AL 36801

PHONE NUMBER: 256-689-9239 FAX NUMBER: \_\_\_\_\_

EMAIL ADDRESS: guntanellandrita@yahoo.com

## PARCEL INFORMATION

PAGE 1 OF 2  
LOT 4.005

Tax Parcel Number: 03-04-19-0-000-004.005

Street Address: 5400 HWY 431 NORTH - 45,715 SQUARE FOOT LOT

Current Land Use: SINGLE FAMILY HOME

Proposed Zoning: \_\_\_\_\_

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

Description of proposed use: SINGLE FAMILY HOME

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? 1
3. What is the population by race? White, 1 Black, Hispanic, Asian, Other
4. How many registered voters reside in proposed annexed area? \_\_\_\_\_
5. Are there any businesses in proposed annexed area? 1  
List type of business and location: \_\_\_\_\_

Proposed Zoning: R-1

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

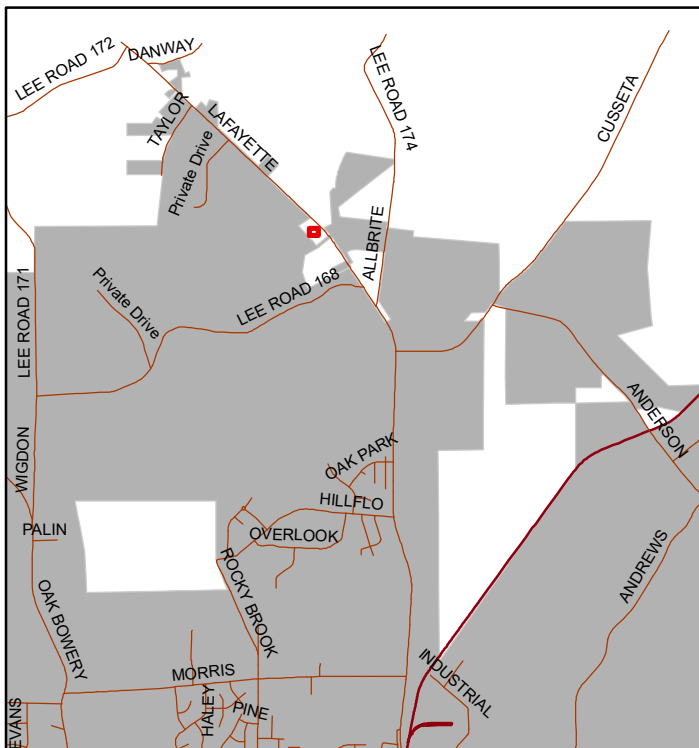
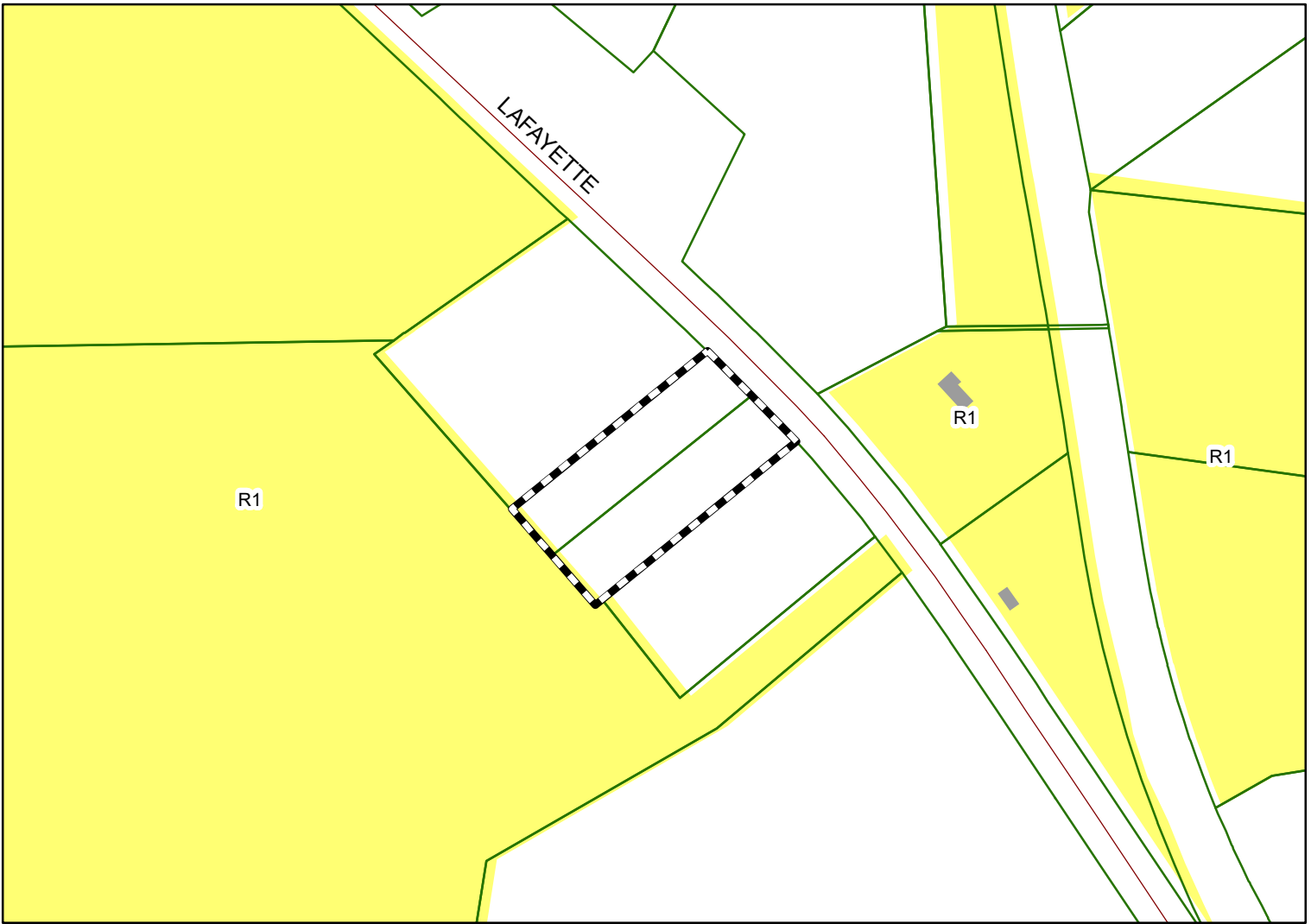
TOTAL = \$ 250.00 ONE SINGLE FAMILY HOME

PAID MDD

OWNERS SIGNATURE: Shelly A. Perry  
(PRINT NAME) Shelly A. Perry

DATE: 2/22/24

# PERRY ANNEXATION HIGHWAY 431 NORTH (LAFAYETTE PARKWAY) R-1 ZONE REQUESTED



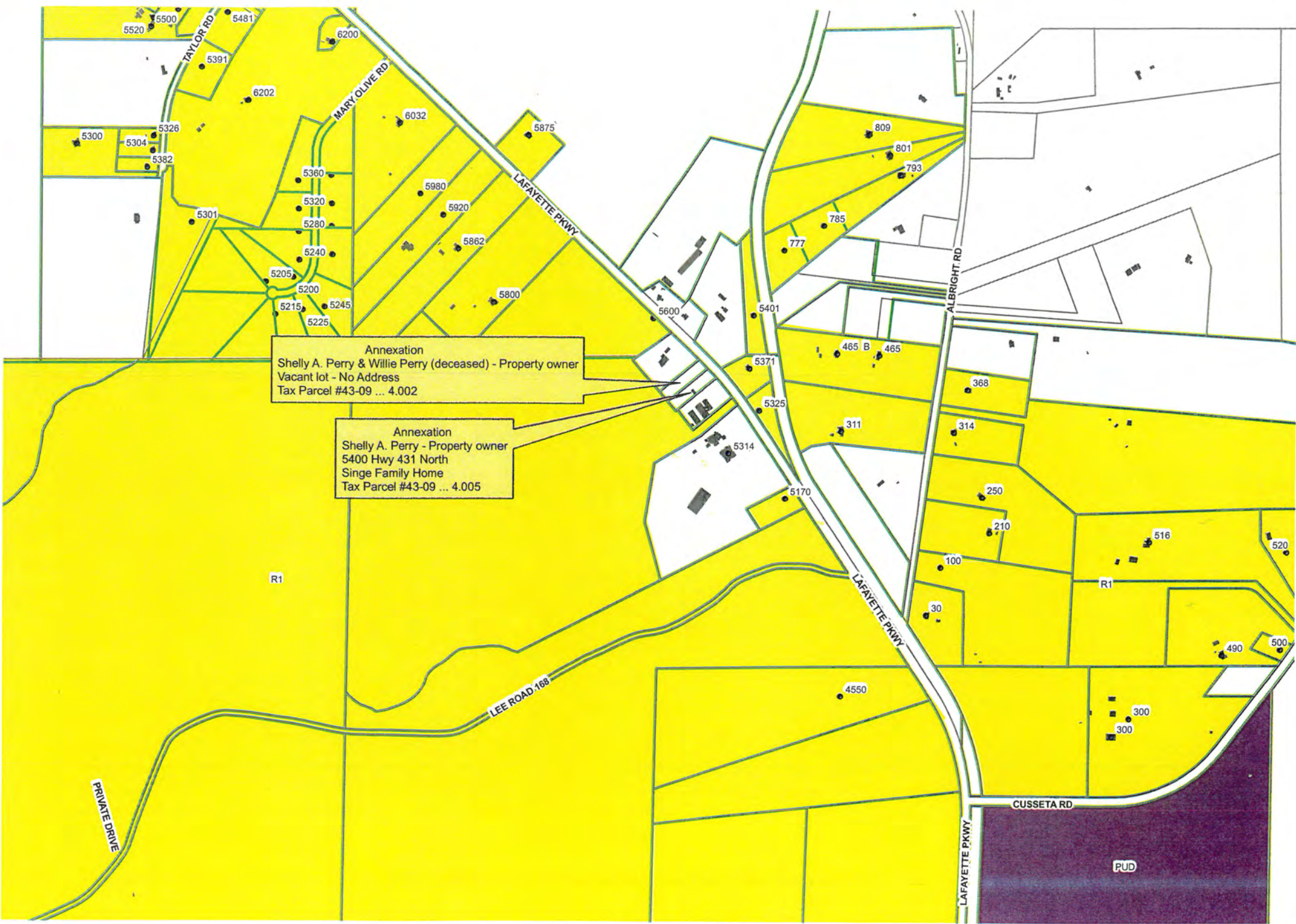
The applicant is requesting annexation of two lots that total 2.05 acres. The City limits is adjacent to the properties on the south side. A house is on one lot; the other lot is vacant. R-1 zone is requested.



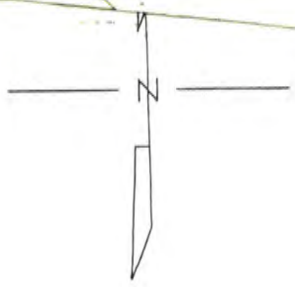
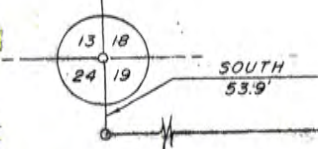
Subject Property

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









SCALE 1" = 100'

NOTE: PARCEL "A" RESURVEYED 14 DEC 92  
BY PHILIP L. PRETWELL, AL LS # 31173.  
(NOTE POWER LINES OBSERVED)  
Philip L. Pretwell LS  
PHONE 1-205-321-1311

SURVEY  
3 COPIES



# SURVEY FOR MICHAEL L. & JOE C. DAVIS

LEE  
SEC. 19

COUNTY  
T-20-N

ALABAMA  
R-27-E

WE, TOM W. SPENCE AND DAVID H. MILLER, REGISTERED SURVEYORS IN THE STATE OF ALABAMA, HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT PLAT OF A SURVEY MADE BY US

DECEMBER 5, 1983

*Tom W. Spence* *David H. Miller*  
Cert. No. 10090 Cert. No. 6259



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

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|                          |                                                                                                                               |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| <b>Meeting Date:</b>     | March 26, 2024                                                                                                                |
| <b>Agenda Item #:</b>    | E-6                                                                                                                           |
| <b>Action Requested:</b> | Text Amendment –<br>Amend Section 2.2 Definitions<br>Amend Section 7.3 Use Categories<br>Add Section 8.28.4 Bed and Breakfast |

During the recent, discussion regarding the Renfro House rezoning, it came to light that our current Bed and Breakfast regulations needed to be updated. While this topic was spurred by that discussion, the two issues are separate. This concerns the future location and operation of potential bed and breakfast uses community wide.

The most significant issue regarding the City of Opelika’s bed and breakfast regulations is the location in which they may operate. Traditionally, a bed and breakfast is a home that rents out rooms and provides some meals to the guests for a fee on a short-term basis. These homes are generally in a residential area that contains some uniqueness or adjacency to a downtown, historic, or other tourist destination. Currently, under the City of Opelika zoning regulations, a bed and breakfast is not permitted in most residential areas. It would be allowed in commercial and institutional zones. Most places that would be attractive for a bed and breakfast use are not zoned commercially. The one exception to this are the homes immediately adjacent to downtown on the north and south. This text amendment proposes modifying the permitted use table to allow the use as a conditional use in most residential zones. This allows the Planning Commission to review requests and hold a public hearing for potential sites. Additionally, the Planning Commission can then approve, deny, or approve with certain conditions.

In most zoning ordinances, bed and breakfast uses are required to meet common special development standards. These would be base conditions required of all new requests. These conditions can limit how many rooms and guest can utilize the site. They may also require food service, specify parking requirements, limit locations to certain capacity roads, or other items that may allow the use to better blend into a neighborhood setting without disrupting adjoining residential uses. Staff has provided some basic standards as a starting point for discussion or review. We have looked at other municipalities and current bed and breakfast uses (Hertiage House).

At the time of this report, the City Council is proposing to host a meeting on the proposed uses. In conversations with City Administration and affected parties, we feel that it is in the best interest of City to take time to make sure that the best possible regulations can be implemented. As such, we are requesting that no recommendation be made at the March meeting to allow more time for feedback and input into the potential change.

Recommendation: We recommend this item be tabled for consideration at the March meeting.

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**Engineering Department Report, Opelika Utilities Board Report, and Opelika Power Services Report**

No report.

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

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**Meeting Date:** March 26, 2024

**Agenda Item #:** E-7

**Action Requested:** Text Amendment –  
Amend Section 6.4 Purpose and Intent  
Amend Section 7.3 A District Regulations  
Amend Section 7.3 C Use Categories

During the recent, discussion regarding the Renfro House rezoning, there was a great deal of discussion regarding the institutional zone. Many residents feared that the zone could allow commercial in areas where it may be detrimental to residential neighborhoods. Many of the concerns were unlikely to ever occur, but some of the issues raised were valid.

The zoning ordinance defines the Institutional District as:

I-1 Institutional District. This district is intended for major institutional uses such as; governmental buildings, parks, cemeteries, schools, the East Alabama Medical Center, and related medical uses. Uses in this district will be limited in order to establish areas for these uses and to protect them from the intrusion of incompatible uses.

As the intent section states, the zone is typically applied to create a zone for uses that are more intense than most residential zones, but also limits commercial uses that may impact them. In some cities, the institutional zone is also considered a floating zone that can allow non-residential uses under certain circumstances. This has been used function of the zone has been used a few times in Opelika including with the Brownfield House, Ward Funeral Home, and Darden House.

A majority of the property zoned as I-1 in the City of Opelika is owned and used by the City of Opelika or Opelika Board of Education for offices, parks, and schools. There are also many properties that area owned by other local, state, or federal entities. This includes property owned by Lee County, Lee County Board of Education, Auburn University (AU Airport), Southern Union Community College, Alabama Armory Commission, and the federal government (Post Office, National Guard Armory). Finally, there are some properties owned by individual entities like Lee County Fairgrounds, Ward Funeral Home site, Darden House, Frazier Dental site, Greater Peace Church, and property for the historic commercial in Pepperell Village. The largest non-governmental owner of institutional property is East Alabama Medical Center.

There uses allowed in this zone are typically those associated with types of uses above. These uses include governmental offices, medical related uses, parks, schools, and churches. The City of Opelika zoning ordinance allows a few more uses that are allowed outright in the zone as well. These include banks, day cares, restaurants, and hotels. While some of these uses are appropriate in some areas of the I-1 District, there are many places that the uses may not be appropriate or at

least without some additional conditions. Most of the properties zoned I-1 are sporadically spread throughout the city and often in residential areas. As such we are recommending that some of the uses be changed from allowed by right to conditional. We have also recommended that a few uses be changed from not allowed to conditional as well.

| Use                                                         | Existing    | Proposed    |
|-------------------------------------------------------------|-------------|-------------|
| Single-Family                                               | Allowed     | Allowed     |
| Apartments                                                  | Conditional | Conditional |
| Group Homes                                                 | Allowed     | Allowed     |
| Domiciliary                                                 | Conditional | Conditional |
| Bed and Breakfast                                           | Allowed     | Allowed     |
| Professional Office                                         | Allowed     | Allowed     |
| Office for Dentist/Physician                                | Allowed     | Allowed     |
| Bank without drive through                                  | Allowed     | Conditional |
| Day Care Center                                             | Allowed     | Conditional |
| Fraternal Hall – conditional                                | Conditional | Conditional |
| Restaurant (non-fast food)                                  | Allowed     | Conditional |
| Fast Food Restaurant                                        | Conditional | Conditional |
| Airport                                                     | Allowed     | Conditional |
| Guard/Reserve Center                                        | Allowed     | Conditional |
| Funeral Home, Cemetery, Mausoleum, Columbarium, Crematorium | Allowed     | Conditional |
| Medical Clinic                                              | Allowed     | Conditional |
| Pharmacy                                                    | Allowed     | Conditional |
| Laboratory                                                  | Allowed     | Conditional |
| Retail Medical Supply                                       | Allowed     | Conditional |
| Medical Cannabis Dispensary                                 | Conditional | Conditional |

Many of the uses would be unlikely to operate within a residential area because they would not have the size property or commercial viability to operate. Some of the uses like guard center or airport would likely be operated through a governmental agency which the city may not be able to regulate due to the supremacy clause. The medical cannabis use would remain conditional, but would be prohibited from residential areas because of specific distance requirements in their special development standards.

Again, the area most likely to be affected by this is the area surrounding the hospital. There are some uses that instead of being allowed by right may need to seek conditional use approval. This could include some larger clinics or pharmacy not part of the primary hospital complex. Many of these uses located within the hospital campus would likely be considered accessory uses to the overall hospital complex. Additionally, professional and medical offices were not modified because these uses typically have few negative impacts on neighbors and it could have significant impact on the outlying properties around the hospital.

As previously mentioned two uses were recommended to be moved from not allowed to conditional. These uses were post office and indoor recreation. The current post office is zoned institutional. Again, the city would likely have little to no authority to regulate the post office if it were owned by federal government. The indoor recreation use is common with park, church,



school, and medical facilities and may be able to operate with proper conditions in many of the I-1 zones.

The other change proposed to the I-1 zone is to apply a density to the District Regulation table. While apartments and single-family residential are permitted or conditional uses, there is no maximum density associated with it. To avoid any potential confusion or abuse, staff has recommended that this be set to 16 units per acre. This would allow potential housing in the more commercial areas where the use is located, but does not require that full density is allowed in every case. As with any development, staff recommends a density based on the comprehensive plan recommendations and the surrounding zoning and development.

Recommendation: We recommend the Planning Commission send a positive recommendation to the City Council.

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**Engineering Department Report, Opelika Utilities Board Report, and Opelika Power Services Report**

No report.

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

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**Meeting Date:** March 26, 2024 (Tabled Feb. 27, 2024, PC Meeting)

**Subdivision:** South Lake Area Bank Parcels, Revision of Part of Lot 2

**Agenda Item #:** F-8

**Action Requested:** Preliminary Plat

**Location of Property:** 1500 block of South Uniroyal Road

**Property Owner(s):** Chao Han  
Mike Maher, Precision Surveying(representative)

**Current Land Use:** Undeveloped

**Current Zoning:** R-2 and R-3

**Staff Comments:**

The applicant is requesting preliminary plat approval for a 44-lot subdivision located off South Uniroyal Road. The previous preliminary plat approval from 2021 has expired. The property is zoned R-2 and R-3. The R-2 zoned lots meet the minimum 15,000 square foot lot size requirements and the minimum lot width of 80 ft. Lot 1, 2, and 20, 33, 34, 35 are in both the R-3 and R-2 zoning districts; the R-2 standards shall apply. The lots zoned R-3 meet the minimum 10,000 square foot lot size requirements and the minimum lot width of 70 ft. These lots range from about 10,000 square feet to 198,785 square feet. This subdivision requires underground utilities and sidewalks on both sides of all streets. Note 9 states Lots 42 and 44 shall take access from the side street and not from Uniroyal Road.

Planning staff recommends that the dashed line designating a 30-foot landscape buffer on the plat be labeled “30-foot undisturbed wooded buffer not to be removed” to more clearly delineate the 30-foot residential buffer. The 30-foot buffer was required by the Planning Commission in 2005. The applicant shows a change in the location of the previously approved buffer. The Planning Commission is asked to consider moving the 30’ undisturbed buffer to the rear portions of Lots 1, 3, 4, 5, 6, 7, and 8. The required 30-foot undisturbed buffer must be replanted with a 30’ residential buffer before final plat approval.

**Staff recommend approval of the preliminary plat subject to:**

- 2. Sidewalks shall be required on both sides of the street.**
- 3. All utilities shall be underground.**
- 4. Add a note Lots 44 and 42 shall have access on the new street only.**
- 5. Lots 43 and future lots shall have shared driveways and access easements if farther divided.**
- 6. The Planning Commission agrees to move the 30’ undisturbed buffer to the rear portions of Lots 1, 3, 4, 5, 6, 7, and 8 and this buffer will be replanted with a residential buffer to be planted prior to the final plat approval.**

**7. Ensure a home can be placed on lots 26 without obstructing the 20' private storm easement.**

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### **Engineering Department Report**

There have been some issues with the erosion control in the construction of this subdivision that Opelika Engineering/Stormwater has been enforcing. There has been a change in contractor that is doing a better job at working with the City to reduce the construction run off and to construct the infrastructure to the City standards.

The Opelika Engineering Department has no comments or concerns regarding this preliminary plat extension application.

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### **Opelika Water Report**

Final approval is subject to acceptance of all installed water infrastructure.

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### **Opelika Power Services Report**

This property is located inside of the Opelika Power Services Territory.

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000066-2024

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

AGENDA ITEM # 8



DEADLINE: \_\_\_\_\_ MEETING: \_\_\_\_\_

**SITE ADDRESS:** South Uniroyal Road, Opelika, Alabama 36801 PIN 63818

**PROPERTY OWNER:** Chao Han

**APPLICANT/AUTHORIZED REPRESENTATIVE:** Mike Maher

**MAILING ADDRESS:** 2124 Moores Mill Road Suite 110, Auburn, Al 36830

**PHONE NUMBER:** 334-821-0105 **FAX NUMBER:** 334-821-4044

**EMAIL ADDRESS:** mike.precisionsurv@gmail.com

**TYPE OF PLAT APPROVAL REQUESTED** Subdivision plat

☐ SKETCH PLAN ☐ ADMINISTRATIVE ☒ PRELIMINARY ☐ FINAL

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

☐ Annexation ☐ Rezoning ☐ Other \_\_\_\_\_

**PARCEL INFORMATION**

Subdivision Name: South Lake Bank parcels Rediv Lot 2

Current Land Use: Residential

Current Zoning: R2 AND R3

Proposed use of the Subdivision: residential

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

Number of Lots: 45 x \$3.00 = \$ 135

Number of APO: 29 x \$7.00 = \$ 203  
(Adjacent Property Owners)

Fee: \$75.00

**TOTAL** = 413.00

**PAID** \_\_\_\_\_

I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) South Lake Bank parcels Rediv Lot 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**

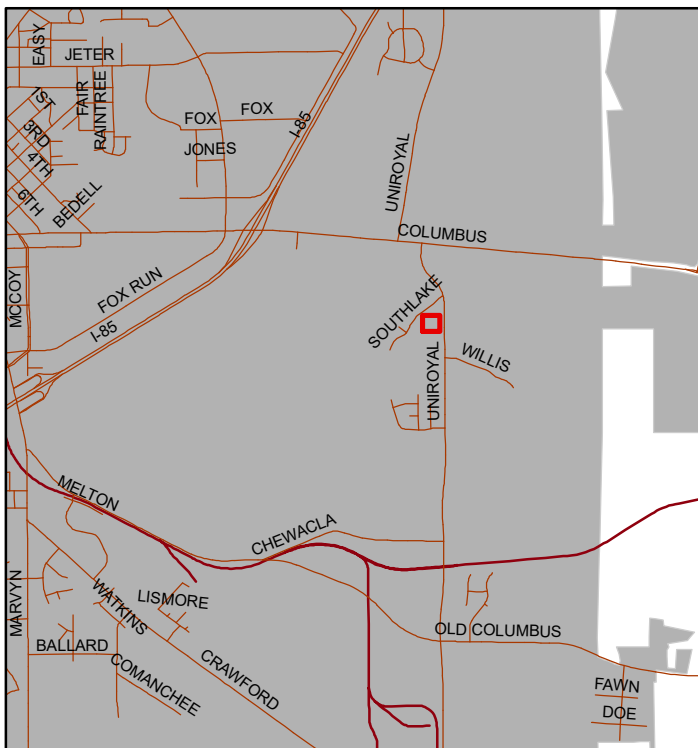
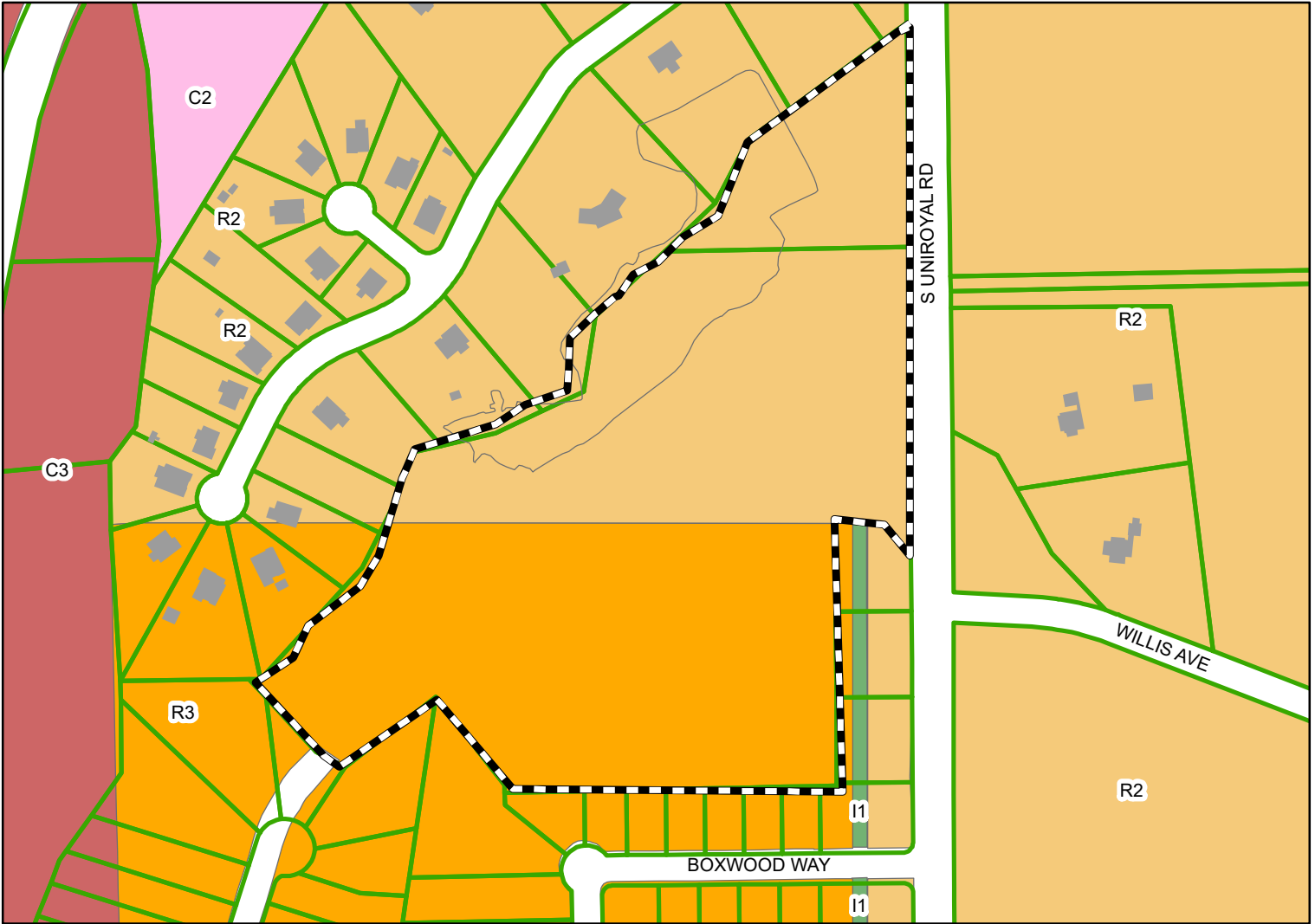
**REPRESENTATIVE SIGNATURE:** Chao Han

(PRINT NAME) Chao Han

2-6-24

DATE

# SOUTH LAKE BANK PARCEL LOT 2 SUBDIVISION SOUTH UNIROYAL ROAD PRELIMINARY PLAT APPROVAL



The applicant is requesting preliminary approval for 45 lots. The property is in a R-2 and R-3 zoning district. This item was tabled by the applicant at the Feb 27th PC meeting.



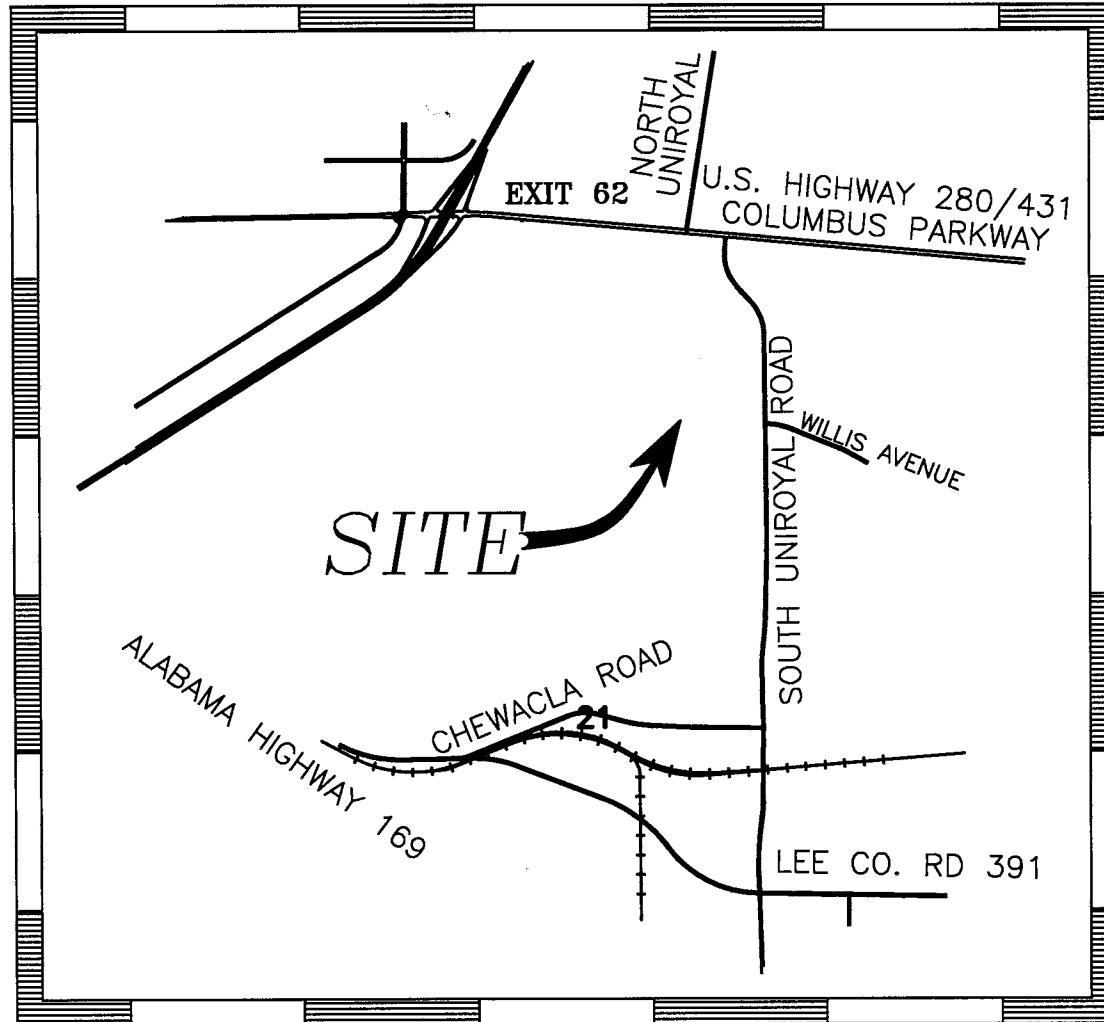
Subject Property

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.



VICINITY MAP

NOT TO SCALE





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 \_\_\_\_\_, 2024.

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

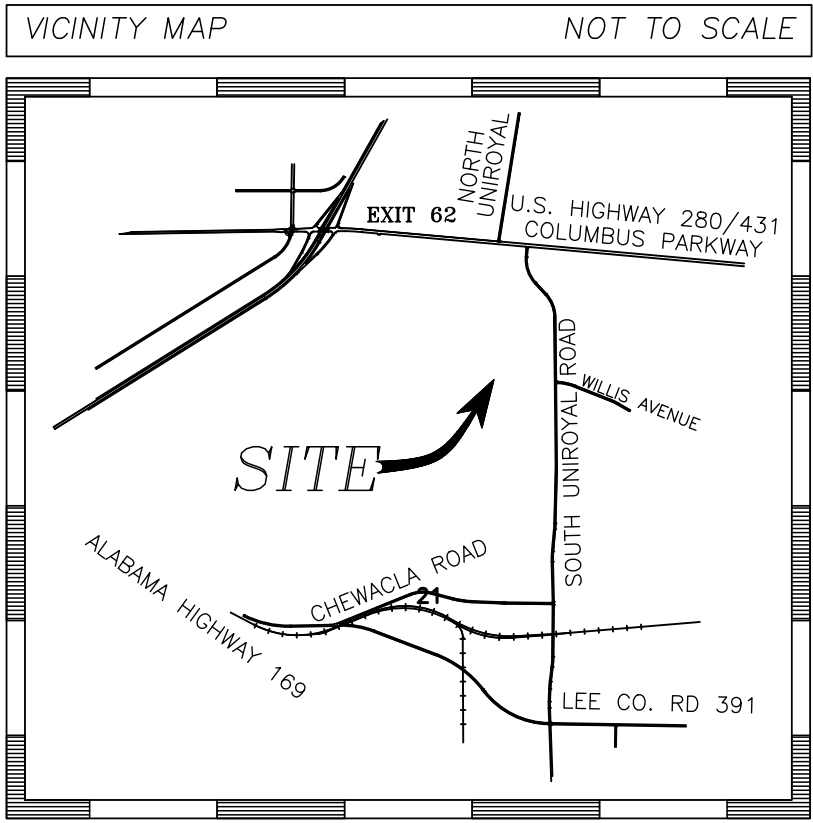
State of Alabama  
Lee County

I, Han Chao, owner of the real property shown on this plat, hereby joins in the statement of Michael T Maher, and certify that it was and is my purpose to subdivide the lands so plotted as shown.

In witness whereof, I have hereunto set my hand on this the \_\_\_\_ day of \_\_\_\_\_, 2024.

- NOTES:**
1. SOURCE OF INFORMATION: SOUTHLAKE SUBDIVISION, 2ND REVISION TO PARCEL 2 - PLAT BOOK 29, PAGE 146 AND DEED BOOK 2435, PAGE 148 (SUBJECT); CREEKSTONE PHASE 4 - PLAT BOOK 42, PAGE 133 & PLAT BOOK 42, PAGE 134; SOUTH LAKE AREA BANK PARCELS, REDIVISION OF PARCEL 2 - PLAT BOOK 29, PAGE 104; SOUTH LAKE S D 5TH REVISION, PLAT BOOK 27 PAGE 159
  2. BASIS OF BEARING: STATE PLANE COORDINATES, NAD 1983, ALABAMA EAST ZONE, US FOOT. COORDINATES SET USING RTK GPS, ALDOT CORP 45 CONTROL
  3. DATE OF FIELD SURVEY: MARCH 5, 2024, 2024.
  4. DATE OFFICE WORK COMPLETED: MARCH 15, 2024.
  5. 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.
  6. NO PORTION OF THIS SITE LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA PER FEMA FIRM 01081C0068G DATED SEPTEMBER 2, 2011
  7. THIS SITE SERVED BY OPELIKA WATER SERVICES
  8. THIS SITE IS NOT LOCATED IN THE SAUGHAHATCHEE WATERSHED.
  9. LOTS 42 AND 44 SHALL TAKE ACCESS FROM THE SIDE STREET AND NOT FROM UNIROVAL ROAD. ACCESS TO LOT 43 MUST MEET CITY REQUIREMENTS AND BE APPROVED PRIOR TO A DRIVEWAY BEING INSTALLED.

South Lake Area  
Bank Parcels  
Revision of part of Lot 2  
SECTION 16 T 19 N R 27 E  
OPELIKA LEE COUNTY ALABAMA



43 10 05 16 4 000 050.000  
BELCHER BRANDON & BEVERLY  
1701 SOUTHLAKE DR  
OPELIKA, AL 36801

43 10 05 15 0 000 010.000  
FLOYD J NEWELL  
2013 COLUMBUS PKWY  
OPELIKA, AL 36801

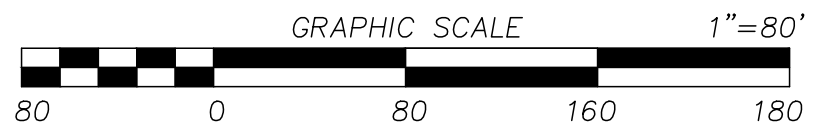
43 10 05 15 0 000 026.002  
HUMPHREY KATHY G LIVING TRUST  
1501 S UNIROVAL RD  
OPELIKA, AL 36801

43 10 05 15 0 000 026.000  
BARTLETT DAVIS D  
1607 S UNIROVAL RD  
OPELIKA, AL 36804

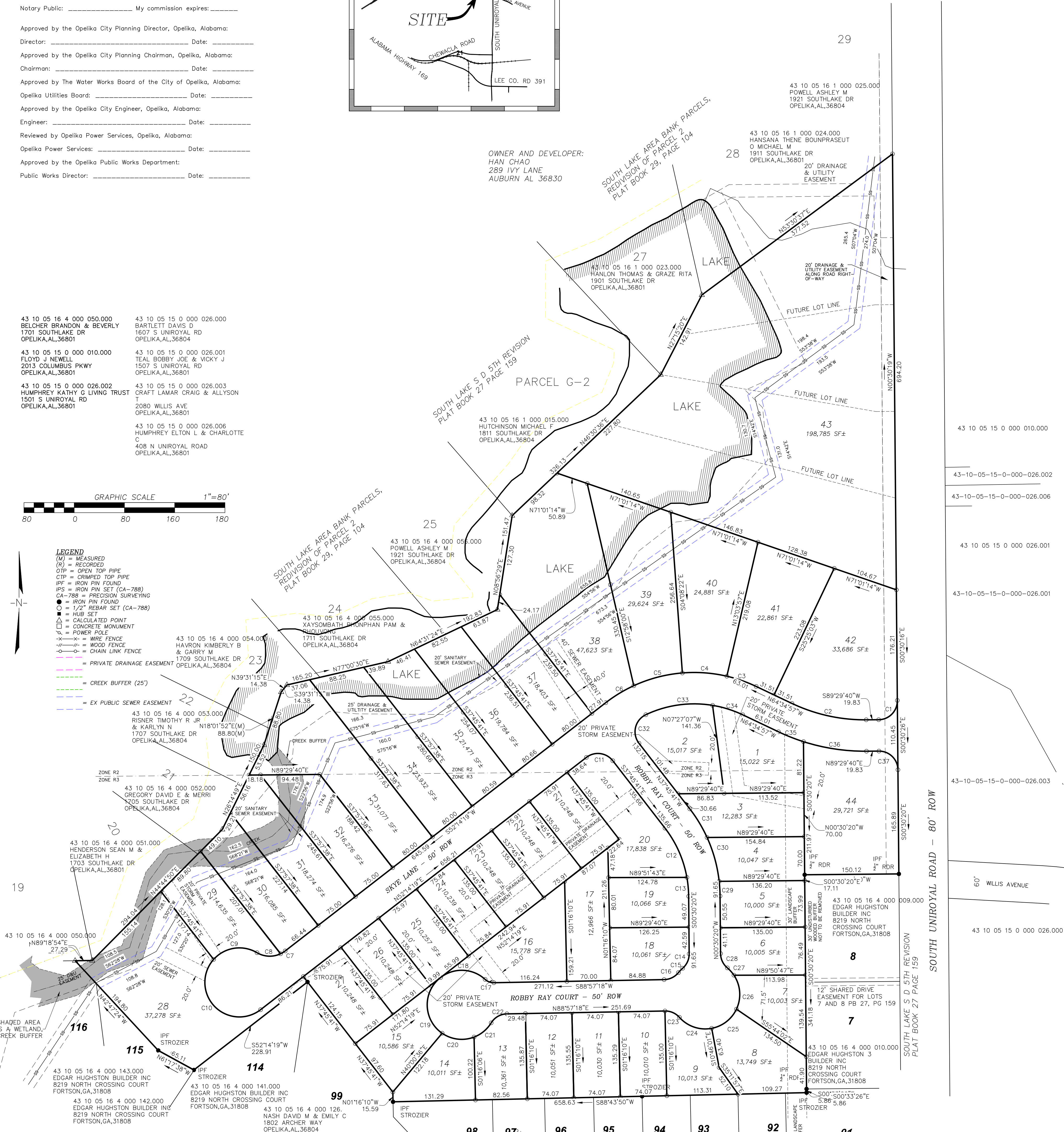
43 10 05 15 0 000 026.001  
TEAL BOBBY JOE & VICKY J  
1507 S UNIROVAL RD  
OPELIKA, AL 36801

43 10 05 15 0 000 026.003  
CRAFT LAMAR CRAIG & ALLYSON  
2080 WILLIS AVE  
OPELIKA, AL 36801

43 10 05 15 0 000 026.006  
HUMPHREY ELTON L & CHARLOTTE C  
408 N UNIROVAL ROAD  
OPELIKA, AL 36801



- LEGEND**
- (M) = MEASURED
  - (R) = RECORDED
  - OTF = OPEN TOP PIPE
  - CTP = CRIMPED TOP PIPE
  - IPF = IRON PIN FOUND
  - IPS = IRON PIN SET (CA-788)
  - CA-788 = PRECISION SURVEYING
  - IPF = IRON PIN FOUND
  - IPF = 1/2" REBAR SET (CA-788)
  - = HUB SET
  - △ = CALCULATED POINT
  - = CONCRETE MONUMENT
  - = POWER POLE
  - X—X— = WIRE FENCE
  - W—W— = WOOD FENCE
  - C—C— = CHAIN LINK FENCE
  - = PRIVATE DRAINAGE EASEMENT
  - = CREEK BUFFER (25')
  - = EX PUBLIC SEWER EASEMENT





# City of Opelika

## Planning Commission

### Planning Department Report

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|                                             |                                                                                                                                                                                                    |                  |                                                        |
|---------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|--------------------------------------------------------|
| Meeting Date:                               | April 25, 2023                                                                                                                                                                                     |                  |                                                        |
| Agenda Item #:                              | G-9                                                                                                                                                                                                |                  |                                                        |
| Action Requested:                           | Amendment to the Future Land Use Map and Rezoning - 98.8 acres<br>Amendment- from Light Commercial and General Commercial to Mixed Use land use category,<br>Rezoning - from C-2, C-3 & R-4 to PUD |                  |                                                        |
| Location of Property:                       | Between Gateway Drive and Cunningham Drive                                                                                                                                                         |                  |                                                        |
| Property Owner:                             | Gateway Development, LLC, Cornerstone LLC, and Clark -Adams Development, LLC.<br>Barrett-Simpson, Inc. (authorized representative)                                                                 |                  |                                                        |
| Current Zoning:                             | C-2, C-3 & R-4                                                                                                                                                                                     |                  |                                                        |
| Proposed Zoning:                            | PUD (Planned Unit Development)                                                                                                                                                                     |                  |                                                        |
| Existing Land Use:                          | Undeveloped                                                                                                                                                                                        |                  |                                                        |
| Surrounding Zoning Districts And Land Uses: | North                                                                                                                                                                                              | C-3              | Mill detention/vacant                                  |
|                                             | South                                                                                                                                                                                              | C-2 & R-4 (GC-P) | Vacant, warehouse, hotel, mobile home park, restaurant |
|                                             | East                                                                                                                                                                                               | C-2 (GC-P)       | Banks and Retail                                       |
|                                             | West                                                                                                                                                                                               | C-3 & R-4        | Residential/Vacant                                     |

#### **Amendment to the Future Land Use Map:**

The 2030 Future Land Use Map shows that the 98.8-acre property as primarily “light commercial” land use with some “general commercial” category. The properties surrounding the subject property are a variety of land uses. The property to the north is part of the old pond infrastructure for Pepperell Mill. Most of this property is in the flood plain. Across Gateway Drive, most of the properties have developed as office, banks, or retail. The property to the south of this property all take access from Frederick Road. These properties are a mix of warehouse, office, medium to high density residential and vacant property. To the west along Cunningham Drive, the properties are generally residential. The property to the east is low density residential. The property is somewhat linear in

nature and follows a proposed extension of Thomason Drive from Cunningham to Gateway Drive. As this road moves from west to east it goes from residential areas to heavier commercial zones. The road will be further extended west and northwest to eventually reach Veterans Parkway and Pepperell Parkway. As such it is expected that the road will eventually carry a significant amount of traffic through the western side of the city. The proposed plan transitions uses to match adjacent uses. The mixed-use land use category is an appropriate designation to this developing area of the city.

**Staff Recommendation:**

Staff recommends approval of an amendment to the Future Land Use map for the 106 acres from a “light commercial” and “general commercial” land use category to a “mixed use” land use category so the property is consistent with the goals and purposes of the Comprehensive Plan and the surrounding properties.

**Rezoning:**

The subject property extends along a proposed extension of Thomason Drive from Cunningham Drive to Gateway Drive. This is part of a larger extension from Pepperell Parkway and Veterans Parkway across the western half of the city. This new road is expected to alleviate traffic on both Pepperell Parkway and Frederick Road.

The proposed development includes 12 pods that would include different uses based on the location and a miniature version of the City of Opelika permitted use table.

Pod 1 is shown as a commercial/shopping center located on the corner of Gateway Drive and the new street. This would be the most commercial desirable location on the site with the highest traffic and best site access. The developer has proposed uses that would be applicable to this use. These include retail, commercial uses, office, bank, entertainment uses, and limited automotive uses. The one use that does stand out is the distribution use. After discussion with other departments we do not feel that this is appropriate use at this location.

Pod 2/3 are directly to the west of Pod 1 on the south side of the new road and adjacent to the commercial business park to south. The proposed uses here are similar to Pod 1 except that these pods add apartment and townhouse uses, but remove some of the commercial uses that depend on high traffic like a grocery store, fast food restaurant and banks. The residential in this area would have a maximum density of 16 units per acre. This area also allows some light manufacturing provided it occurs completely inside a building.



Pod 4/5 are west of Pod 3 across the extension of Center Hill Drive. This zone is very similar to Pods 2/3 but reduces the density down to 8 units per acre and allows single-family, duplex, and patio homes as allowable uses.

Pod 6 is the last pod on the south side of the new extension of Thomason Drive. It removes all of the commercial uses. This residential zone would provide a transition to the residential developments along Cunningham Drive. Again, the proposed density is 8 units per acre.

Pod 7 is a small 50 foot wide strip that runs down to Frederick Road. It is shown as access and has no independent development potential.

Pod 8 is located along Cunningham Drive on the north side of the new road. This pod is adjacent to some undeveloped commercially zoned property near the railroad tracks. The developer has proposed to have less intense commercial zones in this area. A large portion of this pod is likely undevelopable due to the flood plain.

Pod 9 is along the north part of the new road and is geared towards commercial, retail, and residential uses that do not need the highest traffic counts. It has very similar uses allowed to Pod 10, but allows some storage and assisted living uses as well.

Pod 10 is commercially oriented without any storage or warehouse type uses.

Pod 11 is much like Pod 10, but is the only location that allows climate control storage.

Pod 12 is an open space pod that does not allow any significant development.

Due to the phasing of the road and the likelihood that this development will not significantly until that is completed, the applicant did not feel that they could appropriately show the future roadway connections or building configurations. Instead they have provided very strong design and development guidelines. These proposed regulations significantly exceed the gateway corridor standards. This requires that non-single family properties have a set percentage of masonry cladding. It also requires that all properties meet or exceed the required buffers or landscaping requirements for the city. This includes requiring plantings for single-family homes. There are design standards for single-family homes, multi-family, and commercial buildings. It also requires that the corridor along Thomason Drive will be protected.

The requirements for setback will follow the GC-S standards. For single family the proposed standards would be:

|                 |                                                      |
|-----------------|------------------------------------------------------|
| Front:          | 20 feet                                              |
| Side:           | 7 feet                                               |
| Side on Street: | 15 feet                                              |
| Rear:           | 20 feet                                              |
| Lot size:       | 4,500 sq ft                                          |
| Lot width:      | 40 ft for rear loaded<br>60 ft for front loaded lots |

This has been a concern for narrow lots, but the rear loaded lots do not suffer from the same concerns as front loaded 40 ft lots.

There would also be a requirement for 15 percent of residential developments to be open space as well as required sidewalks and buffering.

While it is preferable to have a greater amount of graphic detail in the master plan. The extensive narrative and conditions should provide regulations that give a positive development along the new roadway.

#### **Staff Recommendation**

**Staff recommends Planning Commission send a positive recommendation to the City Council to rezone the property from C-2, C-3, and R-4 to PUD subject to the following:**

- 1. Remove distribution use from Pod 1**
- 2. All building exterior materials and screening requirements shall meet Section 7.6 Gateway Corridor Overlay requirements where more stringent standards have not been proposed.**
- 3. All utilities shall be underground.**
- 4. Sidewalks shall be located on both side of all public streets.**
- 5. The development shall provide cross-access through pods where uses are similar.**



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## **Engineering Department Report**

The Engineering Department has no comments or concerns regarding this rezoning.

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## **Opelika Water Report**

Water is available from Cunningham Dr. (west side) and Center Hills Road. Connection at Gateway Drive will require highway crossing of Gateway Drive on south side of Thomason Drive. Depending upon ultimate land use of the development, water main size to be installed along roadway could be as large as 10" diameter.

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## **Opelika Power Services Report**

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

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000056-2024

AGENDA ITEM # 9

**REZONING APPLICATION**

PLANNING DEPARTMENT

700 FOX TRAIL

OPELIKA, AL 36801

PC DEADLINE: 2/6/24 PC MEETING: 2/27/24

PROPERTY OWNERS/

AUTHORIZED REPRESENTATIVE: Barrett-Simpson, Inc.MAILING ADDRESS: 223 S. 9th St. Opelika, AL 36801PHONE NUMBER: 334-745-7026 Email: brice@barrett-simpson.com**PARCEL INFORMATION**Site Address: Gateway DriveDescription of proposed use: Multi-family Residential & Commercial43-09-06-14-3-000-138.000, 43-09-06-23-2-000-002.002, 43-09-06-23-2-000-001.000, 43-09-06-23-1-000-013.000Tax Parcel Number: 43-09-06-23-1-000-012.000, 43-09-06-23-1-000-012.001, 43-09-06-23-1-000-001.000, 43-09-06-14-4-000-064.009Adjacent Zoning Districts: North: C2/C3 South: C2/R4 East: C2 West: R4Current Land Use: VacantCurrent Zoning: C2/R4Proposed Zoning: PUDNumber of APO: 32 x \$7.00 = \$ 224.00  
(Adjacent Property Owners)Fee: \$125.00**TOTAL** = \$349.00

PAID: \_\_\_\_\_

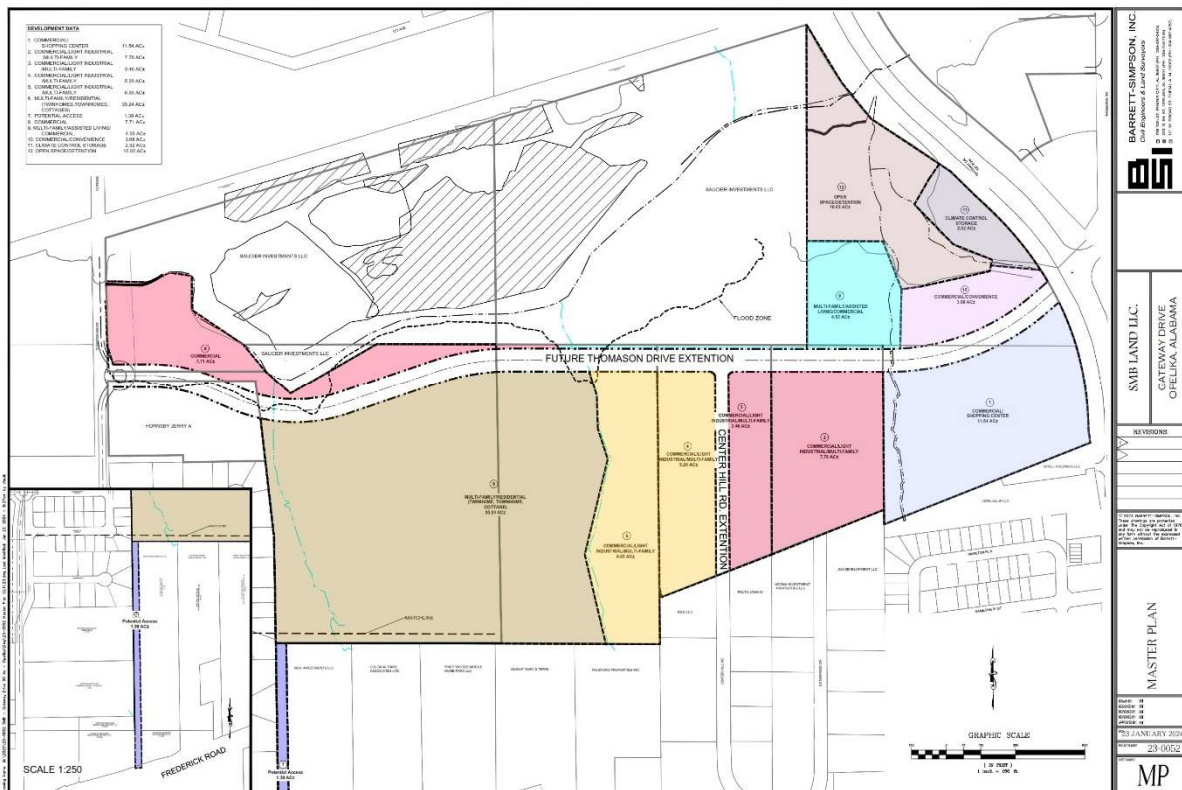
I hereby request my property located at (street address) Gateway Drive,Tax Map parcel number See above be rezoned fromC3/R4 to PUD. A copy of the tax area map, a survey of the property, a copy of the deed for the property, and the names and addresses of all adjoining property owners are enclosed. I understand that the City may require additional information, or waive certain requirements, at any time during the process.OWNERS OR AUTHORIZED  
REPRESENTATIVE SIGNATURE:(PRINT NAME) Blake Rice, Barrett-Simpson, Inc.

DATE

12/19/23



# Thomason Drive Extension



March 6, 2024

Master Development Plan Narrative



**BARRETT-SIMPSON, INC.**

Civil Engineers & Land Surveyors

PHENIX CITY • EUFAULA • OPELIKA

# Thomason Drive Extension

## MASTER DEVELOPMENT PLAN NARRATIVE

### INTRODUCTION

Thomason Drive Extension is proposed to be a true mixed-use, master planned development, consisting of various commercial uses, as well as several types of multi-family residential uses, with corresponding open space areas and on-site detention. The approximately +/-98.8 acres development will be professionally planned and developed as a Planned Unit Development (PUD), with careful attention paid to protection of the natural environment.

Barrett-Simpson, Inc., the Applicant, on behalf of the Owners, Gateway Development, LLC, Cornerstone, LLC and Clark-Adams Investments, LLC, respectfully requests that the Opelika Planning Commission rezone the proposed Thomason Drive Extension to a PUD. Currently, the subject property is zoned C2, C3 and R4, with the frontage along Gateway Drive being zoned as Primary Gateway Corridor Overlay. The proposed PUD will allow for a mix of commercial uses and medium to high density residential uses.

The following narrative outlines important aspects of the development requesting a PUD.

### 1

#### **Location**

The Property for the Thomason Drive Extension is located between Gateway Drive and Cunningham Drive, in southwestern Opelika. The Development will be accessed primarily from Gateway Drive and Cunningham Drive but will also have access to Frederick Road via Center Hill Drive.

The City of Opelika currently has plans for a project to construct a collector class roadway from Gateway Drive to Cunningham Drive. This roadway will be an extension of the existing Thomason Drive and will serve as a traffic corridor to help vehicles navigate around the existing Gateway Drive / Frederick Road intersection. The construction of this extension will facilitate additional development opportunities within the area.



## 2

### **Concept**

The Applicant is proposing a master planned development, consisting of multi-family residential uses including townhomes, twin homes, apartments and cottages. Commercial uses are to be determined but may include a shopping center, climate-controlled storage, and other commercial/light industrial uses.

Thomason Drive Extension will be best planned and developed as a PUD which will allow for effective control, certainty of housing density and consistency of design.

## 3

### **Site Details**

The proposed development consists of a total of +/-98.8 acres. Given the size of the development, infrastructure construction may be divided into phases.

Storm water detention/retention will be provided on site within the development. Open spaces are planned for the project. A property owners association may be established for proper maintenance of all common areas. Likewise, architectural guidelines, building regulations and use restrictions will be governed by Covenants, Conditions and Restrictions and enforced by the newly established Property Owners Association.

Additionally, the architecture of this project is intended to be homogeneous and inspire a true mixed-use experience. As such, it is proposed that the entire Project be subjected to the Gateway Corridor cladding, fencing, screening, and landscape requirements of the City of Opelika Zoning Ordinance.

## 4

### **Lifestyle and Amenities**

The development will provide opportunities for commercial customers and residents to live healthy and active lifestyles. Walkability between the commercial and residential uses will be ensured as sidewalks will be constructed along all streets. Not only will the multi-family portion of the development provide localized open spaces, hardscape amenities and congregational areas. All common areas and amenities will be professionally landscaped and maintained by a property owners association.

It is also important to note that while the overall project contains a multitude of potential uses, pod differentiation will be necessary. Residential buffers will be required on all commercial properties abutting a residential use.

## 5

### Utilities

The proposed development will be served by City of Opelika sewer and Opelika Utilities water services. Power and communications will be provided by a combination of Opelika Power Services and Point Broadband. Natural gas, if used, will be provided by Spire.

## 6

### Uses

As the proposed project is a mixed-use development, it is necessary to outline uses that are appropriate and approved for the project. The commercial and residential portions of the development will be represented as Pod numbers in the table below along with corresponding proposed uses from Table 7.3.C of the Opelika Zoning Ordinance.

| Uses                                                                                                                                                             | Pod |   |   |   |   |   |   |   |   |    |    |    |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|---|---|---|---|---|---|---|---|----|----|----|
|                                                                                                                                                                  | 1   | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
| <b>Residential Use</b>                                                                                                                                           |     |   |   |   |   |   |   |   |   |    |    |    |
| Single-family                                                                                                                                                    |     |   |   | A | A | A |   |   |   |    |    |    |
| Duplex                                                                                                                                                           |     |   |   | A | A | A |   |   |   |    |    |    |
| Apartments*                                                                                                                                                      |     | A | A | A | A | A |   |   |   |    |    |    |
| Townhomes                                                                                                                                                        |     | A | A | A | A | A |   |   |   |    |    |    |
| Patio Homes                                                                                                                                                      |     |   |   | A | A | A |   |   |   |    |    |    |
| Assisted/Independent Living Facility                                                                                                                             |     | A | A | A | A | A |   |   | A |    |    |    |
| <b>Commercial</b>                                                                                                                                                |     |   |   |   |   |   |   |   |   |    |    |    |
| Fully Enclosed Building                                                                                                                                          |     |   |   |   |   |   |   |   |   |    |    |    |
| less than 100,000 SF GLA                                                                                                                                         | A   | A | A | A | A |   |   | A | A | A  | A  |    |
| more than 100,000 SF GLA                                                                                                                                         | A   | A | A | A | A |   |   | A | A | A  | A  |    |
| Consumer Shopping Goods                                                                                                                                          | A   | A | A | A | A |   |   | A | A | A  | A  |    |
| Grocery Store                                                                                                                                                    | A   |   |   |   |   |   |   | A | A | A  | A  |    |
| <b>Offices, Clinical, Research &amp; Services not Primarily Related to Goods or Merchandise</b>                                                                  |     |   |   |   |   |   |   |   |   |    |    |    |
| Offices Designed to Attract & Serve Customers or Clients on Premises such as Attorney, Physicians, Other Professionals, Insurance, Stock Broker, Gov't Buildings | A   | A | A | A | A |   |   | A | A | A  | A  |    |
| Office of Physicians or Dentist                                                                                                                                  | A   | A | A | A | A |   |   | A | A | A  | A  |    |
| Banks                                                                                                                                                            | A   |   |   |   |   |   |   | A | A | A  | A  |    |
| Banks with Drive-in Windows                                                                                                                                      | A   |   |   |   |   |   |   | A | A | A  |    |    |
| <b>Office of Contractor</b>                                                                                                                                      |     |   |   |   |   |   |   |   |   |    |    |    |
| Without Equipment & Material Yard                                                                                                                                |     | A | A | A | A |   |   | A | A |    | A  |    |
| <b>Automobile Related**</b>                                                                                                                                      |     |   |   |   |   |   |   |   |   |    |    |    |
| Automobile Maintenance Establishment (maximum of 1 per Pod)                                                                                                      | A   | A | A | A | A |   |   |   | A | A  |    |    |
| Convenience Store W/ Gas Station/Auto Car Wash (maximum of 1 per Pod)                                                                                            | A   |   |   |   |   |   |   |   | A |    |    |    |
| <b>Daycare Center</b>                                                                                                                                            | A   |   |   |   |   |   |   |   | A | A  | A  |    |



| Uses                                                                                                                                  | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
|---------------------------------------------------------------------------------------------------------------------------------------|---|---|---|---|---|---|---|---|---|----|----|----|
| Dry Cleaner                                                                                                                           | A | A | A | A | A |   |   |   | A | A  | A  |    |
| Church                                                                                                                                |   | A | A | A | A | A | A | A | A | A  | A  |    |
| <b>Manufacturing, Processing, Creating, Repairing, Renovating, Painting, Clearing, Assembly of Goods, Merchandise &amp; Equipment</b> |   |   |   |   |   |   |   |   |   |    |    |    |
| All Operations Conducted W/I Fully Enclosed Bldg.                                                                                     |   | A | A | A | A |   |   |   |   | A  |    |    |
| Bowling Alleys & Skating Rinks                                                                                                        | A |   |   |   |   |   |   |   | A | A  |    |    |
| Indoor Fitness Center                                                                                                                 | A | A | A | A | A |   |   | A | A | A  | A  |    |
| Golf Driving Range, Miniature Golf                                                                                                    | A | A | A | A | A |   |   | A | A | A  |    |    |
| Restaurant, Standard                                                                                                                  | A | A | A | A | A |   |   |   | A | A  | A  |    |
| Fast Food Restaurant (maximum of 1 freestanding per pod)                                                                              | A |   |   |   |   |   |   |   | A | A  |    |    |
| Brewpub                                                                                                                               | A |   |   |   |   |   |   |   | A | A  | A  |    |
| Micro-Breweries                                                                                                                       | A |   |   |   |   |   |   |   | A | A  | A  |    |
| Micro-Distilleries                                                                                                                    | A |   |   |   |   |   |   |   | A | A  | A  |    |
| <b>Storage**</b>                                                                                                                      |   |   |   |   |   |   |   |   |   |    |    |    |
| All Storage within Completely Enclosed Structures                                                                                     |   | A | A | A | A |   |   | A | A |    | A  |    |
| Climate Controlled Storage                                                                                                            |   |   |   |   |   |   |   |   |   |    | A  |    |
| Distribution Center                                                                                                                   | A | A | A | A | A |   |   | A | A |    | A  |    |
| <b>Services &amp; enterprises Related to Animals</b>                                                                                  |   |   |   |   |   |   |   |   |   |    |    |    |
| Veterinarian                                                                                                                          | A | A | A | A | A |   |   | A | A | A  |    |    |
| <b>Medical Related</b>                                                                                                                |   |   |   |   |   |   |   |   |   |    |    |    |
| Medical or Dental Clinic                                                                                                              | A | A | A | A | A |   |   | A | A | A  | A  |    |
| Pharmacies                                                                                                                            | A | A | A | A | A |   |   | A | A | A  | A  |    |
| Medical Research Laboratories                                                                                                         | A | A | A | A | A |   |   | A | A | A  | A  |    |
| Retail Medical Supply                                                                                                                 | A | A | A | A | A |   |   | A | A | A  | A  |    |

\* All apartments to be a maximum of 4 stories

\*\* No street-facing roll-up doors will be allowed

The uses outlined in the above table shall be considered allowed uses and will not be required to receive conditional use approval in the future.

## 7

### **Lot Information**

The commercial portions of the proposed development will comply area requirements of the GC-S zoning district. Any requested changes to minimum lot areas, lot widths, setbacks, etc., from Table 7.3.A of the Opelika Zoning Ordinance, will require a PUD amendment at a later date.

Double frontage lots shall be avoided on the Thomason/Veterans Extension if possible. Where they cannot be prevented, a 30 foot heavily planted and/or bermed buffer shall be required. No privacy fences or chain link fences shall be used along Thomason/Veterans Extension without Planning Director approval.

Outside of mixed use areas, transitions from commercial and residential uses shall be orderly. Once a pod proceeds with either a commercial or residential use, the block for that pod shall be consistent where possible. If a commercial to residential transition does occur, a residential buffer designed per the Opelika Zoning Ordinance shall be required.

### **General Residential**

Duplicative building designs adjacent to each other are strongly discouraged. Simple reverse configurations of the same building design on more than 2 adjacent lots are not sufficient to meet the goal of architectural variety. However, exceptions may be granted by the Planning Director in special circumstances where similar architectural consistency provides a distinct character for a cluster of homes surrounding an open space or on a particular street.

Residential pods shall be designed in a cohesive architectural style, with a cohesive set of architectural features, and a consistent palette of materials, textures, and colors on all sides.

Horizontal lap siding (wood or fiber cement), masonry (brick/stone/simulated stone), stucco, EIFs, and glass are allowed materials. Stucco or EIFs shall not be used within 18 inches of the ground. These materials must be trimmed in wood, masonry, or other approved materials.

Cement block may only be used on residential building exteriors at the foundation up to a height of three ft. Cement block foundations along front facades must be screened with shrubs or other landscaping.

Unless an alternative set of materials standards is specifically approved by the Planning Director, the standards in the table below shall be met.

|                                  |                  |                  |
|----------------------------------|------------------|------------------|
| Detached Single-Family Dwellings | Min. 30% Masonry | Min. 40% Masonry |
| Attached Dwellings               | Min. 50% Masonry | Min. 60% Masonry |

For the purposes of these standards, masonry includes brick, stone, terra cotta, split face concrete block, concrete tilt wall, cement fiber board or a combination of these. Stucco and plaster are only considered a masonry material when applied using a three-step process over diamond metal



lath mesh to a 7/8th inch thickness or by other processes producing comparable cement stucco finish with equal or greater strength and durability specifications.

Multi-Family uses will conform to the Area Requirements in Table 7.3.A as represented in the GC-P zoning designation. Multi-Family density within the development will not exceed the maximum density shown below.

| Pod | Maximum Density (units/acre) |
|-----|------------------------------|
| 2   | 16                           |
| 3   | 16                           |
| 4   | 8                            |
| 5   | 8                            |
| 6   | 8                            |
| 9   | 16                           |

All residential uses within the project shall provide a minimum of 15% open space. Open spaces shall include but not be limited to the following: undeveloped areas, amenities, detention facilities, etc.

Multi-family residential uses shall meet the landscaping standards of the Opelika Zoning Ordinance. Single-family and duplex units shall be required to have one medium or canopy tree per unit located on the same lot.

Foundation plantings shall be required for all residential use. The landscaped area for foundation plantings shall be at least two feet wide.

### **Single Family**

All Single-Family Residential uses shall conform to the following requirements:

|                                         |                                                       |
|-----------------------------------------|-------------------------------------------------------|
| Minimum Lot Size                        | 4500 sq ft                                            |
| Minimum Lot Width                       | 40' for rear loaded lots<br>60' for front loaded lots |
| Front Yard Setback                      | 20'                                                   |
| Rear Yard Setback                       | 20'                                                   |
| Side Yard Setback                       | 7'                                                    |
| Side Yard on Street Setback             | 15'                                                   |
| Maximum Impervious Surface Area per Lot | 60%                                                   |

### **Duplex/Townhomes**

All Townhome Residential Uses will conform to the Townhome Development Standards of the City of Opelika Zoning Ordinance.

All Duplex Residential uses shall conform to the following requirements:

|                                         |            |
|-----------------------------------------|------------|
| Minimum Lot Size                        | 8000 sq ft |
| Minimum Lot Width                       | 75'        |
| Front Yard Setback                      | 20'        |
| Rear Yard Setback                       | 20'        |
| Side Yard Setback                       | 7'         |
| Side Yard on Street Setback             | 15'        |
| Maximum Impervious Surface Area per Lot | 60%        |

Front doors (excluding garage doors) should be protected by a recess, porch, or other covered element. A covered porch up to 200 square feet may extend up to six feet into the minimum required front setback. Front doors and windows (excluding windows on a garage door or above a garage door) should be designed as a focal point on the front elevation.

Houses should have windows that face the street; and no wall of a house should be without some fenestration, unless it is less than 3 feet from a property line or adjoining structure.

Front entries for duplexes and townhouses shall face the street and have entry details such as doors, windows, front porch, covered entries, or other entry features.

Driveways and parking spaces may not occupy more than 60% of the required front yard of a dwelling.

For front-loaded lots, that portion of a dwelling's front façade containing a garage may not project more than eight feet closer to the front setback line than the nearest wall plane or porch. Garage doors wider than ten feet must include one or more of the following design elements: windows, wood or wood composite, raised panels, or decorative trim around the door opening.

### **Multi-family**

Multifamily buildings must be oriented toward streets, interior drives and improved open spaces, not adjacent properties. A multifamily building may be aligned along a parking area provided it is also oriented toward a street, interior drive or improved open space.

Building entrances must face and be clearly visible from streets, interior drives or interior open space. This does not apply to entrances to individual dwelling units. Building entrances must be accessible from the street, interior drive or open space they face.

Off-street parking must be located to the side or rear of buildings and may not extend forward of the front building line. When located to the side of buildings and adjacent to a public street,



off-street parking areas may not occupy more than 30% of each perimeter public street frontage. The Director may waive these requirements when off-street parking is located forward of the front building line on adjoining properties on both sides of the multifamily site; however, these requirements may not be waived where the site fronts on a local street or on the same frontage as an adjoining detached single-family dwelling.

Multi-family developments shall provide improved amenity space for their development. This may be included as part of larger Pod amenity plan.

Multi-Family uses within the Project shall comply with the following Architectural Standards.

1. Four-sided design. All building elevations must reflect consistent design, textures, colors, and features. All walls must be articulated and fenestrated to provide visual interest.
2. Building Articulation. All buildings must include the following architectural design features at intervals of no more than 30 ft along all facades facing a street, open space or parking area:
  - a. Vertical building articulation. Minimum depth and width of articulation is 36 inches and four feet, respectively, if corresponding with a change in color or building material and/or roofline. Otherwise, minimum depth and width of articulation is ten feet and 15 ft, respectively. Porches and projecting balconies, including those that are partially recessed, count toward this requirement. Regulations 7-19 Vertical.
  - b. Articulation of the “base, middle and top”. This typically includes a distinctive design for the portion of the elevation along the foundation and ground floor, consistent articulation of middle floors, and a distinctive roofline.
3. Diversity of Building Types. Multi-building developments must provide different architectural designs to achieve visual interest and variety, particularly where multiple buildings front on the same public street. Changes in building colors or reversal of facade designs are not sufficient to comply with this standard. To meet this requirement, changes must include a combination of at least two of the following: vertical articulation (meeting the requirements of (a) above), fenestration, building materials, and roof design.
4. Accessory structures must reflect the same design and finish as principal buildings.
5. Multifamily buildings must have a minimum 4:12 roof pitch. Alternative roof designs will be considered provided design elements are included to help the building and its roofline fit into the site’s context. Pitched-roof buildings must incorporate variations in the roofline. The maximum length of any continuous roofline is 40 ft. The use, alone, of dormers and/or gables is not sufficient to comply with this requirement.
6. Transparent windows facing the street are required. At least 15% of each street-facing facade must be fenestration. All other facades must have a minimum fenestration area of 10%. Windows must be recessed or project at least two inches from the wall plane or window trim must be used at least four inches in width with color that contrasts with the base building color. Exceptions will be considered where the design includes other distinctive window or facade treatment that adds visual interest to the building.

## 8

### **Net Impact of Proposed Development**

The proposed rezoning request does not adversely impact the City of Opelika nor its infrastructure in any way. Rather, the rezoning proposed for the development represents a net benefit to the City upon implementation through its completion.

## 9

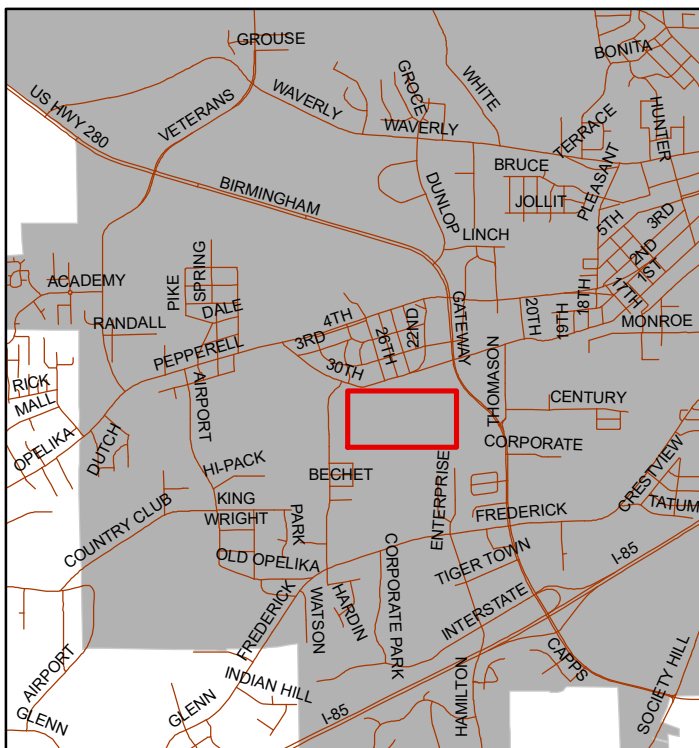
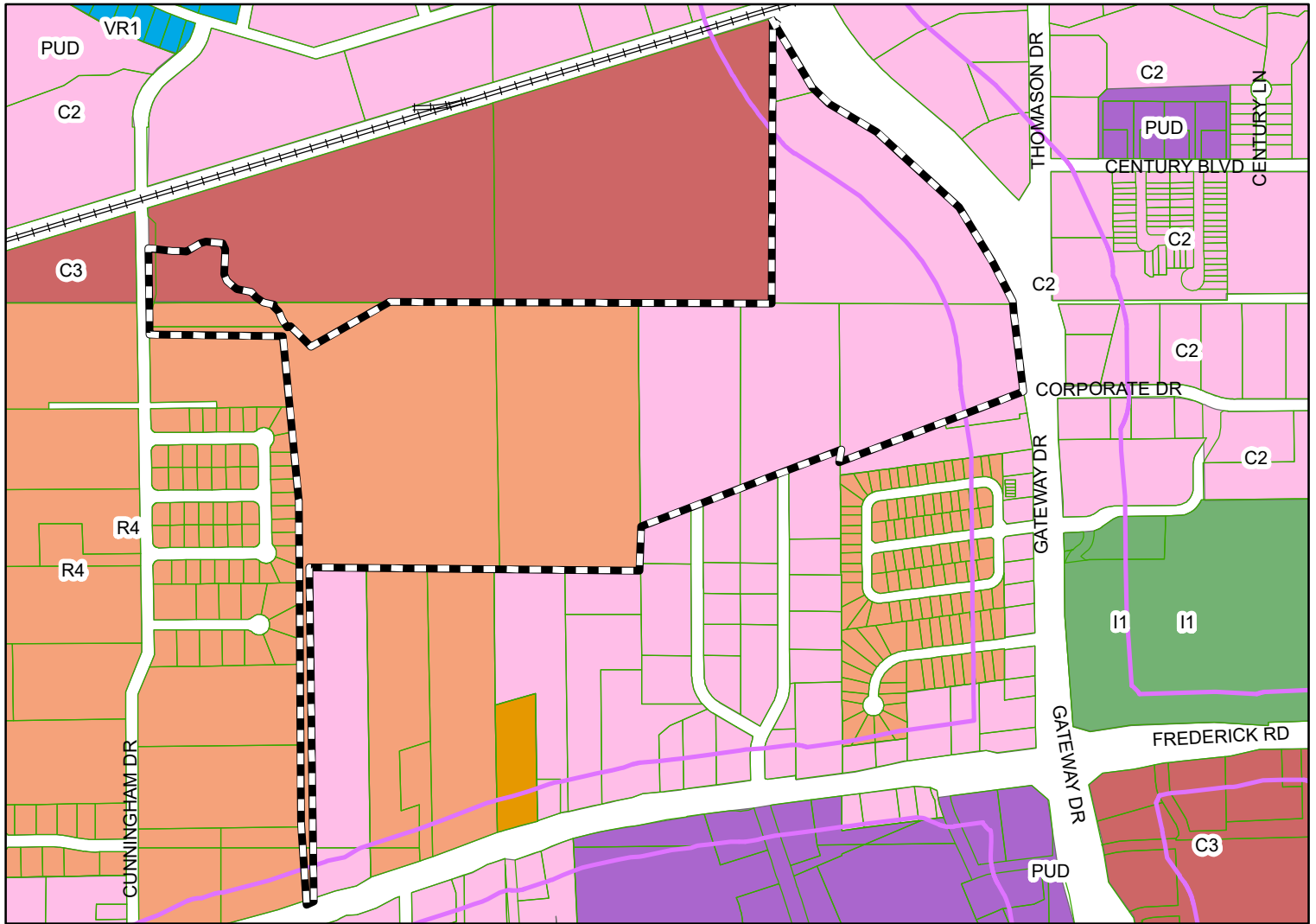
### **Accompanying Exhibits**

Attached are several exhibits supporting the application for rezoning to PUD. The supporting exhibits include the following:

- Adjoining Property Owners Listing
- Overall Master Plan of the Proposed Development and Surrounding Property
- Deeds to Subject Properties
- Application for PUD Zoning
- Rezoning Exhibit



# GATEWAY REZONING 2010 GATEWAY DRIVE C-2, C-3, & R4 TO PUD



The applicant requesting rezoning of 106 acres for a mixed use development consisting of twin homes, townhomes, commercial light and commercial shopping center uses. The property is accessed from Gateway Drive and Cunningham Drive. This item was tabled by the applicant at the Feb 27th PC meeting.

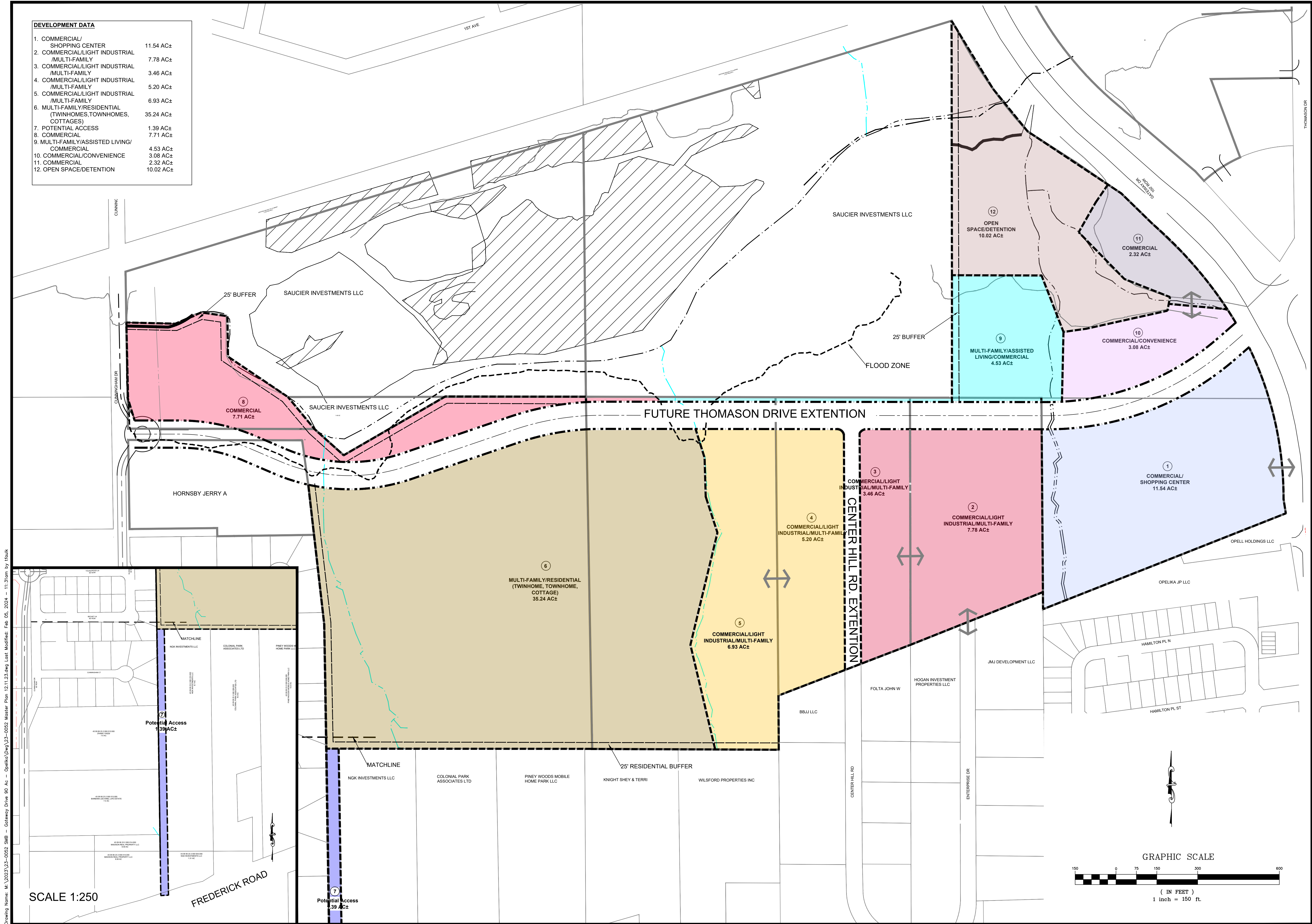


Subject Property

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

Drawing Name: AL 2023\23-0052 SMB - Gateway Drive 90 Ac - Opelika.Dwg 23-0052 Master Plan 121123.dwg Last Modified: Feb 05, 2024 - 11:30am by Haulk

| DEVELOPMENT DATA                                                   |           |  |
|--------------------------------------------------------------------|-----------|--|
| 1. COMMERCIAL/<br>SHOPPING CENTER                                  | 11.54 AC± |  |
| 2. COMMERCIAL/LIGHT INDUSTRIAL<br>/MULTI-FAMILY                    | 7.78 AC±  |  |
| 3. COMMERCIAL/LIGHT INDUSTRIAL<br>/MULTI-FAMILY                    | 3.46 AC±  |  |
| 4. COMMERCIAL/LIGHT INDUSTRIAL<br>/MULTI-FAMILY                    | 5.20 AC±  |  |
| 5. COMMERCIAL/LIGHT INDUSTRIAL<br>/MULTI-FAMILY                    | 6.93 AC±  |  |
| 6. MULTI-FAMILY/RESIDENTIAL<br>(TWINHOMES, TOWNHOMES,<br>COTTAGES) | 35.24 AC± |  |
| 7. POTENTIAL ACCESS                                                | 1.39 AC±  |  |
| 8. COMMERCIAL                                                      | 7.71 AC±  |  |
| 9. MULTI-FAMILY/ASSISTED LIVING/<br>COMMERCIAL                     | 4.53 AC±  |  |
| 10. COMMERCIAL/CONVENIENCE                                         | 3.08 AC±  |  |
| 11. COMMERCIAL                                                     | 2.32 AC±  |  |
| 12. OPEN SPACE/DETENTION                                           | 10.02 AC± |  |



BARRETT-SIMPSON, INC.  
Civil Engineers & Land Surveyors



708 12th ST. PENEUX CITY, AL 36867 (PH : 334-297-2423)  
223 S. 9th ST. OPELIKA, AL 36861 (PH : 334-745-7026)  
121 W. BROAD ST. EUFALA, AL 36602 (PH : 334-687-4257)

SMB LAND LLC.

GATEWAY DRIVE  
OPELIKA, ALABAMA

| REVISIONS: |  |
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MASTER PLAN

DRAWN BY: BSI  
DESIGNED BY: BSI  
REVIEWED BY: BSI  
APPROVED BY: BSI

DATE: 5 FEBRUARY 2024

PROJECT NUMBER: 23-0052

SHEET NUMBER: MP



REZONING EXHIBIT  
**GATEWAY DRIVE PROPERTY**

BEING A PART OF SECTIONS 14 & 23, TOWNSHIP 19 NORTH, RANGE 26 EAST,  
OPELIKA, LEE COUNTY, ALABAMA

**THIS IS NOT A PROPERTY BOUNDARY SURVEY.**  
This exhibit is for information purposes only. The purpose of this exhibit is to show areas to be rezoned from C2, C3, & R4 to PUD zoning.



*Jeffrey S. Ham*

| Adjoining Property Owners Table |                                                                                                                                                                                                 |
|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Row                             | Tax Parcel No. / Owner / Address / City, State Zip Code / Recording Info                                                                                                                        |
| A                               | 43-09-06-24-2-000-007.007 / WP 121 Coosa LLC / 312 Catoma Street Suite 200 / Montgomery, AL 36104 / Lot 7A-1 Redivision of Lot 7A Hamilton Subdivision 1st Addition 1st Revision PB:18 PG:22    |
| B                               | 43-09-06-24-2-000-007.014 / WP 121 Coosa LLC / 312 Catoma Street Suite 200 / Montgomery, AL 36104 / Lot 7A-2 Redivision of Lot 7A Hamilton Subdivision 1st Addition 1st Revision PB:18 PG:22    |
| C                               | 43-09-06-24-2-000-007.000 / Herring Management Company LLC / 2011 Gateway Drive / Opelika, AL 36801 / Lot 2-A Hamilton Subdivision 1st Addition 1st Revision PB:13 PG:87                        |
| D                               | 43-09-06-23-1-000-001.115 / Opel Holdings LLC, ATTN: Alexander R. Raney / 305 N 4th Street / Opelika, AL 36801 / Lot 2-B Lawler S Business Park Section 3 Redivision of Lot 2 PB:31 PG:166      |
| E                               | 43-09-06-23-1-000-065.000 / Hogan Investment Properties LLC / 1763 Platt Place / Montgomery, AL 36117 / Lot 13 Center Point Subdivision 1st Revision 1st Addition PB:14 PG:152                  |
| F                               | 43-09-06-23-1-000-076.000 / John W. Foltz / 2205 Center Hills Drive / Opelika, AL 36801 / Lot 21 Center Point Subdivision 3rd Addition PB:21 PG:106                                             |
| G                               | 43-09-06-23-1-000-072.000 / BB3 LLC / 120 Lee Drive / Auburn, AL 36832 / Lot 17A Center Point Subdivision 2nd Addition 1st Revision of Lot 17 PB:20 PG:176                                      |
| H                               | 43-09-06-23-1-000-072.000 / BB3 LLC / 120 Lee Drive / Auburn, AL 36832 / Lot 17B Center Point Subdivision 2nd Addition 1st Revision of Lot 17 PB:20 PG:176                                      |
| I                               | 43-09-06-23-1-000-014.000 / Wilford Properties Inc. / 600 NE Boulevard / Montgomery, AL 36043 / DB:2507 PG:550                                                                                  |
| J                               | 43-09-06-23-3-000-024.000 / Madison Real Property LLC / 1870 Hilton Court / Auburn, AL 36830 / Lot 1-A West Fredericks Commons Redivision of Parcel A Redivision of Lots 1, 2, & 3 PB:37 PG:106 |
| K                               | 43-09-06-23-2-000-033.000 / Camelia L. & Ronald H. Rollins / 2703 Cunningham Court / Opelika, AL 36801 / Lot 6 Cunningham Drive Subdivision Plat No. 2 PB:21 PG:43                              |
| L                               | 43-09-06-23-2-000-033.000 / James D. & Ellen M. Abraham / 2700 Cunningham Court / Opelika, AL 36801 / Lot 7 Cunningham Drive Subdivision Plat No. 2 PB:21 PG:43                                 |
| M                               | 43-09-06-23-2-000-033.000 / Tanner W. Grant / 2702 Cunningham Court / Opelika, AL 36801 / Lot 8 Cunningham Drive Subdivision Plat No. 2 PB:21 PG:43                                             |
| N                               | 43-09-06-23-2-000-045.000 / Matthew W. Curtis / 2211 Suzanne Lane / Opelika, AL 36801 / Lot 9 Bechet Subdivision PB:29 PG:81                                                                    |
| O                               | 43-09-06-23-2-000-046.000 / Harvey C. Nelms / 2209 Suzanne Lane / Opelika, AL 36801 / Lot 10 Bechet Subdivision PB:29 PG:81                                                                     |
| P                               | 43-09-06-23-2-000-047.000 / Danielle L. Jones & Wayne A. Black / 2207 Suzanne Lane / Opelika, AL 36801 / Lot 11 Bechet Subdivision PB:29 PG:81                                                  |
| Q                               | 43-09-06-23-2-000-048.000 / Adrien L. Childs / 2205 Suzanne Lane / Opelika, AL 36801 / Lot 12 Bechet Subdivision PB:29 PG:81                                                                    |
| R                               | 43-09-06-23-2-000-049.000 / Lisa Simmons / 2203 Suzanne Lane / Opelika, AL 36801 / Lot 13 Bechet Subdivision PB:29 PG:81                                                                        |
| S                               | 43-09-06-23-2-000-050.000 / James H. & Haley M. Cotter / 2201 Suzanne Lane / Opelika, AL 36801 / Lot 14 Bechet Subdivision PB:29 PG:81                                                          |
| T                               | 43-09-06-23-2-000-051.000 / Donna D. Williams / 2111 Suzanne Lane / Opelika, AL 36801 / Lot 15 Bechet Subdivision PB:29 PG:81                                                                   |
| U                               | 43-09-06-23-2-000-052.000 / Christopher B. King / 2109 Suzanne Lane / Opelika, AL 36801 / Lot 16 Bechet Subdivision PB:29 PG:81                                                                 |
| V                               | 43-09-06-23-2-000-053.000 / Scottie Wilborn / 2107 Suzanne Lane / Opelika, AL 36801 / Lot 17 Bechet Subdivision PB:29 PG:81                                                                     |
| W                               | 43-09-06-23-2-000-054.000 / Jeffrey A. Hovener / 2105 Suzanne Lane / Opelika, AL 36801 / Lot 18 Bechet Subdivision PB:29 PG:81                                                                  |
| X                               | 43-09-06-23-2-000-055.000 / Amy J. Wadwick / 2103 Suzanne Lane / Opelika, AL 36801 / Lot 19 Bechet Subdivision PB:29 PG:81                                                                      |

\*\*Adjoiners information shown was taken from current GIS online maps for Lee County, Alabama as of date on this exhibit.

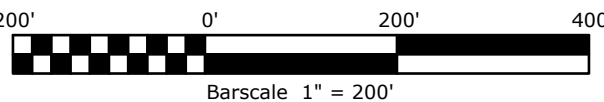
**LEGEND**

- ROW Right-of-Way  
DB: Deed Book  
PB: Plat Book  
PG: Page

**PROJECT NO: 23-0052**

FIELD BY: N/A  
DRAWN BY: JSH/BES

FIELD DATE: N/A  
DRAW DATE: 02/05/2024



**106 Acres Total +/-  
to be Rezoned to**