



**CITY OF OPELIKA
PLANNING COMMISSION
REGULAR MEETING AGENDA**

300 Martin Luther King Blvd.

July 23, 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. **PLAT (Preliminary) - Public Hearing**
 1. Knollwood SD, 47 lots, accessed from Crawford Road (Highway 169), ASH-Evermore Homes of AL, LLC, authorized representative for SMB Land, LLC, (Frank E. Plan managing member), preliminary approval
 - B. **Preliminary and Final Plat - Public Hearing**
 2. Subdivision of Parcel 43 10 02 09 3 000 001.005, 3 lots, accessed at 1400 Columbus Parkway, Mark Strozier, Strozier Services, authorized representative for ANAND Inc, preliminary and final approval
 3. Replat for Tracey Rudd Lecroy and Phyllis Jan Randolph and Hugh Lee Richey SD, 5 lots, accessed from 3151 Lee Road 177, Harris Gray, LLC, authorized representative for Phyllis Jan Randolph, Tracey Rudd Lecroy, and Hugh Lee Richey, preliminary and final approval
 - C. **CONDITIONAL USE - Public Hearing**
 4. Troy McVey/Utility Sign Partners, authorized representative for Telepak Networks, Inc d/b/a CSpire Fiber, accessed at 1502 Spring Drive FIBER, R-5M, Fiber cabinet installation facility.
 5. Larry Brookins, Northstar Engineering, authorized representative for Glynn Smith, on Logan Drive accessed from Columbus Parkway, C-3, Distribution warehouse.
 6. Arthur R. Nettles, authorized representative for Shey Knight, J&S Properties, LLC, accessed at 1018 Walker Gray Court, C-3, Office warehouse.
 7. Arthur R. Nettles, authorized representative for Dave King, King Automobiles, Inc, accessed at Dunlop Drive, C-3, GC-P Automobile sales.
 8. Arthur R. Nettles, authorized representative for Dave King, King Automobiles, Inc, accessed at Dunlop Drive, C-3, GC-P, Automobile maintenance and parking.

D. REZONING - Public Hearing

9. (a) Amendment to the Future Land Use Map, accessed at Sportsplex Parkway and Andrews Road, 68.95 acres, from a low density residential land use category to a planned unit development.

(b) Rezoning Request, Blake Rice, Barrett-Simpson, authorized representative for Carol Lowe Raymer, 68.95 acres, accessed at Sportsplex Parkway and Andrews Road, from R-1 to PUD

E. Annexation and Plat (Preliminary and Final) - Public Hearing

10. Annexation, Mike Maher, Precision Surveying, authorized representative for David A. Filgo, 128.24 acres, accessed from Lee Road 171, R-1 zoning district requested.
11. Prestige SD, Redivision of Lot 2, 11 lots, accessed at Lee Road 171, Mike Maher, Precision Surveying, authorized representative for David A. Filgo, preliminary and final approval

F. Annexation, Rezoning, and Preliminary Plat - Public Hearing

12. Annexation, Martha and Hunter Saunders, 156 acres, accessed from Lee Road 152 (Betty's Lane). A PUD zoning district is requested.
13. Rezoning Request, Birmingham D, LLC, authorized representative for Martha and Hunter Saunders, accessed from Lee Road 152 (Betty's Lane), 156 acres, PUD zoning district requested.
14. Saunders Cove SD, 499 lots, accessed from Lee Road 152 (Betty's Lane), Birmingham LD, LLC, authorized representative for Martha and Hunter Saunders, preliminary approval

G. Master Plan Amendment - Public Hearing

15. Request for a major amendment to the Master Plan for the Ballfields, at the corner of Pepperell Parkway and North 30th Street, Gateway at Opelika, LLC, changing townhome units to apartment units.

V. OLD BUSINESS

H. Conditional Use and Preliminary Plat - Public Hearing

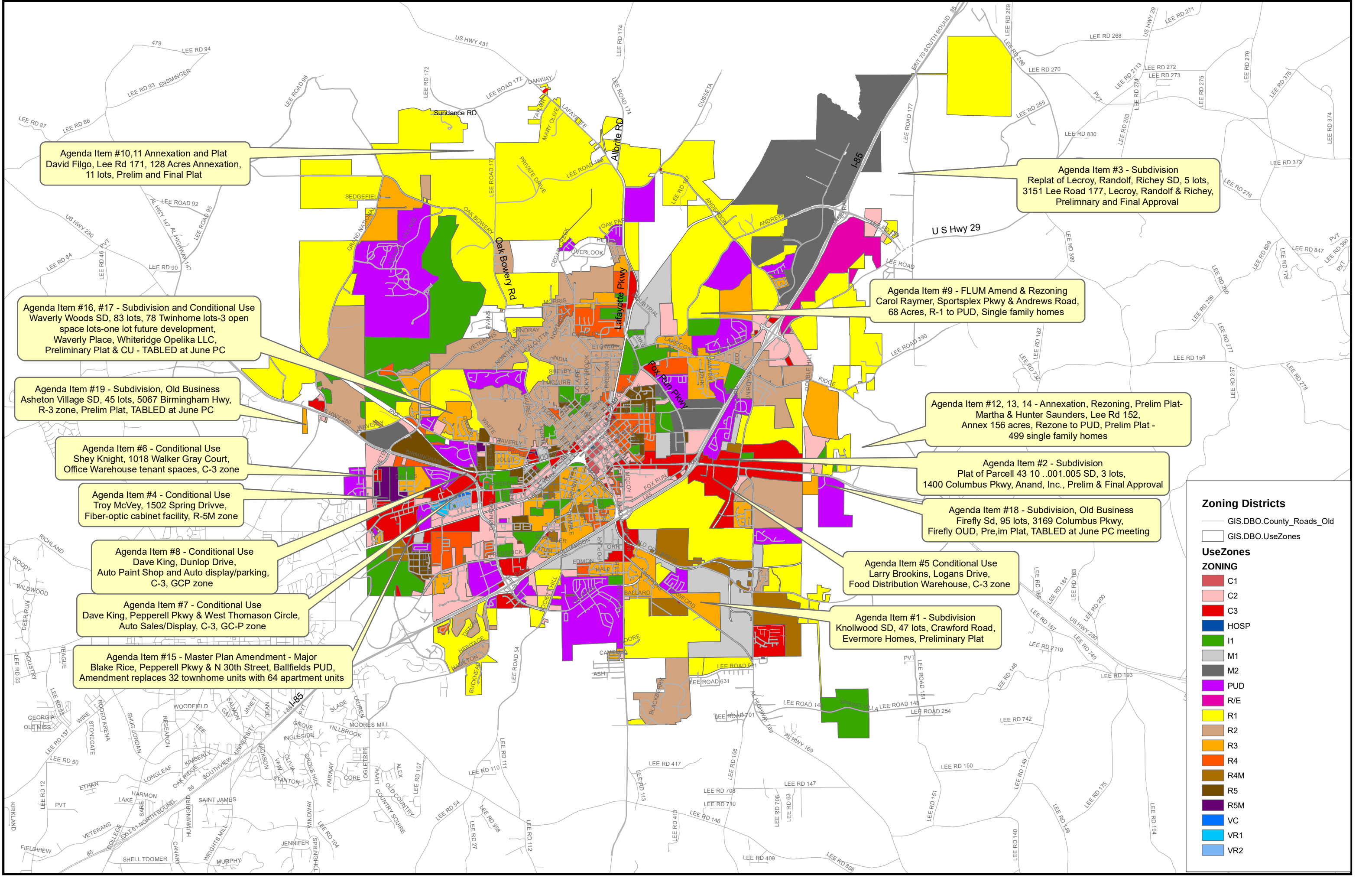
16. Hayes Eiford and Mike Maher, authorized representative for Whiteridge Opelika LLC and R&S Properties, LLC, accessed from Waverly Place, R-3, 78 twinhome lots, three open space lots, and one lot for future development. *(This item was tabled at the June 25th meeting.)*
17. Waverly Woods SD, 83 lots, accessed from Waverly Place, Hayes Eiford and Mike Maher, authorized representative for Whiteridge Opelika LLC, and R&S Properties LLC, preliminary approval *(This item was tabled at the applicant's request at the June 25th meeting.)*

I. FINAL PLAT

18. Firefly SD, Phase 1, 95 lots, accessed at 3169 Columbus Parkway, Daniel Holland, authorized representative for Firefly Development Lee, LLC, final approval *(This item was tabled by the applicant at the June 25, 2024 meeting).*
19. Asheton Village SD, 45 lots, accessed at 5067 Birmingham Highway, Nick Howell, authorized representative for 2H Properties LLC, final approval *(At the June 25th*

meeting, the Planning Commission tabled the final plat; the preliminary approval was approved.)

“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 #10,11 Annexation and Plat
David Filgo, Lee Rd 171, 128 Acres Annexation,
11 lots, Prelim and Final Plat

Agenda Item #16, #17 - Subdivision and Conditional Use
Waverly Woods SD, 83 lots, 78 Twinhome lots-3 open
space lots-one lot future development,
Waverly Place, Whiteridge Opelika LLC,
Preliminary Plat & CU - TABLED at June PC

Agenda Item #19 - Subdivision, Old Business
Asheton Village SD, 45 lots, 5067 Birmingham Hwy,
R-3 zone, Prelim Plat, TABLED at June PC

Agenda Item #6 - Conditional Use
Shey Knight, 1018 Walker Gray Court,
Office Warehouse tenant spaces, C-3 zone

Agenda Item #4 - Conditional Use
Troy McVey, 1502 Spring Drive,
Fiber-optic cabinet facility, R-5M zone

Agenda Item #8 - Conditional Use
Dave King, Dunlop Drive,
Auto Paint Shop and Auto display/parking,
C-3, GCP zone

Agenda Item #7 - Conditional Use
Dave King, Pepperell Pkwy & West Thomason Circle,
Auto Sales/Display, C-3, GC-P zone

Agenda Item #15 - Master Plan Amendment - Major
Blake Rice, Pepperell Pkwy & N 30th Street, Ballfields PUD,
Amendment replaces 32 townhome units with 64 apartment units

Agenda Item #3 - Subdivision
Replat of Lecroy, Randolph, Richey SD, 5 lots,
3151 Lee Road 177, Lecroy, Randolph & Richey,
Preliminary and Final Approval

Agenda Item #9 - FLUM Amend & Rezoning
Carol Raymer, Sportsplex Pkwy & Andrews Road,
68 Acres, R-1 to PUD, Single family homes

Agenda Item #12, 13, 14 - Annexation, Rezoning, Prelim Plat-
Martha & Hunter Saunders, Lee Rd 152,
Annex 156 acres, Rezone to PUD, Prelim Plat -
499 single family homes

Agenda Item #2 - Subdivision
Plat of Parcell 43 10 .001.005 SD, 3 lots,
1400 Columbus Pkwy, Anand, Inc., Prelim & Final Approval

Agenda Item #18 - Subdivision, Old Business
Firefly Sd, 95 lots, 3169 Columbus Pkwy,
Firefly OUD, Pre,im Plat, TABLED at June PC meeting

Agenda Item #5 Conditional Use
Larry Brookins, Logans Drive,
Food Distribution Warehouse, C-3 zone

Agenda Item #1 - Subdivision
Knollwood SD, 47 lots, Crawford Road,
Evermore Homes, Preliminary Plat

Zoning Districts

GIS.DBO.County_Roads_Old

GIS.DBO.UseZones

UseZones

ZONING

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



PLANNING COMMISSION MINUTES

300 Martin Luther King Blvd.

June 25, 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 June 25, 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, Councilman George Allen, Mrs. Leigh Whatley, Mr. Michael Hilyer, Mr. Jay Walters, Mr. Sheldon Whittelsey, and Mr. John Sweatman.

MEMBERS ABSENT: Dr. Arturo Menefee.

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 May 28, 2024

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

III. UPDATE ON PREVIOUS PC CASES

Mr. Mosley stated that City Council approved the institutional zoning text amendment that went to the Planning Commission a few months ago. He stated that the final plat portion of number 3 is requesting to be tabled by the applicant, as is item number 11. He stated that staff is requesting the Commission move item number 2 to number 1 so that the Conditional Use can be heard before the Subdivision.

IV. NEW BUSINESS

A. Preliminary Plat and Conditional Use - Public Hearing

2. Hayes Eiford and Mike Maher, authorized representative for Whiteridge Opelika LLC and R&S Properties, LLC, accessed from Waverly Place, R-3, 78 twinhome lots, three open space lots, and one lot for future development.

Motion to move item number 2 to item number 1

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

Mr. Mosley presented the staff report to the Planning Commission for the proposed conditional use request for 78 townhome lots, three open space lots, and one lot for future development accessed from Waverly Place. He stated that staff recommends approval subject to the following conditions:

- 1. Provide a landscape plan for the disturbed area in phase one. In addition, add at least one street tree for each twin home planted on private property.**

The following recommendations for approval to the Planning Commission for the Waverly Woods subdivision preliminary plat (agenda #A-1) were included in the subdivision staff report:

- 1. Add the street name on plat.**
- 2. Change Opelika Utilities Board signature line to Opelika Water Board**
- 3. Sidewalks required on both sides of the street.**
- 4. All utilities shall be underground.**
- 5. Add the names and addresses of adjacent property owners on final plat.**
- 6. Add on final plat the property owner name and address.**
- 7. Label Lot 82 as “Unbuildable Parcel, Preserved as Common Area” on final plat.**
- 8. Add a note on final plat who is responsible for the maintenance of the three open space lots (Lots 79, 80 and 81) and Lot 82.**
- 9. On final plat add a note concerning the uses of the open space lots.**
- 10. Add a 20’ wide buffer area along the east lot lines from Lot 1 to Lot 15 and south property line from Lot 19 to Lot 28 of twin home lots as “20’ natural undisturbed buffer yard”. If a 20’ natural buffer is not provided add evergreen planting or select a residential buffer to install from options in Section 10 Landscape Regulations.**
- 11. Buildings shall complement the existing development to include the use of materials such as wood, stone, stucco, or fiber cement board with brick elements.**

Mr. Parker provided the reports for Engineering, Opelika Water, and Opelika Power Services. He stated that a traffic impact study will be required to determine the impact of the additional development at the intersection of Waverly Place and Waverly Parkway. He stated that this will illustrate the need or lack of need for turn lanes on Waverly Parkway with this expansion of the

neighborhood. He stated that an 8-inch water main is available at the proposed street connection to Waverly Place. Water services and meters must not be installed under concrete drives or parking pads. No other comments. He stated that this subdivision is located in the Opelika Power Services and Alabama Power territory.

Chair Cannon opened the public hearing.

Susan Jones, 905 Waverly Court, President of the Waverly Park, Wood Ridge Homeowners Association, asked where the 78 twin homes were going to be and stated that she knew about the 83 townhouses but not the 78 twin homes.

Mr. Mosley stated that they are the same. He stated that there are 78 buildable lots and the buildings are split on two lots. He stated that there are 5 open space or future development lots.

Susan Jones stated that they were told in the past that there was granite under the ground and that development was not feasible. She asked how they were going to remove the granite? She asked about retaining ponds and expressed concern about water runoff and overflow. She asked why they aren't using McDonald Drive as an entrance and exit, and she expressed concern about traffic and safety. She noted that it was a 55-plus neighborhood with no sidewalks.

Mr. Parker stated that blasting of granite and rock is allowed in the City of Opelika and is permitted and controlled through the Fire Marshal. He stated that they typically use seismographs to monitor the ground vibrations of the adjacent properties, and it is getting more common. He stated that the engineering study that the developer will do will also show drainage impact and drainage and detention requirements. He stated that the Engineering Department will look at the traffic impact at the roadway on Waverly Parkway.

Darla Gibbs, 701 Waverly Place, stated that they don't have sidewalks and requested that the traffic study be done during school and not during the summer. She expressed concerns about traffic and visibility on Waverly Parkway. She stated that if the homes were for senior citizens then she was ok with them, but that if there would be children she was worried about the buses.

Mary Eason, 613 Waverly Place, stated that she strongly opposed the plat that was submitted. She stated that she felt the developer was cramming as many lots as possible into that space. She expressed concerns about the traffic and density, and stated that they have many more questions. She requested that this item be tabled.

D Mark Mitchell, 405 Waverly Place, stated that he felt the Commissioners should look at the area before they vote.

Justin Foster, 728 McDonald Drive, stated that he didn't want twinhomes behind him. He expressed concerns about traffic, school buses, density, sidewalks, transient population, wildlife, and emergency services. He asked the Commission to consider denying this proposal.

Helen Foster, 728 McDonald Drive, stated that she thought this development was very dense. She expressed concerns about natural resources and ecosystems. She expressed concerns about the environmental impact of the development and safety of wildlife. She stated that she didn't want the developers to dynamite right next to her house. She asked the Commission to deny the item.

Nicholas Harrison, 645 McDonald Drive, expressed concerns about an increase in traffic, crime, decline in property values, and a negative impact on schools. He requested the

Commission deny the item or mandate significant conditions to address the concerns of the community.

Robin Weyant, 809 Shelby Ave, stated that to calculate the density the undeveloped area was used, which is 2 dwellings per acre. She stated that 25 acres are undeveloped, so the dwelling units are being built on 13.5 acres. She stated that if you use the 13.5 acres, then the density is 5.7 dwellings per acre, which is not allowed in an R-3 zone. She stated that she felt it was cheating to use undeveloped land to calculate units per acre.

Mr. Mosley stated that density is calculated by taking the total acreage of the development and dividing by the number of units. He stated that they are designating 39 acres as the developable area plus an additional section that is future development. He noted that what is developable can be a point of contention.

Robin Weyant stated that she felt it was setting a bad precedent and asked the Commission to vote against this item because of the density.

Chair Cannon closed the public hearing.

Hayes Eiford, applicant, asked if he could address the comments from the residents.

Chair Cannon stated that she felt the applicant should have spoken with the residents before the item came to the Planning Commission.

Motion to table the item to the July 23, 2024 Planning Commission meeting.

RESULT: Passed

MOVER: Leigh Whatley

SECONDER: Director Sweatman

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

NAYS: None

ABSTAIN: None

1. Waverly Woods SD, 83 lots, accessed from Waverly Place, Hayes Eiford and Mike Maher, authorized representative for Whiteridge Opelika LLC, and R&S Properties LLC, preliminary approval

Mr. Mosley presented the staff report to the Planning Commission for the Waverly Woods Subdivision accessed from Waverly Place. He stated that because the conditional use item has been tabled, staff does not recommend approval of the preliminary plat at this time.

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

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

- A traffic impact study will be required to determine the impact of this additional development at the intersection of Waverly Place and Waverly Parkway. Turn lanes may be required with this study.
- The road names shall be 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.

He stated that an 8-inch water main is available at the proposed street connection to Waverly Place. Water services and meters must not be installed under concrete drives or parking pads. He stated that this subdivision is located in the Opelika Power Services and Alabama Power territory.

Chair Cannon opened the public hearing.

Hayes Eiford, applicant, requested that the item be tabled.

Chair Cannon closed the public hearing.

Motion to table the item at the applicant's request to the July 23, 2024 Planning Commission meeting

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

B. Preliminary and Final Plat - Public Hearing

3. Asheton Village SD, 45 lots, accessed at 5067 Birmingham Highway, Nick Howell, authorized representative for 2H Properties LLC, preliminary and final approval

Mr. Mosley presented the staff report to the Planning Commission for the Asheton Village Subdivision accessed at 5067 Birmingham Highway. He stated that at this time the site does not appear to be ready for final plat approval. Staff can only recommend preliminary plat approval. He stated that staff recommends preliminary plat approval subject to the following:

1. **Note the ownership and maintenance responsibilities for the open space lots on final plat.**
2. **Ensure all watercourses are documented.**
3. **In the areas where 50-foot undisturbed landscape buffer is not present, restore the missing buffer that was originally required for preliminary approval.**
4. **Sidewalks will be required on both sides of each street.**
5. **All utilities shall be underground.**
6. **Sewer access be provided.**
7. **Add all the easements to the plat that are shown on the construction plans.**

Mr. Parker provided the reports for Engineering, Opelika Water, and Opelika Power Services. He stated that the Department has been inspecting the construction and testing of the

infrastructure in this subdivision. A Certification of Completion will be completed and signed by the Engineering and Public Works Directors as soon as all the infrastructure completion items below have been met and a positive recommendation for approval will be given:

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

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

He stated that all fees must be paid and all water infrastructure must be tested and accepted before final plat can be approved. He stated that this subdivision is located outside the Opelika Power Services territory.

Chair Cannon opened the public hearing.

Mike Williams, 1303 Morris Avenue, stated that he objected to the final plat because it needed to reflect the lots that are not buildable which is on the recorded plat. He provided a copy of the recorded plat for the Commissioners. He stated that there are retention ponds that will make several lots unbuildable, and he felt that should be included in the final plat. He expressed concerns about water and stream drainage.

Richard Hayley, 1101 Willow Run, developer, stated that one of the reasons for the delay was because there was a joint sewer agreement that they had to work out with Auburn. He stated that the preliminary plat has been done. He stated that they are asking for the final plat to be tabled.

Cynthia Atkinson, 1817 Bluestone Court, stated that when this was proposed in 2021 many residents were concerned about the water issue and that the previous owner had water issues. She expressed concerns about the water issues, density, and traffic.

Chair Cannon closed the public hearing.

Motion to grant preliminary plat approval with staff recommendations

RESULT: Passed

MOVER: Director John Sweatman

SECONDER: Mayor Gary Fuller

DISCUSSION: Councilman Allen asked if this was the same as what was approved at Planning Commission last time?

Mr. Mosley stated that there are a few fewer lots than there were before. He

stated that staff can work with the adjoining property owner to make sure that it is clear the open space lots are not intended to be built on.

Mr. Walters asked if there was any requirement for acceleration or deceleration lanes on Highway 280?

Mr. Parker stated that the applicant had to get a permit through ALDOT, and there is a deceleration lane for the right turn in and it is limited to a right turn only out.

Mr. Whittelsey asked about the stormwater management?

Mr. Parker stated that their development plans had accommodations for all the stormwater to be detained in those ponds and they are constructed according to Engineering practices.

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

NAYS: Whatley

ABSTAIN: None

Motion to table final plat approval at the applicant's request

RESULT: Passed

MOVER: Director John Sweatman

SECONDER: Michael Hilyer

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

NAYS: None

ABSTAIN: None

C. FINAL PLAT

4. Wyndham Gates SD, Pod 3, Phase 7, 14 townhome lots, accessed at Alana Court and Raiden Circle, Jeff Adams authorized representative for DRB Group Alabama LLC, final approval

Mr. Mosley presented the staff report to the Planning Commission for the Wyndham Gates Subdivision, Pod 3, Phase 7, accessed at Alana Court and Raiden Circle. He stated that staff recommends final approval subject to the following added to final plat or installed before a CO (certificate of occupancy) is issued:

1. **Sidewalks are required on at least one side of the street.**
2. **All utilities installed underground.**
3. **Add a note on plat providing the uses allowed in the open space.**
4. **After site inspection including landscaping is approved, then plat signatures and recording of final plat is allowed.**

Mr. Parker provided the reports for Engineering, Opelika Water, and Opelika Power Services. He stated that the infrastructure in this subdivision has previously been approved. He stated that this Subdivision is located in the Opelika Power Services and Alabama Power territory.

Motion to grant final plat approval with staff recommendations

RESULT: Passed

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

D. CONDITIONAL USE - Public Hearing

5. Pamela Viale, authorized representative for The Brown Agency, accessed at 103 Rocket Avenue, M-1, Church.

Mr. Mosley presented the staff report to the Planning Commission for the proposed conditional use request for a church accessed at 103 Rocket Avenue. He stated that staff recommends conditional use approval subject to the following:

- 1. Re-stripe the parking lot and include four handicap parking spaces.**
- 2. Provide landscaping in the front yard area that faces Rocket Avenue to enhance the property.**

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

Chair Cannon opened the public hearing.

Israel Del Aguila, translating for Pamela Viale, applicant, stated that they will be marking the spaces in the parking lot and that they aren't making any adjustments to the inside of the building. He stated that part of the parking lot shares spaces with adjacent businesses, but those businesses will not be open when the church is operating. He stated that they want to add greenery in front of the building and make it look nice. He stated that they want the community to grow through Christ.

Chair Cannon closed the public hearing.

Motion to grant conditional use approval with staff recommendations

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

6. David Slocum, authorized representative for Food Bank of East Alabama, at 1699 16th Place, M-1, GC-S, Food Bank grocery store.

Mr. Mosley presented the staff report to the Planning Commission for the proposed conditional use request for a food bank grocery store at 1699 16th Place. He stated that staff recommends approval subject to the following conditions:

- 1. Add the frontage buffer along First Avenue to the revised landscape plan.**

Mr. Parker provided the reports for Engineering, Opelika Water, and Opelika Power Services. He stated that the applicant will be required to submit a site construction and grading plan for

the drainage, utility, post construction detention, and roadway installation to the Engineering and Public Works Departments for review and approval. Once this approval and all other utility approvals have been met, a Land Disturbance Permit will be issued in concurrence with any applicable State and Federal Permits. The Engineering Department has no other comments or concerns with this proposed Conditional Use. He stated that water is available from 16th Place, 16th Street, and 1st Avenue. He stated that this Subdivision is located outside the Opelika Power Services territory.

Chair Cannon opened the public hearing.

No comments.

Chair Cannon closed the public hearing.

Motion to grant conditional use approval with staff recommendations

RESULT:	Passed
MOVER:	Councilman Ward 1 Willie Allen
SECONDER:	Mayor Gary Fuller
DISCUSSION:	Mr. Hilyer stated that there is a sewer line that runs through the middle of the lot. Mr. Parker stated that the applicant is aware of that. David Slocum, authorized applicant, stated that they are going to reroute the sewer line. Mr. Mosley stated that staff would not allow a building to be permitted on top of the sewer line.
AYES:	Chair Cannon, Walters, Whatley, Whittelsey, Hilyer, Mayor Fuller, Councilman Ward 1 Allen, Director Sweatman
NAYS:	None
ABSTAIN:	None

7. Blake Rice, Barrett-Simpson, Inc., authorized representative for BH 55 LLC, accessed from Corporate Drive, I-1, 204-unit apartment development.

Mr. Mosley presented the staff report to the Planning Commission for the proposed conditional use request for a 204-unit apartment development accessed from Corporate Drive. He stated that staff has modified their recommendation to recommend conditional use approval. Should the Planning Commission decide to approve the use we recommend the following conditions:

- 1. Dedication of the right-of-way extending Corporate Drive to this site prior to any site development and issuance of a building permit. Completion of the road up to final platting prior to any certificate of occupancy being issued for the site.**
- 2. ~~A secondary emergency access being provided or approval of access from Police and Fire Departments.~~ Meet the Building and Fire code requirements by providing a secondary means of access, or by sprinkling the building and reducing the number of units.**
- 3. Provide sidewalk access from the development to Corporate Drive.**
- 4. Setbacks shall meet the requirements of the I-1 zone.**
- 5. Add undisturbed or landscaped buffer to the side adjacent to the cemetery.**
- 6. Provide a full landscape plan meeting all requirements of the zoning ordinance and conditions of approval prior to issuance of any site development permit.**
- 7. Buildings shall be substantially similar in terms of materials, roofline, fenestration, and other design features with the provided elevations. All four sides of the**

development we recommend meet the Gateway Corridor cladding requirements with use of masonry consistent with the provided elevations.

8. **Dumpsters must be enclosed on all sides and gated with an opaque fence at a height so that the dumpster is not seen outside the enclosure. Additional landscaping shall be installed around the enclosure. Dumpsters should be moved away from the residential side.**
9. **All utilities shall be underground.**
10. **All mechanical and hvac units shall be screened from the public right-of-way.**
11. **Any gates will need to be coordinated and approved by Opelika public safety departments for emergency entry.**

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

The Engineering Department has questions about if the roadway extension will be public or private. Regardless, there will need to be some ROW adjustments because only half of the roadway has ROW.

The Engineering Department has no other questions or concerns with this conditional use approval.

He stated that water is available from an 8-inch diameter main that terminates at cul-de-sac on Corporate Dr. The 8" Main will have to be extended for service to development. He stated that this subdivision is located in the Opelika Power Services and Alabama Power territory.

Chair Cannon opened the public hearing.

Geoff Slater, 1600 Frederick Road, stated that his main concern was the dumpster position which is very close to his property. He stated that his other concern was the 20-foot undisturbed buffer which he requested be increased to 30 feet.

Chair Cannon closed the public hearing.

Motion to grant conditional use approval with staff recommendations

RESULT: **Passed**

MOVER: Mayor Gary Fuller

SECONDER: Director John Sweatman

DISCUSSION: Chair Cannon asked where the location of the second access would be?

Mr. Molsey stated that there are a couple of different locations where a secondary access could be, including an existing easement to the south or some of the easements through the cemetery. He stated that the other option is that they could reduce them down to 200 units and, because the buildings would be sprinkled, they would not have to have a secondary means of access.

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

E. REZONING - Public Hearing

8. (a) Amendment to the Future Land Use Map accessed at 711 Pleasant Avenue, 22,450 square foot lot, from a high density residential land use category to light commercial.

(b) Rezoning request, Kibwe LLC, 22,450 square foot lot, accessed at 711 Pleasant Drive, from R-5M to C-2.

Mr. Mosley presented the staff report to the Planning Commission for the rezoning request for a 22,450 square foot lot accessed at 711 Pleasant Drive, from R-5M to C-2. He stated that staff recommends the Planning Commission send a positive recommendation to the City Council to rezone the property from R-5M to C-2.

Mr. Parker provided the reports for Engineering, Opelika Water, and Opelika Power Services. He stated that the property is served from water main on Pleasant Avenue.

Chair Cannon opened the public hearing.

No comments.

Chair Cannon closed the public hearing.

Motion to approve the amendment to the Future Land Use Map

RESULT:	Passed
MOVER:	Director Sweatman
SECONDER:	Mayor Fuller
DISCUSSION:	Mr. Whittelsey asked if this change fell within the Comprehensive Plan? Mr. Mosley stated that this amendment would change the Comprehensive Plan, but that it was consistent due to the transition of uses from heavier commercial, to lighter commercial, to high density residential across the street.
AYES:	Chair Cannon, Walters, Whatley, Whittelsey, Hilyer, Mayor Fuller, Councilman Ward 1 Allen, Director Sweatman
NAYS:	None
ABSTAIN:	None

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

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

9. Rezoning request, Hayley Investments LLC, three lots (18,696 square feet), accessed at First Avenue or North 7th Street, from a C-2 to C-1.

Mr. Mosley presented the staff report to the Planning Commission for the rezoning request for three lots (18,696 square feet) accessed at First Avenue or North 7th Street from a C-2 to C-1. He stated that staff recommends a positive recommendation to City Council to rezone from C-2 to C-1.

Mr. Parker provided the reports for Engineering, Opelika Water, and Opelika Power Services. Property is served from water main on 1st Avenue.

Chair Cannon opened the public hearing.

No comments.

Chair Cannon closed the public hearing.

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

RESULT: Passed

MOVER: Director John Sweatman

SECONDER: Mike Hilyer

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

NAYS: None

ABSTAIN: None

V. OLD BUSINESS

F. CONDITIONAL USE - Public Hearing

10. Bradley Creasy, authorized representative for Dyas Properties, LLC, accessed at the 1400 block of South Fox Run Parkway, C-2, GC-P, 153-unit townhouse development.
(*This item was tabled by the applicant at the May 28, 2024 meeting.*)

Mr. Mosley presented the staff report to the Planning Commission for the proposed conditional use request for a 153 unit townhouse development accessed at the 1400 block of South Fox Run Parkway. He stated that staff feels this is an appropriate use at this location but cannot recommend approval without additional information on the development within the floodplain. If Planning Commission does grant conditional use approval staff recommends approval subject to the following:

1. **A secondary emergency access being provided or approval of access from Police and Fire Departments.**
2. **Provide a landscape plan showing the buffers as stated in the written report and to include parking lot landscaping to meet the regulations and foundation plantings.**
3. **If the buffer along S. Fox Run Parkway is not a large undisturbed buffer, additional plantings meeting the Gateway Corridor standards will be required.**
4. **Note the materials proposed for the units. All four sides of the development we recommend meet the Gateway Corridor cladding requirements.**
5. **Dumpsters must be enclosed on all sides and gated with an opaque fence at a height so that the dumpster is not seen outside the enclosure.**
6. **All utilities shall be underground except overhead required transmission lines.**
7. **All mechanical and hvac units shall be screened from the public right-of-way.**
8. **Any gates will need to be coordinated and approved by Opelika public safety departments for emergency entry.**

9. Approval of floodplain modification by the City of Opelika and FEMA.

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

There is a concern that many of the proposed units are in the current flood plain. This will need to be permitted by the City Flood Plain administrator and FEMA prior to construction.

A traffic study will be required, or an agreement for additional turn lanes on South Fox Run Parkway can be reached by the applicant and Engineering Department.

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

He stated that water (6" Main) is available along South Fox Run Parkway but does not have capacity to feed the full development. It is recommended that access to Columbus Parkway (to north) be secured where there is abundant capacity in the existing water main. This would also provide duplicate feeds to the development.

Chair Cannon opened the public hearing.

Tim Roberts, representative, stated that they requested the conditional use before doing the design drawings, so they are in the process of doing the preliminary work. He stated that they will make sure the permitting process is per city codes and that they have a floodplain manager who will work with the city and with FEMA to make sure they meet the requirements. He stated that they plan to fill in the floodplain. He stated that they will do the traffic study as noted and that the developer is in contact with the adjoining neighbor to the north to look at an access easement or utility easement for the water access.

Dan Fritz, representative, stated that it is a low density project and that they are maintaining the streams to use as a natural feature. He stated that they are planning to have everything be brought out of the floodplain and be city and FEMA compliant so that it is safe for residents and the Fire Department. He stated that they plan to provide a landscape plan that will probably go beyond what is required and that they will plant back any required buffers if they have to remove trees. He stated that as far as access points and fire concerns go, everything will be code compliant.

Chair Cannon asked if they were still planning on 153 units?

Dan Fritz stated that the goal was 153 units, but that there might be a few more or less.

Chair Cannon asked for clarification on what they were requesting.

Mr. Mosley stated that they provided a conceptual plan with retaining walls that would allow them to bring some things out of the floodplain from an elevation standpoint. He stated that approval of this item would grant approval of this general concept with the elevations that they have shown. He noted that they would have to work through Building Code, Fire Code and

work with FEMA to make sure they are in compliance. He stated that if they are not in compliance with any of those things, then they would have to either modify the plan and come back to the Planning Commission or potentially abandon the project.

Dan Fritz stated that this is the first step for them and that the developer can determine the feasibility of the construction and the costs. He stated that they fully intend to move this project forward and are seeking the Commission's approval.

Mr. Whittelsey asked if there was a wetland bank upstream or downstream?

Mr. Parker stated that wetlands are different from floodplains, but that there is a banking system for wetlands if it does come up.

Tim Roberts stated that they know the stream limits and they are not going to impact the streams. He stated that they have 50-foot buffers on the streams, and they are planning on keeping them as they are.

Jeffrey Kappelman, 1600 Leo Lane, Building Official and Floodplain Manager, stated that this is the worst site he has ever seen. He stated that this part of the floodplain has approximately 880 acres draining to these two creeks that they are building the buildings between. He stated that the retaining walls they are proposing are 10 feet high. He stated that he is completely against this.

Mr. Sweatman asked if FEMA does the downstream study, do the affected property owners downstream have a voice in how their property flood zones are going to change?

Jeffrey Kappelman stated that it is for FEMA to discuss.

Chair Cannon closed the public hearing.

Motion to remove the item from the table

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

Motion to deny the conditional use request

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

G. FINAL PLAT

11. Firefly SD, Phase 1, 95 lots, accessed at 3169 Columbus Parkway, Daniel Holland, authorized representative for Firefly Development Lee, LLC, final approval (*This item was tabled by the applicant at the May 28, 2024 meeting*).

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

VI. ADJOURN

Motion to adjourn at 4:51 p.m.

RESULT: Passed

MOVER: Mayor Gary Fuller

SECONDER: Mike Hilyer

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

NAYS: None

ABSTAIN: None

_____ Lucinda Cannon, Chair

_____ Matt Mosley, Secretary

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: July 23, 2024 (Preliminary approval on December 21, 2021)

Subdivision: Knollwood Subdivision

Agenda Item #: A-1

Action Requested: Preliminary Approval

Location of Property: Crawford Road and Jenson Avenue

Property Owner(s): ASH-Evermore Homes of AL, LLC, authorized representative
SMB Land, LLC (Frank E. Plan, managing member)

Current Land Use: Residential

Current Zoning: PUD

Flood Zone: FEMA – Nov 2, 2011 – MAP#01081C0230G. No portion of property is in in 100-year flood zone. Property in Flood Zone “X” which is outside the 0.2% annual chance flood plain

Staff Comments:

The applicant is requesting preliminary plat approval for a 49-lot subdivision on 17.64 acres zoned PUD (Planned Unit Development). The property is to the east of the Village at Waterford Subdivision a PUD along Crawford Road. This development is accessed from Crawford Road. Additionally, a new street accesses a planned stub-out approved in the Village at Waterford Subdivision, Phase 4, on Jenson Avenue.

Single family homes will be built on 47 lots. Lots 48 and 49 (4.19 acres total) are reserved as Detention/Open Space. The density for the development is 2.6 dwelling units per acre. The 47 single family lots range in size from 7,800 square feet (sf) to 14,492 sf. with a minimum lot width of 60 feet wide. The proposed minimum building setbacks are 20 feet in the front, 5 feet on the side yard, 25 feet in the rear yard, and 15 feet on the side on street (corner lots). The plat should note the minimum lot width standards of 60-feet minimum lot width.

An R-3 zone is adjacent along the east property line. Landscaping is required for developments in a PUD zoning district.¹ A 25 foot undisturbed or planted residential buffer² is required along the

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

rear lot lines of lots that border an adjacent residential zoning district. If an existing natural buffer or staggered evergreen row is selected rather than a 6 foot high fence option, the plant material should provide a near impervious visual barrier in three years.

A 25-foot natural buffer shown along the lots adjacent to Crawford Road must be preserved to provide a visual buffer along Crawford Road, existing trees count towards the base points requirements. Where a 25-foot natural buffer does not exist, add a 6 foot privacy fence and plantings to meet the equivalent of the 25 foot natural buffer. If a fence is proposed, then fence must be installed between the 25-foot buffer and residential home. The buffer must be shown on the site plan when a building permit is requested. If a fence is not installed as a buffer, when the property owners of these lots desire to install a fence, the fence must be installed between the 25-foot buffer and residential home. To be connected to another PUD zoning district is rare, staff feels the addition of landscaping to these lots to be similar to the adjacent Village at Waterford PUD zoning requirements the developer should add street trees. Specifically, one tree per two lots planted on private property.

Recommendation

Staff recommends preliminary plat approval subject to the following:

1. Add the name and address of the owner/developer on final plat.
2. Show the existing dwellings on the property.
3. Add a note stating the existing dwellings will be removed prior to final plat approval.
4. Install underground utilities.
5. Install sidewalks on at least both sides of all streets.
6. Locate the existing sanitary sewer easement along the east line of said property.
7. Add the minimum building setbacks on plat: 20 feet front yard, 5 feet side yard, 25 feet rear yard, and 15 feet side on street (corner lots). Add the 60-foot minimum lot width on the final plat.
8. Install a residential buffer along the perimeter property line of the PUD property as required from the buffer options as provided in Section IX Landscape Regulations. The buffer option selected must be shown on the site plan when a building permit is requested for approval.
9. Preserve the 25 foot natural buffer along the rear (side) lot lines of those lots that border Crawford Road, where a 25 natural buffer does not exist, add a 6 foot privacy fence in the rear yard and then plantings to meet the equivalent of the 25 foot natural buffer. If a fence and planted buffer are used in bear areas, then a fence must be installed between the 25 foot buffer and residential home. Buffer must be shown on the site plan when a building permit is requested.
10. Change the street name Arlee Avenue to Jansen Avenue.

² An opaque fence not less than six (6) feet in height, with horizontal or vertical openings not greater than three (3) inches per one (1) linear foot AND a four (4) foot wide strip of Evergreen plantings, which will grow to at least six (6) feet in height within three full growing seasons planted on the inside of the fence or; A staggered double row of Evergreen plantings at least six (6) feet in width, which will grow to at least six (6) feet in height and spaced in a manner which after three (3) years will provide an impervious visual barrier or; Natural, undisturbed forest at least twenty (20) feet in width that provides a nearly impervious visual barrier due to the dense nature of the plants and/or trees. If this option is chosen, the City Horticulturist shall determine whether the barrier is satisfactory through a site inspection prior to plan approval. Barriers shall be erected during construction to ensure the area is protected from damage due to construction.

11. On final plat add a note detailing ownership and maintenance of all detention and open space, the Knollwood Subdivision HOA is owner of Lots 48 and 49 as shown on the Knollwood subdivision plat. Lots 48 and 49 are reserved as stormwater detention for the subdivision and open space for the Knollwood property owners. The Knollwood HOA is responsible for the maintenance of all detention/open space on Lots 48 and 49.
12. Change Opelika Utilities Board to Opelika Water.

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.
- ALDOT will review and approve roadway connections to AL 169 and a connection to Arlee Avenue and to the existing subdivision to the north is required as presented.
- The road names shall be 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.

Opelika Water Board Report

Water is available from the south side of Crawford Road (ALDOT Permit Required) and from within the Villages at Waterford Development. Connections might be required at both locations pending engineering review of project.

Opelika Power Services Report

This subdivision is located inside the Opelika Power Services territory.

000269-2024

AGENDA ITEM #

1



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

PC DEADLINE: 7/12/24PC MEETING: 7/23/24SITE ADDRESS: Crawford Road, Opelika, Lee County, AL 36804 (Adjacent to Waterford neighborhood)PROPERTY OWNER: ASH-Evermore Homes of AL, LLCAPPLICANT/AUTHORIZED REPRESENTATIVE: ASH-Evermore Homes of AL, LLC; Matthew RichardsonMAILING ADDRESS: 105 Von Braun Drive NW, Huntsville, AL 35806PHONE NUMBER: 256.652.1811

FAX NUMBER: _____

EMAIL ADDRESS: mrichardson@evermorehomes.com

TYPE OF PLAT APPROVAL REQUESTED

☐ SKETCH PLAN☐ ADMINISTRATIVE☒ PRELIMINARY☐ FINALDoes the subdivision require any other official action by the City? No☐ Annexation☐ Rezoning☐ Other _____**PARCEL INFORMATION**Subdivision Name: KnollwoodNumber of Lots: 47 x \$3.00 = \$ 141Current Land Use: VacantNumber of APO: 25 x \$6.74 = \$ 168.50
(Adjacent Property Owners)Current Zoning: R3Proposed use of the Subdivision: Single family residentialFee: \$75.00**TOTAL** = \$384.50☒ Residential☐ Commercial☐ Manufacturing/Industrial☐ Office/Institutional

PAID _____

I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) Knollwood 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: Matthew Richardson

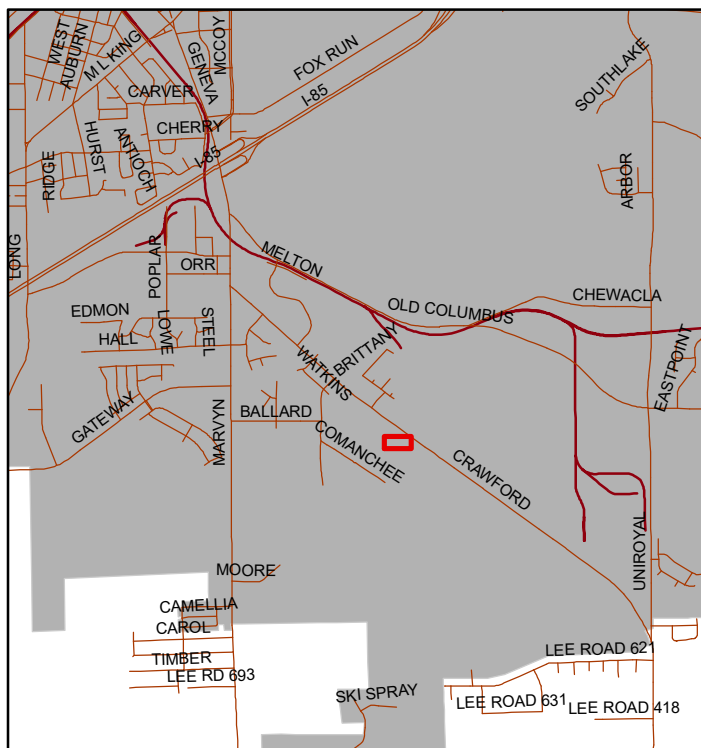
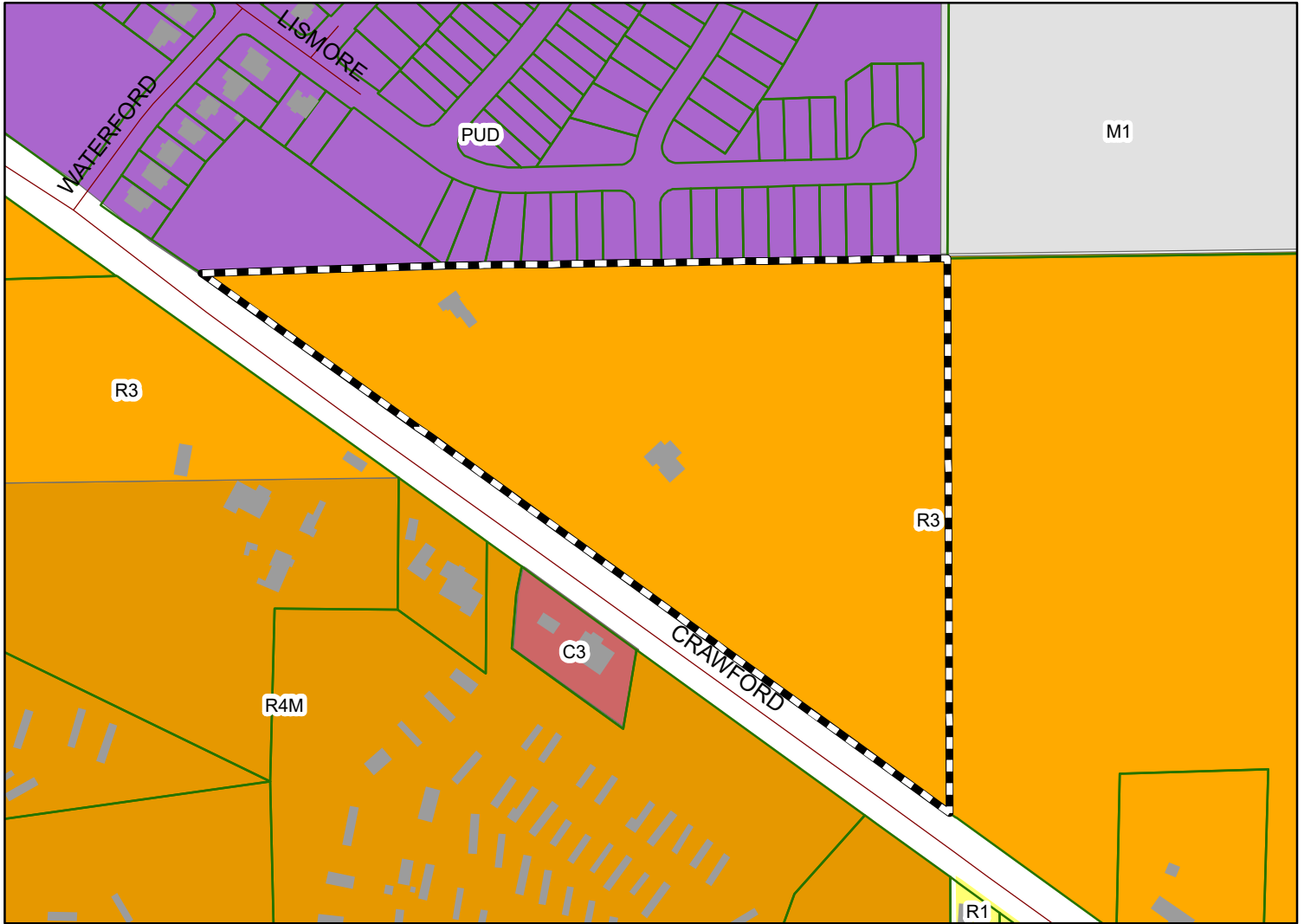
06/24/2024

(PRINT NAME)

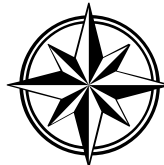
Matthew Richardson

DATE

KNOLLWOOD SUBDIVISION CRAWFORD ROAD (HWY 169) PRELIMINARY APPROVAL, A-1



The applicant is requesting preliminary approval for 49 single family home lots. The lots are accessed primarily from Crawford Road. A 2nd access is provided from Jansen Drive in the Village of Waterford subdivision on the north property line. .



Subject Property

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

STATE OF ALABAMA
LEE COUNTY

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

IN WITNESS WHEREOF, I HAVE HEREONTO SET MY HAND AND SEAL ON THIS THE ____ DAY OF DECEMBER, 2021.

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, ____ OWNER'S NAME ____, AS ____ TITLE AND COMPANY ____, 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 DECEMBER, 2021.

OWNER'S NAME, TITLE
COMPANY

STATE OF ALABAMA
LEE COUNTY

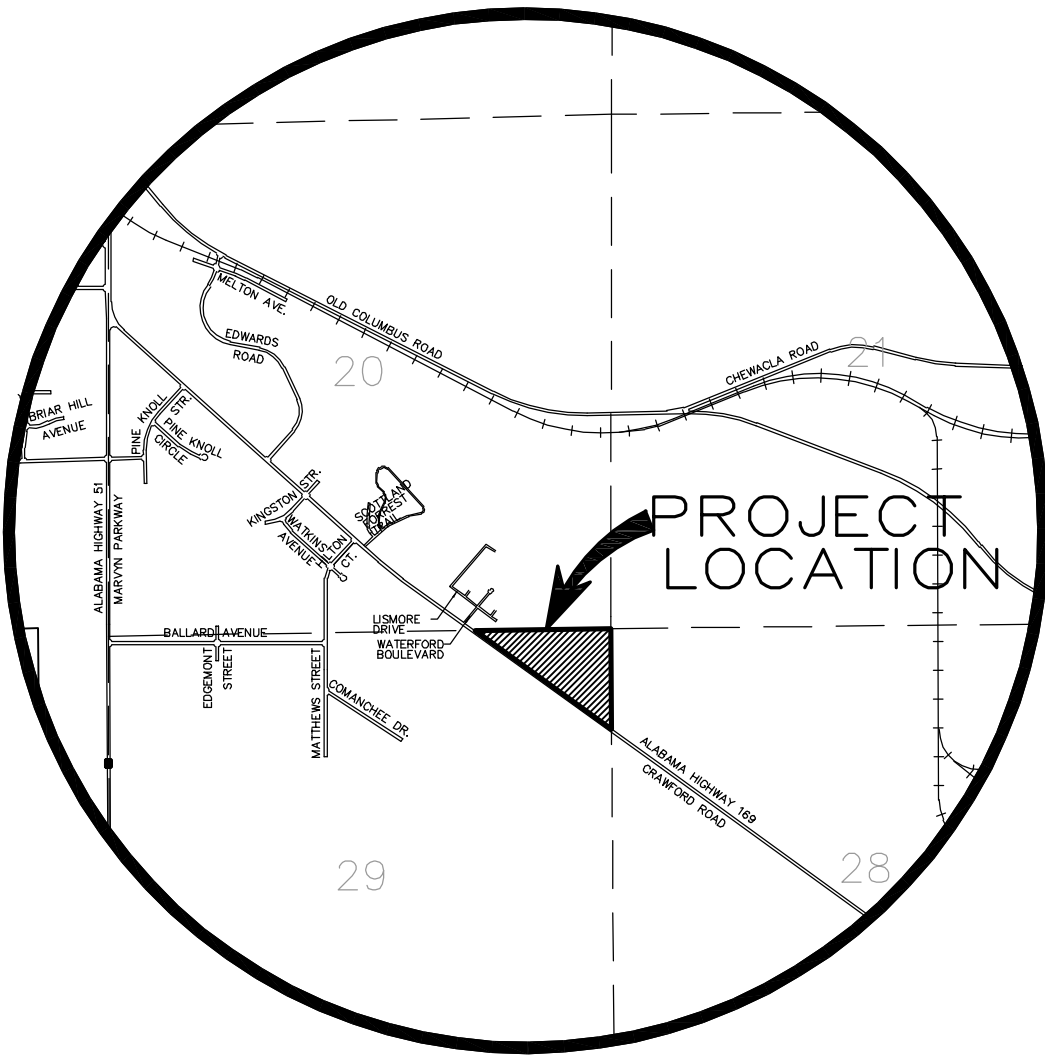
I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT ____ OWNER'S NAME ____, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT AND WHOSE NAME IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DATE THAT, BEING INFORMED ON THE CONTENTS OF THE INSTRUMENT,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

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE ____ DAY OF DECEMBER, 2021.

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 AND ELEVATIONS BASED ON GPS RTK OBSERVATION USING AUBURN CORRS. HORIZONTAL DATUM IS NAD 83 ALABAMA EAST ZONE STATE PLANE COORDINATE SYSTEM. VERTICAL DATUM IS NAVD 88.
- SOURCES OF INFORMATION USED FOR PREPARATION OF THIS SURVEY INCLUDE:
 - PLAT FOR THE VILLAGE AT WATERFORD SUBDIVISION PHASE 4
 - PLAT BOOK 12, PAGE 134
 - DEED BOOK 1230, PAGE 6
- NO TITLE SEARCH WAS DONE AS PART OF THIS SURVEY.
- NORTH IS BASED ON GRID NORTH
- 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, FOR THE CITY OF OPELIKA, LEE COUNTY, ALABAMA, PANEL NUMBER 230 OF 381, EFFECTIVE DATE NOVEMBER 2, 2011, THE PROPERTY LIES IN ZONE X, WHICH IS NOT A FLOOD PRONE AREA.



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

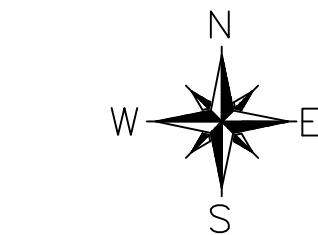
APPROVED BY THE OPELIKA CITY PLANNING DIRECTOR, OPELIKA, ALABAMA:
PLANNING DIRECTOR: _____ DATE: _____

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

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

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

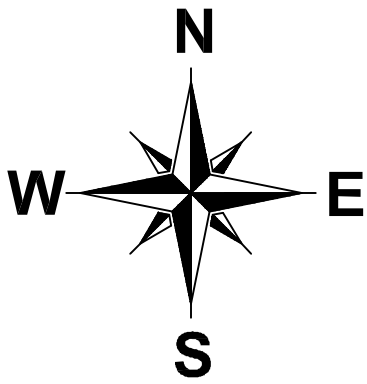
REVIEWED ON BEHALF OF OPELIKA POWER SERVICES, OPELIKA, ALABAMA:
OPELIKA POWER SERVICES: _____ DATE: _____



VICINITY MAP
NOT TO SCALE

LEGEND

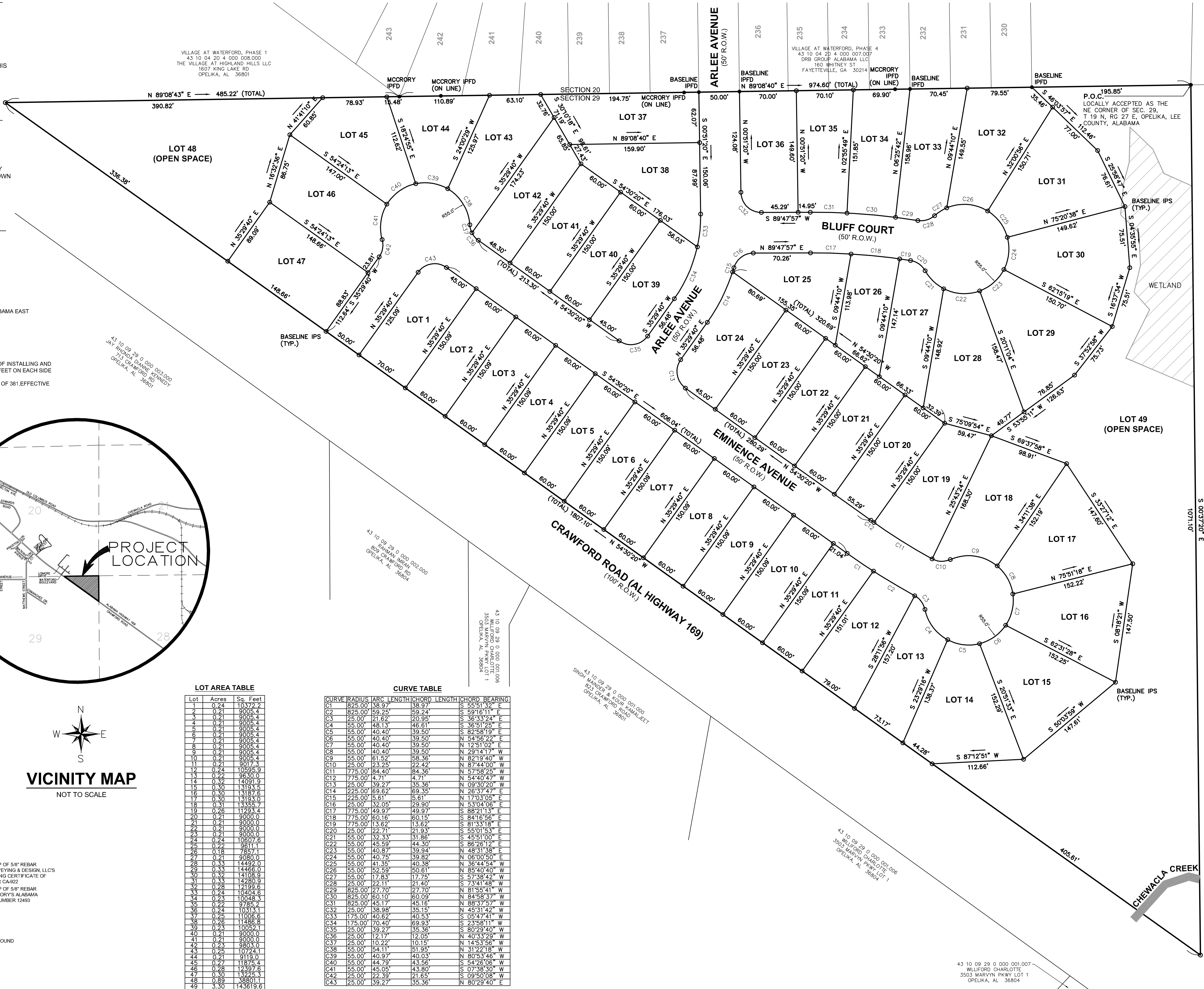
BASELINE PLASTIC CAP ON THE TOP OF 5/8" REBAR
ALABAMA LAND SURVEYING & DESIGN, LLC'S
AUTHORIZATION NUMBER CA-922
MCCORRY PLASTIC CAP ON THE TOP OF 5/8" REBAR
BEARING JAMES L. MCCORRY'S ALABAMA
SURVEYING REGISTRY NUMBER 12493
CT CRIMPED TOP
OT OPEN TOP
IPFD IRON PIN FOUND
IPS IRON PIN SET
Δ CALCULATED POINT
CONCRETE MONUMENT FOUND
SPIKE NAIL SET
R.O.W. FIELD MEASUREMENT
(F) PLAT DIMENSION
(P)



SCALE: 1"= 60'



KNOLLWOOD SUBDIVISION PLAT



LOT AREA TABLE			
Lot	Acres	Sq. Feet	
1	0.24	10372.2	
2	0.21	9009.4	
3	0.21	9009.4	
4	0.21	9009.4	
5	0.21	9009.4	
6	0.21	9009.4	
7	0.21	9009.4	
8	0.21	9009.4	
9	0.21	9009.4	
10	0.21	9009.4	
11	0.21	9009.4	
12	0.24	10595.9	
13	0.24	10595.9	
14	0.24	10595.9	
15	0.30	13193.5	
16	0.30	13193.5	
17	0.30	13193.5	
18	0.31	13357.7	
19	0.26	11293.4	
20	0.21	9000.0	
21	0.21	9000.0	
22	0.21	9000.0	
23	0.21	9000.0	
24	0.24	10507.6	
25	0.21	9611.1	
26	0.18	7857.1	
27	0.21	9009.4	
28	0.33	14392.0	
29	0.33	14466.0	
30	0.33	14466.0	
31	0.33	14280.9	
32	0.28	12199.6	
33	0.24	10456.8	
34	0.23	10048.3	
35	0.22	9725.1	
36	0.21	9351.7	
37	0.25	11006.6	
38	0.25	11006.6	
39	0.25	11006.6	
40	0.21	9000.0	
41	0.21	9000.0	
42	0.21	9000.0	
43	0.25	10724.1	
44	0.21	9000.0	
45	0.21	11876.4	
46	0.28	12397.6	
47	0.30	12952.5	
48	0.89	38801.1	
49	3.30	143619.6	

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	
C1	825.00	38.97	38.97	S 55°51'32" E	
C2	825.00	59.25	59.24	S 59°16'11" E	
C3	25.00	21.62	20.95	S 36°31'24" E	
C4	55.00	48.13	46.61	S 36°51'25" E	
C5	55.00	40.40	39.50	S 82°58'19" E	
C6	55.00	40.40	39.50	N 54°56'22" E	
C7	55.00	40.40	39.50	N 12°51'02" E	
C8	55.00	40.40	39.50	N 29°14'17" W	
C9	55.00	61.52	58.36	N 82°19'40" W	
C10	25.00	23.25	22.42	N 87°44'00" W	
C11	775.00	84.40	84.36	N 57°58'25" W	
C12	775.00	4.71	4.71	N 54°40'47" W	
C13	25.00	39.27	35.36	N 03°30'20" W	
C14	225.00	69.62	69.35	N 26°37'47" E	
C15	225.00	5.61	5.61	N 17°03'05" W	
C16	25.00	32.05	29.90	N 53°04'06" E	
C17	775.00	49.97	49.97	S 89°21'13" E	
C18	775.00	60.16	60.15	S 84°16'56" E	
C19	775.00	13.62	13.62	S 81°33'18" E	
C20	25.00	22.71	21.93	S 50°01'53" W	
C21	55.00	52.33	51.86	S 45°51'00" E	
C22	55.00	45.59	44.30	S 86°28'12" E	
C23	55.00	40.87	39.94	N 48°31'38" E	
C24	55.00	40.75	39.82	N 05°00'50" W	
C25	55.00	41.35	40.38	N 36°44'54" W	
C26	55.00	52.59	50.61	N 85°40'40" W	
C27	55.00	17.83	17.75	S 57°38'42" W	
C28	25.00	22.11	21.40	S 73°41'48" W	
C29	825.00	27.70	27.70	N 81°58'41" W	
C30	825.00	60.10	60.09	N 84°58'37" W	
C31	825.00	45.17	45.16	N 85°00'45" W	
C32	25.00	38.98	35.15	N 45°31'42" W	
C33	175.00	40.62	40.53	S 05°47'41" W	
C34	175.00	70.40	69.93	S 23°58'11" W	
C35	25.00	39.27	35.36	S 80°29'40" W	
C36	25.00	12.17	12.05	N 40°33'29" W	
C37	25.00	10.22	10.15	N 14°53'56" W	
C38	55.00	54.11	51.95	S 31°22'18" W	
C39	55.00	40.97	40.03	N 80°53'46" W	
C40	55.00	44.79	43.56	S 54°26'06" W	
C41	55.00	45.05	43.80	S 07°38'30" W	
C42	25.00	22.39	21.63	S 03°50'08" W	
C43	25.00	39.27	35.36	N 80°29'40" E	

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



2024 Vertical Data, Sta A
Opelika, Alabama 36801
Phone: (334) 749-9200
Web: www.baseline-llc.com
SEC. 29 T 19 N Rg 27 E
OPELIKA LEE COUNTY ALABAMA
SCALE: 1"=60'
ARTHUR R. NETTLES, AL, P.L.S. REG. NO. 23346
ALABAMA CERT. OF AUTH. CA. NO. 922

KNOLLWOOD SUBDIVISION
PLAT

SEC. 29
T 19 N

Rg 27 E

OPELIKA LEE COUNTY ALABAMA

SCALE: 1"=60'

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

ALABAMA CERT. OF AUTH. CA. NO. 922

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: July 23, 2024

Subdivision: Subdivision Plat of 43 02 09 3 000 001.005

Agenda Item #: B-2

Action Requested: Preliminary & Final Approval

Location of Property: 1400 Columbus Parkway

Property Owner(s): Anand Inc.
Mark Strozier, Strozier Services, LLC, authorized representative

Current Land Use: Undeveloped

Current Zoning: R-4

Flood Zone: FEMA – Nov 2, 2011 – MAP#01081C0088G – No portions of the property on the plat fall into a designated flood zone.

The applicant is requesting preliminary and final approval for a 3 lot subdivision. (This resubdivision involves new streets so an administrative subdivision is not allowed.) Lot 202 (2.5 acres) is enlarged along the north property line by subdividing about 21,000 square feet (78'x260') from the adjacent 14.3 acre parcel on the north side. The 14.3 acre parcel is further subdivided to create Lot 201; Lot 201 shares a property line with Lot 202. The purpose of the subdivision is to reserve Lot 201 for future right-of-way (as labeled on Lot 201) to be an extension for Granberry Drive. Granberry Drive is accessed from Columbus Parkway. In future phases, Granberry Drive will be constructed further the west/northwest into the 14.3 acre for future development opportunities.

Staff recommends preliminary and final approval for the subdivision subject to the following:

1. Add the subdivision name and plat book & page reference for the existing lots on the north line.
2. Add a lot number for the 13.3 acre lot.

Engineering Department Report

Grandberry Drive is a current City infrastructure project and is proposed to be extended to Lot 201 by the developer. After this project is completed, another final plat will be presented dedicating this lot as Public right-of-way.

The Surveyor's comments have been addressed and the Engineering Department has no other comments or concerns with this proposed Preliminary and Final Plat.

Opelika Water Report

No comments.

Opelika Power Services Report

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



000270-2024 AGENDA ITEM # 2

APPLICATION FOR SUBDIVISION APPROVAL

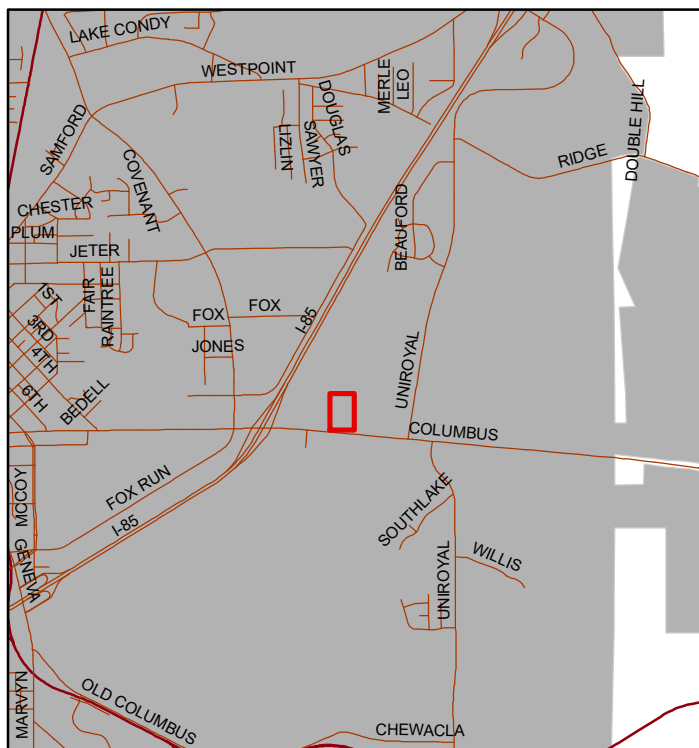
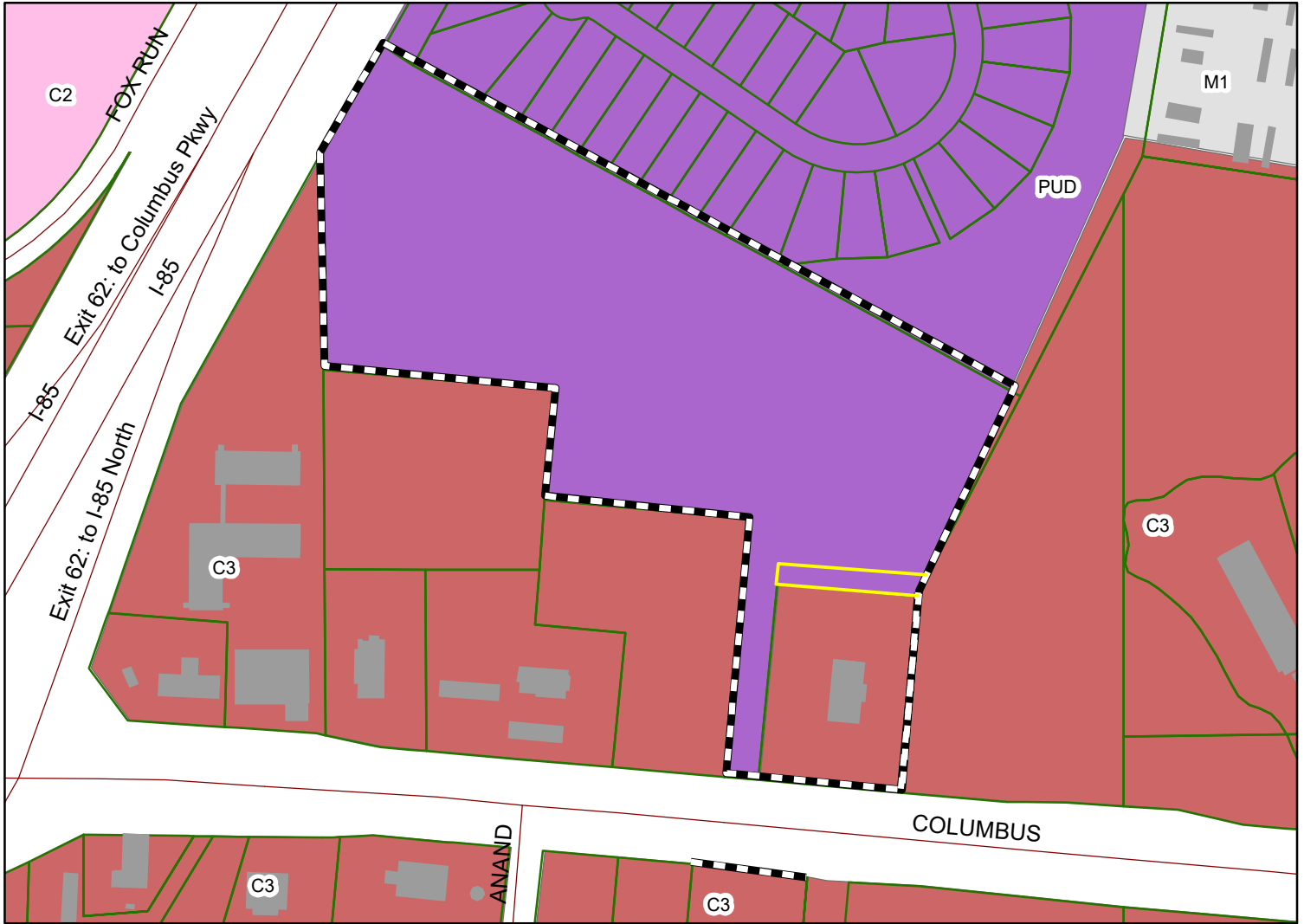
PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801



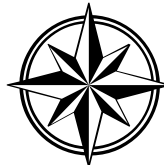
DEADLINE: 07/02/24 MEETING: 07/23/24

SITE ADDRESS: <u>1400 Columbus Parkway</u>	
PROPERTY OWNER: <u>ANAND INC,</u>	
APPLICANT/AUTHORIZED REPRESENTATIVE: <u>MARK STROZIER (STROZIER SERVICES)</u>	
MAILING ADDRESS: <u>6009 BUSINESS PARK DRIVE Columbus, GA 31904</u>	
PHONE NUMBER: <u>706-573-1525</u>	FAX NUMBER: _____
EMAIL ADDRESS: <u>MARKD@STROZIERSURVEYING.COM</u>	
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 <u>SUBDIVISION OF PARCEL</u>	
Subdivision Name: <u>43 10 02 09 3 000 001.005</u>	Number of Lots: <u>3</u> x \$3.00 = \$ <u>9.00</u>
Current Land Use: <u>VACANT</u>	Number of APO: <u>20</u> x \$7.00 = \$ <u>140.00</u> (Adjacent Property Owners)
Current Zoning: <u>PUD</u>	Fee: \$75.00
Proposed use of the Subdivision: <u>EXTENSION OF GRANBERY DR.</u>	TOTAL = <u>215.00</u>
☐ Residential ☒ Commercial	PAID _____
☐ Manufacturing/Industrial ☐ Office/Institutional	
I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) _____ Subdivision. I understand that I must provide certain information as noted in Section 4.2, Section 4.3, and/or Section 4.4 of the Opelika Subdivision Regulations in order for the Planning Commission to review my plans. The City may require additional information or requirements, or waive certain requirements, at any time during the process. Failure to provide accurate and complete information may result in disapproval by the Planning Department and/or Planning Commission. This application, plat, and all other information are submitted with the full authorization and knowledge of the property owner(s). The undersigned below hereby swears to be the authorized applicant designated by the property owner(s) as representative or agent for the property owner(s) and therefore authorized to make said application and submit said documents on this request. The undersigned authorizes the City to inspect the subject property as necessary in reviewing the above referenced request.	
OWNERS/AUTHORIZED REPRESENTATIVE SIGNATURE: <u>Anand Inc Patel</u>	<u>7/1/24</u>
(PRINT NAME) <u>Arvind Patel</u>	DATE

SUBDIVISION OF PARCEL 43 10 02 09 3 000 001.005
1400 COLUMBUS PARKWAY
PRELIMINARY AND FINAL APPROVAL, B-2



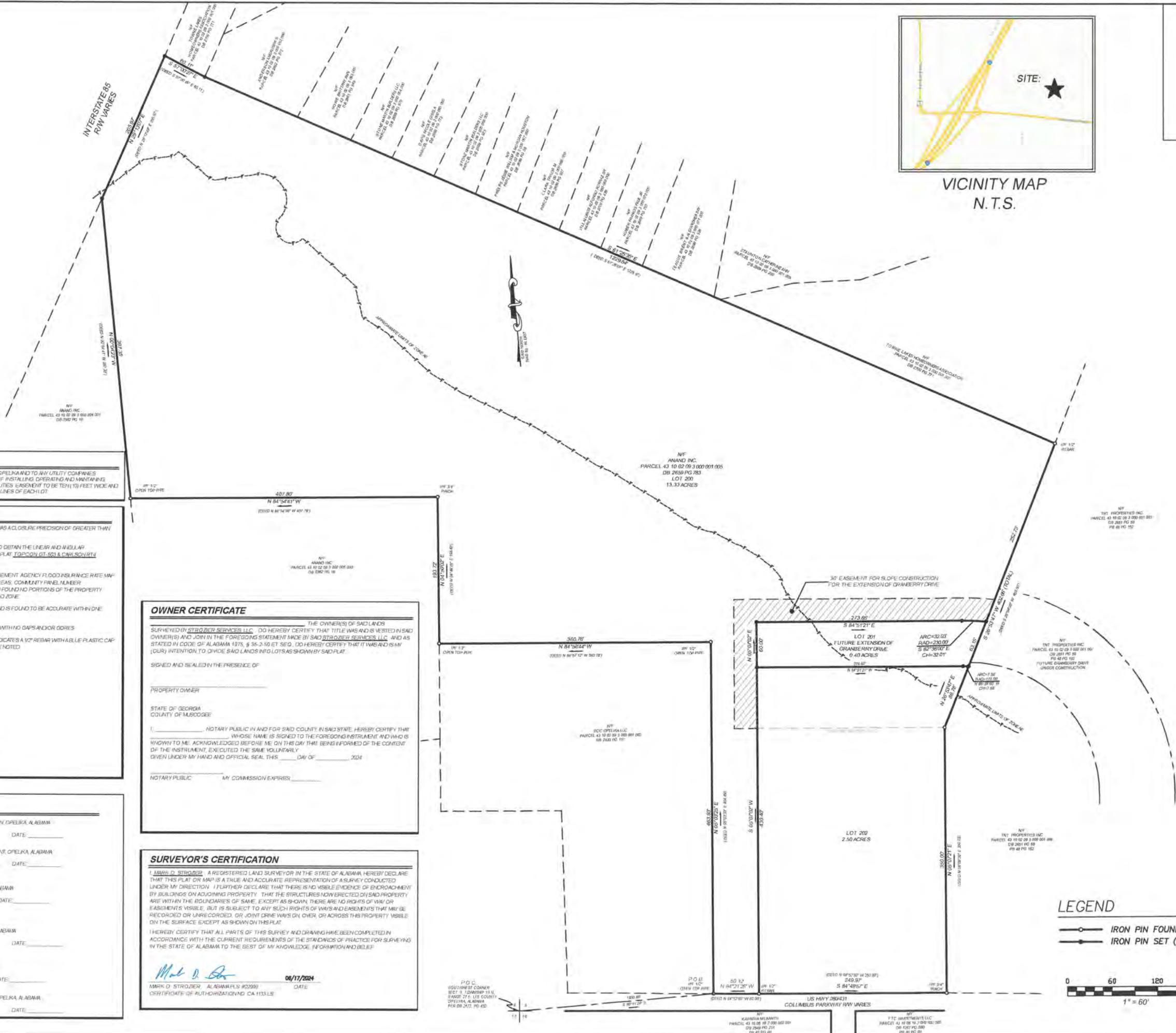
The applicant is requesting preliminary and final approval for 3 lots. The subdivision provides an extension of Granberry Drive as shown on plat.



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

PROPERTY OWNER
ANAND INC
P.O. BOX 3018
OPELIKA, AL 36803



THIS BLOCK RESERVED FOR
RECORDING INFORMATION



VICINITY MAP
N.T.S.

UTILITY STATEMENT

AN EASEMENT IS HEREBY GRANTED TO THE CITY OF OPELIKA AND TO ANY UTILITY COMPANIES SERVING THE CITY OF OPELIKA FOR THE PURPOSE OF INSTALLING, OPERATING AND MAINTAINING POLE LINES, GUY WIRES, DRAINAGE, AND OTHER FACILITIES EASEMENT TO BE TEN (10) FEET WIDE AND SHALL BE CENTERED ALONG THE FRONT AND SIDE LOT LINES OF EACH LOT.

SURVEY NOTES

1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF GREATER THAN ONE FOOT IN 25,000 FEET.
2. THE FOLLOWING TYPE OF EQUIPMENT WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT: TOPCON GT-503 & CABLESVIZIT DATA COLLECTOR.
3. I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RISK RATE MAP FOR LEE COUNTY, ALABAMA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 01081C00080, EFFECTIVE DATE, JANUARY 2, 2011 AND FOUND NO PORTIONS OF THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE.
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 101,273 FEET.
5. PROPERTY AS DESCRIBED HEREON IS CONTIGUOUS, WITH NO GAPS AND/OR GORES.
6. ALL PROPERTY CORNERS REFERENCED AS "IPS" INDICATES A 1/2" REBAR WITH A BLUE PLASTIC CAP STAMPED "STRODZIER CA 1133LS" UNLESS OTHERWISE NOTED.
7. PROPERTY DEED: DEED BOOK 2863 PAGE 110.
8. TAX PARCEL ID: 10 02 09 3 000 001 000.
9. PROPERTY OWNER: ANAND INC.
10. TOTAL LOTS: 3 LOTS.
11. LARGEST LOT AREA: 13.33 ACRES.
12. SMALLEST LOT AREA: 0.40 ACRES.
13. TOTAL ACREAGE: 14.23 ACRES.
14. PROPERTY HAS ACCESS TO PUBLIC RIGHT-OF-WAY: COLUMBUS PARKWAY.

CERTIFICATES OF APPROVAL

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

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

APPROVED BY THE OPELIKA CITY PLANNER, OPELIKA, ALABAMA
PLANNER _____ DATE _____

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

APPROVED BY THE OPELIKA WATER, OPELIKA, ALABAMA
OPELIKA UTILITIES _____ DATE _____

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

OWNER CERTIFICATE

THE OWNER(S) OF SAID LANDS SURVEYED BY STRODZIER SERVICES, LLC, DO HEREBY CERTIFY THAT TITLE WAS AND IS VESTED IN SAID OWNER(S) AND JOIN IN THE FOREGOING STATEMENT MADE BY SAID STRODZIER SERVICES, LLC, AND AS STATED IN CODE OF ALABAMA 1975, § 36-2-10 ET SEQ., DO HEREBY CERTIFY THAT IT WAS AND IS MY (OUR) INTENTION TO DIVIDE SAID LANDS INTO LOTS AS SHOWN BY SAID PLAT.

SIGNED AND SEALED IN THE PRESENCE OF _____

PROPERTY OWNER _____

STATE OF GEORGIA
COUNTY OF MUSCOGEE

I, _____, NOTARY PUBLIC IN AND FOR SAID COUNTY IN SAID STATE, HEREBY CERTIFY THAT _____, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, EXECUTED THE SAME VOLUNTARILY GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATION

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

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

Mark D. Strodzier
MARK D. STRODZIER, ALABAMA (LS #20399)
CERTIFICATE OF AUTHORIZATION NO. CA 1133 LS
DATE: 06/17/2024

LEGEND

- IRON PIN FOUND (AS NOTED)
- IRON PIN SET (1/2" REBAR AND CAP)



STRODZIER
SERVICES, LLC

SUBDIVISION PLAT OF
PARCEL 43 10 02 09 3 000 001 000 FOR
ANAND INC.

SUBDIVISION
FILE NO.: 23-020
DATE: 06/17/2024
SCALE: 1"=60'
DRAWN BY: BF
CHECKED BY: MOS

ALABAMA
REGISTERED
LAND SURVEYOR
MARK D. STRODZIER
SHEET: 1 OF 1

8000 BUSINESS PARK DR - COLUMBIA, GA - 31008 - (706) 879-1005

LEE COUNTY
OPELIKA, ALABAMA

PART SECTION 9 T19N R27E
PART SECTION 16 T19N R27E

REV	DATE	DESCRIPTION

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: July 23, 2024

Subdivision: Replat of Tracey Rudd LeCroy, Phyllis Jan Randolph, and Hugh Lee Ritchey

Agenda Item #: B-3

Action Requested: Preliminary and Final Approval

Location of Property: Lee Road 177

Property Owner(s): Harris Gray, LLC, authorized representative
Tracey Rudd LeCroy, Phyllis Jan Randolph, and Hugh Lee Ritchey (Property Owners)

Current Land Use: Residential

Current Zoning: Planning Jurisdiction

Flood Zone: FEMA – Nov 2, 2011 – MAP#01081C0065G,
No portion of lots within a special flood hazard area

Staff Comments:

The applicant is requesting preliminary and final plat approval for a five-lot subdivision on Lee Road 177. The purpose of the subdivision is to replat and combine portions of existing lots along a gravel drive. All portions of this subdivision are in the Planning Jurisdiction. In the PJ lot sizes are required to be R-2 zoning standards with a minimum lot width of 80 feet and a minimum lot size of 15,000 square feet. All Lots will have accessed from Lee Road 177 and the gravel drive has an ingress and egress access easement.

This subdivision will consist of the old lot line in Tract 1 will be erased and will equal 2.97 acres. Tract 4 will combine small portions titled Tract 4A to give this lot road frontage and will equal 1.00 acres. Tract 3 will equal 0.88 acres and Tract 2 will equal 1.31 acres. The remaining tract will be approximately 104.6 acres and will need a Tract or Lot title added. These lots meet the minimum standards for a subdivision in the Planning Jurisdiction.

Staff recommends preliminary and final plat approval.

Engineering Department Report

The Surveyor's comments have been addressed and the Engineering Department has no other comments or concerns with this proposed Preliminary and Final Plat.

Opelika Water Board Report

This is outside of Opelika Water's Service Area.

Opelika Power Services Report

This subdivision is located outside of the Opelika Power Services territory.



000271-2024 AGENDA ITEM # 3

APPLICATION FOR SUBDIVISION APPROVAL

PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801



7/2/24
DEADLINE: 6/24/2024 MEETING: 7/23/24

SITE ADDRESS: 3151 Lee Rd 177 (Parcel# 43 03 06 24 0 000 004.000; 004.002; 005.000; 006.000)

PROPERTY OWNER: Phyllis Jan Randolph, Tracy Rudd Lecroy & Hugh Lee Richey

APPLICANT/AUTHORIZED REPRESENTATIVE: _____

MAILING ADDRESS: 8651 Conch Shell Ct, PCB, FL 32413; 111 Lee Rd 802, Valley, AL 36854

PHONE NUMBER: 706-645-5885

FAX NUMBER: _____

EMAIL ADDRESS: lmcDaniel@harris-gray.com

TYPE OF PLAT APPROVAL REQUESTED Replat

☐ SKETCH PLAN ☐ ADMINISTRATIVE ☒ PRELIMINARY ☐ FINAL

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

☐ Annexation

☐ Rezoning

☐ Other _____

PARCEL INFORMATION

Subdivision Name: Combine and revise property lines between family

Current Land Use: Residential

Current Zoning: _____

Proposed use of the Subdivision: n/a

☒ Residential

☐ Commercial

☐ Manufacturing/Industrial

☐ Office/Institutional

Number of Lots: 5 x \$3.00 = \$ 15

Number of APO: 10 x \$7.00 = \$ 70
(Adjacent Property Owners)

Fee: \$ 75.00

TOTAL = 160.00

PAID 160.00

I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) Replat for Tracy Rudd Lecroy & Phyllis Jan Randolph and Hugh Lee Richey 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.

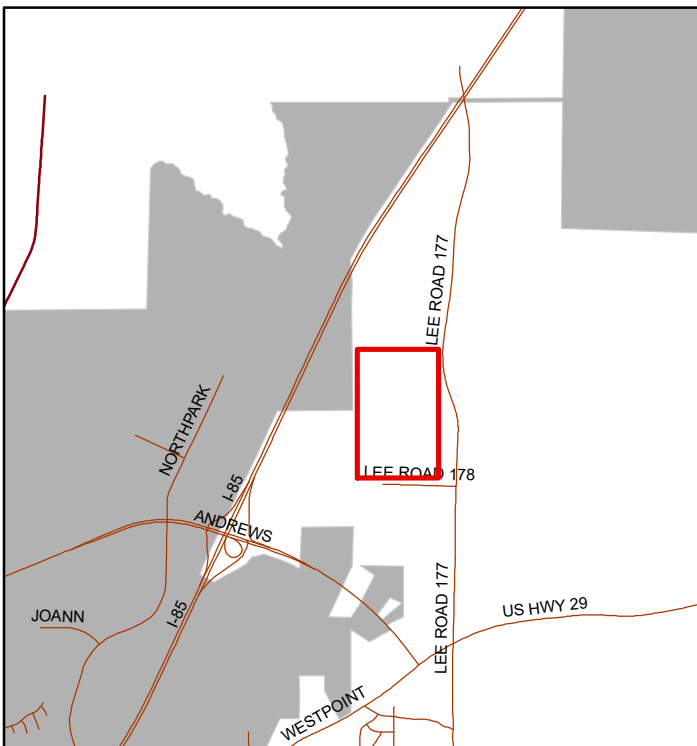
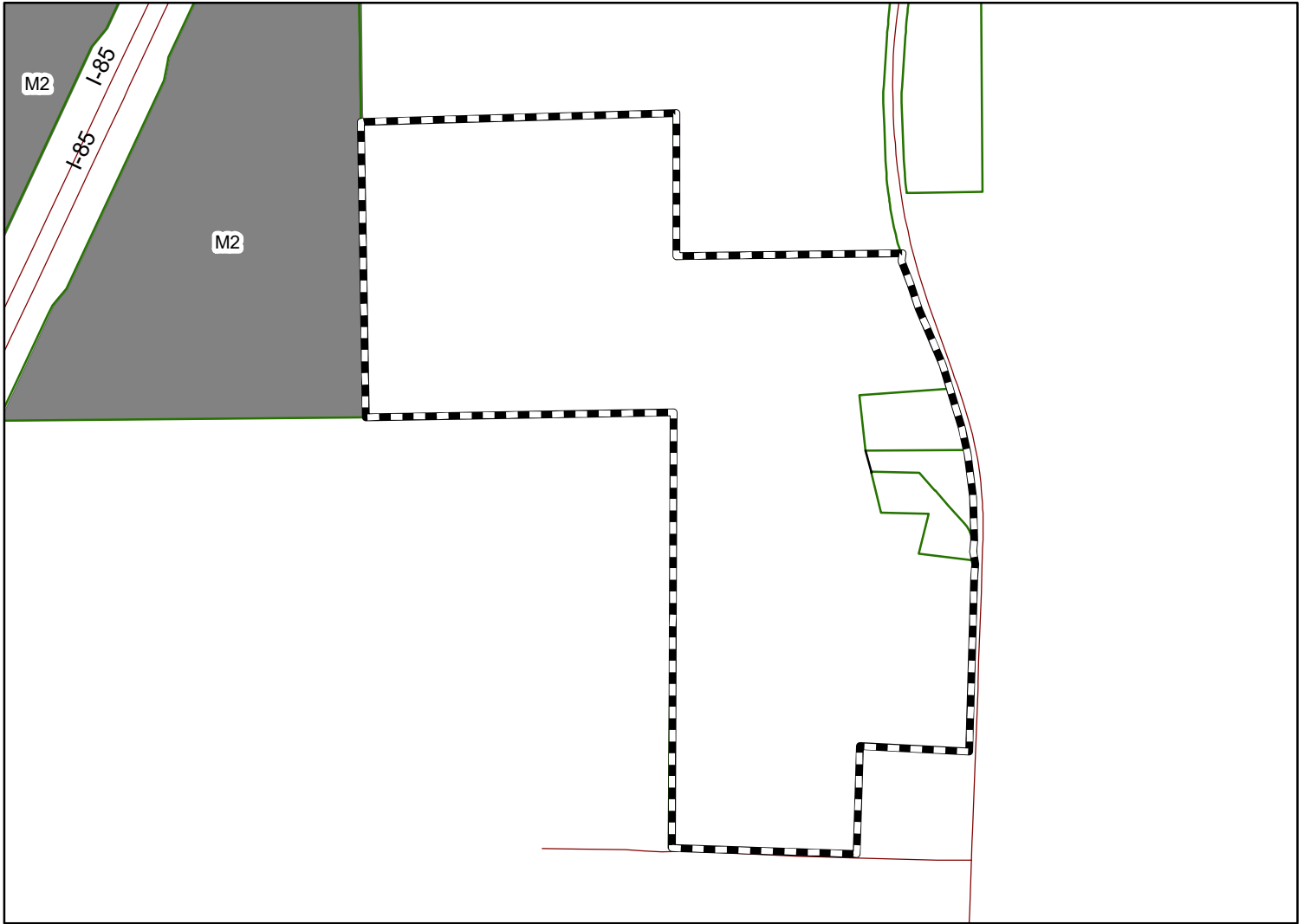
OWNERS/AUTHORIZED Phyllis Jan Belford Randolph

REPRESENTATIVE SIGNATURE Tracy R. LeCroy Hugh L. Ritchey Special Needs Trust

(PRINT NAME)

DATE 7/2/2024

REPLAT FOR LECROY, RANDOLF, AND RICHEY SUBDIVISION
3151 LEE ROAD 177
PRELIMINARY AND FINAL APPROVAL, B-3



The applicants are requesting preliminary and final approval to relocate property lines between three property owners.



Subject Property

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PURPOSE OF THIS PLAT IS TO COMBINE AND REVISE THE PROPERTY LINES BETWEEN PHYLLIS JAN RANDOLPH, TRACY LECROY, AND HUGH LEE RICHEY

OWNER
PHYLLIS JAN RANDOLPH
8651 CONCH SHELL CT
PANAMA CITY BEACH, FL

TRACY LECROY
111 LEE RD 802
VALLEY AL

HUGH RICHEY
3145 LEE RD 177
CUSSETA AL 36852

BEULAH WATER AUTHORITY CERTIFICATE

THE UNDERSIGNED, AS AUTHORIZED BY THE (WATER AND/OR SEWER) HEREBY APPROVED THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF LEE COUNTY ALABAMA, THIS _____ DAY OF _____, 2024

WATER/SEWER UTILITY AUTHORIZED SIGNATURE

LEE COUNTY ENGINEER

THE UNDERSIGNED, AS COUNTY ENGINEER OF THE COUNTY OF LEE, ALABAMA, HEREBY CERTIFIES AS EVIDENCE BY CERTIFICATE AND REQUIRED BY STATE LAW, THAT THE OPELIKA PLANNING COMMISSION APPROVED THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF LEE COUNTY, ALABAMA, THIS _____ DAY OF _____, 2024.

COUNTY ENGINEER
COUNTY OF LEE, ALABAMA

LEE COUNTY HEALTH DEPARTMENT

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

LEE COUNTY HEALTH DEPARTMENT DATE: _____

UTILITY EASEMENT STATEMENT

AN EASEMENT IS HEREBY GRANTED TO THE CITY OF OPELIKA AND TO ANY UTILITY COMPANIES SERVING THE CITY OF OPELIKA FOR THE PURPOSE OF INSTALLING, OPERATING, AND MAINTAINING POLE LINES, 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.

I, B. Shawn Gray, a registered land surveyor in the state of Alabama, hereby declare that this plat or map is a true and accurate representation of a survey conducted under my direction. I further declare that there is no visible evidence of encroachment by buildings on adjoining property. That the structures now erected on said property are within the boundaries of same, except as shown, there are no rights of way or easements visible, but is subject to any such rights of ways and easements that may be recorded or unrecorded, or joint drive ways on, over, or across this property, visible on the surface except as shown on this plat.

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

SURVEYOR'S SIGNATURE _____ ALABAMA LICENSE NUMBER 25217 DATE 7-2-24

SHEET 1 OF 1

CLIENT TRACY LECROY

JOB NO.

ACAD FILE LECROY 6-25-24

FIELD DATE: APRIL 29, 2024

DRAWN BY: BSG FLD. BOOK: XXXX

REVISIONS DATE

REPLAT
FOR
TRACEY RUDD LECROY AND
PHYLLIS JAN RANDOLPH
AND
HUGH LEE RICHEY



HARRIS
GRAY

824 3rd AVENUE, WESTPOINT, GA 706-645-5885

▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS
CA 1052

PROPERTY LOCATED IN
SEC. 24, T-20-N, R-27-E,
LEE COUNTY, ALABAMA

I, PHYLLIS JAN RANDOLPH, TRACY LECROY, AND HUGH LEE RICHEY, THE OWNERS(S) OF SAID LANDS SURVEYED BY HARRIS GRAY, LLC, DO HEREBY CERTIFY THAT TITLE WAS AND IS VESTED IN SAID OWNER(S) AND JOIN IN THE FOREGOING STATEMENT MADE BY SAID HARRIS GRAY, LLC, AND AS STATED IN CODE OF ALABAMA 1975, § 35-2-50 ET SEQ., DO HEREBY CERTIFY THAT IT WAS AND IS MY (OUR) INTENTION TO DIVIDE SAID LANDS INTO LOTS AS SHOWN BY SAID PLAT AND DO HEREBY DEDICATE, GRANT, AND CONVEY FOR PUBLIC USE THE STREETS, ALLEYS AND PUBLIC GROUNDS AS SHOWN ON SAID PLAT.

SIGNED AND SEALED IN THE PRESENCE OF:

Phyllis Jan Randolph

Hugh L. Ritchey Special Needs

PROPERTY OWNER

Tracy R. LeCroy

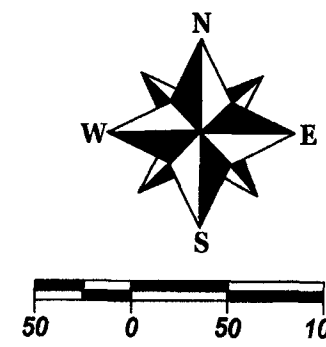
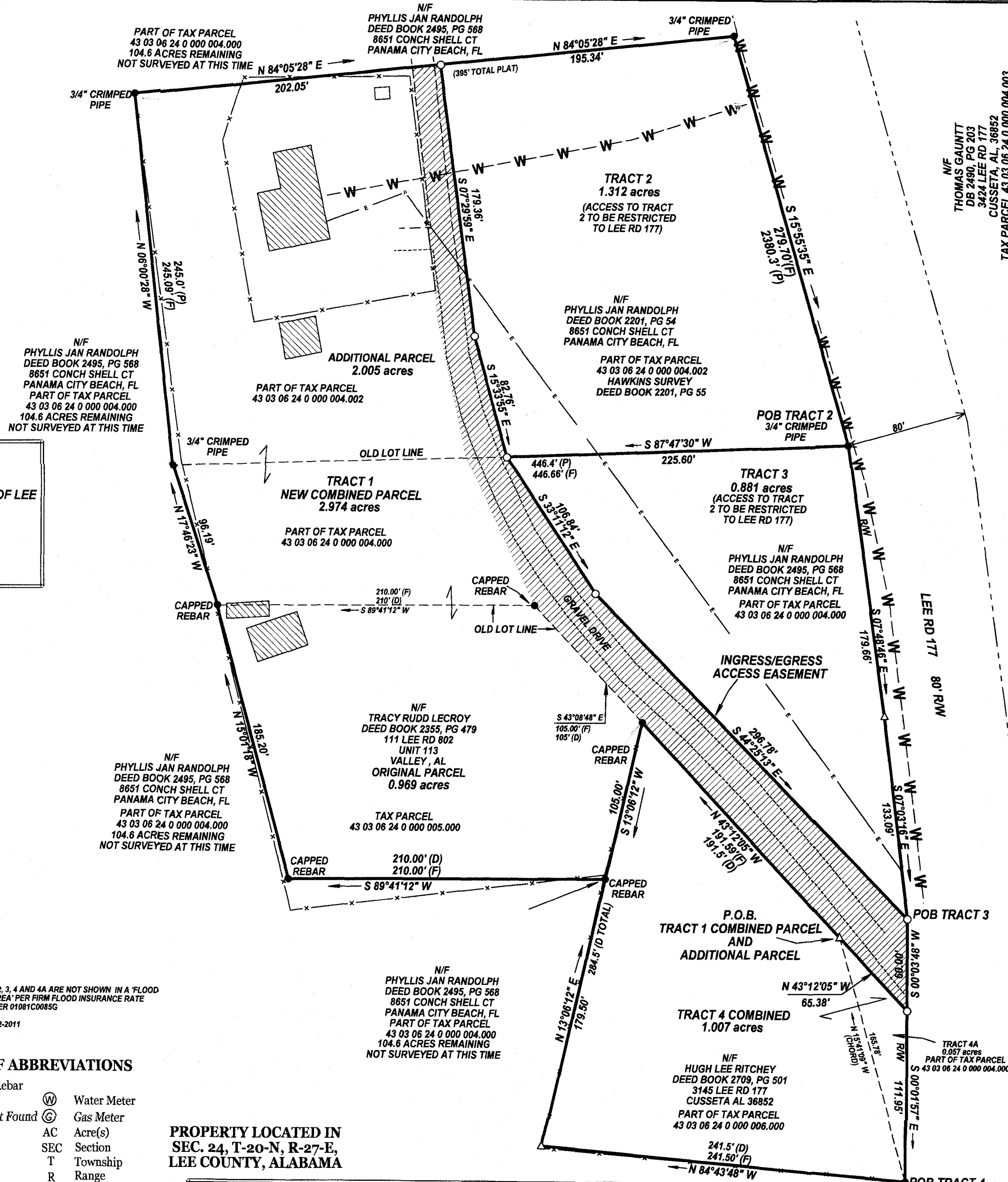
PROPERTY OWNER

STATE OF ALABAMA
COUNTY OF LEE

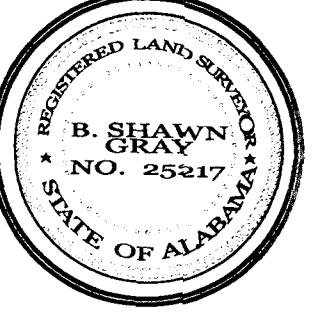
NOTARY PUBLIC IN AND FOR SAID COUNTY, I HEREBY CERTIFY THAT _____, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, EXECUTED THE SAME VOLUNTARILY. GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2024.

NOTARY PUBLIC

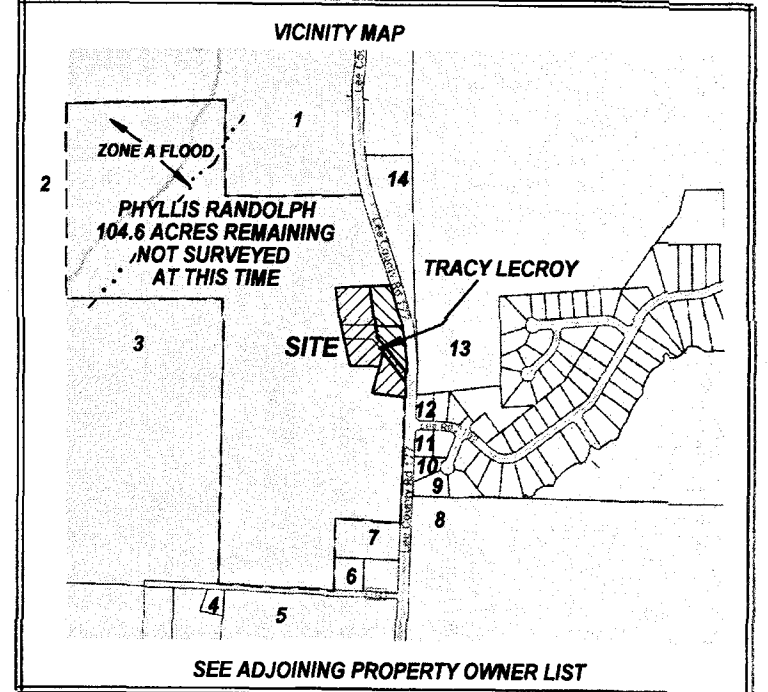
MY COMMISSION EXPIRES: 3-21-2027



BEARING BASIS AND SECTION TIE
TAKEN FROM DEED BOOK 2201, PAGE 55



NOT A VALID DOCUMENT WITHOUT
SURVEYOR'S ORIGINAL SIGNATURE
SOURCE DEED:
DEED BOOK 2355, PAGE 479



ADJOINING PROPERTY OWNERS

- PHYLLIS JAN BELORD, DB 2323, PG 735, 8651 CONCH SHELL CT, PANAMA CITY BEACH, FL
- OPELIKA INDUSTRIAL DEVELOPMENT, DB 2168, PG 515, PO BOX 965, OPELIKA, AL
- WEYERHAEUSER COMPANY, DB 1315, PG 777, 205 PERRY LANE RD, BRUNSWICK, GA, 31525
- ALLEN MAGBEE, DB 1949, PG 68, 4036 CO RD 289, LANETT, AL, 36863
- JOE ELLIS RUDD, DB 1793, PG 5, 1584 LEE RD 268, VALLEY, AL, 36854
- MICHAEL KRAEMER, DB 2681, PG 241, 100 LEE RD 178, CUSSETA, AL, 36852
- TONY HURST, DB 2234, PG 288, 2937 LEE RD 177, CUSSETA, AL, 36852
- WEYERHAEUSER COMPANY, DB 1315, PG 777, 205 PERRY LANE RD, BRUNSWICK, GA, 31525
- COURTNEY SANDERS, DB 2441, PG 743, 1 LEE RD 2193, CUSSETA, AL, 36852
- PHIL KING, DB 2423, PG 191, 3 LEE RD 2193, CUSSETA, AL, 36852
- ALEXANDER PITTMAN, 20 LEE RD 2192, CUSSETA, AL, 36852
- ADAMSON CONSTRUCTION GROUP, DB 2887, PG 907, 8427 WESTMINSTER CT, OPELIKA, AL, 36852
- WEYERHAEUSER COMPANY, DB 1315, PG 777, 205 PERRY LANE RD, BRUNSWICK, GA, 31525
- THOMAS GAUNTT, DB 2490, PG 203, 3424 LEE RD 177, CUSSETA, AL, 36852

CERTIFICATES OF APPROVAL

APPROVED BY THE OPELIKA PUBLIC WORKS DEPARTMENT:

PUBLIC WORKS DIRECTOR: _____ DATE: _____

APPROVED BY THE OPELIKA CITY PLANNER, OPELIKA, ALABAMA:

CITY PLANNER: _____ DATE: _____

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

CITY PLANNER: _____ DATE: _____

APPROVED BY THE OPELIKA CITY ENGINEER:

CITY ENGINEER: _____ DATE: _____

APPROVED BY THE OPELIKA WATER BOARD:

OPELIKA WATER BOARD: _____ DATE: _____

APPROVED ON BEHALF OF OPELIKA POWER SERVICES 3, OPELIKA, ALABAMA

OPELIKA POWER SERVICES: _____ DATE: _____

SOUTHEAST CORNER
S.E. QUARTER
SEC 24, T-20-N, R-27-E
LEE COUNTY, ALABAMA

The type of equipment
used to obtain the
linear and angular
measurements used in
the preparation of said
map or plat is Topcon
GTS-225, RECON TDS
Data Collector

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: June 23 2024

Agenda Item #: C-4

Action Requested: Conditional Use – Public Utility, Fiber Cabinet Facility

Location of Property: 1502 Spring Drive

Property Owner(s): Eagle Warehouses, LLC
Troy McVey, authorized representative for CSpire (fiber provider)

Current Land Use: Commercial/Mini-warehouse

Current Zoning: R-5M

**Surrounding Zoning Districts
And Land Uses:**

North	R-5M	Residential (single family homes, vacant)
South	C-3	Commercial & Single family homes
East	C-3	Undeveloped, Residential
West	C-3	Undeveloped (King Lake Road)

Proposal

A fiber cabinet in a fiber easement area is proposed on a 1.5 acre lot in R-5M zone (high density residential). The property has never developed residential. The lot has been a commercial business location for more than 10 years. The property first developed as a 6,000 square foot metal mini-warehouse building (10 to 12 roll-up doors) with a parking area. A construction contractor now occupies the building. The applicant is requesting approval for a 215 square foot fiber cabinet on a 1,190 square foot area on the 1.5 acre lot. The fiber easement area and cabinet are accessed from King Lake Road; the cabinet is setback 27 feet from King Lake Road right of way.

Fiber is being constructed for 700 miles and includes a route through Opelika. This is a two year project. The Opelika fiber cabinet location is one of 22 fiber locations across 700 miles. The fiber will come into the Opelika fiber cabinet facility, leave the Opelika system as fiber is routed to the next fiber cabinet location. The fiber runs along Highway 280 to Alexander City and later routed to Phenix City. A fiber cabinet facility is only a connection point for fiber. There are no plans currently to provide fiber service to businesses and homes.

In a future phase, fiber will be extended from the fiber cabinet in different directions along street right-of-ways in Opelika to provide fiber services to businesses and homes. During this later phase smaller fiber cabinets will be installed in street right-of-ways. Fiber is relayed from cabinet location to location

providing fiber services to homes and businesses. When fiber is first installed, fiber technicians will be on site regularly monitoring the speed of fiber activity and making adjustments as necessary. When fiber installation is complete in right-of-ways, technicians will only be at the fiber cabinet when customers are added for fiber service. A full-time technician on site is unnecessary.

This conditional use request is only for the installation of a 215 sf Opelika fiber cabinet in a 1,190 sf fiber easement area. This area is accessed from King Lake Road and enclosed within a chain-link fence. ¹

Staff recommends conditional use approval as submitted.

Engineering Department Report

The Engineering Department has no comments or concerns regarding this Conditional Use.

Opelika Water Report

There is no water available at this site.

Opelika Power Services Report

This subdivision is located inside the Opelika Power Services territory.

¹ A franchise agreement may be with CSpire and/or another fiber company. After fiber cabinet installations are complete including fiber services extended into street right of ways and fiber is available to residential or commercial customers, then franchise agreements will be carried out. CSpire will provide service to customers or other fiber companies may get involved. A fiber company may invest in building-out the fiber network in Opelika and market fiber services to residences and businesses in their company name.

000772-2024

AGENDA ITEM #

4



APPLICATION FOR CONDITIONAL USE APPROVAL

PLANNING DEPARTMENT

700 FOX TRAIL
OPELIKA, AL 36801



PC DEADLINE: 7/12/24 PC MEETING: 7/23/24

SITE ADDRESS: 1502 Spring Dr FIBER

PROPERTY OWNER: Telepak Networks, Inc d/b/a CSpire Fiber by granted easement from Eagle Warehouses, LLC

APPLICANT/ AUTHORIZED REPRESENTATIVE: Troy McVey / Utility Design Partners as authorized agent for Cspire Fiber

MAILING ADDRESS: 1160 McCaig Road, Lincoln, AL 35096

PHONE NUMBER: 256-238-3023

FAX NUMBER: _____

EMAIL ADDRESS: troy@udpllc.com

PARCEL INFORMATION

Project name: CSpire Fiber Cabinet Address/Location: 1502 Spring Dr FIBER

Current Land Use: Warehouse / Commercial Electric Business Current Zoning: R-5-M

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

Description of Proposed Use: Fiber Cabinet installation facility inside a chain link fenced area along with a generator,
(1) permanent power source, (2) permanent fiber easements

AUTHORIZATION TO ACT AS APPLICANT (if applicable)

I, Nicholas C. Howell, Managing Member of Eagle Warehouses LLC, being owner of the property which is the subject of this conditional use application hereby authorize Troy D McVey, 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: _____

6/17/24

STATE OF ALABAMA,

COUNTY OF LEE

I, JASON A. FORBUS, a Notary Public in and for said County and State, hereby certify that Nicholas C. Howell, 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 17 day of June 2024

Notary Public

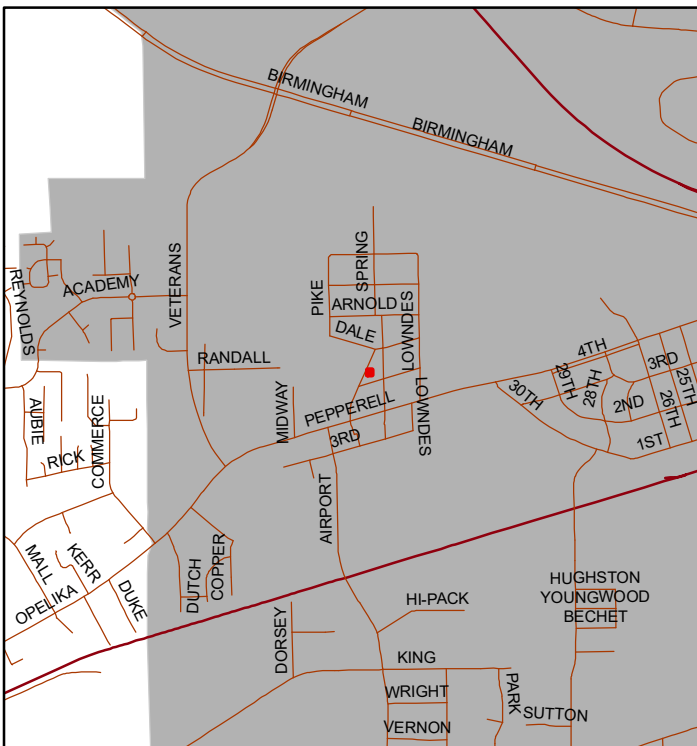
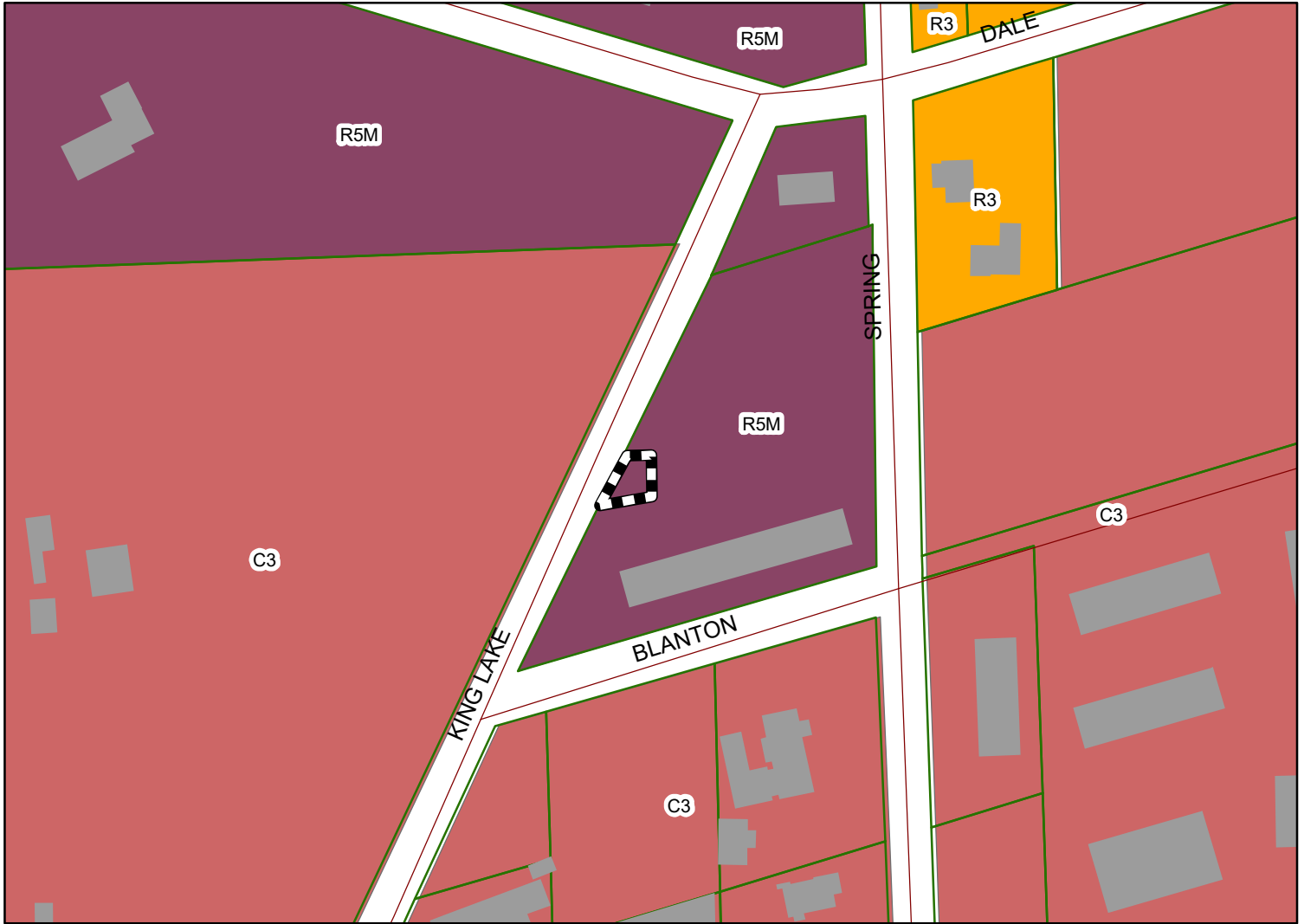
My Commission Expires: 2/6/27



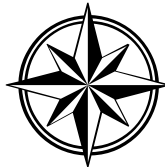
TELEPAK NETWORKS FIBER CABINET INSTALLATION

1502 SPRING DRIVE-FIBER

CONDITONAL USE, C-4



The applicant is requesting approval to install a 215 square foot Fiber-to-the-Home cabinet and support equipment on a 1,190 square foot fiber easement. The FTTH cabinet is a distribution point for a fiber network to homes.



Subject Property

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4: \Projects\0015000\0018000\18361 csipire _csf of ntia_Sites\osp.70627.003 opeika al\new proposed location 3-19-24\DWG_Zoning\7-1.dwg Wed, 05 Jun. 2024

NOTE:

SITE PLAN BASED ON SURVEY PREPARED BY
CLINKSCALE LAND SURVEYING, LLC., DATED 5/12/24.

LEGEND

— — — — — PROPERTY LINE
- - - - - ROW
- - - - - PROPOSED EASEMENT
- - - - - OHE
- - - - - OVERHEAD POWER LINE

KING LAKE RD

EX. GRAVEL ROAD

PROP. 15' WIDE ACCESS EASEMENT

PROP. 5' WIDE FIBER EASEMENT

PROP. 12' WIDE ACCESS DRIVE

PROP. 5' WIDE FIBER EASEMENT

PROP. 5' WIDE POWER EASEMENT

PROP. POWER POLE
(TYP.)

PROP. 1,200.46 sf
EASEMENT AREA

EX. GRAVEL DRIVE

EX. BUILDING

EXACT LAYOUT AND EQUIPMENT
TO BE DETERMINED



SITE PLAN

SCALE: 1" = 20'-0"

1
C-1

PREPARED FOR:



CELLULAR SOUTH REAL ESTATE, INC.
1018 HIGHLAND COLONY PARKWAY, SUITE 400
RIDGELAND, MS 39157
TEL: 601-974-7350
FAX: 601-487-7135

ENGINEERING:



PROJECT & BILLING CODE:

OSP 70627-003

SITE NAME:

OPELIKA

ADDRESS:

1502 SPRING DR FIBER
OPELIKA, AL 36801

SEAL:



NOTICE TO DRAWING HOLDER

NEEL-SCHAFFER, INC., HERINAFTER REFERRED TO AS THE ENGINEER HAS PREPARED AND FURNISHED THIS DRAWING TO THE OWNER FOR USE ON THIS PROJECT ONLY. THIS DRAWING SHOULD NOT BE USED ON EXTENSIONS OF THIS PROJECT OR ON ANY OTHER PROJECT. ANY REUSE OF THIS DRAWING, WITHOUT WRITTEN VERIFICATION OR ADAPTION BY THE ENGINEER, SHALL BE AT THE REUSER'S SOLE RISK AND THE REUSER SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING THEREFROM.

DRAWING INFORMATION

NS PROJECT NO.: NS.18361		
DESIGN:	ARW	05/24
DRAWN:	JKY	05/24
CHECKED:	ARW	05/24
QA/QC:	RRA	05/24

REVISIONS

NO.	DESCRIPTION	DATE
A	PRELIMINARY	5-30-24
B	ZONING DRAWINGS	6-4-24

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-1

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: July 23, 2024

Agenda Item #: C-5

Action Requested: Conditional Use – Food Distribution Warehouse-The Pepi Company

Location of Property: Logans Drive

Property Owner(s): Glynn Smith
Larry Brookins, authorized representative

Current Land Use: Undeveloped

Current Zoning: C-3

**Surrounding Zoning Districts
And Land Uses:**

North	R-4	Undeveloped
South	C-2	Undeveloped
East	C-2	Undeveloped
West	C-2	Undeveloped

Proposal

The applicant is requesting conditional use approval for a 6,750 square foot distribution warehouse for The Pepi Company. The food catering business is from Dothan and provides homestyle fresh hot foods, custom foods, lunch package boxes, desserts, and beverages to convenience stores, food markets, business breakrooms, schools, dining centers, and vending services. The applicant's 4.1 acre lot is on a cul de sac at the end of Logan Drive. Logan Drive is accessed from Columbus Parkway. The lot is 900 feet from Columbus Parkway. Currently, no other businesses are on Logan Drive. The applicant's lot and all properties along Logans Drive are zoned C-3 (general commercial).

The site plan shows a 75x90 distribution building with three roll-up doors. There are 16 parking spaces primarily for employees including one handicap parking space. Three larger parking spaces are at the three roll-up bay doors for box trucks receiving or delivering food items. The site plan does not show a dumpster location.

The landscape plan provided meets minimum base points and parking lot points. Landscaping is based on the developed area: 1.9 acres of the 4.1 acre lot is developed. Most of the landscaping is between the cul de sac and parking spaces. A total of 21 trees and 33 shrubs are provided on the plan. Trees planted must meet the minimum caliper size as provided in the Landscape Regulations.

Staff recommends condition use approval subject to the following:

If a dumpster is installed screen dumpster on all sides and screen gate with an opaque material; the enclosure must be at a height so dumpster is not seen outside the enclosure.

Engineering Department Report

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

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

Opelika Water Report

Water is available from the east side of Logan Drive.

Opelika Power Services Report

This subdivision is located inside the Opelika Power Services territory.



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



PC DEADLINE: 7/2/2024 PC MEETING: 7/23/2024

SITE ADDRESS: <u>Logan Drive, Opelika, AL</u>	
PROPERTY OWNER: <u>Glynn Smith</u>	
APPLICANT/ AUTHORIZED REPRESENTATIVE: <u>Northstar Engineering Services, Inc. - Larry Brookins</u>	
MAILING ADDRESS: <u>2431 Hartford Hwy, Dothan, Alabama 36305</u>	
PHONE NUMBER: <u>334-673-9895</u>	FAX NUMBER: <u>334-673-1846</u>
EMAIL ADDRESS: <u>Lbrookins@northstarengineering.com</u>	

PARCEL INFORMATION

Project name: Pepi Companies Opelika Address/Location: Logan Dr.
 Current Land Use: Vacant Current Zoning: C-3
 Adjacent Zoning Districts: North: C-3 South: C-3 East: C-3 West: C-3
 Description of Proposed Use: Distribution Warehouse (non-perishable items will be delivered to this location and Pepi Companies will distribute to their local customer base from this warehouse facility)

AUTHORIZATION TO ACT AS APPLICANT (if applicable) See attached Authorization Letter

I, _____, being owner of the property which is the subject of this conditional use application hereby authorize _____, 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**

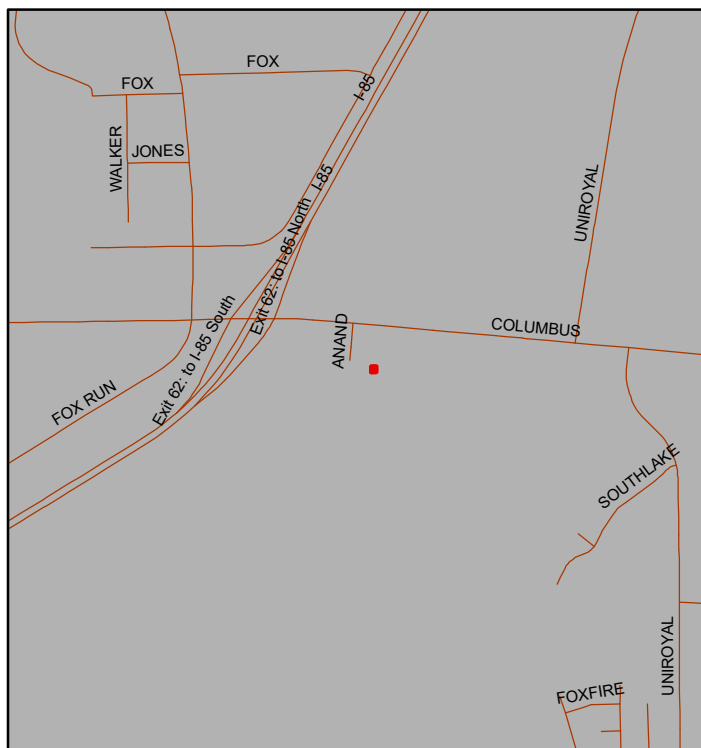
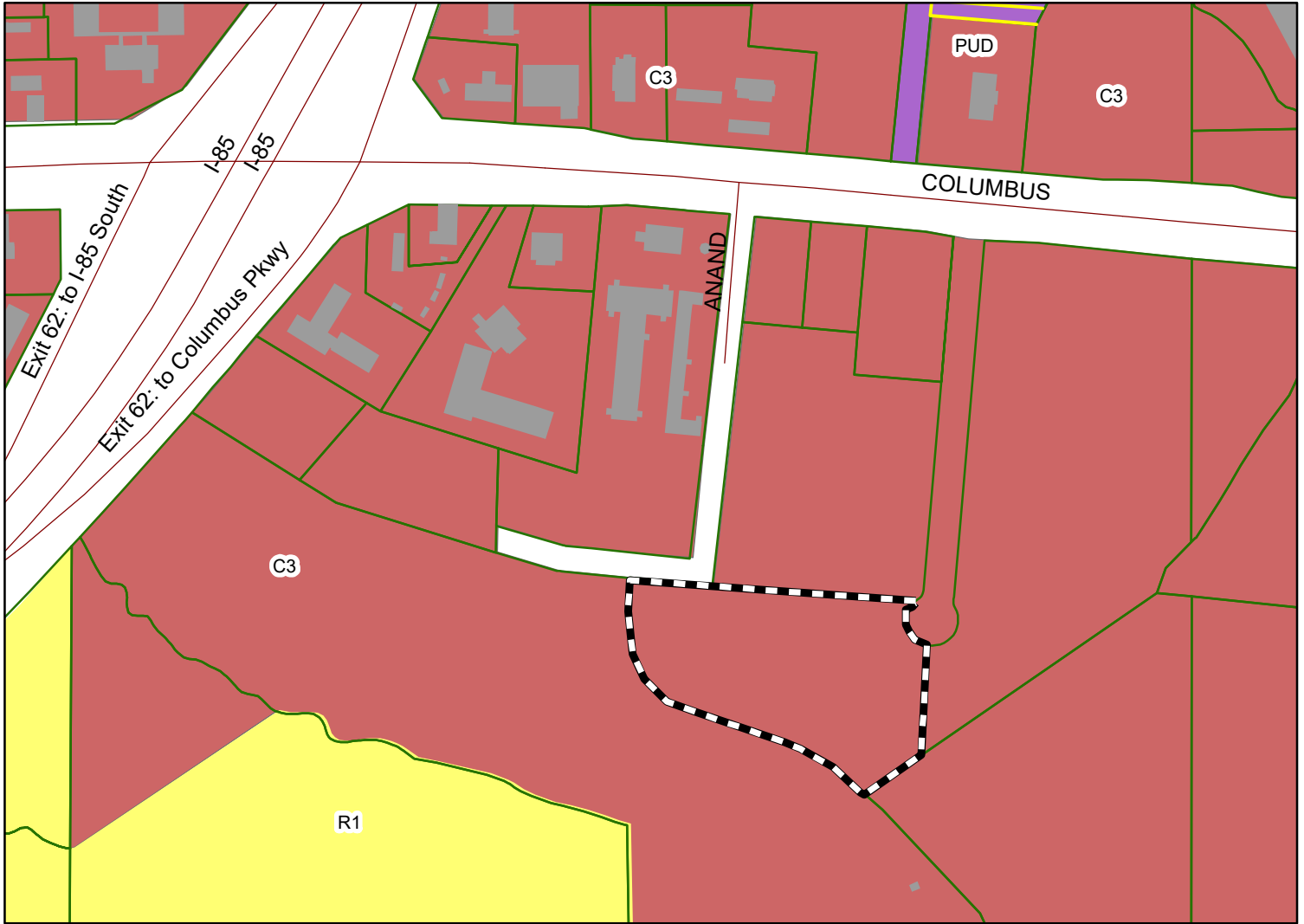
I, _____, a Notary Public in and for said County and State, hereby certify that _____, whose name is signed to the foregoing document, and who is known to me or acknowledged before me on this day, that being informed of the contents of said document, did execute the same voluntarily on the day that bears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

Given my hand and seal of office this ____ day of _____,

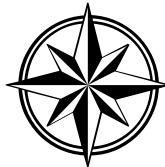
Notary Public

My Commission Expires: _____

FOOD PRODUCT DISTRIBUTION WAREHOUSE LOGANS DRIVE CONDITIONAL USE, C-5



The applicant is requesting approval for a 6,750 sf distribution warehouse on 4.1 acres to deliver food products to convenience stores, gas stations, and grocery stores for customer consumption. Eight employees operate the business.



Subject Property

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N/F OWNER:
RACETRAC INC.
200 GALLERIA PKWY SE, SUITE 900
ATLANTA, GEORGIA 30339
ZONING: C-3

N/F OWNER:
FTC INVESTMENTS LLC
600 COLUMBUS PKWY
OPELIKA, ALABAMA 36801
ZONING: C-3

N/F OWNER:
FTC INVESTMENTS LLC
600 COLUMBUS PKWY
OPELIKA, ALABAMA 36801
ZONING: C-3

N/F OWNER:
FTC INVESTMENTS LLC
600 COLUMBUS PKWY
OPELIKA, ALABAMA 36801
ZONING: C-3

N/F OWNER:
FTC INVESTMENTS LLC
600 COLUMBUS PKWY
OPELIKA, ALABAMA 36801
ZONING: C-3

N/F OWNER:
FTC INVESTMENTS LLC
600 COLUMBUS PKWY
OPELIKA, ALABAMA 36801
ZONING: C-3

N/F OWNER:
HOUSE MOUNTAIN LLC
1435 TURN LAKE DR.
AUBURN, ALABAMA 36830
ZONING: C-3

N/F OWNER:
JJ FREEMAN LIMITED PARTNERSHIP
879 PICKENS LND DR.
MARIETTA, GA 30062
ZONING: C-3

PEPI FOODS WAREHOUSE CURRENT ZONING: C-3 ZONING REQUIREMENTS

FRONT YARD: 30 FT
REAR YARD: 20 FT
SIDE YARD: 10 FT

MINIMUM LOT WIDTH AT BUILDING LINE:

INIMUM LOT WIDTH AT BUILDING LINE (CORNER LOT): 60 FT

MAXIMUM BUILDING HEIGHT: 75 FT

MAXIMUM BUILDING AREA (50%): (231879.6'x50') = 106,939.80 SQ FT
PROPOSED BUILDING AREA: 6,750 SQ FT

OFF-STREET PARKING REQUIRED (WAREHOUSE):
1 SPACE PER EMPLOYEE ON THE LARGEST SHIFT
1 SPACE PER 4,000 SQ FT WAREHOUSE SPACE
1*8 EMPLOYEES= 8, 6,750S.F. WAREHOUSE/4,000=1.6, 8+2=10
SPACES REQUIRED
PARKING SPACES PROVIDED: 17 STANDARD PARKING SPACES

HANDICAP ACCESSIBLE PARKING REQUIRED: 1 HANDICAP SPACE

HANDICAP SPACES PROVIDED: 1 HANDICAP SPACE

(INFORMATION TAKEN FROM CITY OF OPELIKA ZONING ORDINACE AND 2010
ADA STANDARDS FOR ACCESSIBLE DESIGN.)

LEGEND

- FIRE HYDRANT
- POWER POLE
- LIGHT POLE
- WATER VALVE
- WATER METER
- GAS METER
- GAS VALVE
- SANITARY MANHOLE
- TELEPHONE BOX
- SIGN
- EXISTING CONCRETE MONUMENT
- EXISTING IRON PIN
- MAILBOX
- GUYWIRE
- CONTROL POINT
- FIBER OPTIC RISER
- TELEPHONE RISER
- CABLE RISER
- RIGHT OF WAY
- REINFORCED CONCRETE PIPE
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- CONCRETE MONUMENT TO BE SET
- IRON PIN TO BE SET
- PROPOSED WATER METER
- EXISTING FIBER OPTIC LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELEPHONE
- OVERHEAD ELECTRIC
- EXIST. SANITARY SEWER LINE
- EXIST. WATER MAIN
- EXIST. STORM DRAIN LINE
- EXIST. GAS MAIN
- EXISTING TREE LINE
- EXISTING FENCE
- EXISTING CONTOUR
- PROPOSED CONTOURS
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- MINIMUM BUILDING LINE
- PROPERTY LINE
- TYPE "A" SILT FENCE
- TYPE "B" SILT FENCE

EXISTING GRAVEL RIP RAP

PROPOSED ASPHALT PAVEMENT

PROPOSED HEAVY DUTY ASPHALT PAVEMENT

PROPOSED CONCRETE

PROJECT No.
16-2405

DATE: JUNE, 2024

SCALE: 1"=40'

DRAWN BY:
L. BROOKINS

APPROVED BY:
T. SCARBOROUGH

REVISIONS:

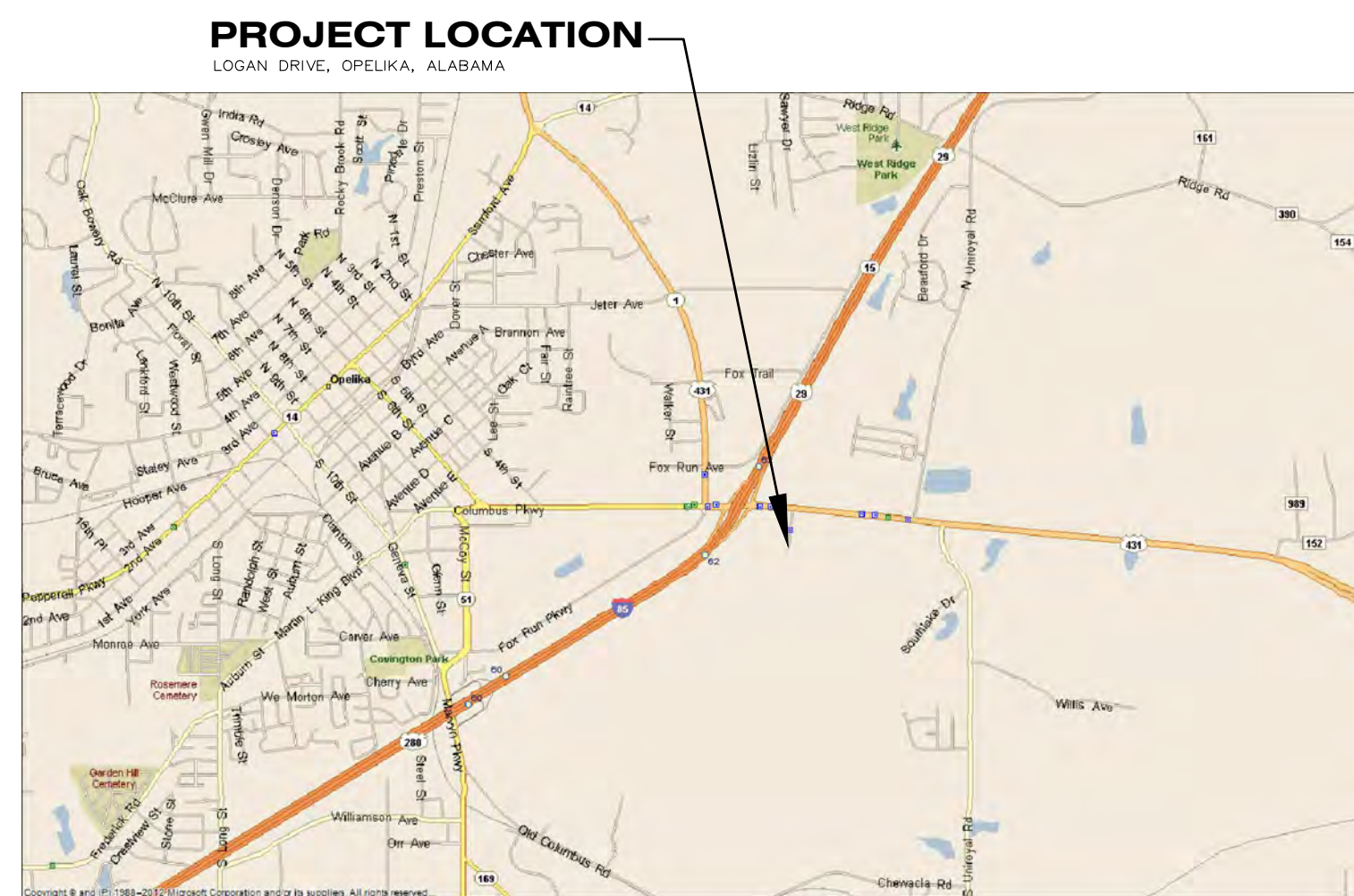
SITE DEVELOPMENT PLANS FOR
PEPI COMPANIES
OPELIKA, ALABAMA
LEE COUNTY, ALABAMA
LAYOUT PLAN

NORTHSTAR
ENGINEERING SERVICES
(P)334.673.9895 (F)334.673.1846
2431 Hartford Hwy Dothan, AL 36305
web: www.northstarengineering.com

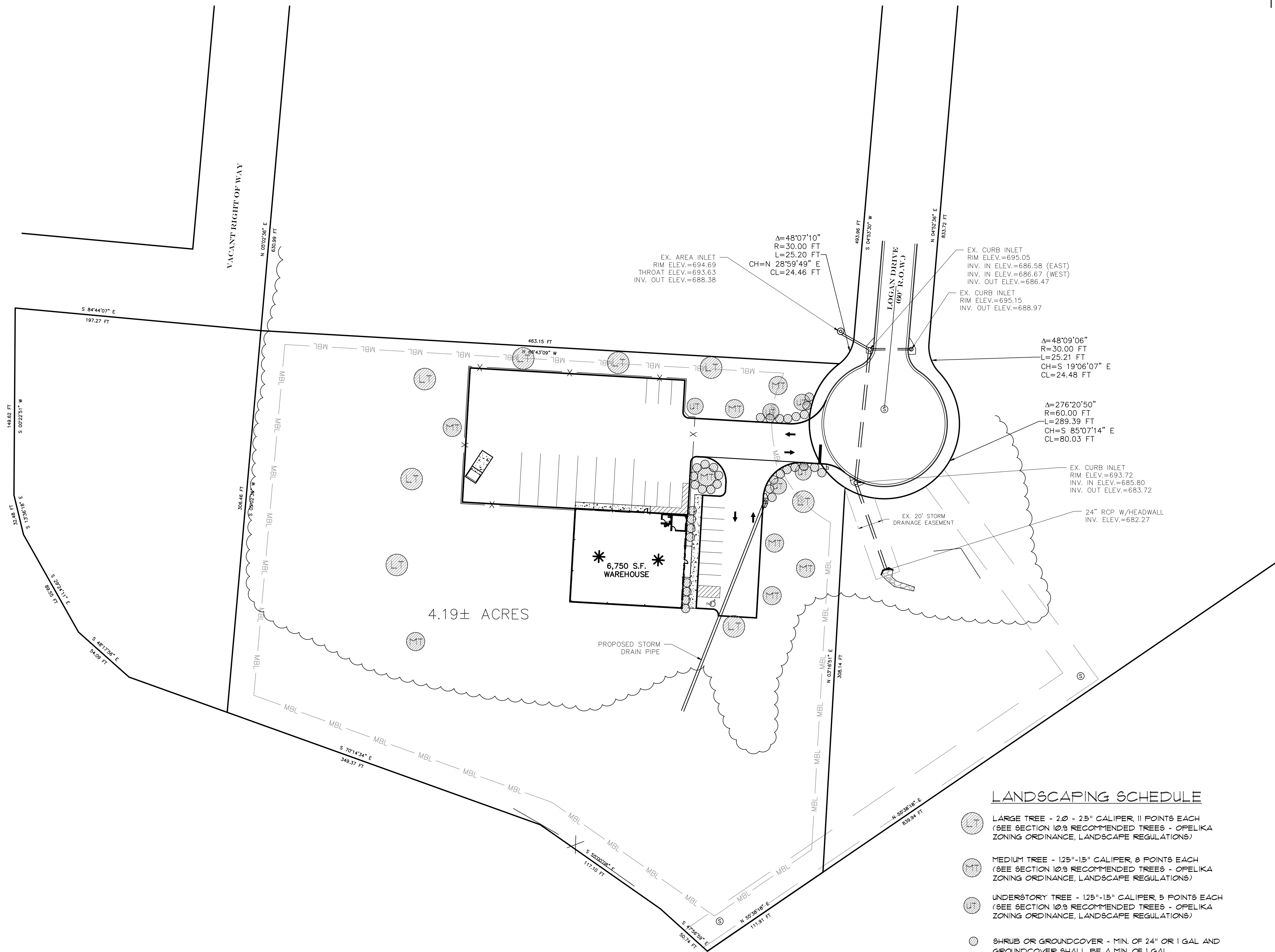
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FL CERT. OF AUTH.
26312-E, 7858-S
GA CERT. OF AUTH.
003129, LSF001156
MS CERT. OF AUTH.
E-00001825

FOR REVIEW
ONLY
NOT FOR
CONSTRUCTION

SHEET 1
OF 2



VICINITY MAP
NOT TO SCALE



LEGEND

- FIRE HYDRANT
- POWER POLE
- LIGHT POLE
- WATER VALVE
- WATER METER
- GAS METER
- GAS VALVE
- SANITARY MANHOLE
- TELEPHONE BOX
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- PROPOSED WATER METER

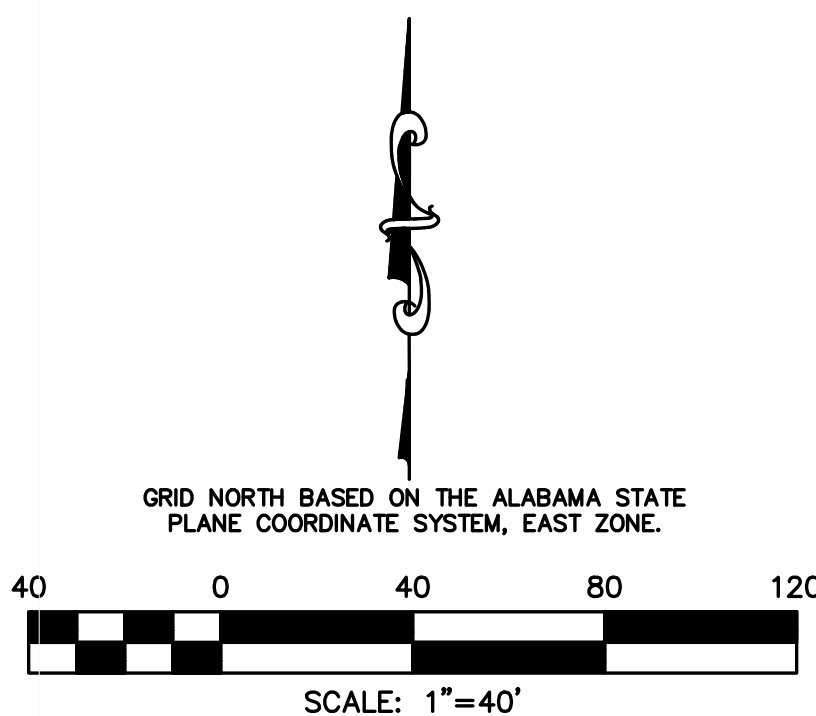
- EXISTING FIBER OPTIC LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELEPHONE
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- EXIST. WATER MAIN
- EXIST. STORM DRAIN LINE
- EXIST. GAS MAIN
- EXISTING TREE LINE
- EXISTING FENCE
- EXISTING CONTOUR
- PROPOSED CONTOURS
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- MINIMUM BUILDING LINE
- PROPERTY LINE
- TYPE "A" SILT FENCE
- TYPE "B" SILT FENCE

- EXISTING GRAVEL RIP RAP
- PROPOSED CONCRETE

LANDSCAPING SCHEDULE

- LARGE TREE - 2.0 - 2.5" CALIPER, 11 POINTS EACH (SEE SECTION 10.3 RECOMMENDED TREES - OPELIKA ZONING ORDINANCE, LANDSCAPE REGULATIONS)
- MEDIUM TREE - 1.25"-1.5" CALIPER, 8 POINTS EACH (SEE SECTION 10.3 RECOMMENDED TREES - OPELIKA ZONING ORDINANCE, LANDSCAPE REGULATIONS)
- UNDERSTORY TREE - 1.25"-1.5" CALIPER, 5 POINTS EACH (SEE SECTION 10.3 RECOMMENDED TREES - OPELIKA ZONING ORDINANCE, LANDSCAPE REGULATIONS)
- SHRUB OR GROUNDCOVER - MIN. OF 24" OR 1 GAL AND GROUNDCOVER SHALL BE A MIN. OF 1 GAL.

Type of Material Planted	Pt Value per Tree	QTY	Total
Large Tree	11	8	88
Medium Tree	8	8	64
Understory Tree	5	5	25
Shrubs	1	33	33
Total Points Provided			210
Developed Area = 85,460 s.f. [(85,460-10,000)/500]+40 = 191 Plus 1 per Parking Space = 16 Total Landscaping Points Required = 207			



PROJECT No.
16-2405

DATE: JUNE, 2024

SCALE: 1"=40'

DRAWN BY:
L. BROOKINS

APPROVED BY:
T. SCARBOROUGH

REVISIONS:

SITE DEVELOPMENT PLANS FOR
PEPI COMPANIES
OPELIKA, ALABAMA
LEE COUNTY, ALABAMA
LANDSCAPING PLAN

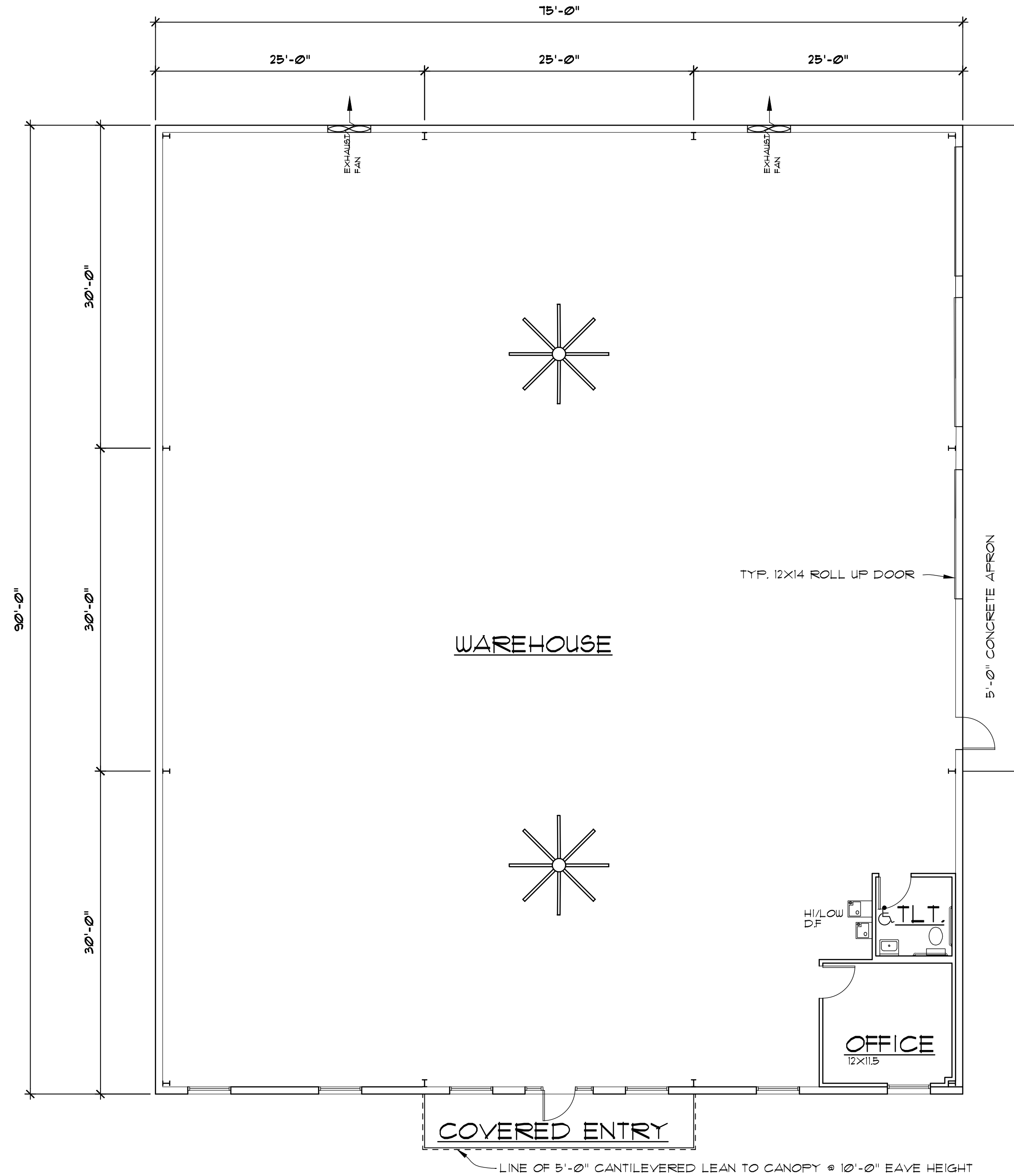
NORTHSTAR
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(P)334.673.1846
2431 Hartford Hwy Dothan, AL 36305
web: www.northstarengineering.com

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FL CERT. OF AUTH.
26312-E, 7858-S
GA CERT. OF AUTH.
003129, LSF001156
MS CERT. OF AUTH.
E-00001825

PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET 2
OF 2

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



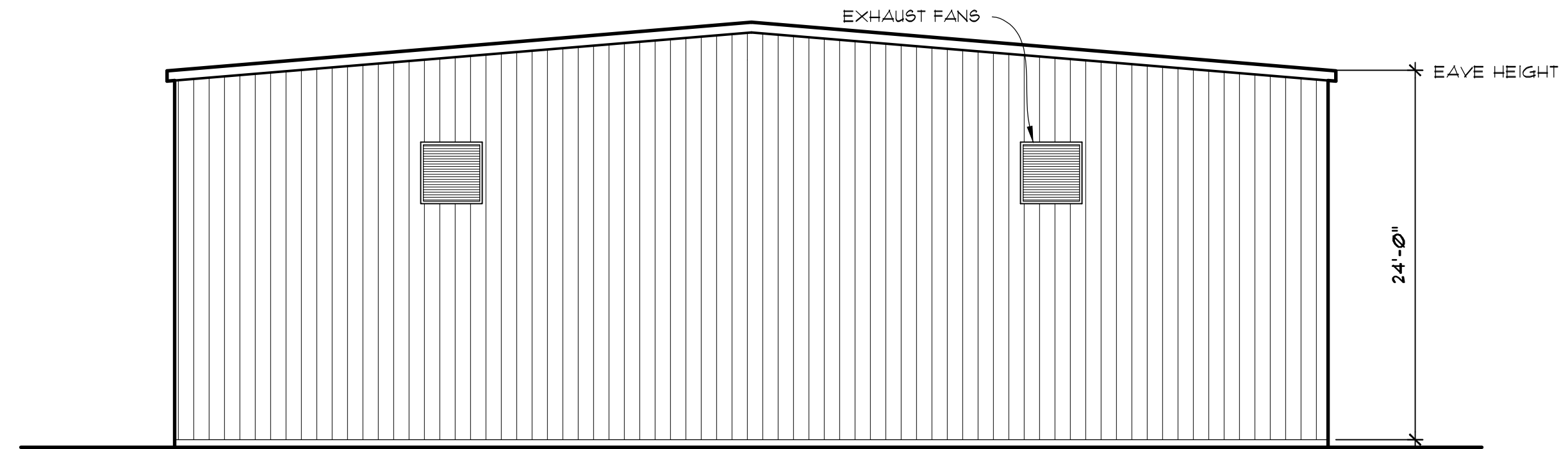
FLOOR PLAN

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



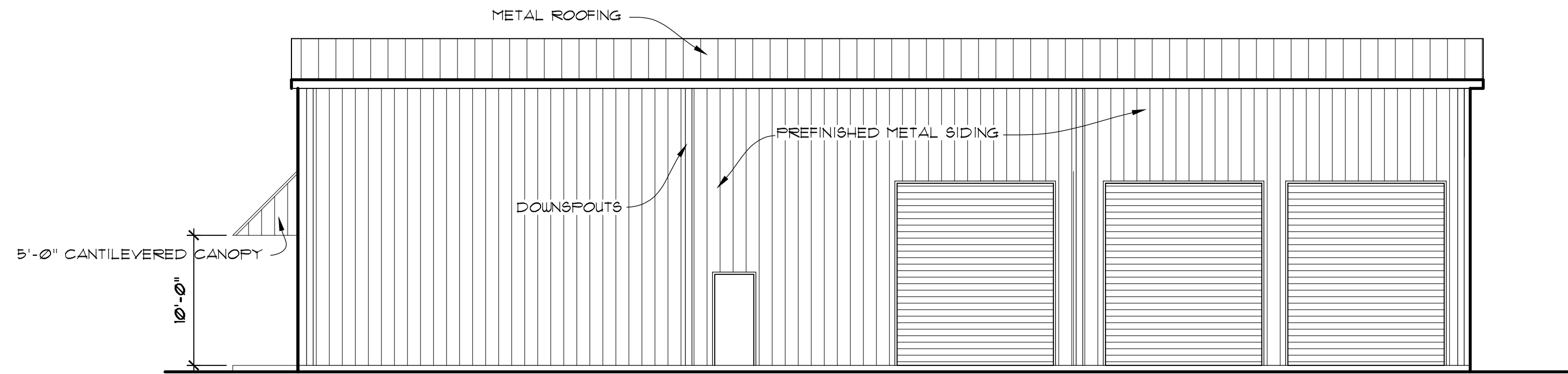
FRONT ELEVATION

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



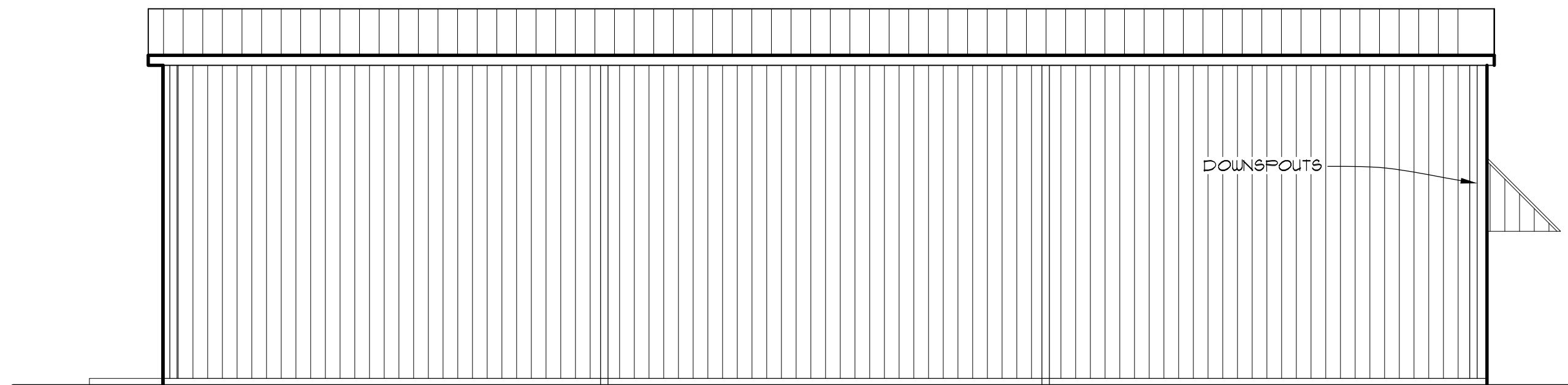
REAR ELEVATION

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



RIGHT ELEVATION

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



LEFT ELEVATION

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

ENGINEERED SYSTEMS, INC.

DESIGN - BUILD CONTRACTORS

JOHN H. WATSON, P.E.

FELTON E. WOODHAM

J. WATSON DOWNS, P.E.

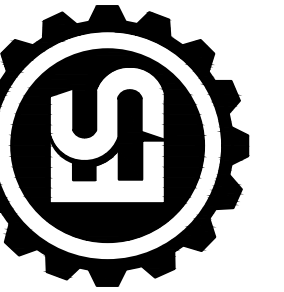
P.O. BOX 1207

DOHHAN, AL 36502

PHONE: (334) 712-4640

FAX: (334) 712-4640

engsysinc.com



WATSON & DOWNS
INVESTMENTS
486 Ross Clark Cir. | P.O. Box 1207 | Dothan, AL 36502 | (334) 794-7221

the pepi companies
OPELIKA, ALABAMA

File:

Project Date:

Plot Date: 5-28-24

Revisions

A1

OF 1

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: July 23, 2024

Agenda Item #: C-6

Action Requested: Conditional Use – Office Warehouses

Location of Property: 1018 Walker Gray Court

Property Owner(s): J&S Property Group LLC
Ledge Nettles, authorized representative

Current Land Use: Undeveloped

Current Zoning: C-3, GC-S

**Surrounding Zoning Districts
And Land Uses:**

North	R-5M	Mobile Homes
South	C-3, GC-P	Office Warehouses
East	C-3, GC-P	Office warehouses
West	C-2, GC-P	Residential/Veterans Parkway

Proposal

The applicant is requesting conditional use approval for 10 office warehouse units on a one acre lot in a C-3, GC-P zoning district. The lot is at the corner of Veterans Parkway and Sarah Grace Lane; access to the lot is from Sarah Grace not Veterans. Each unit will be leased. An office warehouse space for lease is typically a contractor that primarily works at a construction job site or makes repairs at a home or business. The business needs a small office for paperwork and warehouse space to store tools, equipment, products, materials, or a company vehicle. At this location in the GC-P Overlay District outside storage is prohibited. The applicant is aware outside storage is prohibited.

All ten units are 1,080 square feet each (27x40). Five units are on each side of the property. Each unit has a roll-up door that faces the parking lot. A total of 30 off-street parking spaces are provided including two handicap parking spaces for the 10 units. All parking spaces face the front wall of an office-warehouse unit. For each office warehouse unit only three parking spaces are provided. For some businesses, one or more additional parking spaces may be provided in the warehouse. Three off-street parking spaces per unit are adequate for office-warehouse type businesses or other businesses that do not attract walk-in customers at the office warehouse. However, if walk-in customers or on-site customer service is common then off-street parking will not be adequate and a business license request will probably be denied.

The site plan provides that the two buildings meet the minimum building setbacks for this C-3, GC-P zoning district. Minimum setbacks are 30' front yard (Walker Gray), 25' side yard on street (Veterans Parkway), 10' side, and 30' rear yard).

The landscape plan meets minimum requirements for base and parking lot points: 150 base points and 30 parking lot points are obtained; landscaping consist of 33 trees and 56 shrubs planted. The buffer as required proposed along Veterans Parkway is large trees - 16 green giant arborvitae trees (evergreen trees) spaced 10 feet apart. The trees must have at least a 2" to 2.5" caliper when planted. The impervious surface area is met. The maximum impervious surface allowed is 70% of the lot. The site plan has 50% of lot area as impervious. The exterior materials meet the minimum cladding standards for the Gateway Corridor. On all sides a stone wainscot three feet high is proposed, and then stucco finished metal panels (14 feet height) are above the stone. Elevations in PC packet.

A private dumpster is not shown on the site plan.

Staff recommends conditional use approval subject to the following:

1. Outside storage is prohibited in this GC-P zoning district.
2. Any fencing must meet GC-P standards in Section 7.6.
3. Outdoor lighting must not exceed 1 foot candle at the property line.
4. A dumpster is not shown on site plan. If dumpster installed then dumpster must be enclosed with an opaque fence and gate at a height so dumpster is not seen outside the enclosure.

Engineering Department Report

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

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

Opelika Water Report

An existing 1" Service line has been installed for this lot. Confirm that driveway does not conflict with service location.

Opelika Power Services Report

This subdivision is located inside the Opelika Power Services territory.

000274-2024

AGENDA ITEM #

C



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

PC DEADLINE: 7/2/24 PC MEETING: 7/23/24SITE ADDRESS: 1018 Walker Gray Ct.PROPERTY OWNER: J&S Property Group, LLCAPPLICANT/ AUTHORIZED REPRESENTATIVE: Shey KnightMAILING ADDRESS: 3601 Pepperell Parkway, Opelika, AL 36801PHONE NUMBER: 334-745-2166FAX NUMBER: N/AEMAIL ADDRESS: shey@betterfasterrepairs.com**PARCEL INFORMATION**Project name: Lot 6 Veterans Commercial Address/Location: 1018 Walker Gray Ct.Current Land Use: vacantCurrent Zoning: C3Adjacent Zoning Districts: North: R5M South: C3 East: C3 West: C2Description of Proposed Use: Office Warehouse Use**AUTHORIZATION TO ACT AS APPLICANT** (if applicable)

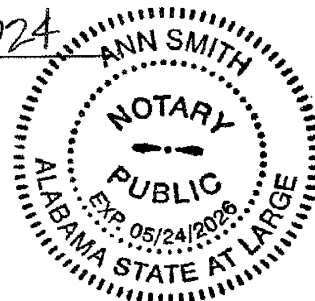
I, Shey Knight, being owner of the property which is the subject of this conditional use application hereby authorize Arthur R. Nettles, to act as my representative before the City of Opelika's Planning Commission, and if necessary, represent me before the Board of Zoning Adjustments and City Council.

Property Owner's Signature: _____

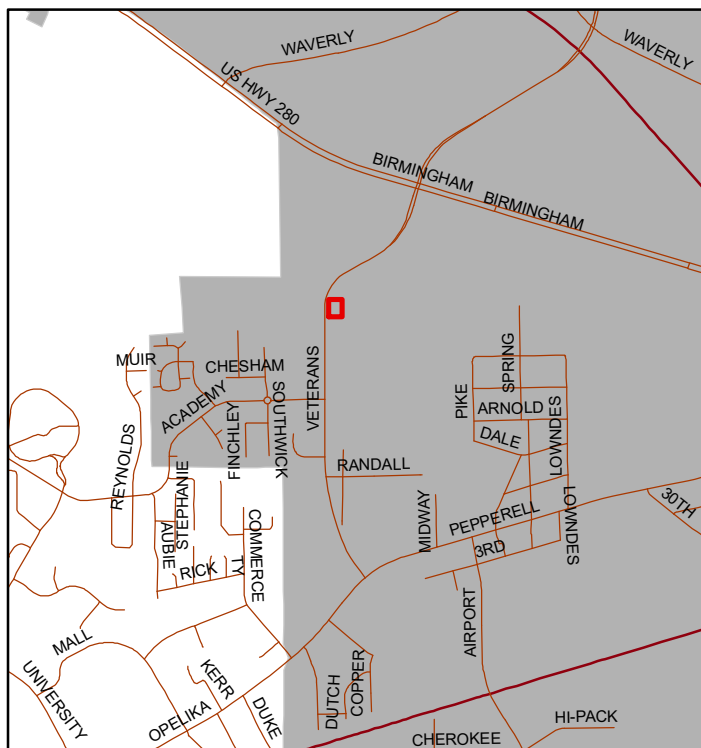
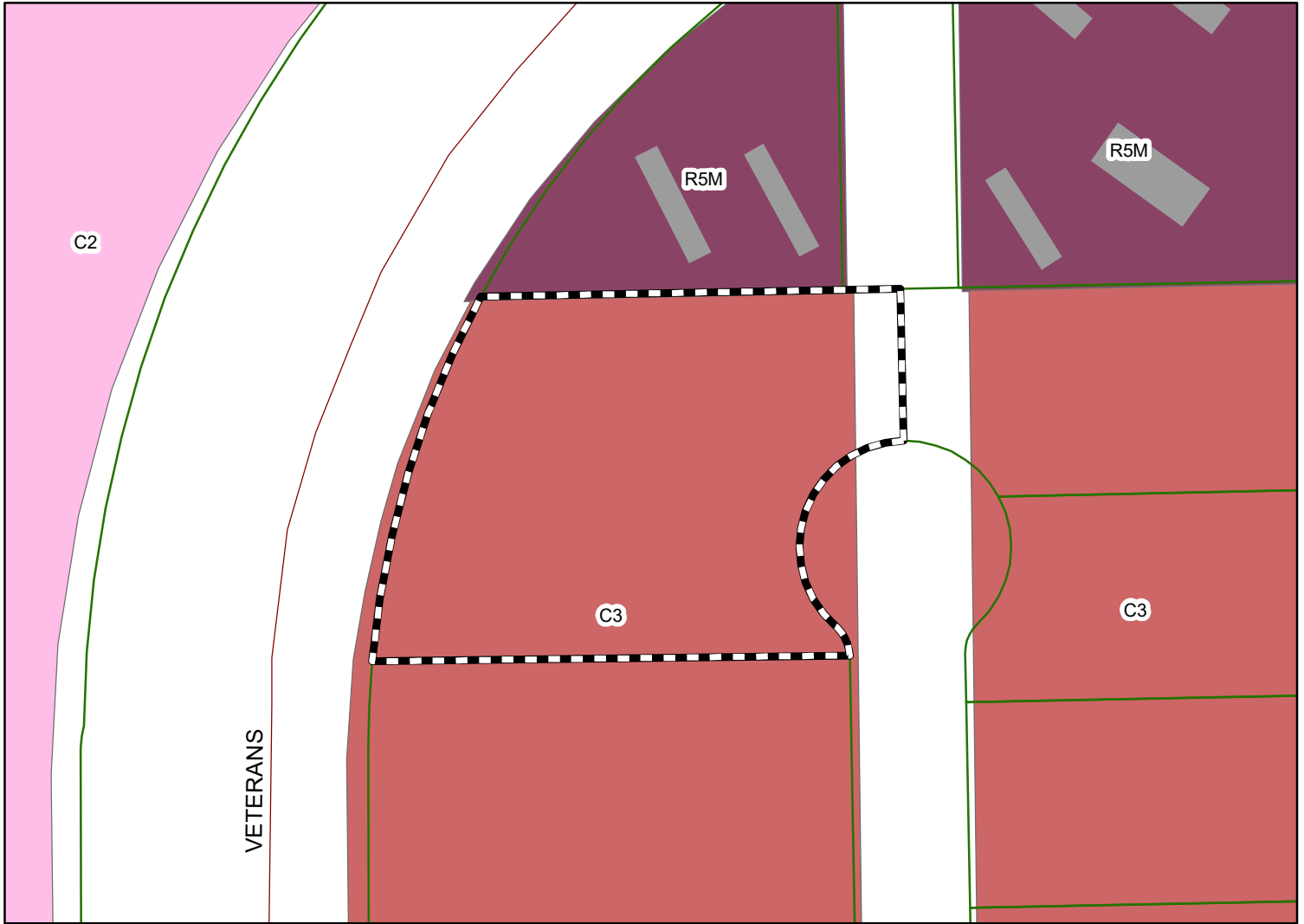
Date: 6/27/24**STATE OF ALABAMA,****COUNTY OF LEE**

I, Ann R. Smith, a Notary Public in and for said County and State, hereby certify that Shey Knight, 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 21st day of June /2024

Notary Public
My Commission Expires: 5/24/26

SHEY KNIGHT OFFICE-WAREHOUSE TENANT SPACES 1018 WALKER GRAY COURT CONDITIONAL USE, C-6



The applicant requesting approval for 10 office-warehouse tenant spaces: Two 5,400 sf buildings divided into five 1,080 sf tenant spaces. 30 parking spaces provided. Landscaping includes a buffer along the rear property line that faces Veterans Parkway.



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

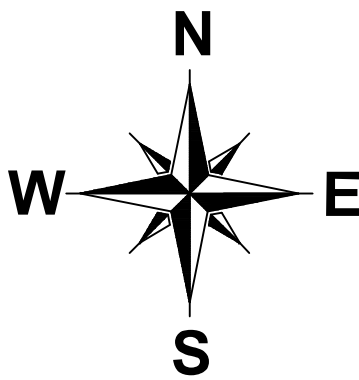
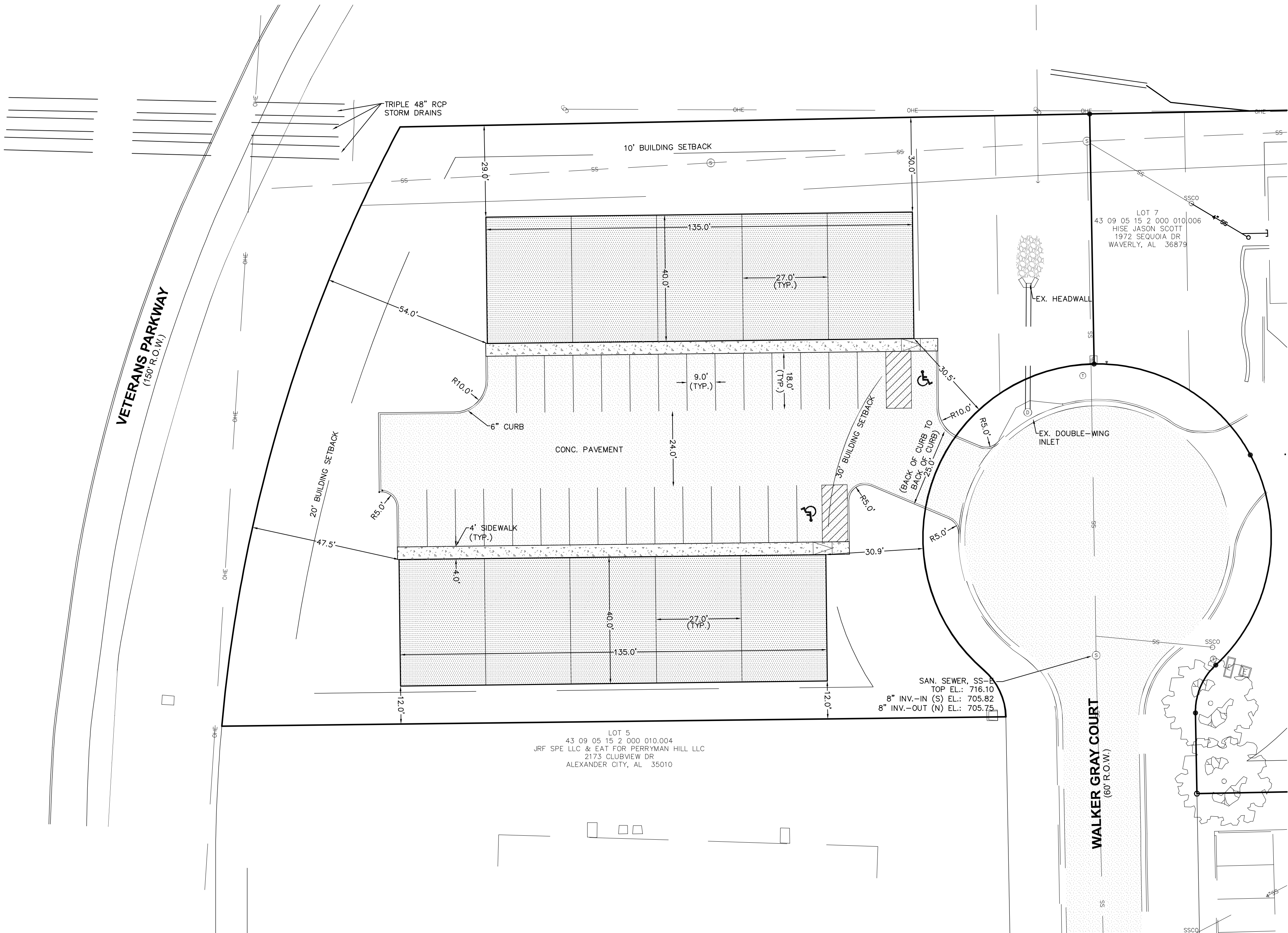
DEVELOPMENT PLANS FOR LOT 6
VETERANS COMMERCIAL SUBDIVISION
SITEPLAN

LOT 6 INFORMATION TABLE

TYPE USE	COMMERCIAL
DISTRICT	C-3
LOT SIZE	43,420.78 S.F. 1.00 AC.
IMPERVIOUS SURFACE	21,504 S.F.
I.S.R. ACTUAL	0.50
FLOOR AREA	10,800 S.F.
F.A.R. ACTUAL	0.25
ACCESS, PARKING SPACES	2
TOTAL PARKING SPACES	28
MINIMUM LOT WIDTH	60'
FRONT YARD SETBACK	30'
REAR YARD SETBACK	20'
SIDE YARD SETBACK	10'
SIDE ON STREET SETBACK	25'
MAXIMUM BUILDING HEIGHT	75'
MAXIMUM BUILDING AREA	50%

NOTES:

1. SITE LIGHTING SHALL NOT EXCEED MORE THAN ONE FOOT CANDLE AT THE PROPERTY LINES.



SCALE: 1"= 20'



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	ARN	ARN	TBD	BB4324.01
	DEVELOPMENT PLANS FOR LOT 6 VETERANS COMMERCIAL SUBDIVISION SITE PLAN			
	SHEET 1 OF 1			

2004 Yarbrough Drive
Opelika, Alabama 36801
Phone: (334) 748-9200
Web: www.baseline-llc.com

SURVEYING & DESIGN, LLC

ALABAMA
OPELIKA

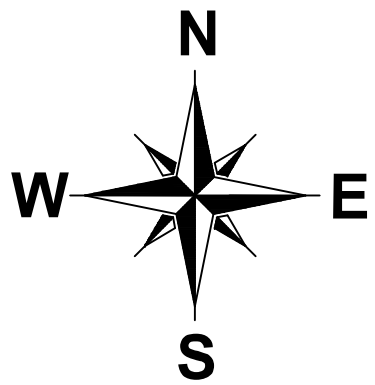
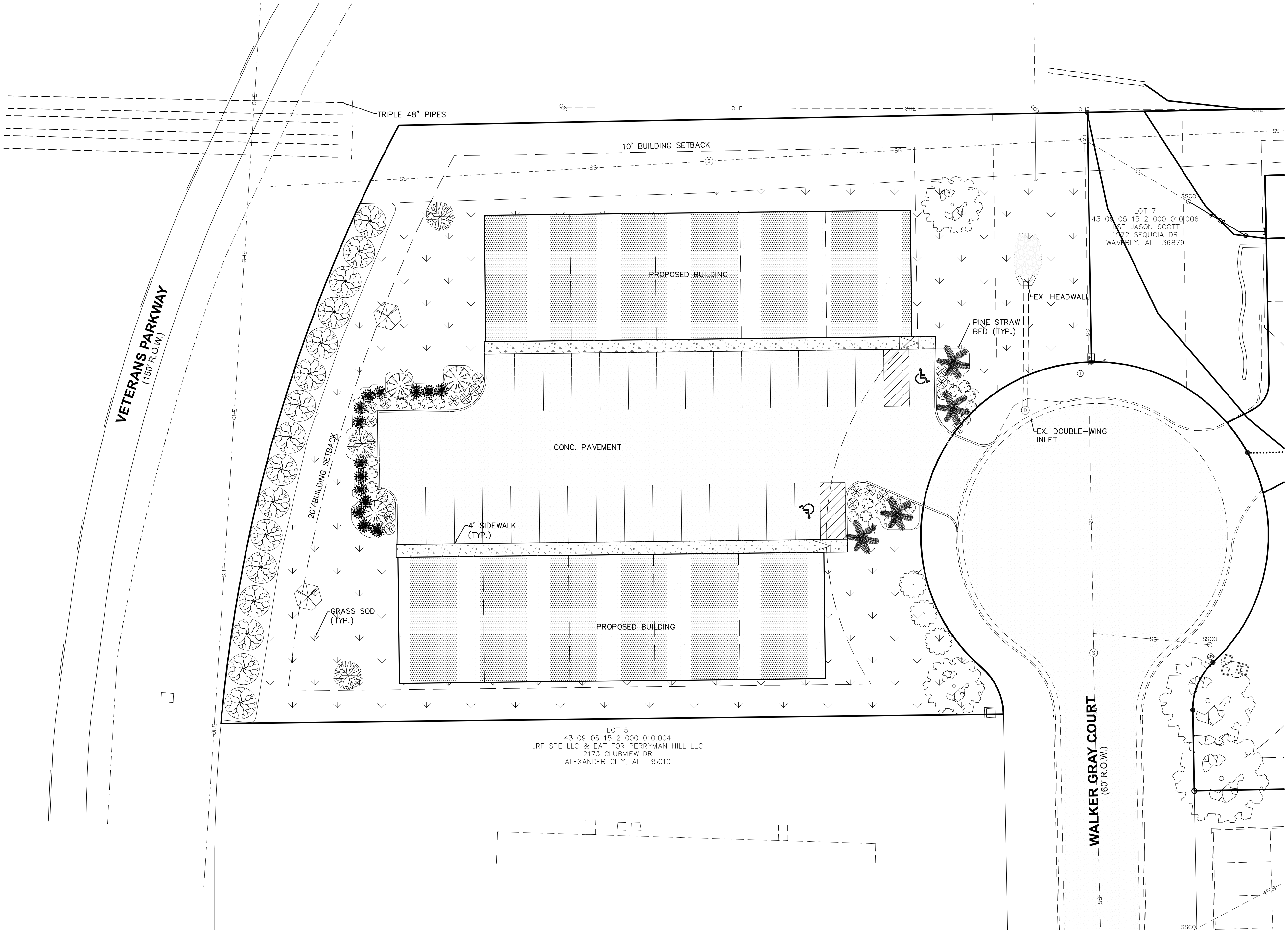
DEVELOPMENT PLANS FOR LOT 6
VETERANS COMMERCIAL SUBDIVISION
LANDSCAPE PLAN

INFORMATION TABLE

LOT SIZE	43,420.78 S.F.(1.00 A.C.)
STREET BUFFER	YES
BASE POINTS REQUIRED	150
BASE POINTS PROVIDED	153
PARKING LOT POINTS REQUIRED	30
PARKING LOT POINTS OBTAINED	30
TOTAL POINTS REQUIRED (LESS RES. BUFFER)	180
TOTAL POINTS OBTAINED (LESS RES. BUFFER)	183

LEGEND

SYMBOL	NAME	SIZE	NO.	POINTS
	LIGUSTRUM	1 GAL	22	22
	LOROPETALUM	1 GAL	17	17
	DWARF BUFORD HOLLY	1 GAL	17	17
	GRAPE MYRTLE (CATAWBA)	1.5" CAL	4	20
	AUTUMN BLAZE MAPLE	1.5" CAL	3	21
	SOURWOOD	1.5" CAL	3	21
	SHUMARD OAK	1.5" CAL	3	21
	TULIP POPLAR	2" CAL	2	22
	WHITE OAK	2" CAL	2	22
	GREEN GIANT ARBORVITAE	3 GAL	18	BUFFER
TOTAL POINTS				183



SCALE: 1"= 20'



NO.

REVISION

DATE

APPR.

DESIGNED

ARN

DRAWN

ARN

DATE

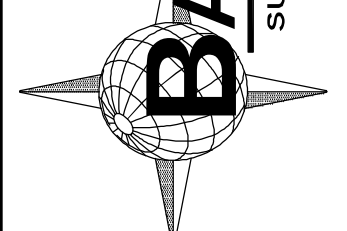
7/17/2024

JOB NO.

BB4324.01

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Web: www.baseline-llc.com



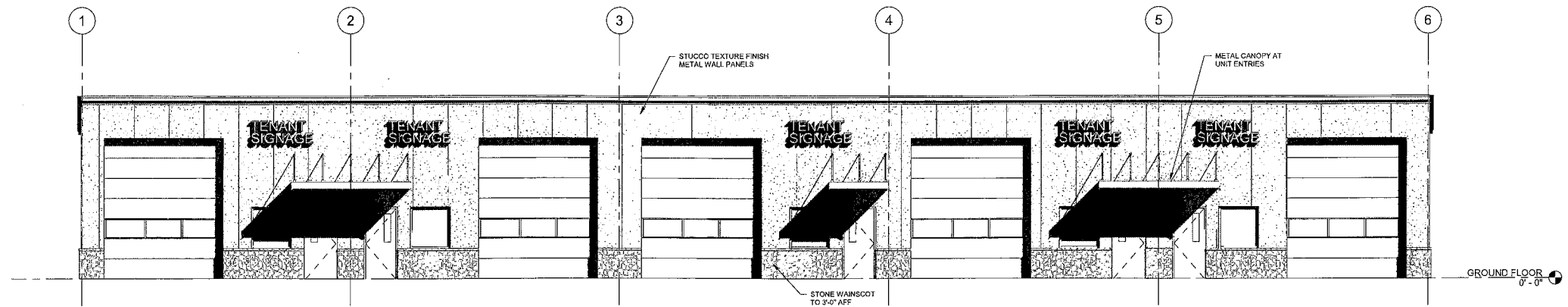
SURVEYING & DESIGN, LLC

DEVELOPMENT PLANS FOR LOT 6
VETERANS COMMERCIAL SUBDIVISION
LANDSCAPE PLAN

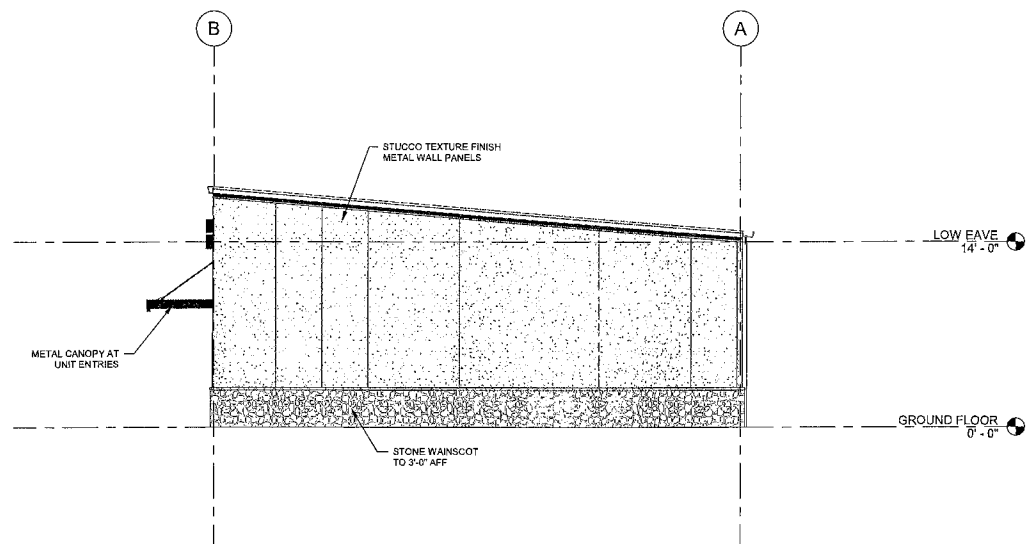
ALABAMA

OPELIKA

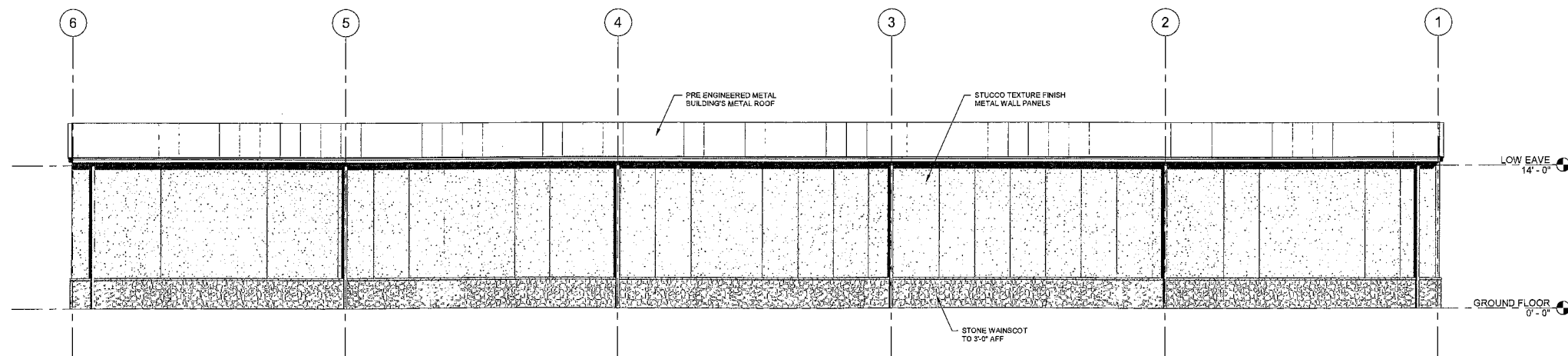
SHEET
1 OF 1



1 FRONT ELEVATION
SCALE: 3/16" = 1'-0"



2 TYPICAL SIDE ELEVATION
SCALE: 3/16" = 1'-0"



3 REAR ELEVATION
SCALE: 3/16" = 1'-0"

SR&F

2029 FIELSTONE PKWY
SUITE 900, PMB 265
FRANKLIN, TN 37069
334-318-5211

Seal

This and all drawings, specifications, and other work products of SR&F Architects are instruments of service for the project only and shall not be used for anything in this project or for other projects. All work products shall remain the property of SR&F Architects. Whether the project is completed or not. Copyright as of date of change.

ELEVATIONS
J&S PROPERTIES, LLC
FLEX BUILDINGS
WALKER GRAY COURT
OPELIKA, AL

REV.	DESCRIPTION	DATE	CHK	BY
1	ISSUED FOR PLANNING COMMISSION	7/15/2024	SR&F	SMF

Project No. 2024-14

A3.10

000275-2024

AGENDA ITEM #

7



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

PC DEADLINE: 7/21/24 PC MEETING: 7/23/24SITE ADDRESS: Dunlop Dr.PROPERTY OWNER: King Automobiles, Inc.APPLICANT/ AUTHORIZED REPRESENTATIVE: Dave KingMAILING ADDRESS: P.O. Box 2397, Opelika, AL 36831PHONE NUMBER: 334-332-7283FAX NUMBER: N/AEMAIL ADDRESS: ledge@baseline-llc.com & edavekingiii@yahoo.com**PARCEL INFORMATION**Project name: Siteplan for King Honda, Address/Location: Dunlop Dr. and Hwy 280Current Land Use: Pepperell/Thomason Parcel commercial Current Zoning: C3Adjacent Zoning Districts: North: R5 South: C3 & PUD East: C3 West: R5Description of Proposed Use: commercial retail**AUTHORIZATION TO ACT AS APPLICANT** (if applicable)

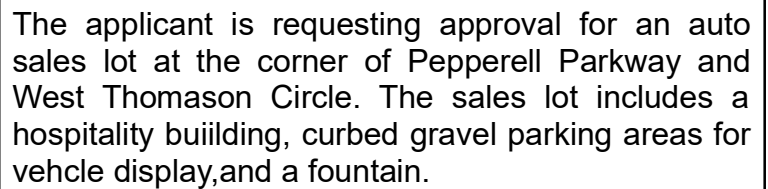
I, Dave King, being owner of the property which is the subject of this conditional use application hereby authorize Arthur R. Nettles, to act as my representative before the City of Opelika's Planning Commission, and if necessary, represent me before the Board of Zoning Adjustments and City Council.

Property Owner's Signature: *Dave King*Date: 7/02/2024**STATE OF ALABAMA,****COUNTY OF LEE**

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

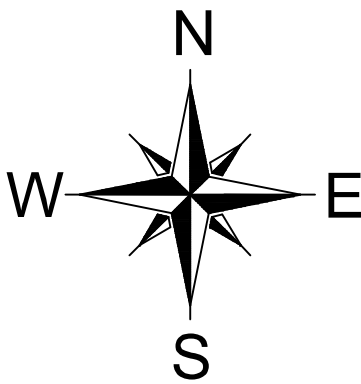
Given my hand and seal of office this 2nd day of July 2024*L. Shropshire*
Notary PublicMy Commission Expires: 8-10-2025

This aerial map shows a proposed development site located at the intersection of Birmingham, Gateway, and Pepperrell roads. The site is outlined in black and white dashed lines. The map includes labels for the roads: BIRMINGHAM, GATEWAY, PEPPERELL, 21ST, and THOMASON. A large building with a grey roof is labeled C3. A residential lot to the right is labeled 5. The site itself is a large, irregularly shaped plot of land, mostly bare earth, with some small structures and a truck visible. The surrounding area includes parking lots, other buildings, and residential lots.

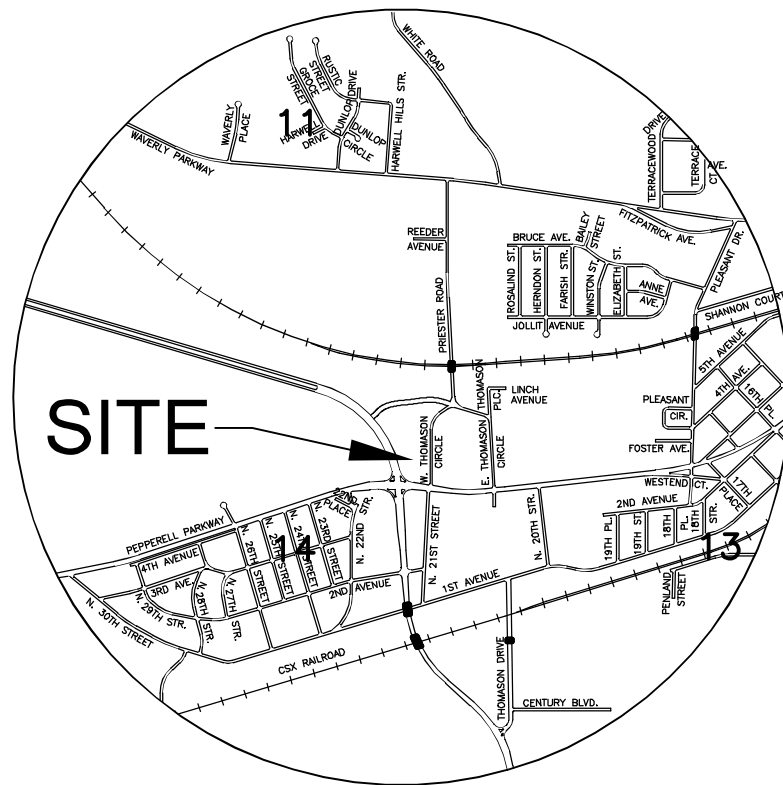


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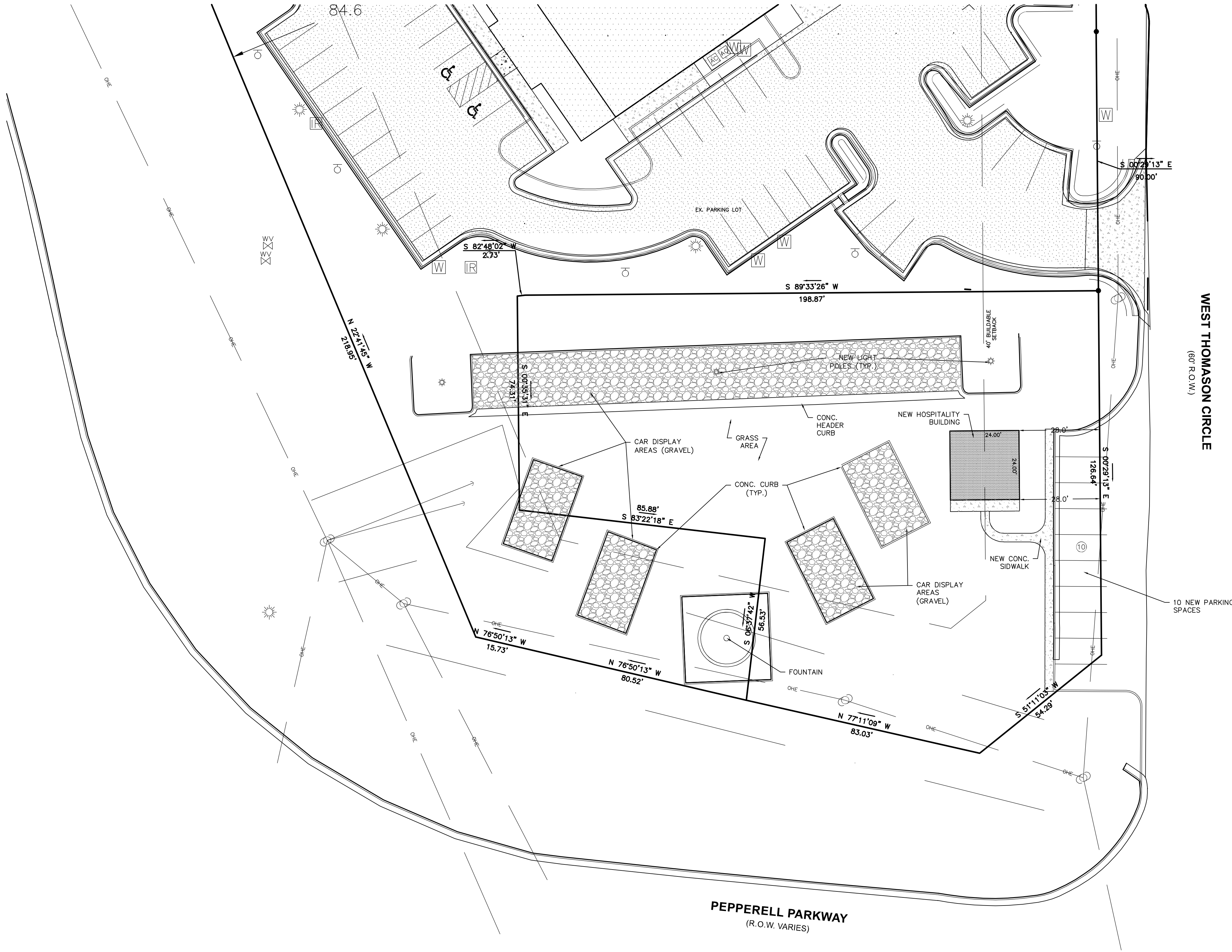
SITEPLAN FOR KING HONDA, PEPPERRELL/THOMASON PARCEL



SCALE: 1"= 20'



VICINITY MAP
NOT TO SCALE



- LEGEND**
- BASELINE PLASTIC CAP ON THE TOP OF 5/8" REBAR
BEARING BASELINE SURVEYING & DESIGN, LLC'S
ALABAMA LAND SURVEYING CERTIFICATE OF
AUTHORIZATION NUMBER CA-0922
- FULLER PLASTIC CAP IN THE TOP OF 3/4" IRON PIN
BEARING T. RICHARD FULLER INC.'S ALABAMA
LAND SURVEYING CERTIFICATE OF AUTHORIZATION
NUMBER CA-0004
- GLI PLASTIC CAP ON THE TOP OF 1/2" REBAR
BEARING GRADY L. JIMMERSON'S ALABAMA
LAND SURVEYING REGISTRY NUMBER 19746
- CT CRIMPED TOP
OT OPEN TOP
IPFD IRON PIN FOUND
IPS IRON PIN SET
O CALCULATED POINT
C CONCRETE MONUMENT FOUND
S SPIKE NAIL SET
R.O.W. RIGHT-OF-WAY
F FIELD MEASUREMENT
P PLAT DIMENSION
X CHAIN LINK FENCE
S EXISTING SANITARY SEWER MANHOLE
D EXISTING STORM DRAIN MANHOLE
GAS EXISTING GAS LINE (SERVICE LINE)
UG EXISTING UNDERGROUND ELECTRIC LINES
OHE EXISTING OVERHEAD ELECTRIC LINES
W EXISTING WATER LINE
SS EXISTING SANITARY SEWER LINES
SD EXISTING STORM DRAIN LINES
E EXISTING ELECTRICAL TRANSFORMER/
SWITCHBOX
SSCO EXISTING SANITARY SEWER CLEANOUT
TV EXISTING TELEVISION RISER
T EXISTING TELEPHONE RISER
G EXISTING GAS METER
V EXISTING GAS VALVE
F EXISTING FIRE HYDRANT
W EXISTING WATER VALVE
WM EXISTING WATER METER
IB EXISTING IRRIGATION BOX
L EXISTING LIGHTPOLE
P EXISTING POWER POLE AND
GUY WIRE
S EXISTING SIGN

2004 York Road Dr., Suite A
Opelika, Alabama 36801
Phone: (334) 749-9200

BASELINE
SURVEYING & DESIGN, LLC

SEC. 14 T. 19 N. R. 9 S. E.
OPELIKA, LEE COUNTY, ALABAMA
SCALE: 1"=20'
JULY 2, 2024
ARTHUR R. NETTLES, AL. P.L.S. REG. NO. 23346
ALABAMA CERT. OF AUTH. CA. NO. 922

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THIS DRAWING IS THE PROPERTY OF BASELINE SURVEYING & DESIGN, LLC AND MAY NOT BE
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INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL
SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BASELINE SURVEYING & DESIGN, LLC.

CREW CHIEF	TM	DRAWN	ARN/CSM	JOB NO.	B13724.01
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SITEPLAN FOR KING HONDA, PEPPERRELL/THOMASON PARCEL

000276-2024

AGENDA ITEM #

8



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

PC DEADLINE: 7/2/24 PC MEETING: 7/23/24SITE ADDRESS: Dunlop Dr.PROPERTY OWNER: King Automobiles, Inc.APPLICANT/ AUTHORIZED REPRESENTATIVE: Dave KingMAILING ADDRESS: P.O. Box 2397 , Opelika, AL 36831PHONE NUMBER: 334-332-7283FAX NUMBER: N/AEMAIL ADDRESS: ledge@baseline-llc.com & edavekingiii@yahoo.com**PARCEL INFORMATION**Project name: Siteplan for King Honda Automobile, Address/Location: Dunlop Dr. and Hwy 280Current Land Use: North Site commercial Current Zoning: C3Adjacent Zoning Districts: North: R5 South: C3 & PUD East: C3 West: R5Description of Proposed Use: commercial retail**AUTHORIZATION TO ACT AS APPLICANT** (if applicable)

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

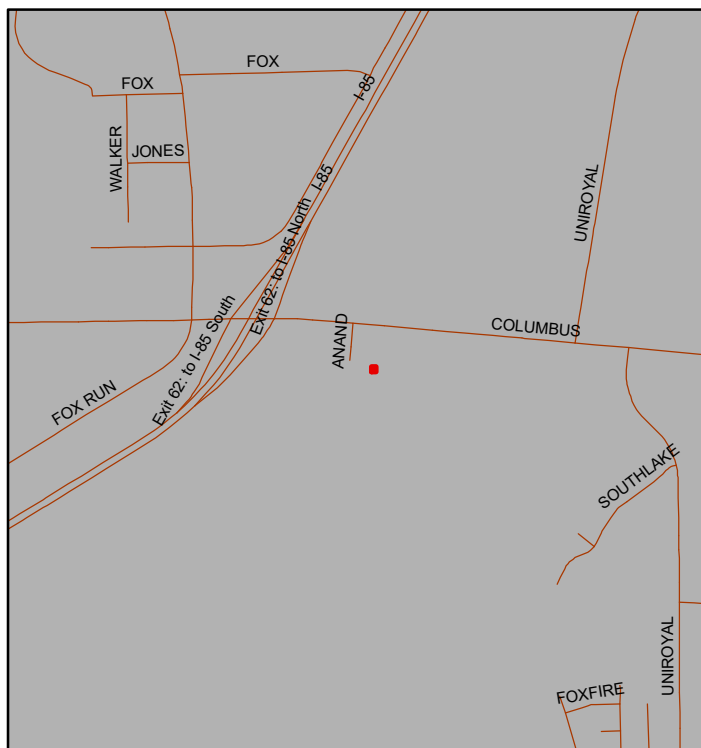
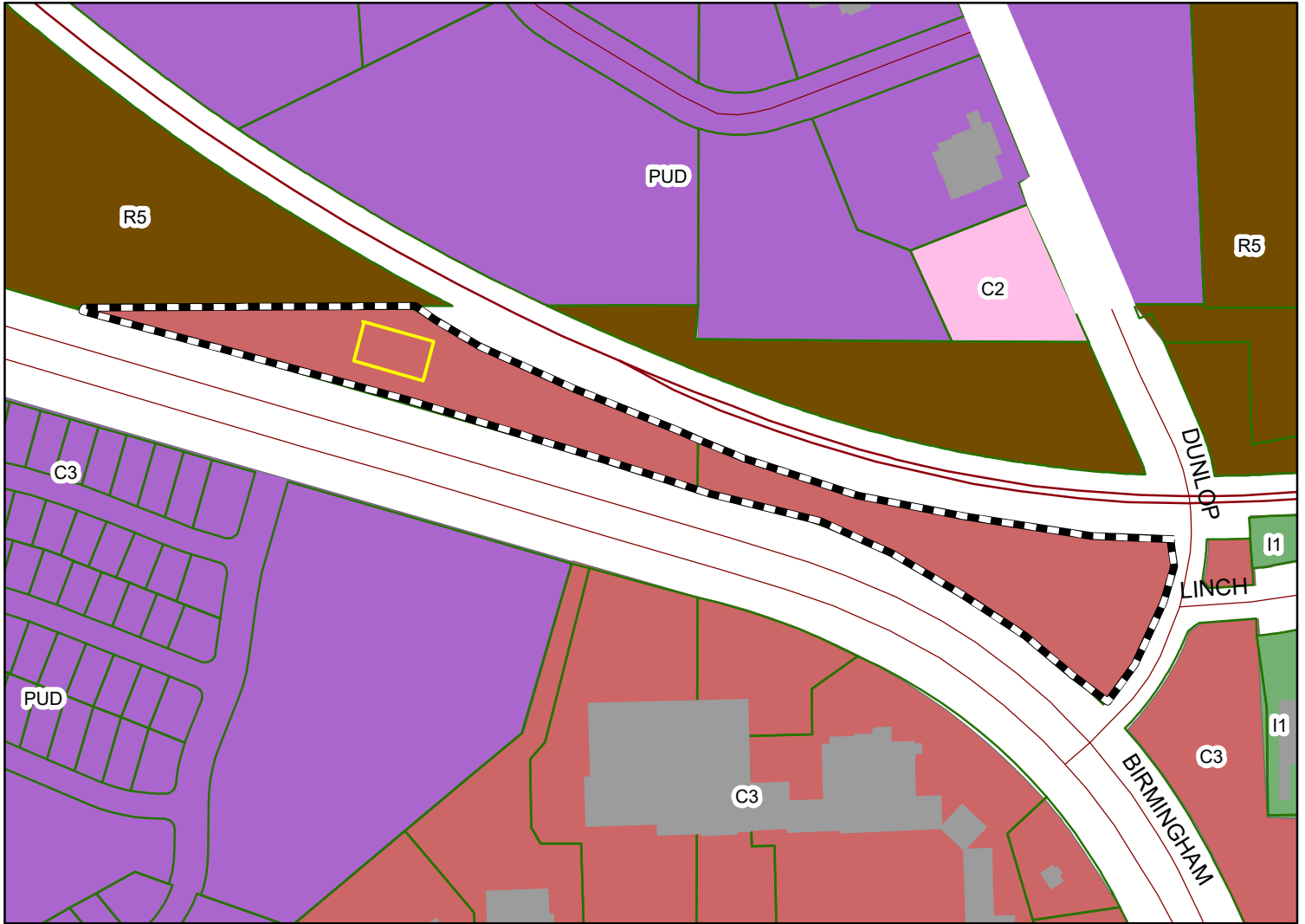
Property Owner's Signature: *Dave King*Date: 7/2/2024**STATE OF ALABAMA,****COUNTY OF LEE**

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

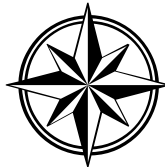
Given my hand and seal of office this 2nd day of July 2024

Notary Public
My Commission Expires: 8-10-2025

KING HONDA- AUTO PAINT SHOP AND AUTO STORAGE/DISPLAY DUNLOP DRIVE CONDITIONAL USE, C-8



The applicant is requesting approval for a two-story auto paint shop and outside storage/display area for 150 automobiles for sale. The property is accessed from Dunlop Drive. The property fronts along Highway 280; the property accessed from Dunlop Drive. The rear lot line line is adjacent to a railroad right-of-way.



Subject Property

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City of Opelika

Planning Commission

Planning Department Report

Meeting Date:	July 23, 2024		
Agenda Item #:	D-9a & D-9b		
Action Requested:	Amendment to the Future Land Use Map and Rezoning: 68.4 acres – FLUM - Amendment- from Low Density Residential to Planned Unit Development land use category, Rezoning - from R-1 to PUD “Hidden Lakes North-Lowe Property”		
Location of Property:	North side of Sportsplex Parkway		
Property Owner:	Carol Lowe Raymer Blake Rice, Barrett-Simpson, Inc.		
Current Zoning:	R-1		
Proposed Zoning:	PUD (Planned Unit Development)		
Existing Land Use:	Undeveloped		
Surrounding Zoning Districts And Land Uses:	North	R-1	Undeveloped, Single family home
	South	I-1	Opelika Sportsplex facility
	East	R-3	Undeveloped
	West	R-1	Undeveloped/future Single family homes

Amendment to the Future Land Use Map

The 2030 Future Land Use Map shows the 68.4 subject property in a “low density residential” land use category. The adjacent properties on the north and east sides are also designated as low density residential. On the west side is the Hidden lakes North PUD property (154 acres) that was rezoned in 2022, and therefore, is in a planned unit development/mixed use land use category. The PUD is an addition to the Hidden Lakes PUD. On the south side, the Opelika Sportsplex, a public facility on 75 acres, is an institutional land use category. Currently, the adjacent north and east adjacent properties in low density residential properties are undeveloped except for a single family home on a 42 acre lot. The proposed residential uses for the rezoning property is 132 single family homes.

For comparison, based on lot sizes, 110 lots would be in a “medium density land use category” and 22 lots a “high density residential category.” The topography of the rezoning property provides streams and wetland areas that will be preserved. The undeveloped preserved area is about 11 acres of the total 68.4 acre rezoning property.

Staff Recommendation

If the property is rezoned by City Council, Staff recommends approval of an amendment to the Future Land Use map for the 68.4 acres from a “low density residential” land use category to a “planned unit development [mixed use]” land use category.

Rezoning

The 68.4 acre rezoning request is from an R-1 zoning district (rural) to a PUD (planned unit development) zoning district. The rezoning property Hidden Lakes North-Lowe has access to Sportsplex Parkway from two new streets and access to Andrews Road from one street. On the east side, the rezoning property shows two streets that will connect with streets on the adjacent Hidden Lakes North PUD property. The improvements to Sportsplex Parkway and Andrews Road need to be coordinated with the Engineering Department. The entry drives are proposed to have heavy landscaping, turning lanes, and signage. The number of access points to the public right-of-way should be sufficient to handle the proposed number of lots. The plan also shows cross-access to the adjoining Hidden Lakes North which this PUD will function as a part of. There is no cross-access shown to the north, but the applicant states that the points of access would likely occur near the existing home or right at the front of the adjoining property.

The rezoning property consists of 132 single family home lots and about 11 acres of either detention pond or open space areas. The 132 lots are divided into three minimum lot sizes and minimum lot widths:

22 lots - 50'x150 = 7,500 square feet,

34 lots – 60'x150' = 9,000 sf,

76 lots – 85' x 150' = 12,750 sf.

The largest 12,750 (85 foot wide) square foot lots are 57% of the total 132 lots. The 12,750 sf lot size is near our R-2 zoning district requirements of 15,000 sf lot area and 80' lot width. The 7,500 sf and 9,000 sf lots (56 lots total) are similar in lot size & width to the R-3 zone (10,000 sf minimum lot) and the R-4 zone (7,500 sf minimum lot). The 56 lots are 42% of the total 132 lots. The 50-foot lots are rear loaded from a 20 foot wide alley. The

topography, streams, and wetland areas limit development. The overall density is 1.91 units per acre.

The minimum setbacks for all lots are:

Front: 20 feet
Rear: 25 feet
Sides: 7 feet
Side on Street: 15 feet

This master plan shows 25 foot wide buffers along Sportsplex Parkway and Andrews Road. A buffer is also along the north property line. Most of the north side is a wider buffer due to detention ponds and open space areas; the north side adjacent property is zoned R-1. A buffer is on a portion of the east property line; the east side adjacent property is part of the Hidden Lakes PUD development named “Hidden Lakes North”. The buffers along the residential areas to the north (residential) and along Sportsplex Parkway and Andrews Road should be defined better. In particular the buffer to the single-family residential should be help transition the between the densities. The buffers along the street should better maintain the current character and hide uses common in the back yard of residences. These buffers should either be undisturbed buffers where plant material creates a near full screen or if the areas are graded or disturbed they should utilize landscaping and berms to create a similar buffer. Any alternative landscape plans must be reviewed by the Planning Department. The buffers should also screen any retention/detention ponds from adjacent properties.

An HOA (Homeowner’s Association) will be established to provide property maintenance of all common areas and amenities. Also, covenants and restrictions for the rezoning property will be prepared so the HOA can administer architectural guidelines, building regulations, and use restrictions for the PUD district. The applicant’s narrative states that the amenities of this rezoning area as well as amenities of the other Hidden Lake PUD neighborhoods are shared with all Hidden Lakes neighborhood.

Staff Recommendation

Staff recommends Planning Commission send a positive recommendation to the City Council to rezone the property from R-3 to PUD subject to the following:

1. Provide sidewalks on both sides of the street.
2. All utilities shall be located underground.
3. Provide a minimum of one tree per yard for single-family lots. Trees may be placed in the adjacent right-of-way with approval of city staff.

4. Vinyl or aluminum siding shall not be the primary cladding material for single-family homes.
5. Buffers shall be undisturbed unless an alternate plan is approved. The undisturbed buffers shall be supplemented in any areas where the buffer does not provide a near full screen.
6. Rear setbacks for alley lots shall be deep enough to provide a full car length pad outside of the 20 foot alley travel way.
7. Work with City staff to examine pedestrian access and determine if there is any ability partner with the City in development of a walking trail through the open space on or near the sanitary sewer easement.

Engineering Department Report

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

Opelika Water Report

Water service is available on Sportsplex Pkwy at the main entrance to the Sportsplex Property. This connection can support initial development but a full connection along Sportsplex Pkwy to previously approved Hidden Lakes North development at Lakeview Drive will be required at full buildout.

Opelika Power Services Report

This subdivision is located outside of the Opelika Power Services territory.

**REZONING APPLICATION**

PLANNING DEPARTMENT

700 FOX TRAIL

OPELIKA, AL 36801

PC DEADLINE: 7/2/24 PC MEETING: 7/23/24

PROPERTY OWNERS/

AUTHORIZED REPRESENTATIVE: Blake Rice, Barrett-Simpson, Inc.MAILING ADDRESS: 223 S. 9th St. Opelika, AL 36801PHONE NUMBER: 334-745-7026 Email: brice@barrett-simpson.com**PARCEL INFORMATION**Site Address: Sportsplex Parkway & Andrews RoadDescription of proposed use: Single-family ResidentialTax Parcel Number: 43-03-08-33-0-000-005.000Adjacent Zoning Districts: North: R1 South: I1 East: PUD West: R1Current Land Use: VacantCurrent Zoning: R-1Proposed Zoning: PUDNumber of APO: 4 x \$7.00 = \$ 28.00
(Adjacent Property Owners)Fee: \$125.00**TOTAL** = \$153.00**PAID:** _____

I hereby request my property located at (street address) Sportsplex Parkway & Andrews Road,
 Tax Map parcel number 43-03-08-33-0-000-005.000 be rezoned from
R1 to PUD. A copy of the tax area map, a survey of the property, a copy of the deed
 for the property, and the names and addresses of all adjoining property owners are enclosed. I understand
 that the City may require additional information, or waive certain requirements, at any time during the process.

OWNERS OR AUTHORIZED
REPRESENTATIVE SIGNATURE: Blake Rice

6/25/24

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

DATE

HIDDEN LAKES NORTH LOWE PROPERTY



July 2, 2024

Master Development Plan Narrative

Hidden Lakes North-Lowe Property

MASTER DEVELOPMENT PLAN NARRATIVE



BARRETT-SIMPSON, INC.
Civil Engineers & Land Surveyors
PHENIX CITY • EUFAULA • OPELIKA



INTRODUCTION

Hidden Lakes North—Lowe Property is envisioned to be a part of the master planned Hidden Lakes Subdivision, consisting of one hundred thirty-two (132) single-family lots, open space areas, amenity areas and on-site detention. The approximately sixty-eight (68) acre development will be professionally planned and developed as a Planned Unit Development (PUD), with careful attention paid to protection of the natural environment. The development will offer varied home sizes and housing types to meet the needs of as many prospective home owners as possible.

Barrett-Simpson, Inc., the Applicant, on behalf of the Owner, Carol Lowe Raymer, respectfully requests that the Opelika Planning Commission rezone the proposed Hidden Lakes North—Lowe Property to a PUD. Currently, the subject property is zoned R-1. The proposed PUD will allow for a mix of low to medium density single-family residential uses.

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

1

Location

The Property for the proposed Hidden Lakes North—Lowe Property is located within the City of Opelika, along Sportsplex Parkway and Anderson Road, directly across from the Opelika Sportsplex. The Development will be accessed from two entrances, both off Sportsplex Parkway.



2

Concept

Hidden Lakes North—Lowe Property has been master planned to be consistent with the general development of the existing Hidden Lakes Subdivision, located on the southern side of Sportsplex Parkway, and bounded on the south by West Point Parkway. The proposed PUD shows a projected density of less than two (2) units per acre.

While Hidden Lakes North-Lowe Property will have access open spaces within the boundaries of the property, this development will also share amenities and the Homeowners Association (HOA) with Hidden Lakes Subdivision, to offer more options and amenities to the residents of all Hidden Lakes neighborhoods. The existing HOA will be responsible for property maintenance of all common areas and amenities. Architectural guidelines, building regulations and use restrictions will be governed by Covenants, Conditions and Restrictions, as well as the established Home Owners Association.



3

Site Details

The Property encompasses approximately 68.4 acres, and is bordered by Sportsplex Parkway and Andrews Road. Sportsplex Parkway is the southern boundary of the property. Given the size of the development, infrastructure construction may be divided into phases, resulting in an inventory of residential lots becoming available as market conditions allow.

Stormwater detention/retention will be provided onsite, within the development. Open spaces and amenity areas are planned for the development, and will be maintained by the Homeowners Association. The Master Plan for Hidden Lakes North—Lowe Property shows approximately 11.33 acres of gross open space, which accounts for approximately 17% of the total project area.

The development will make use of the natural topography during construction and when possible, natural tree lines will be preserved between phases of development, in open space areas and internally along any existing stream areas. The impacts to the existing streams and wetlands will be minimized, and all streams will be protected by the required stream buffers.



4

Setbacks and Buffers

The layout and design Hidden Lakes North—Lowe Property, as shown on the proposed Master Plan, will comply with all setback regulations in place by the City of Opelika. Residential setbacks shall be a minimum of 20' from the front property line, minimum of 7' from each side property line, and a minimum of 25' from the rear property line. For lots that have access to two streets, a minimum setback of 15' from the side street property line will be required.

5

Utilities

Hidden Lakes North—Lowe Property will be served by the City of Opelika for sanitary sewer service and Opelika Utilities for water service. Power and communication services will be provided to the development by Opelika Power Services.

6

Net Impact of Proposed Development

The proposed rezoning of the property from R-1 designation to PUD is necessary to accommodate the proposed housing densities contemplated for the development of Hidden Lakes North—Lowe Property. The proposed rezoning request does not adversely impact the City of Opelika or its infrastructure in any way. Rather, the rezoning proposed for the development represents a net benefit to the City upon implementation through its completion.

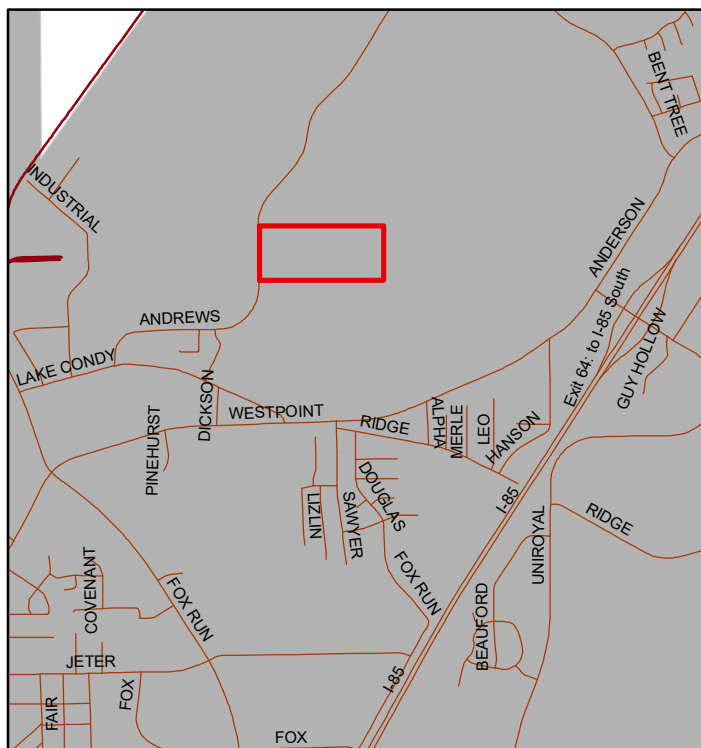
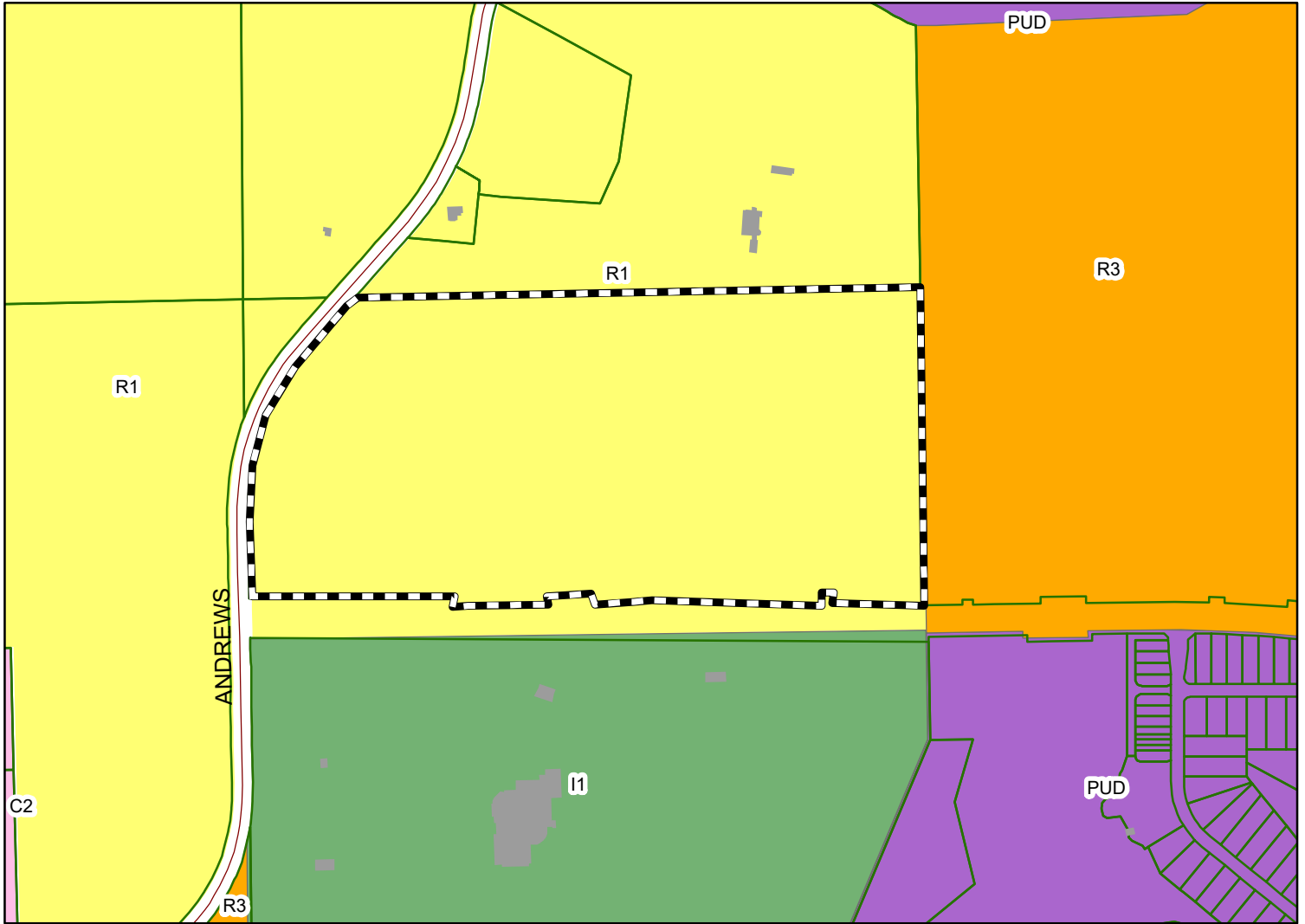
7

Accompanying Exhibits

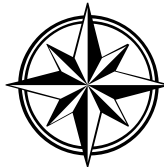
Attached are several exhibits supporting the application for rezoning to PUD. The supporting exhibits include the following:

- Adjoining Property Owners Listing
- Overall Master Plan of the Proposed Development
- Authorization to Act as Applicant
- Deed to Subject Property
- Application for PUD Zoning

LOWE'S REZONING SPORTSPLEX AND ANDREWS ROAD R-1 TO PUD, D-9a,9b



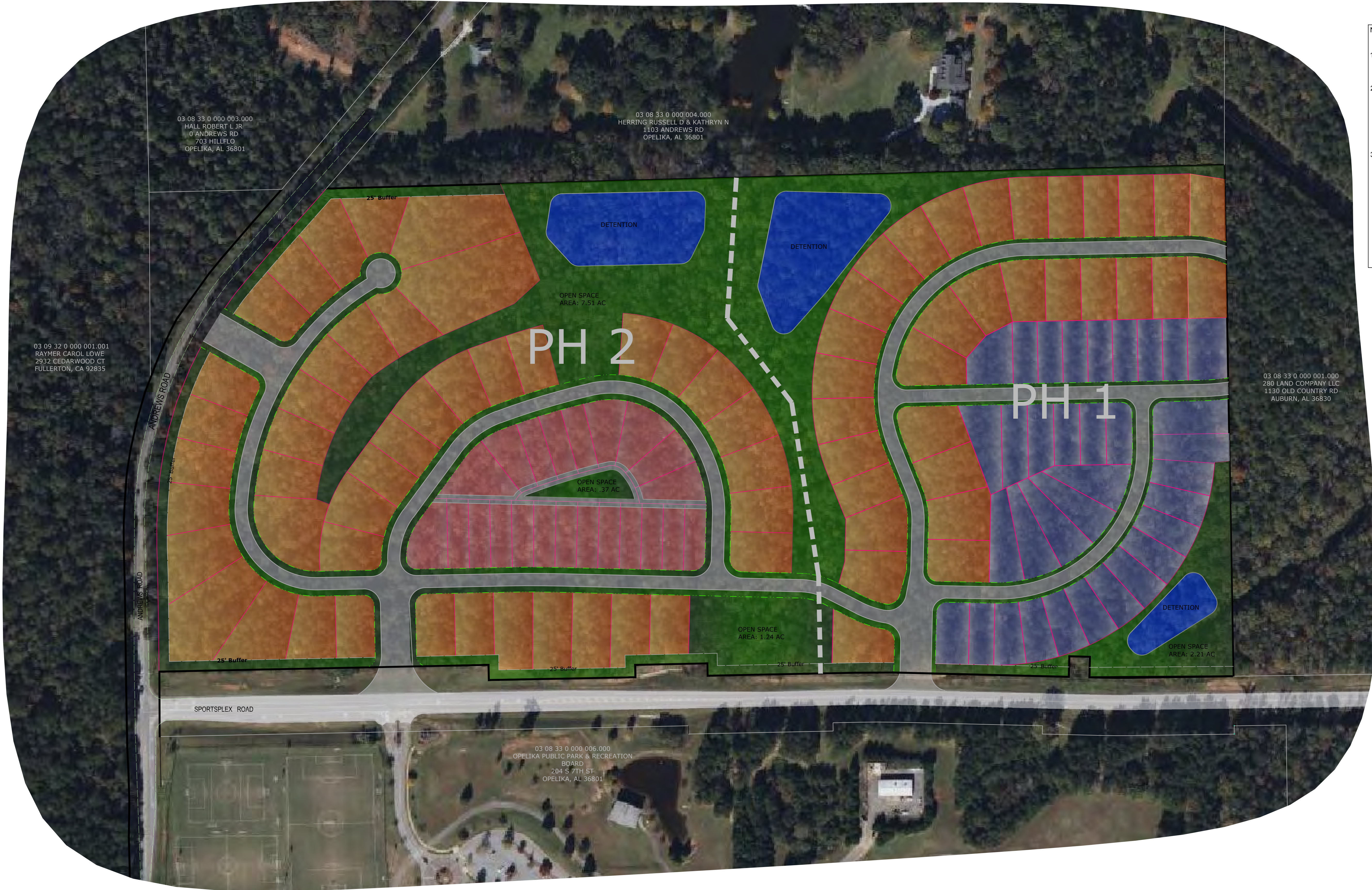
The applicant is requesting rezoning of 69 acres to subdivide for 132 single family home lots. Lot widths are 50, 60, and 85 feet. Four other lots are open space lots that total 11.3 acres. The development is accessed from Sportplex Parkway and Andrews Road. A new street will connect the Lowe subdivision with the adjacent Hidden Lakes subdivision.



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

PRELIMINARY LAYOUT OF
LOWE PROPERTY
OPELIKA, LEE COUNTY, ALABAMA

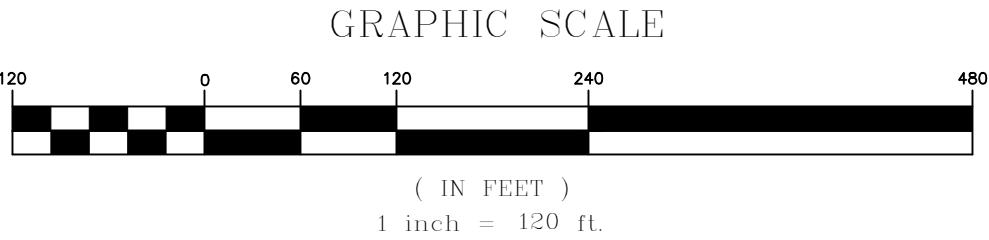


- NOTES:
1. This Conceptual Plan was prepared for the exclusive benefit of BSI client. Boundary Information taken from Lee County Tax Maps, not surveyed Topographic Information taken from Lee County GIS Data.
 2. This drawing represents a conceptual plan for the development of the subject property. There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

-Total Property Area:	68.95 Acres:
-Proposed Use:	Single Family Residential
-Current Zoning:	R1
-Required Zoning:	PUD
-Typical Lot Size:	50' x 150', 60' x 150', 85' x 150',
-Total Area of Open Space & Buffers	11.33 Acres:
-Total Number of Lots Proposed, 50':	22
-Total Number of Lots Proposed, 60':	34
-Total Number of Lots Proposed, 85':	76
-Total Number of Open Space/Det Lots:	4
-Total Number of Residential Lots:	132
-Total Number of Lots:	136

LEGEND

	50' Lots
	60' Lots
	85' Lots



Drawing Name: S:\2020\20-0333 Hidden Lakes North Expansion\Rezoning Exhibit - Hidden Lakes North-Lowe Property -- 7-9-24.dwg Last Modified: Jul 09, 2024 - 8:42am by jham

N

NOTES:

- North Reference: Assumed
- Basis for Exhibit:
-Deed Book 2701, Page 613, Probate Office, Lee County, Alabama.
- This exhibit was made without the benefit of an attorney's title opinion of title commitment. The surveyor's search of public records was limited to those matters affecting the boundaries of the subject property only. There may be matters of record, such as conveyances, easements, rights-of-way, etc., that affect the title to the subject property which are not known to the surveyor and not disclosed by this survey.
- This exhibit becomes void if any alterations or changes are made by others.
- This exhibit may not be altered or added to without permission from Barrett-Simpson, Inc.

REZONING EXHIBIT FOR
HIDDEN LAKES NORTH-LOWE PROPERTY

BEING A PART OF SECTION 33, TOWNSHIP 20 NORTH, RANGE 27 EAST,
LEE COUNTY, ALABAMA

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

Jeffrey S. Ham, PLS
Alabama License No. 21775

07 09 2024
Date



THIS IS NOT A PROPERTY BOUNDARY SURVEY. This drawing is for information purposes only. Information shown is based on GIS maps, previous surveys, & plats of record. The purpose of this plat is to show 68 acres north of Sportsplex Road and east of Andrews Road to be rezoned.

Russell D. & Kathryn N. Herring
1103 Andrews Road
Opelika, AL 36801
Zoned R1
Lot 1-A
Herring Hills Subdivision, First Revision
PB-47 PG-45

N/F
Robert L. Hall Jr
703 Hills
Opelika, AL 36801
Zoned R1

N/F
Raymer Carol Lowe
2933 Cedarwood Court
Fullerton, CA 92835
Zoned R1

NE Corner of the SW 1/4, Section 33,
Township 20 North Range 27, East,
Lee County, Alabama

68 Acres +/-

Current Zoning: R1
Proposed Zoning: PUD

280 Land Company LLC
P.O. Box 980
Anniston, AL 36202
Zoned R3

N/F
Raymer Carol Lowe
2933 Cedarwood Court
Fullerton, CA 92835
Zoned R1

LEGEND

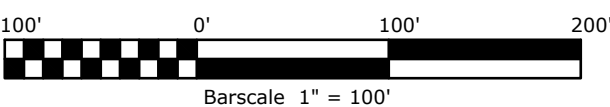
ROW Right-of-Way
N/F Now or Formerly
DB: Deed Book
PB: Plat Book
PG: Page

Sportsplex Parkway
ROW Varries

N/F
Opelika Public Park & Recreation Board
204 South 7th Street
Opelika, AL 36801
Zoned I1

PROPERTY DESCRIPTION

A tract or parcel of land containing 68 acres more or less being all that part of the N1/2 of the SW1/4 of Section 33, Township 20 North, Range 27 East, Lee County, Alabama lying east of Andrews Road and north of Sportsplex Parkway



Bar scale 1" = 100'

BARRETT-SIMPSON, INC.
Engineers & Land Surveyors

706 120th STREET, PHENIX CITY, AL 36868 (PH 334-297-2423, FAX 334-297-2449)
121 W. BROAD STREET, BIRMINGHAM, AL 35207 (PH 334-667-4327, FAX 334-687-8829)
223 SOUTH 9th STREET, OPELIKA, AL 36801 (PH 334-745-7026, FAX 334-745-4367)

PROJECT NO: 20-0333

FIELD BY: N/A
DRAWN BY: REBP

FIELD DATE: N/A
DRAW DATE: 07/09/2024

CITY OF OPELIKA
Planning Commission
Planning Department Report

Meeting Date: July 23, 2024

Agenda Item: E-10

Action Requested: Annexation

Location of Property: Lee Road 171, Wigdon Road

Property Owner: David Filgo
Mike Maher, Precision Surveying., authorized applicant

Current Zoning: PJ (Planning Jurisdiction) and R-1

Proposed Zoning: R-1

Existing Land Use: Undeveloped

Adjacent Zoning/Land Use: North: PJ (Planning Jurisdiction)
South: R-1
East: R-1
West: R-1

Staff Comments:

The applicant is requesting to annex one 109.9-acre lot. The property subdivision map on Lots 6 and 7 show a cemetery with a 30-foot ingress and egress easement connected to a 120-foot ingress and egress easement and is largely undeveloped. The property is located on the current dirt road, Lee Road 171, and Wigdon Road.

The city limits are adjacent to the annexation property on three sides. The property owners have provided they plan subdivide into large residential lots. The property owners would like this development to be inside the city of Opelika.

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 lot meets the requirements of the Code of Alabama to petition for annexation. It is contiguous to a property currently in the city limits. The road is somewhat of a concern, but the Public Works Department is currently working with the developer on a solution to improve the roadway.

Staff recommends the Planning Commission send a positive recommendation to the City Council to annex the 109.9 acres.

Engineering Department Report

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

Opelika Water Report

This is outside of Opelika Water's Service Area.

Opelika Power Services Report

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

**PETITION FOR ANNEXATION**

PLANNING DEPARTMENT

700 FOX TRAIL

OPELIKA, AL 36801

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

PC DEADLINE: _____ PC MEETING: _____

**SITE ADDRESS:** Lee Road 171, Opelika, Alabama 36801 PIN 35500**PROPERTY OWNER:** David A Filgo**APPLICANT:** David A Filgo and Mike Maher**MAILING ADDRESS:** 2124 Moores Mill Road Suite 110, Auburn, AL 36830**PHONE NUMBER:** 334-821-0105**FAX NUMBER:** 334-821-4044**EMAIL ADDRESS:** mike.precisionsurv@gmail.com**PARCEL INFORMATION**

Tax Parcel Number: 43 04 06 14 0 000 005.000; 43 04 06 23 0 000 002.000

Street Address: 0 Lee Road 171 (adjacent South to 43 LEE RD 682)

Current Land Use: Vacant

Proposed Zoning: Rural R1

Adjacent Zoning Districts (if applicable): North: County South: R1 East: R1 West: R1

Description of proposed use: Large Single Family Residential

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

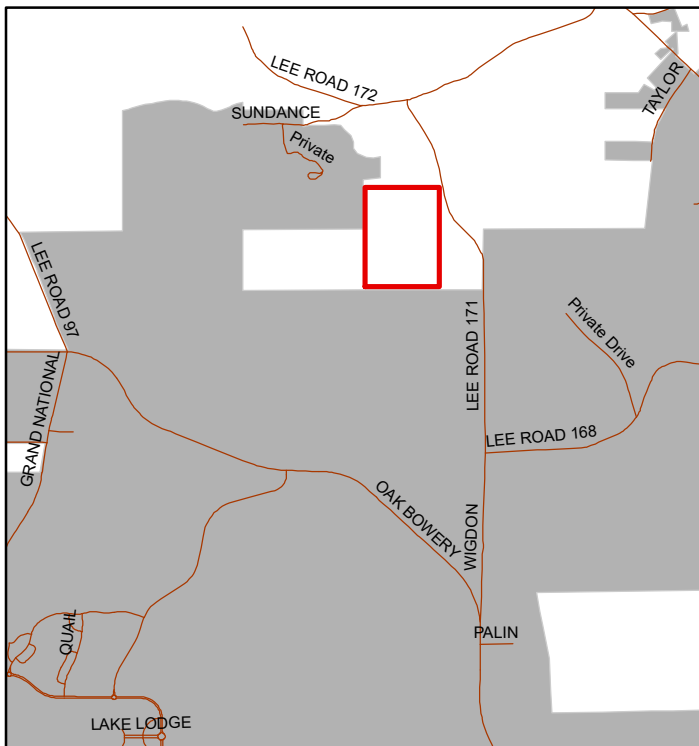
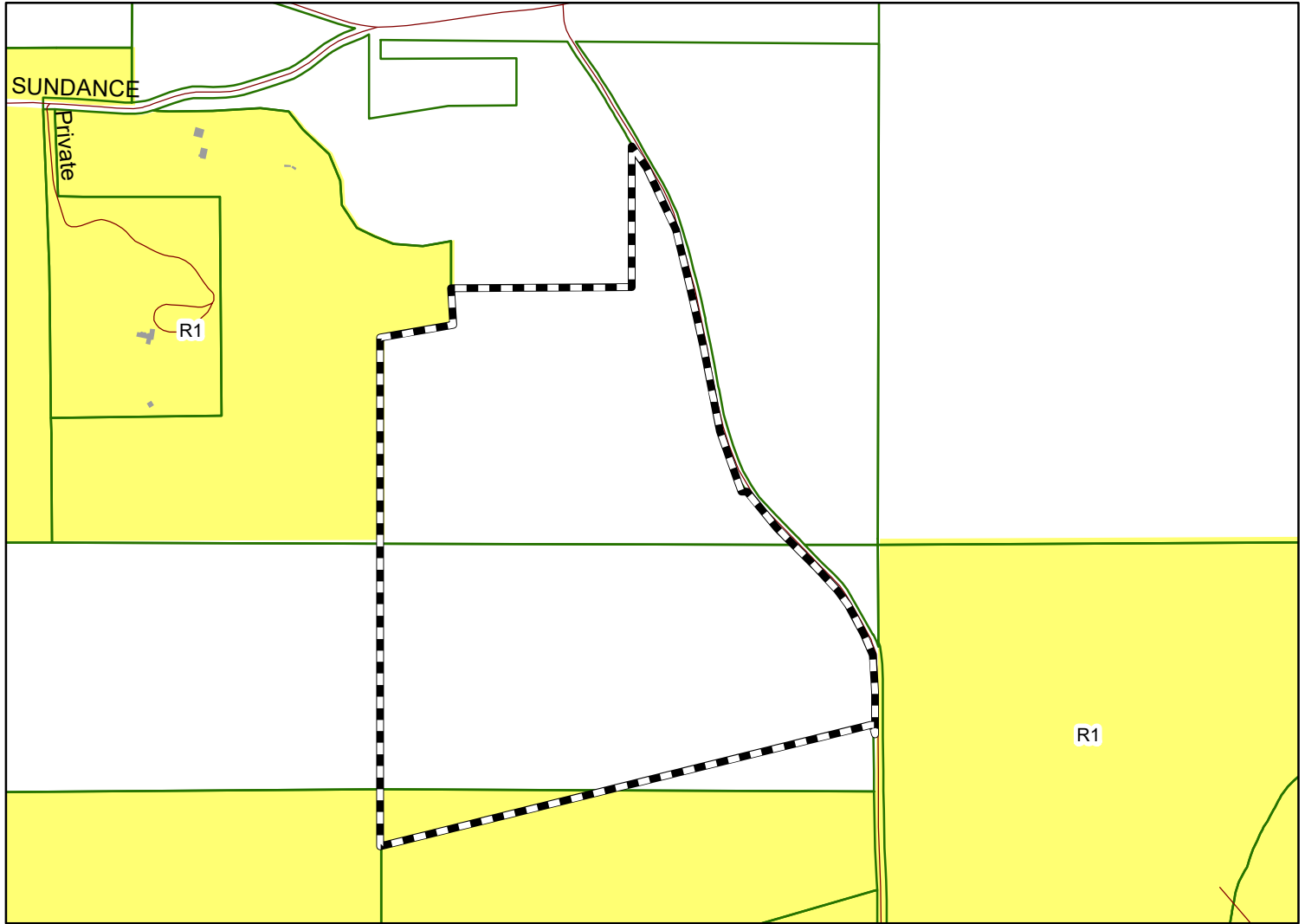
1. Is this property(s) contiguous with Opelika City limits? Yes
2. What is the population of proposed annexed area? 0
3. What is the population by race? 0 White, 0 Black, 0 Hispanic, 0 Asian, 0 Other
4. How many registered voters reside in proposed annexed area? 0
5. Are there any businesses in proposed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

List type of business and location: NA

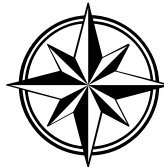
Proposed Zoning: Rural R-1

 Fee: \$250.00 per dwelling or
 \$250.00 per business
TOTAL = _____**PAID** _____**OWNERS SIGNATURE:** **(PRINT NAME)** David A Filgo**DATE:** 7-3-2024

**PRESTIGE SUBDIVISION AND ANNEX
LEE ROAD 171
ANNEXATION AND PRELIMINARY & FINAL APPROVAL, E-10,11**



The applicant is requesting preliminary & final approval and annexation of 11 lots. The lots will be zoned R-1.



Subject Property

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LOTS 2-A AND 1, 3, 5, 8, 11 SHALL TAKE ACCESS VIA SHARED DRIVEWAY 1, LOTS 6 AND 7 SHALL TAKE ACCESS VIA SHARED DRIVEWAY 2, AND LOTS 9 AND 10 SHALL TAKE ACCESS VIA SHARED DRIVEWAY 3 AS SHOWN ON THIS PLAT. LOTS 4, 5, 8, 11 AND 12 SHALL HAVE INDEPENDENT DRIVES AS APPROVED BY THE LEE COUNTY ENGINEER IN CONFORMANCE WITH ACCESS MANAGEMENT POLICY. ACCESS TAKEN FROM ANY OTHER DRIVE SHALL BE A VIOLATION OF THE LEE COUNTY ACCESS MANAGEMENT POLICY. NO BUILDING PERMIT(S) WILL BE ISSUED FOR LOTS THAT VIOLATE THIS POLICY. THESE LOTS CANNOT BE FURTHER SUBDIVIDED UNLESS THE REQUIREMENTS OF THE LEE COUNTY ACCESS MANAGEMENT POLICY ARE MET.

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: July 23, 2024

Subdivision: Prestige Subdivision

Agenda Item #: E-11

Action Requested: Preliminary Approval

Location of Property: Lee Road 171, Wigdon Road

Property Owner(s): David Filgo
Mike Maher, Precision Surveying., authorized applicant

Current Land Use: Vacant

Current Zoning: Planning Jurisdiction and R-1

Flood Zone: FEMA – November 2, 2011 – MAP#01081C0060G – No portion of this lot is located in a Special Flood Hazard Area per FEMA FIRM 01081C0060H.

The applicant requests preliminary approval for a 11-lot subdivision located primarily in the Planning Jurisdiction at the edge of the city limits and the R-1 zoning district with a request to annex this property into the city with an R-1 zoning. The minimum Lot width in the R-1 zoning district is 100 feet. The minimum lot size in the R-1 zoning district is one acre. This property is also in the Saugahatchee Watershed. The Saugahatchee Watershed regulates the lot size minimum standards of three (3) acres for single-family residential when not on public sewer. All the lots will be accessed from the current dirt road, Lee Road 171/ Wigdon Road.

Lots 2-A, 3, 6, 7, 9, and 10 have flag-shaped portions between with 60-foot frontage along Lee Road 171 and shared ingress and egress easements with shared driveways. The lots range in size from 7.97 acres to 17.45 acres. Lots 6 and 7 show a cemetery with a 30-foot ingress and egress easement connected to a 120-foot ingress and egress easement. The application states these lots will be for residential use.

The lots largely meet the lot standards of a subdivision. The roadway has been a great concern and was the primary reason this plat was denied in February. The Public Works and Engineering Departments have been working with the developer to acquire additional right-of-way. They are also working to widen and improve the roadway.

While the lots generally meet or exceed the standards of the subdivision, the roadway is of great concern. For these reasons, Planning will concur with the recommendation of the Engineering Department to recommend Preliminary and Final Plat approval subject to:

1. Change Opelika Utilities Board to Opelika Water.

Engineering Department Report

It is a requirement that the applicant adjust the frontage property line to represent 30-ft from the centerline of the roadway. This is a typical minimum ROW for this type of roadway. This is illustrated in the submitted plat.

Engineering is assisting the Public Works Department with acquiring adequate ROW on Wigdon Road from this subdivision to the intersection of Oak Bowery Road. This will provide adequate width to widen and improve the roadway to minimal, passable standards needed for emergency response and environmental services to service this subdivision.

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

Opelika Utilities Board Report

This is outside of Opelika Water's Service Area.

Opelika Power Services Report

This subdivision 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: Lee Road 171, Opelika, Alabama 36801 PIN 35500

PROPERTY OWNER: David A Filgo

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 Final 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: Prestige Subdivision Redivision of Lot 2

Current Land Use: Residential

Current Zoning: County and R1

Proposed use of the Subdivision: residential

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

Number of Lots: 11 x \$3.00 = \$ 33

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

Fee: \$75.00

TOTAL = 164

PAID _____

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

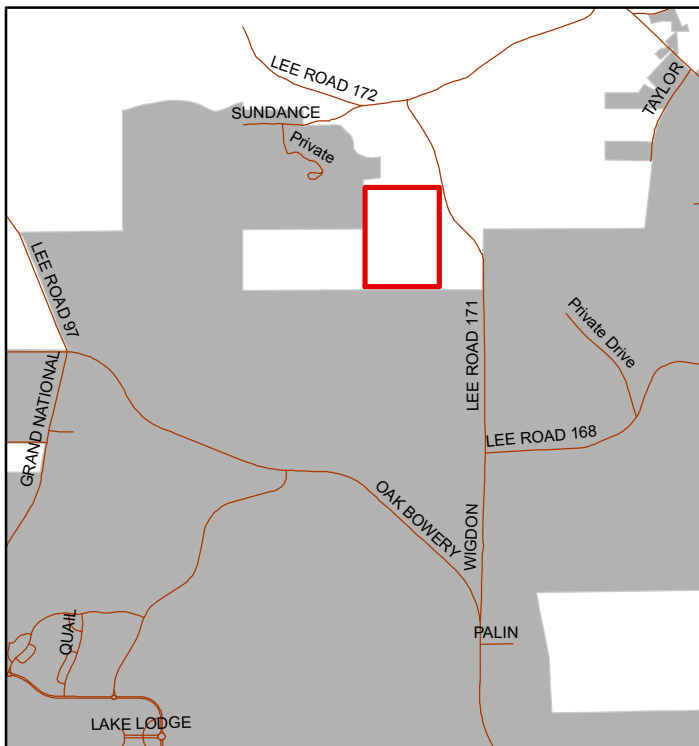
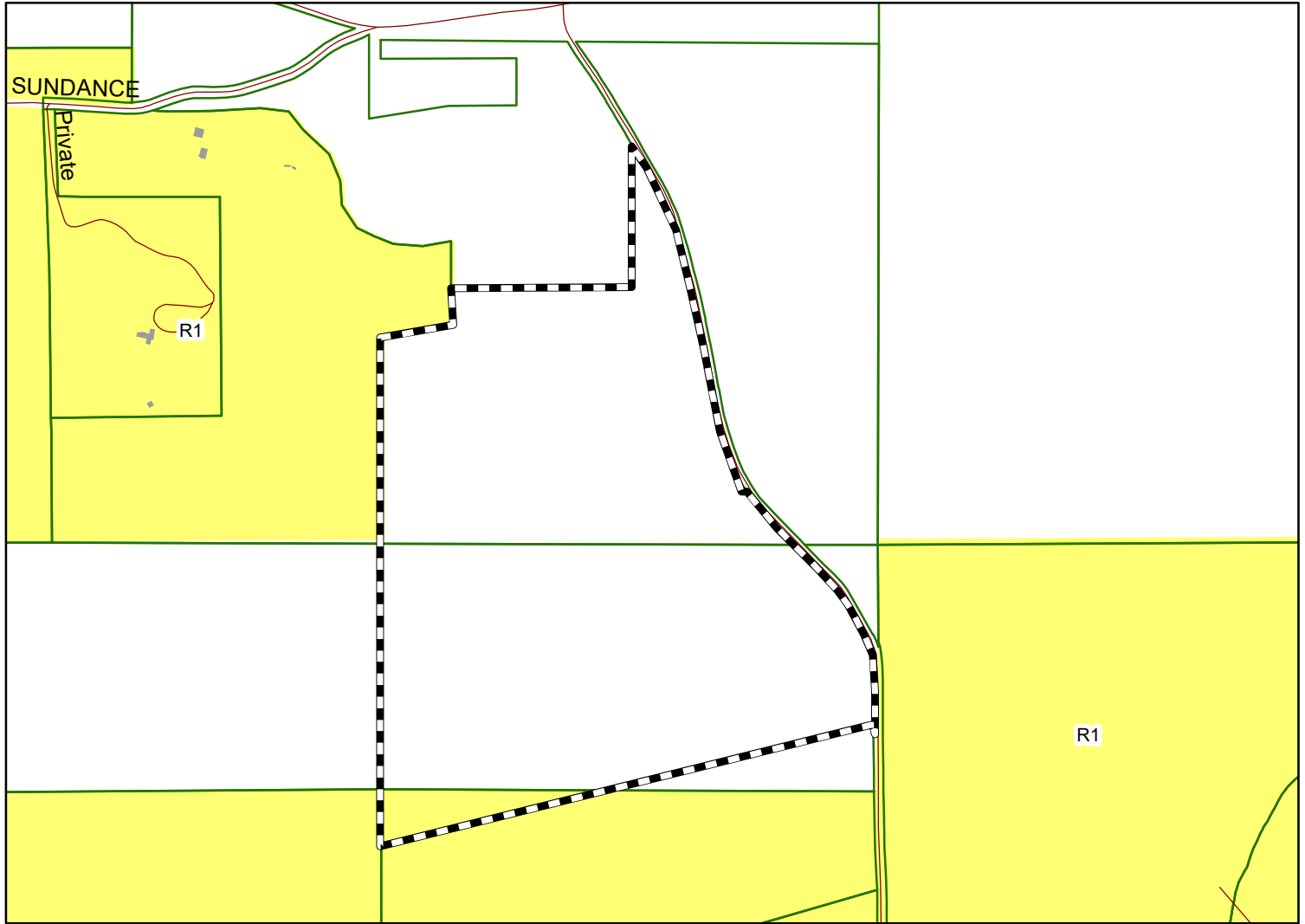
OWNERS/AUTHORIZED

REPRESENTATIVE SIGNATURE: 

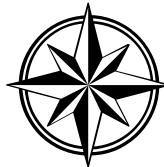
(PRINT NAME) **David A Filgo**

7-2-2024
DATE

**PRESTIGE SUBDIVISION AND ANNEX
LEE ROAD 171
ANNEXATION AND PRELIMINARY & FINAL APPROVAL, E-10,11**



The applicant is requesting preliminary & final approval and annexation of 11 lots. The lots will be zoned R-1.



Subject Property

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CITY OF OPELIKA
Planning Commission
Planning Department Report

Meeting Date: July 23, 2024

Agenda Item: F-12

Action Requested: Annexation

Location of Property: Lee Road 152, Bettys Lane

Property Owner: Martha and Hunter Saunders
Jack Estes, authorized applicant

Current Zoning: PJ (Planning Jurisdiction)

Proposed Zoning: PUD

Existing Land Use: Undeveloped

Adjacent Zoning/Land Use: North: PJ (Planning Jurisdiction)
South: PJ (Planning Jurisdiction)
East: PJ (Planning Jurisdiction)
West: R-1

Staff Comments:

The applicant is requesting to annex one 156 acres located on the north side of Lee Road 152 /Bettys Lane. Lee Road 152 is on the north side of Columbus Parkway. The section of road immediately next to this property is unpaved.

The city limits are adjacent to the annexation property on the west side. The property owners have provided a proposed PUD and master plan. To achieve the proposed development, the applicant would need water and sewer access which requires this development to be inside the city of Opelika.

The lot meets the requirements of the Code of Alabama to petition for annexation. It is contiguous to a property currently in the city limits. The road is somewhat of a concern, but the applicant would be required to improve it to achieve the development proposed. The greater concern would be the density proposed is much more dense than the surrounding properties. The applicant may not wish to move forward with the annexation if the rezoning is not approved by City Council. This can occur through a pre-zoning process.

Staff has no issue with the proposed annexation but does have some concerns with the proposed rezoning. However, we recommend the Planning Commission send a positive recommendation to the City Council to annex the 156 acres.

Engineering Department Report

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

Opelika Water Board Report

Water is available along Betty's Lane at Autumn Way. However, the existing 8" main is not sufficient to supply water to a development of this size. At a minimum, the developer would need to install a 12" main along Betty's lane (replacing current 8") and a 12" connection across U.S. Hwy 280/431 to the 12" main that was extended east past the Firefly Development entrance.

Opelika Power Services Report

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

000263-2024

AGENDA ITEM #

12



PETITION FOR ANNEXATION

PLANNING DEPARTMENT

700 FOX TRAIL

OPELIKA, AL 36801

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

PC DEADLINE: 7/21/24 PC MEETING: 7/23/24



SITE ADDRESS: 0 LEE RD 152, PARCEL 43 10 01 11 0 000 012.000

PROPERTY OWNER: MARTHA & HUNTER SAUNDERS

APPLICANT: BIRMINGHAM LD, LLC

MAILING ADDRESS: 3825 LORNA ROAD, STE 214, HOOVER, AL 35244

PHONE NUMBER: 205-500-0545 FAX NUMBER: _____

EMAIL ADDRESS: jack.estes@rch.com

PARCEL INFORMATION

Tax Parcel Number: 43 10 01 11 0 000 012.000

Street Address: 0 LEE RD 152

Current Land Use: UNDEVELOPED Proposed Zoning: _____

Adjacent Zoning Districts (if applicable): North: COUNTY South: COUNTY East: COUNTY West: R1

Description of proposed use: SINGLE FAMILY RESIDENTIAL & DUPLEX

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? 0
 3. What is the population by race? White, Black, Hispanic, Asian, Other
 4. How many registered voters reside in proposed annexed area? 0
 5. Are there any businesses in proposed annexed area? NO
- List type of business and location: _____

Proposed Zoning: PUD

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

TOTAL = _____

PAID \$250.00

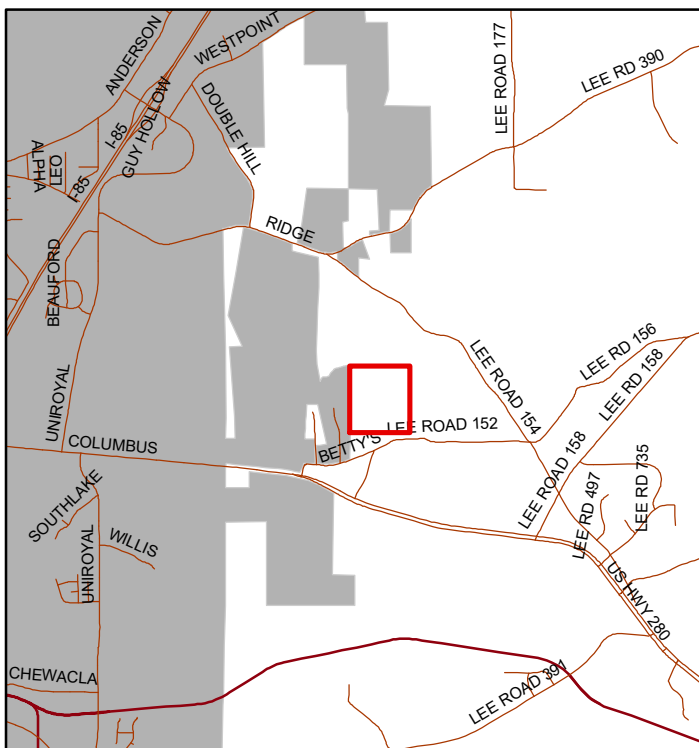
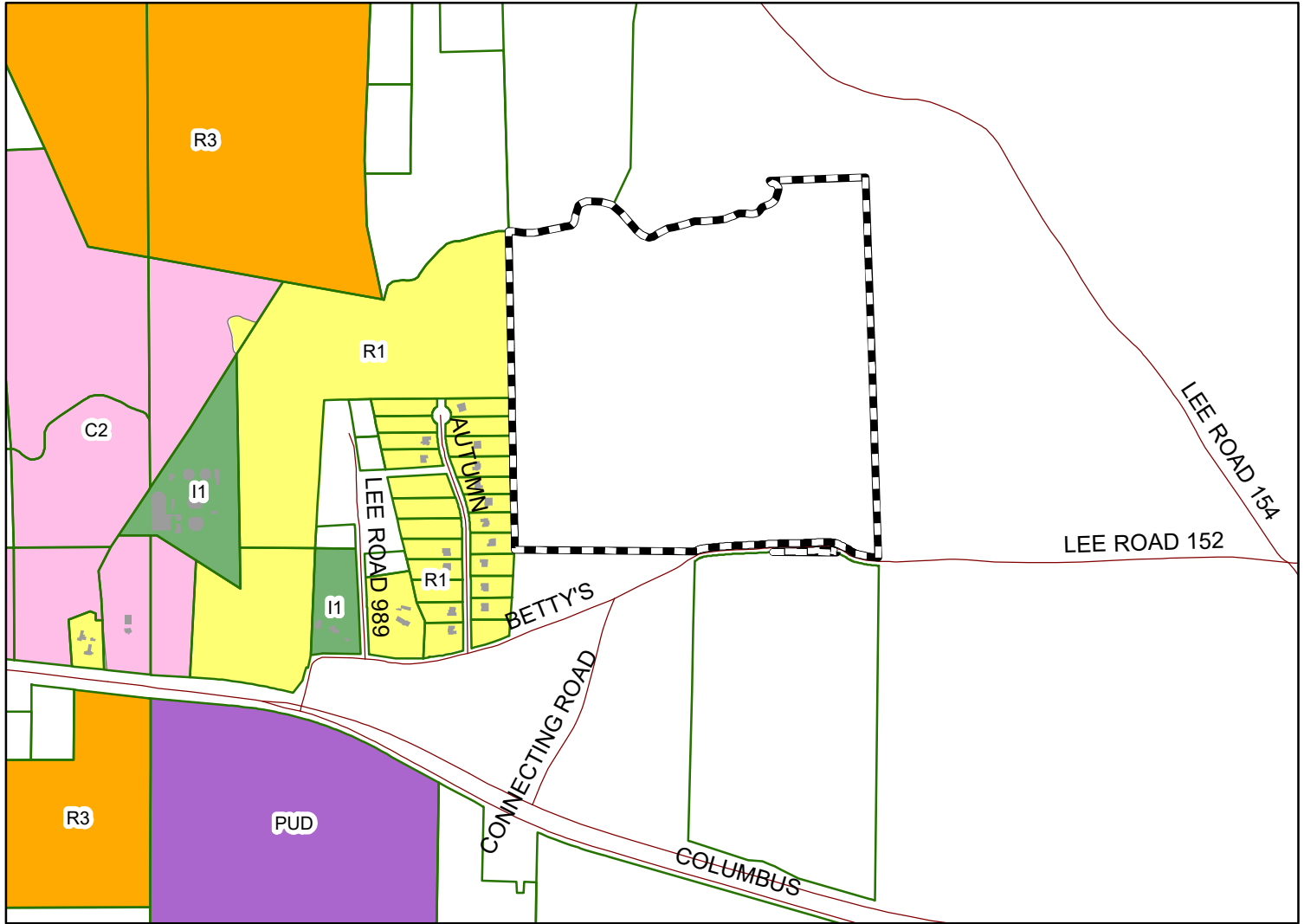
OWNERS SIGNATURE: MARTHA & HUNTER SAUNDERS
(PRINT NAME) MARTHA & HUNTER SAUNDERS

DATE: 4/19/24

HUNTER SAUNDERS

18/JUN/24

SAUNDERS COVE ANNEX, REZONING AND PLAT LEE ROAD 152 (BETTY'S LANE) ANNEXATION, REZONING AND PRELIMINARY PLAT, F-12,13,14

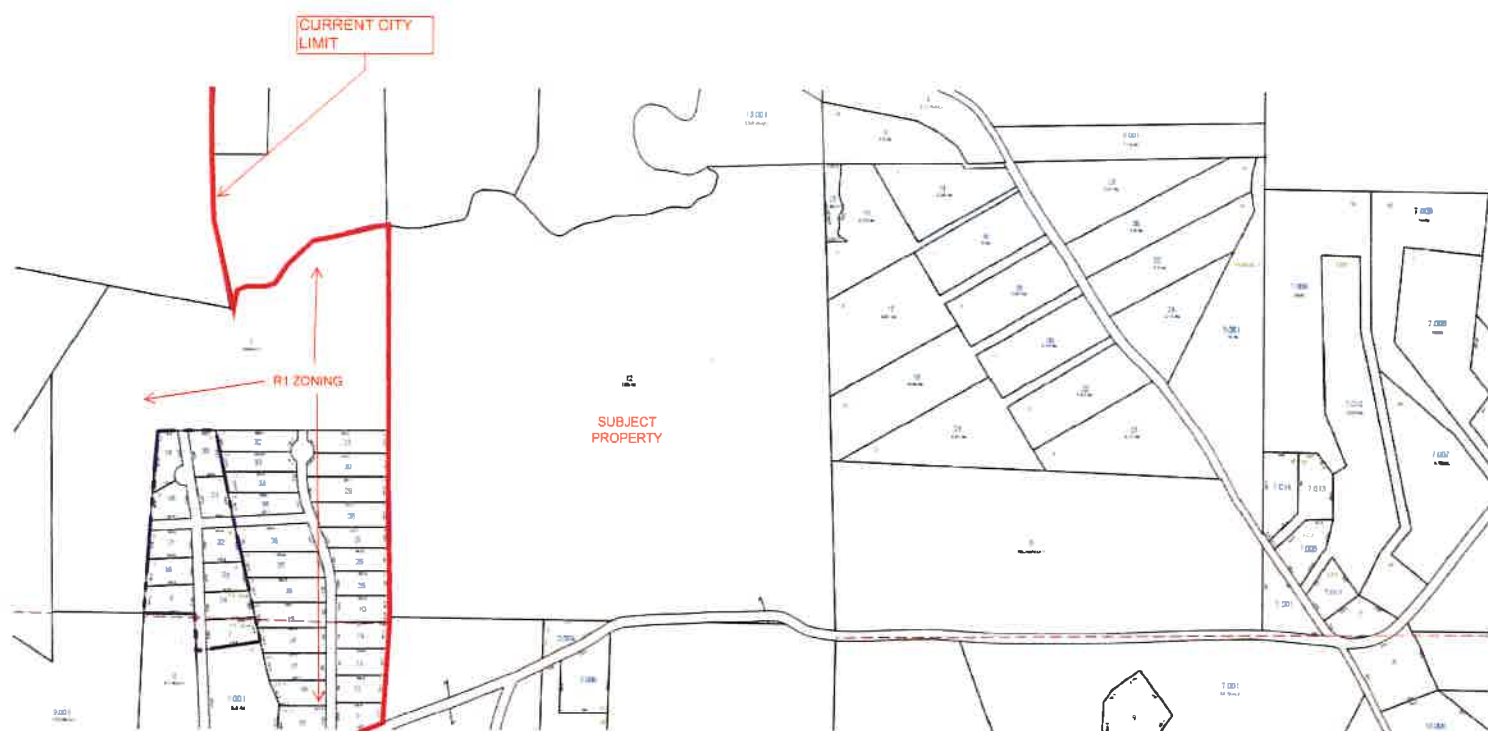


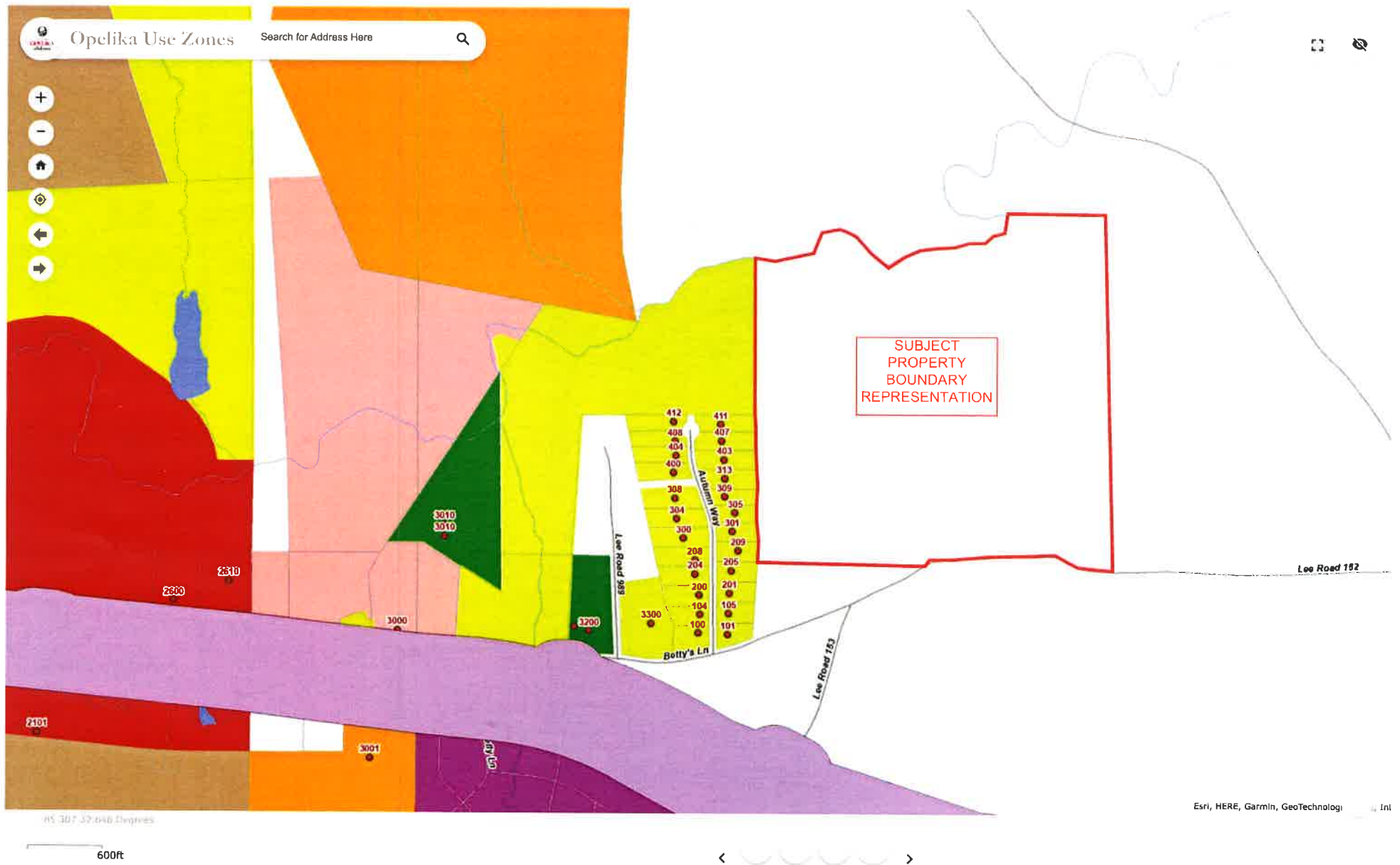
The applicant is requesting annexation, rezoning, and preliminary plat approval for a 156 acre development consisting of 349 single family homes and 150 duplexes. The development is accessed from Lee Road 152 (Betty's Lane).



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

Meeting Date: July 23, 2024

Agenda Item #: F-13

Action Requested: Rezoning 156 acres from R-1(base for annexation) to PUD

Location of Property: Lee Road 152

Property Owner(s): Martha and Hunter Saunders
Birmingham LD, LLC., authorized representative

Current Zoning: R-1 (subject to annexation)

Proposed Zoning: PUD

Existing Land Use: Undeveloped

Surrounding Zoning Districts

And Land Uses:	North	PJ (Planning Jurisdiction)	Undeveloped
	South	PJ	Undeveloped and Single-family residential
	East	PJ	Undeveloped and Single-family residential
	West	R-1	Undeveloped and Single-family residential

Staff Comments

The applicant is proposing to a new single-family residential development with approximately 510 single family lots on 156 acres. The subject property is located on the north side of Lee Road 152 (Betty's Lane). The property is currently located in the Planning Jurisdiction, but the property owner has requested the property be annexed for this development (item F-12). The applicant originally submitted this development as 346 50-foot lots and 153 55-foot duplex lots. They have since revised this to 510 50-foot lots.

The proposed development utilizes one lot type throughout the entire development. This standard lot is 50' x 125' or 6,250 square feet. The applicant also notes that there is 49.84 acres of green space or common space. This is approximately 32% of the property. The overall density not including roads is 3.72 units per acre. Overall, the density is 3.27 units per acre. The applicant has noted that the development would likely occur in phases of 100 lots over an 8-10 year period.

While this density represents a marked reduction in the overall number of units and density from the first plan submitted, it still is much more dense than anything on Betty's Lane. The adjoining neighborhoods to the west are zoned R-1 or in the Planning Jurisdiction and have a minimum lot size

of one (1) acre. The properties to the east are much larger (approximately 5 acre lots). This property does not show up on the existing future land use as it typically only shows property within the City of Opelika. However, the next adjacent properties are shown as low density residential and consistent with the 1 acre minimum. There is some property with an Institutional designation further down the street. Additionally, there are properties directly along US Highway 280 (Columbus Parkway) and Ridge Road that have higher intensity land use designations. The land use and zoning throughout this area are very similar.

Just as the land use proposed is significantly higher than the immediate areas, the lot size is similarly out of character. As previously mentioned, the lots in this development are all the same 50 foot wide single-family lot with some increases for those on the edge or in curves. As previously mentioned the surrounding lots are all much larger and wider than those proposed.

The proposed master plan has two entry roads coming off of Betty's Lane to serve the 510 single-family homes. Currently, Betty's Lane is unimproved past Autumn Way. The applicant notes that this would need to be improved. Staff still has some concerns about having only two ways in and out to the development. Additionally, the Engineering Department is working with Lee County and Alabama Department of Transportation to determine what improvements would be necessary off-site to handle the impact of this neighborhood to the surrounding road network including Columbus Parkway. Staff has also recommended stub streets be provided to undeveloped properties adjacent to this development on the east and west side. There is some undeveloped property to the north, but this appears to be largely limited by the creek. These should be shown as right-of-way instead of common area. They have also mentioned that water and sewer would need to be extended to serve this area.

Some of the blocks shown on the master plan are near or exceed the block length allowed by the subdivision regulations. The three blocks in the middle are all above 1,100 feet in length. The maximum allowed is 1,200 feet. Typically, these longer block types would be more acceptable in commercial locations or when larger, estate style blocks are used. Each of these blocks has 21 lots per block face or 42 homes on the section of street. Some of the other blocks are longer. The concern with such long blocks is that they create monotonous design, discourage pedestrian movement, and they encourage higher speeds, especially when they are straight. These blocks could be reduced by adding streets to break up block. Additionally, the cul-de-sac on the northeast side of the development exceeds maximum length. This could be broken up with a stub street to the west or through a different design. It should be noted that the Fire Department and Building Departments have expressed some concern with the lots at the end of the development as they are shown within the flood plain. These lots would be required to be elevated out of the flood plain.

As previously mentioned, the site does provide a significant amount of green space or common space. The applicant is proposing to place 32% of the property within these open space types. They note that there would be walking trails with multiple connections to the residential areas. They also note that they plan to have a dog park as well. It is not know when during the process these amenities would be constructed. A significant portion of this open space is located within the flood plain. Additionally, some of the open space is located between individual lots with little or no access. These areas provide some buffer to the adjacent lots, but may not provide significant amenity to much of the development. If the development is approved, staff would like to work with developer to get easements for the creation of a larger greenway along the main stream.

The applicant has noted that buffers are not uniform around the development. In most places they appear to be 20-25 feet minimum in width. They state in the written report that the buffers will be undisturbed or replanted if disturbed. The undisturbed buffers should be supplemented in any areas where the buffer does not provide a near full screen. The applicant notes that they will construct entry monuments and plantings at the main entrances. They note that interior landscape plantings will be discussed but this will depend on the scope of required off-site improvements. In most recent cases, the Planning Commission has required at least one tree per yard, or within the public right-of-way with approval, for each single-family home lot.

The applicant also notes that sidewalks will be placed on both sides of each street. These sidewalks should be compliant with ADA standards. All utilities shall be placed underground. The applicant has also provided various product types as examples of types of homes. The proposed homes are between one and two stories and all appear to have one to two car front-facing garages. As with other recent PUDs staff recommends that homes not use aluminum or vinyl siding as a primary material.

Section 8.18 (E) provides the review criteria for planned unit developments. These criteria include the following:

1. **The proposal shall produce a functional, enduring and desirable environment, with no significant adverse impacts to adjacent properties.**
2. **The proposal shall be consistent with the plans of the City of Opelika**
3. **The design and site planning shall insure compatibility and harmony with existing and planned uses on adjacent properties. Design elements to be considered include, but shall not be limited to, architectural style, placement of buildings upon land, building heights and bulk, off-street parking, open space, privacy and landscaping.**
4. **The proposal shall insure compatibility and harmony with natural features of the site and adjoining properties. Natural features to be considered include, but shall not be limited to, topography, native vegetation, wildlife habitats and watercourses.**
5. **The location, design and size of the proposal are such that occupants will be adequately served by existing or proposed facilities and services.**
6. **The proposal shall provide adequate common open space areas free of buildings, street, driveways, or parking areas. The common open space shall be so designed and located that it**

is easily accessible to all occupants of the project and is usable for open space and recreational purposes.

- 7. Off-street parking facilities shall provide parking sufficient for occupants of the development and their guests and shall be a planned part of the development to minimize exposure and impact on surroundings.**
- 8. Perpetual maintenance of all common land and facilities through means acceptable to the City shall be ensured.**
- 9. The location, design and size of the proposal are such that the traffic generated by the development can be accommodated safely, without causing congestion on major streets and without requiring the unnecessary traversing of other local streets.**

Staff has concerns with the proposed master development plan on a number of issues. The most significant relate to the plans consistency with the overall plans for the City of Opelika and the potential impact of traffic on both local and major streets. While the plan provides a significant amount of open space, the overall density and proposed lot size are inconsistent with the surrounding land use and zoning. The lots in this area approximately one-seventh the size of the surrounding lots. The density is three times the maximum density of the adjacent property. The ability of the existing road network to handle the amount of traffic generated is also a concern. Even if Betty's Lane is improved, the access on to Columbus Parkway (US Hwy 280) is a concern. Finally, staff has some concerns about the layout of the development providing a "functional, enduring, and desirable environment." As noted, the layout of the neighborhood also relies on long blocks of a single type of lot and runs of streets with that lead to fast moving traffic and less than desirable pedestrian environments.

Staff recommendations

Based on the criteria of Section 8.18 (E) and consistency with our long-range plans, staff recommends Planning Commission make a recommendation of denial to City Council. Should the Planning Commission choose to make a positive recommendation, staff recommends the following conditions:

1. Subject to approval of annexation or pre-zoning.
2. Provide sidewalks on both sides of the street.
3. All utilities shall be located underground.
4. Provide cross-access to undeveloped lots through a stub street shown as right-of-way.
5. The finished floor elevations of the structures located in the flood plain are all required to be at least 12" above the base flood elevation. In addition, any work in the flood plain must meet all FEMA requirements and the City of Opelika Flood Damage Prevention ordinance.
6. Provide a minimum of one tree per yard for single-family lots. Trees may be placed in the adjacent right-of-way with approval of city staff.
7. Buffers shall be undisturbed unless an alternate plan is approved. The undisturbed buffers shall be supplemented in any areas where the buffer does not provide a near full screen.
8. Vinyl or aluminum siding shall not be the primary cladding material for single-family homes.
9. Work with City Staff to provide easements for a larger greenway along the main creek.

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.
- The existing roadways along the extent of the southern boundary of this property and all the way to Columbus Parkway/US 431 will need to be upgraded to the current City of Opelika standards. These standards include, but may not be limited to: 60-ft wide right of way, drainage upgrades, curb and gutter, and paving.
- ALDOT will manage and regulate the access Columbus Parkway/US 431 and may require alternate access requirements as well as possible additional access from Lee Road 153 and Betty's Lane (Lee Road 152).
- 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 or rezoning request.

Opelika Water Report

Water is available along Betty's Lane at Autumn Way. However, the existing 8" main is not sufficient to supply water to a development of this size. At a minimum, the developer would need to install a 12" main along Betty's lane (replacing current 8") and a 12" connection across U.S. Hwy 280/431 to the 12" main that was extended east past the Firefly Development entrance.

Opelika Power Services Report

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

000264-2024

AGENDA ITEM #

13



REZONING APPLICATION

PLANNING DEPARTMENT

700 FOX TRAIL

OPELIKA, AL 36801



PC DEADLINE: 7/2/24 PC MEETING: 7/23/24

PROPERTY OWNERS/

AUTHORIZED REPRESENTATIVE: BIRMINGHAM LD, LLC

MAILING ADDRESS: 3825 LORNA RD, STE R14, HOOVER, AL 35244

PHONE NUMBER: 205-500-0545 Email: jack.estes@rch.com

PARCEL INFORMATION

Site Address: 0 LEE ROAD 152

Description of proposed use: SINGLE FAMILY RESIDENTIAL
AND DUPLEX

Tax Parcel Number: 43 10 01 11 0 000 012.000

Adjacent Zoning Districts: North: COUNTY South: COUNTY East: COUNTY West: R1

Current Land Use: UNDEVELOPED

Current Zoning: UN-ZONED - COUNTY

Proposed Zoning: PUD

Number of APO: 23 x \$7.00 = \$ 161.00
(Adjacent Property Owners)

Fee: \$125.00

TOTAL

= 286.00

PAID: _____

I hereby request my property located at (street address) _____,

Tax Map parcel number 43 10 01 11 0 000 012.000 be rezoned from
COUNTY

UN-ZONED 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:

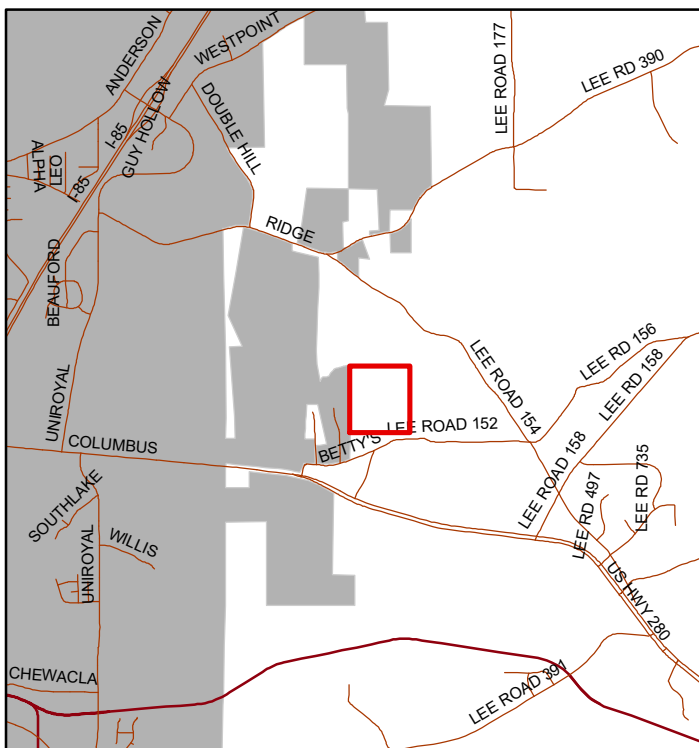
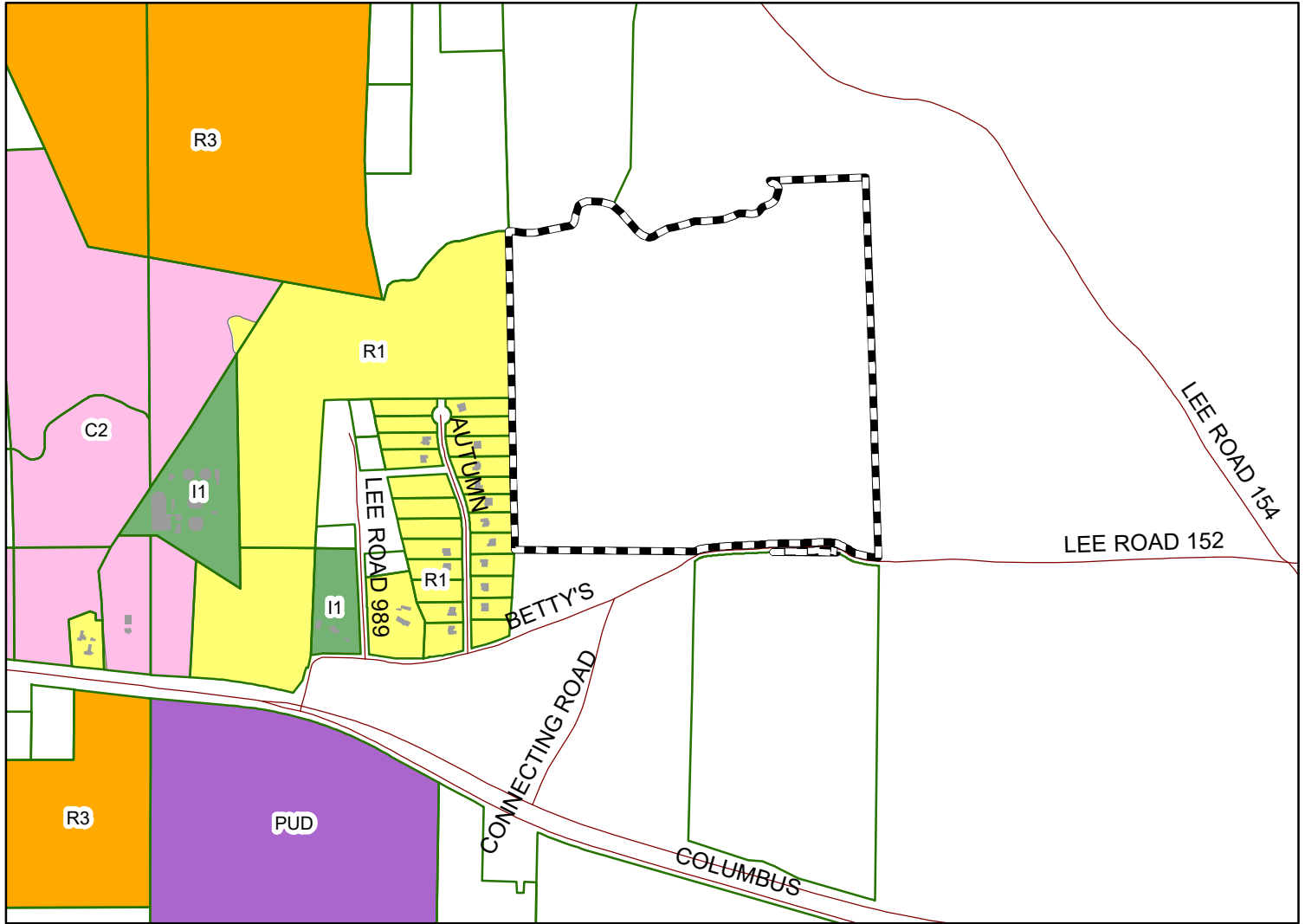
(PRINT NAME)

DON DRAPER III

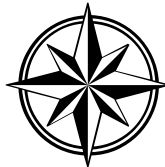
DATE

6/3/24

SAUNDERS COVE ANNEX, REZONING AND PLAT LEE ROAD 152 (BETTY'S LANE) ANNEXATION, REZONING AND PRELIMINARY PLAT, F-12,13,14



The applicant is requesting annexation, rezoning, and preliminary plat approval for a 156 acre development consisting of 349 single family homes and 150 duplexes. The development is accessed from Lee Road 152 (Betty's Lane).



Subject Property

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PELHAM, AL
120 BISHOP CIRCLE SUITE 300
PELHAM, AL 35124
(205) 403 - 9158

FOLEY, AL
21106 STATE HIGHWAY 98
FOLEY, AL 36535
(251) 943 - 8960

REVISIONS

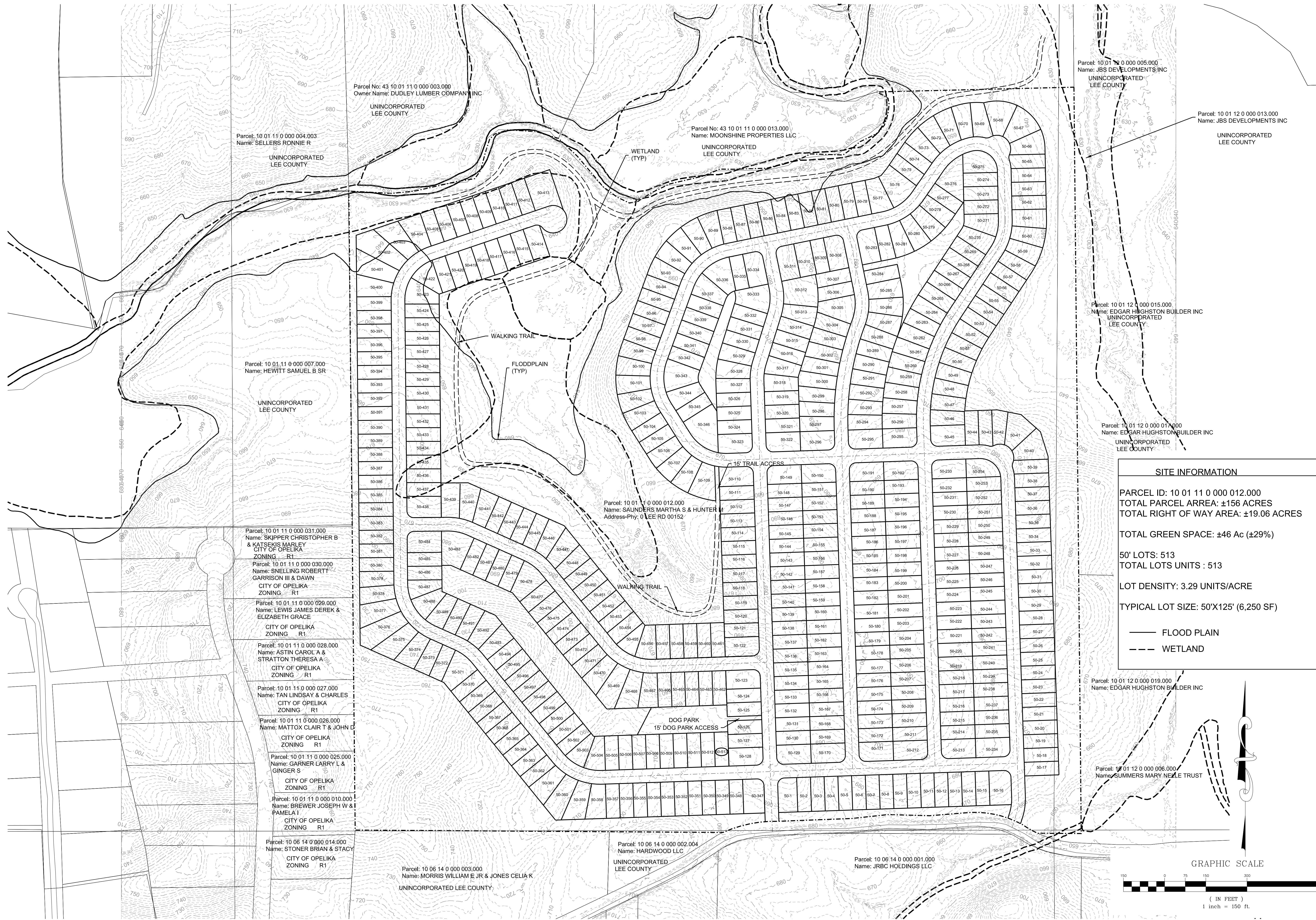
PROJECT ADDRESS:
0 LEE RD 00152
OPELIKA, ALABAMA

SHEET TITLE:
CONCEPTUAL SITE PLAN

PROJECT NAME:

DRAWN BY: DKM
CHECKED BY: DS
PROJECT No.: 24-0022
CAD FILE: Plot Layout.dgn
DATE: 07-10-2024

SHEET No.
EXB 1.0



SITE INFORMATION

PARCEL ID: 10 01 11 0 000 012.000
TOTAL PARCEL AREA: ±156 ACRES
TOTAL RIGHT OF WAY AREA: ±19.06 ACRES

TOTAL GREEN SPACE: ±46 Ac (±29%)

50' LOTS: 513
TOTAL LOTS UNITS : 513

LOT DENSITY: 3.29 UNITS/ACRE

TYPICAL LOT SIZE: 50'X125' (6,250 SF)

— FLOOD PLAIN

--- WETLAND

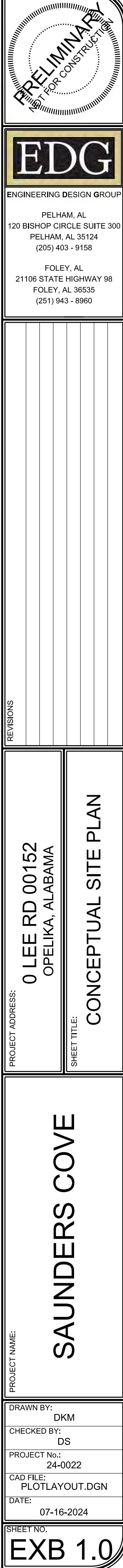
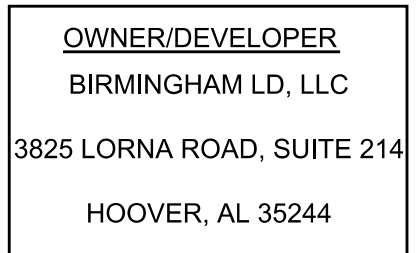
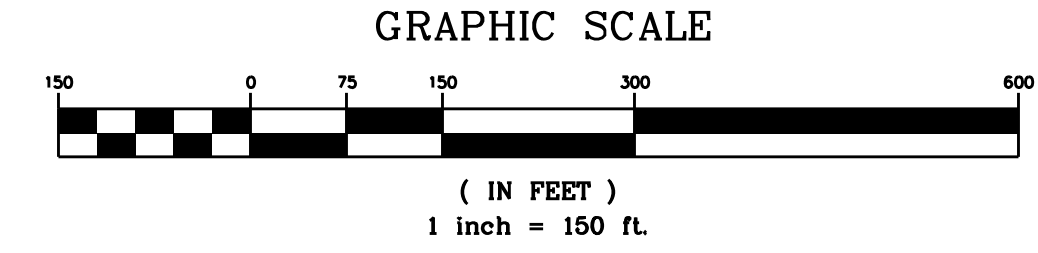
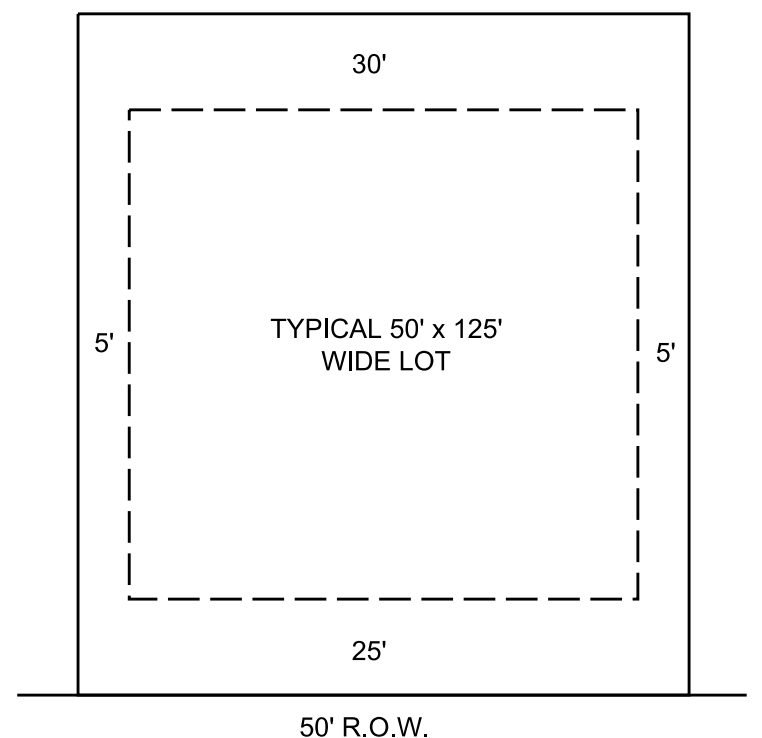
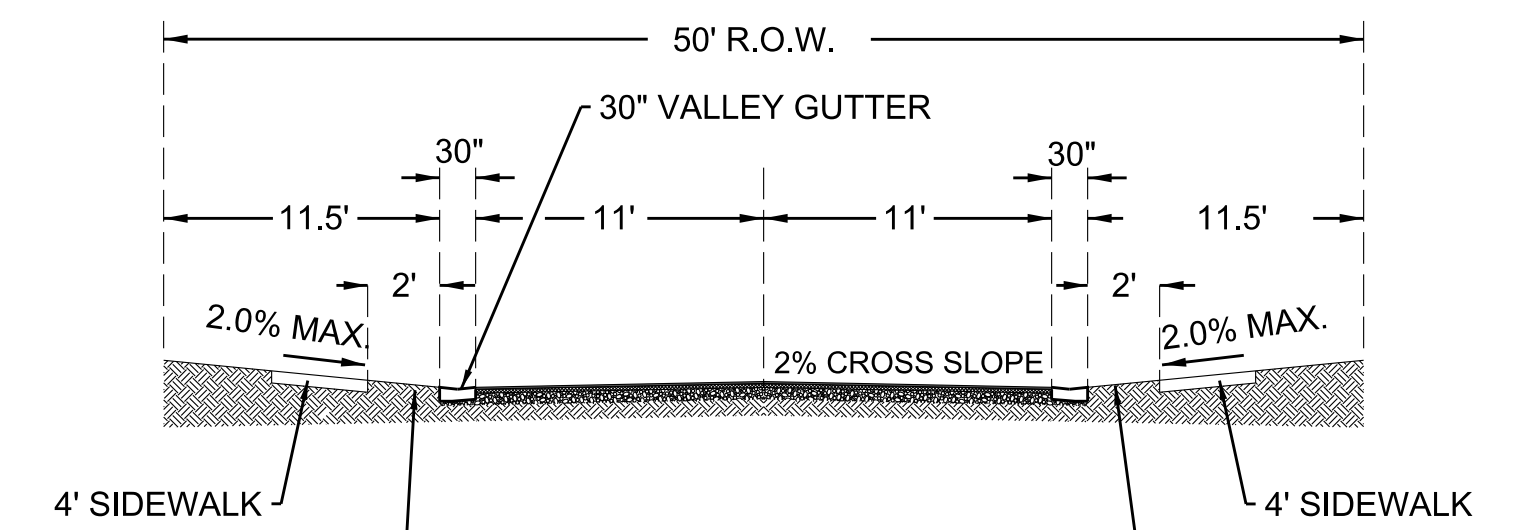
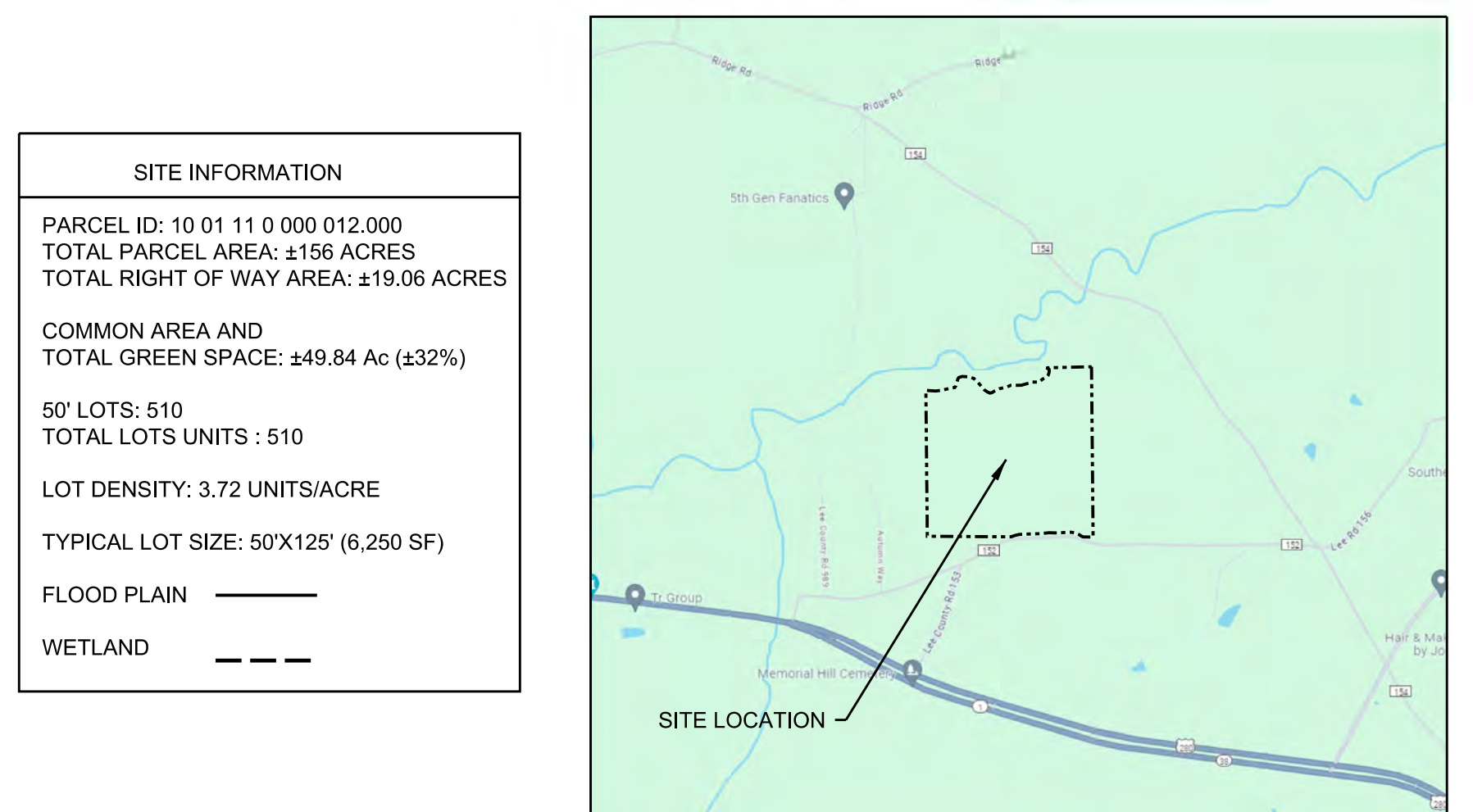
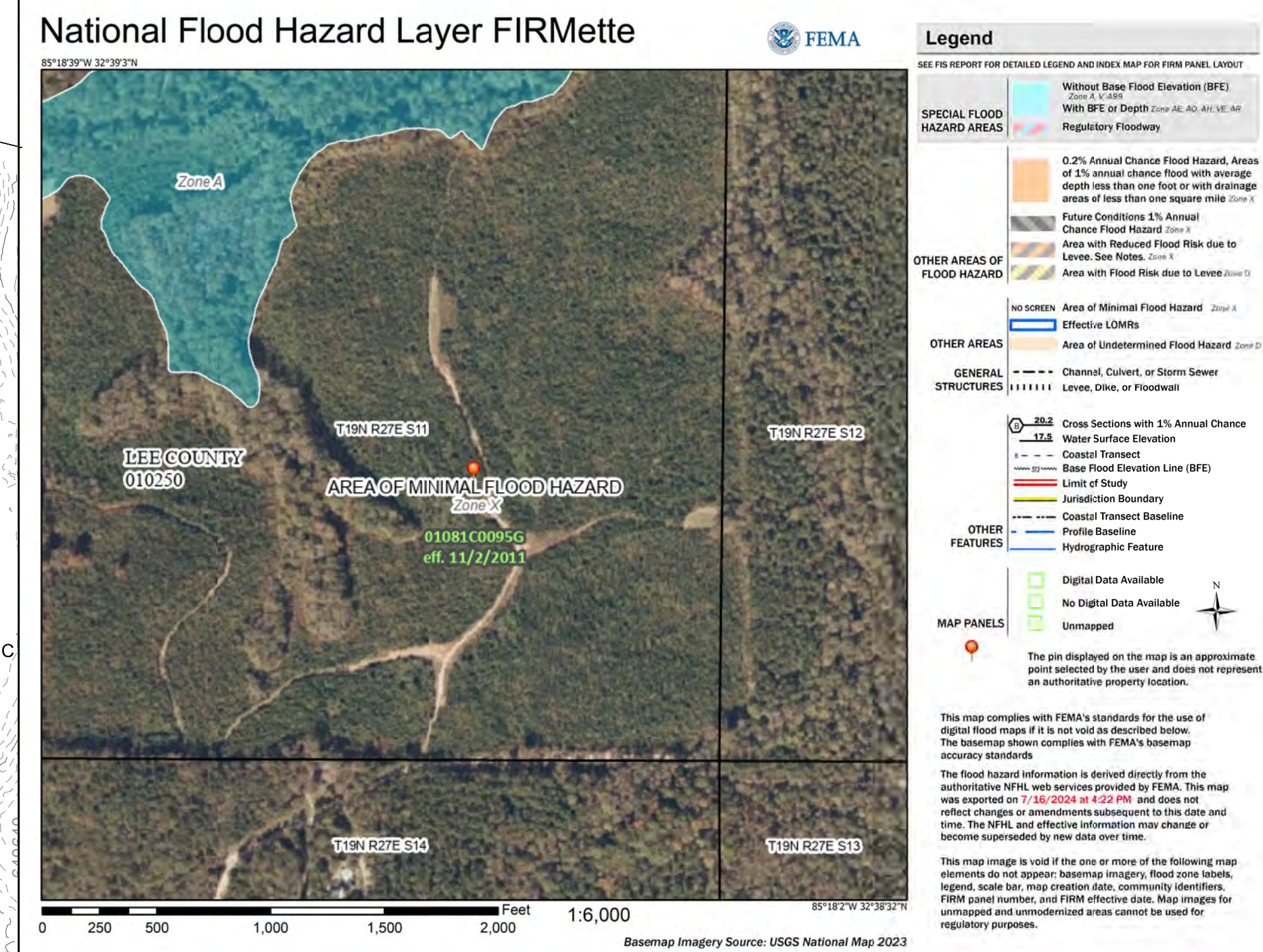
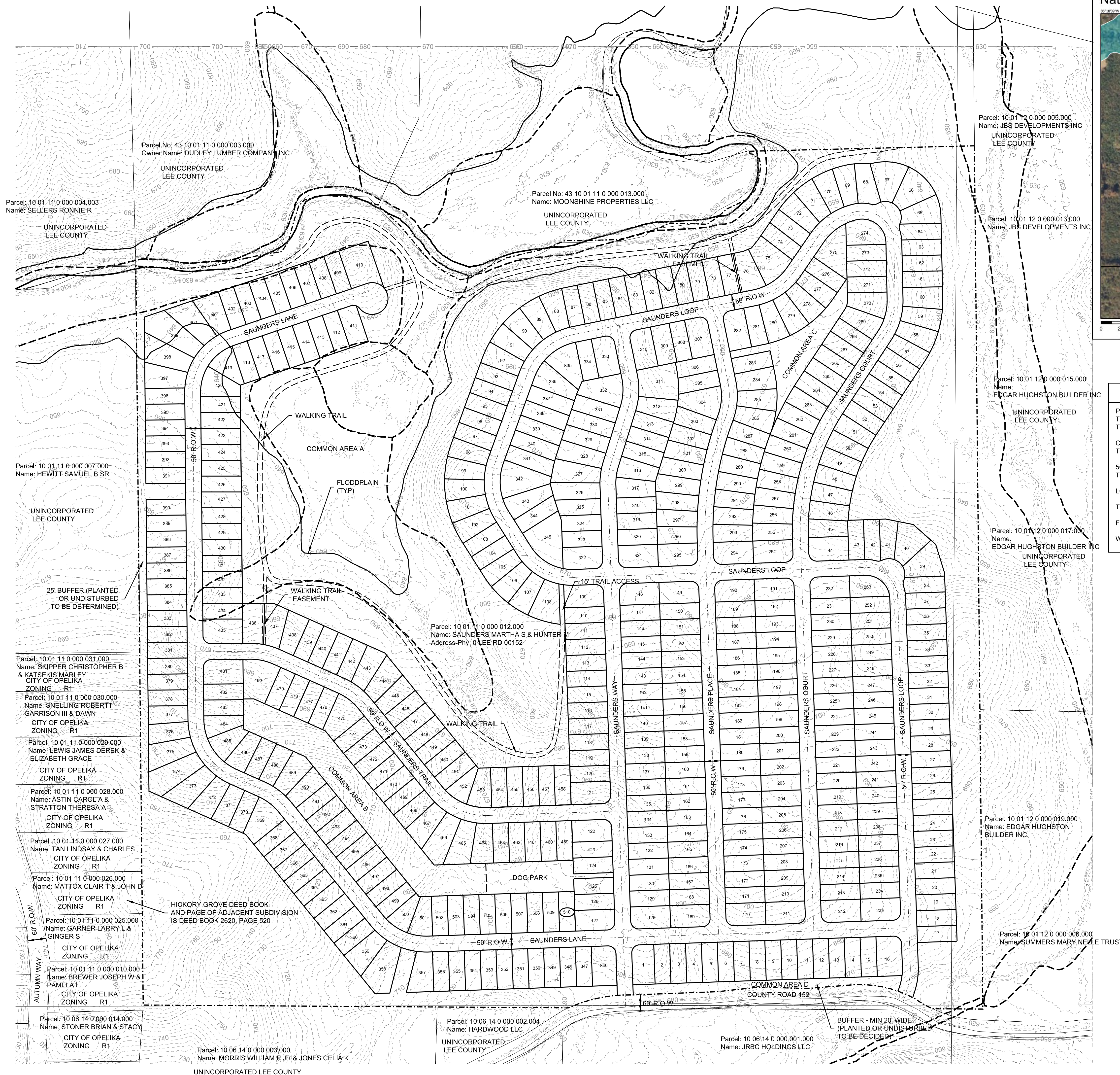
GRAPHIC SCALE

150 0 75 150 300 450 600

(IN FEET)
1 inch = 150 ft.

Parcel: 10 01 12 0 000 019.000
Name: EDGAR HUGHSTON BUILDER INC

Parcel: 10 01 12 0 000 006.000
Name: SUMMERS MARY NELLE TRUST





July 16, 2024

City of Opelika-Planning Department
700 Fox Trail
Opelika, AL 36801

Attn: Matt Mosley, Planning Director

Re: Saunders Property Planned Unit Development Summary of Information

Dear Matt,

Engineering Design Group, LLC (EDG) has been retained by Rausch Coleman Homes to provide professional services associated with the development of a Planned Unit Development (PUD) for land currently located within un-incorporated Lee County, Alabama. The Developer, through separate application, requests to annex the land into the City of Opelika. The land is located along the north right-of-way of Lee Road 152, east of Autumn Way. See attached site location map.

This letter and the enclosed information is meant to serve as our formal submittal of information according to the requirements of Section 8.18-Planned Unit Development Regulations found in the City's Zoning Ordinance.

The parcel is identified by parcel identification number 10 01 11 0 000 012.000. The parcel contains approximately 156 acres. Access to the development will come from Lee County Road 152. This road is an unimproved road from its intersection with Autumn Lane to its intersection with Lee County Road 154. It is assumed that some portion of Lee County Road 152 will be improved (paved) during the project's construction. The proposed use of the land is a multi-phased single-family residential neighborhood. Although not delineated, we suspect the presence of jurisdictional waters/features within the site. This is evident from the site's topographic conditions. The conceptual site plan has been configured to reduce or eliminate disturbance to these features. The development will contain a dog park and walking trails for use by residents of the development. Per the current conceptual site plan, there are 510 50' wide lots. The area defined by road rights-of-way (19.06 acres) has been excluded from the overall parcel acreage (156 acres), per the requirements of the zoning ordinance. Therefore the gross site area is 136.94 acres and the density is calculated as 3.72 units per acre. Green space (area left undisturbed by grading activities and proposed parks/amenities) includes approximately 49 acres (approximately 30% of the project site).

Homes within the development will range from 1,000-2,600 square feet and will contain 3-4 bedrooms and 2-3 bathrooms. We anticipate the following lot setbacks: 20' front, 20' rear, and 10' between homes (5' side setbacks). See attached architectural renderings and house footprints.

Discussions with the local utility providers indicate that utilities are available or can be extended to serve the site. Water is available within Lee County Road 152. Sanitary sewer is not

immediately available to the site, but can be extended from the west (approximately 3,000LF). Per the commentary in the City's Comprehensive and Long Range plans, utility providers have capacity to serve the development. Utility availability will be confirmed through the annexation and rezoning process.

Under existing conditions, the subject property is un-developed. The site shares a portion of its western property line with an existing R1 subdivision (Autumn Way) located within the City Limits of Opelika. Other adjacent properties to the north, south, and east are located within un-incorporated Lee County. These adjacent parcels contain single-family residential homes. Opelika's *Future Land Use-2030 Expected Growth Areas* (copy attached) map does not provide a planned use for the subject property. A conceptual site plan is attached hereto. The plan illustrates the relationship of the proposed improvements to the surrounding lands. The proposed development is of a higher density than surrounding areas, but the conceptual site plan includes buffers against adjacent properties. Those buffers would ideally remain undisturbed during construction, but could certainly be re-planted with local tree species if necessary.

The following is meant to describe proposed conditions within the PUD development:

It is anticipated that the development will be built in multiple phases. The Owner anticipates each phase will include approximately 100 lots. Five phases will be constructed over an approximate time period of 8-10 years.

Site access will come from Lee County Road 152 (CR 152). The current site plan illustrates two (2) access connections to CR 152. The development team understands that CR 152 must be improved from its current condition, and that a west-bound right turn lane may be required at the intersection of CR-152 and Highway 280. As of the date of this letter, we have not had conversations with Lee County Highway Department or ALDOT representatives to discuss the scope of those improvements. Streets within the development will be dedicated as public roads. The streets will observe a 50' right-of-way. Sidewalks will be constructed on both sides of streets. All utilities will be located within the rights-of-way or dedicated easements, and their layout/location will be coordinated with Opelika Public Works and Opelika Power Services. Power and communication utilities will be underground along with other typical utilities (water, sanitary sewer, natural gas).

The current site plan includes buffers around the development. The buffers are not drawn with a uniform width. These buffers will either be undisturbed or re-planted if grading operations encroach into the buffers. Our intent will be to create a grading plan that will minimize, to the maximum extent practicable, disturbance within the buffers.

The development includes two amenities: a dog park and a walking trail. The dog park will be fenced and it will include a maintained lawn with benches/seating. The walking trail will be constructed in phases along with the development. The dog park will be constructed within the phase of its development (Phase 1 or 2). The trail will be approximately 4' wide. A landscape feature (arbor/signage) will be placed at each trail entry point. Trees and vegetation removed to create the trail will be mulched. This material will be used as the surface of the trail. It is not anticipated that the trail will be paved with asphalt or concrete, and it will not be covered with artificial material. The trail will have multiple access points within the development. The trail, as well as its access points, will be located within dedicated easements. The development team is open to working with the City to connect the proposed trail system to a larger "greenway" along

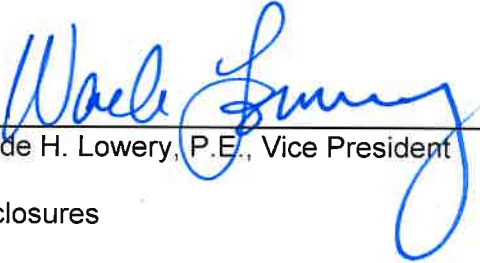
the creek. Landscape features (entry monuments and plantings) will be constructed at the development's access connections to CR 152. Interior landscape plantings or features will be discussed, but these will depend on the scope of required off-site improvements.

Storm water mitigation will be accomplished through the use of above-ground dry detention ponds. The development's storm sewer infrastructure will convey storm water to these ponds. Their outflow will be controlled by the use of outlet control structures and spillways. We anticipate multiple detention ponds as water drains from the site in multiple locations. A hydrology report and detailed detention pond design will be provided with our civil engineering design package.

Common areas, amenities, buffers, and storm water mitigation features will be owned and maintained by the development's Homeowner's Association.

Do not hesitate to contact me should you require additional information regarding this matter. I may be reached at 205-403-9158 or via email at wade@edgalabama.com

Sincerely,
Engineering Design Group, LLC



Wade H. Lowery, P.E., Vice President

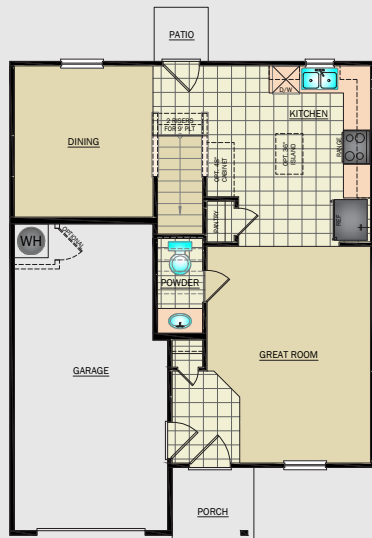
Enclosures



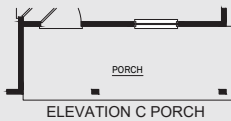
OPT. HVAC TO GARAGE

OPT. 60" SHOWER

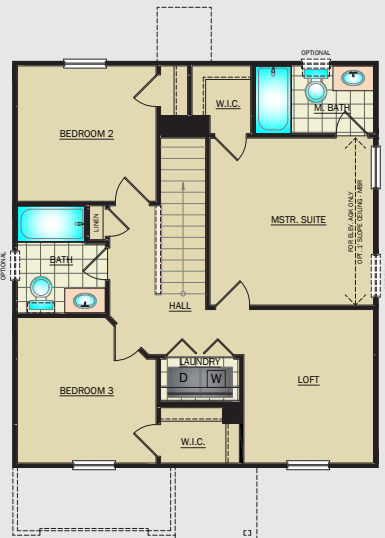
OPT. SOAK TUB W/ SHWR HEAD



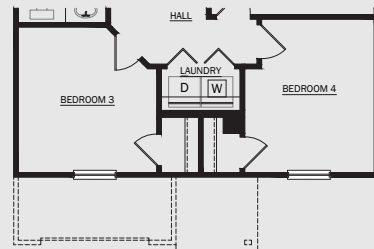
First Floor



ELEVATION C PORCH



Second Floor



OPT. BEDROOM 4

RC Berkleigh

3 BED • 2.5 BATH
1 CAR GARAGE



LONG LIVE HAPPY HOMES®

Drawing is an artistic rendering only. Actual home, options and floorplans may vary from rendering and by community. Optional elevation drawings on reverse side.



RCH.com

844.4RCHomes



Version 10

ELEVATIONS



RC Berkleigh Elevation A



RC Berkleigh Elevation B



RC Berkleigh Elevation C



RC Berkleigh Elevation G

ELEVATIONS



RC Berkleigh Elevation G



RC Berkleigh Elevation J



RC Berkleigh Elevation K



RC Berkleigh Elevation L

ELEVATIONS



RC Berkleigh Elevation A



RC Berkleigh Elevation B



RC Berkleigh Elevation C



RC Berkleigh Elevation G

ELEVATIONS



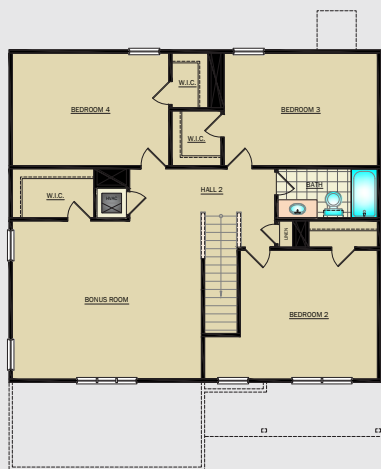
RC Berkleigh Elevation G

RC Berkleigh Elevation J

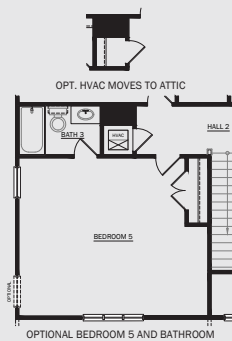


RC Berkleigh Elevation K

RC Berkleigh Elevation L



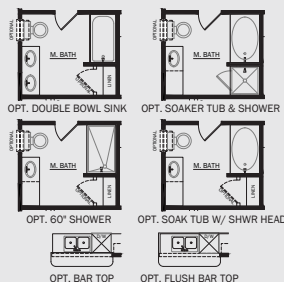
Second Floor



OPTIONAL BEDROOM 5 AND BATHROOM



First Floor



RC Bennet

4 BED • 2.5 BATH
2 CAR GARAGE



LONG LIVE HAPPY HOMES®

Drawing is an artistic rendering only. Actual home, options and floorplans may vary from rendering and by community. Optional elevation drawings on reverse side.



RCH.com

844.4RCHomes



Version 13

ELEVATIONS



RC Bennet Elevation A



RC Bennet Elevation B



RC Bennet Elevation C



RC Bennet Elevation D



RC Bennet Elevation E



RC Bennet Elevation F



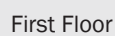
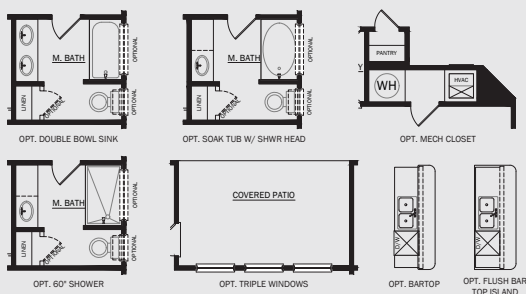
RC Bennet Elevation G



RC Bennet Elevation H



RC Bennet Elevation I



Drawing is an artistic rendering only. Actual home, options and floorplans may vary from rendering and by community.
Optional elevation drawings on reverse side.

RCH.com



EQUAL HOUSING
OPPORTUNITY

Version 06

ELEVATIONS



RC Fenway Elevation A



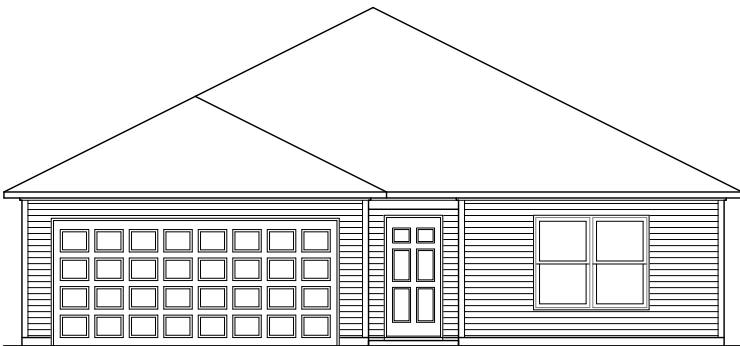
RC Fenway Elevation B



RC Fenway Elevation C



RC Fenway Elevation D



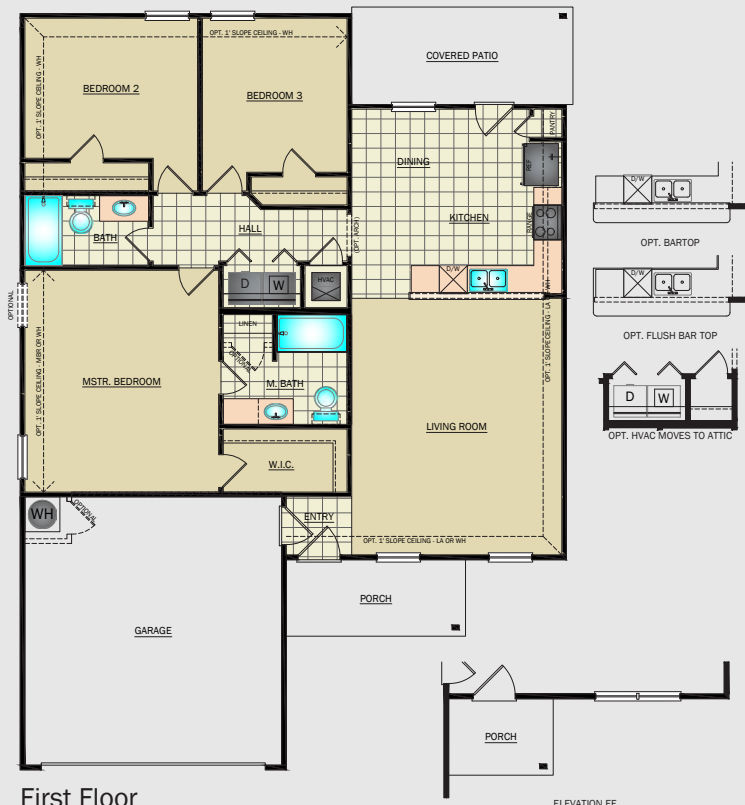
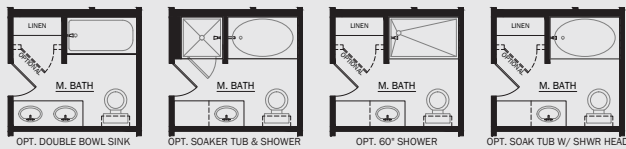
RC Fenway Elevation G



RC Fenway Elevation H



RC Fenway Elevation I



RC Morgan

**3 BED • 2 BATH
2 CAR GARAGE**



LONG LIVE HAPPY HOMES®

Drawing is an artistic rendering only. Actual home, options and floorplans may vary from rendering and by community. Optional elevation drawings on reverse side.



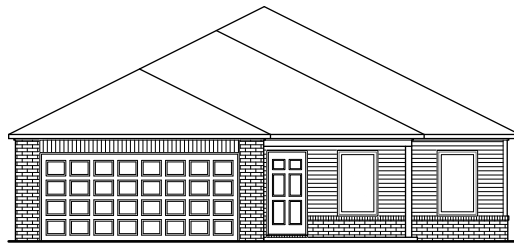
RCH.com

844.4RCHomes



Version 10

ELEVATIONS



RC Morgan Elevation A



RC Morgan Elevation B



RC Morgan Elevation C



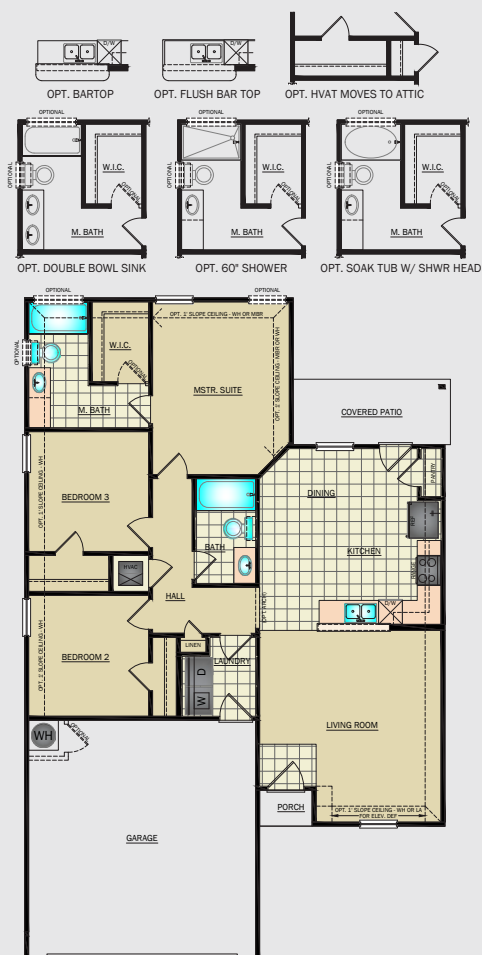
RC Morgan Elevation D



RC Morgan Elevation E



RC Morgan Elevation F



ELEVATIONS



RC Wright Elevation A



RC Wright Elevation B



RC Wright Elevation C



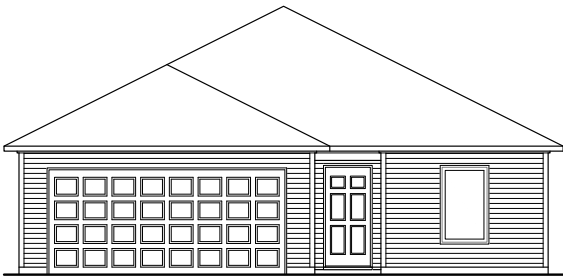
RC Wright Elevation D



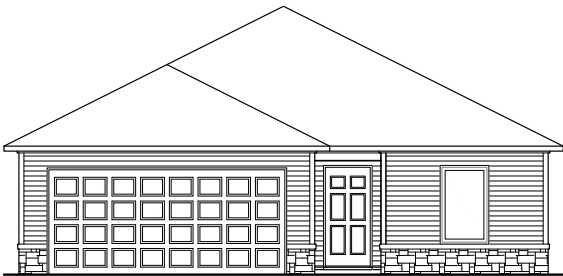
RC Wright Elevation E



RC Wright Elevation F



RC Wright Elevation G



RC Wright Elevation H



RC Wright Elevation I

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: July 23, 2024

Subdivision: Saunders Cove SD

Agenda Item #: F-14

Action Requested: Preliminary Approval

Location of Property: Betty's Lane (Lee Road 152)

Property Owner(s): Martha and Hunter Saunders,
Birmingham LD, LLC.

Current Land Use: Undeveloped

Current Zoning: PUD (pending annexation and rezoning)

Flood Zone: FEMA – Nov 2, 2011 – MAP#01081C0095G
Zone X – An area 0.2% or less annual chance of flood &
Zone A

Staff Comments:

The applicant is requesting preliminary plat approval for a 510-lot subdivision on 156 acres. The subject property is also on the agenda for annexation and rezoning. The initial plan included 499 lots with a mix of duplex and single family lots. The revised plan removed the duplex lots for 50-foot lots. Additionally, there are four (4) common space lots including an area with walking trails and dog park comprising 49.84 acres or 32% of the overall area. The 50-foot-wide lots would be approximately 6,250 square feet. The overall density for this development is 3.72 units per acre removing streets or 3.27 units per acre overall. The 50-foot-wide lots would be 6,250 square feet. The setbacks for the lots are proposed as:

Front: 25 feet
Rear: 30 feet
Sides: 5 feet

The plat's street layout weaves around the flood plain areas. There is a section on one cul-de-sac that includes building within the current flood plain. This area would need to be removed from the floodplain or otherwise meet City of Opelika and FEMA requirements. The site also includes 20-25 foot undisturbed buffers along the perimeter of the property. Areas of particular note where buffering are most significant are the larger residential areas to the west and behind the lots that back up to Betty's Lane.

This is consistent with the proposed PUD masterplan. However, staff has noted that some of the blocks and cul-de-sac exceed maximums of the subdivision regulations. Other blocks are just below the maximum allowed which allows up to 20 homes per block face. Staff would still like to encourage the applicant to look at ways to reduce the potential of speeding through road design.

The site has limited ability for connectivity to adjacent properties due to the large amount of streams traversing this and adjacent properties. There are connections both to the east and west to large undeveloped areas. As we mentioned in the report for the PUD, we would like to work with the applicant and property owner to obtain easements for a larger greenway along the main stream.

The plat is consistent with the proposed master development plan submitted with the PUD. However, staff notes some major concerns with the PUD request and has recommended denial of that PUD. As such staff recommends that the plat not be approved either. If the Planning Commission recommends approval of the PUD, then they should recommend approval of the plat. If they do not recommend approval of the PUD then the Planning Commission could recommend denial of the plat or the applicant could request it be tabled until the rezoning is heard by the City Council.

RECOMMENDATION: The Planning Commission should act consistent with their decision on the rezoning. If approved it should be subject to the following conditions:

1. Subject to approval of annexation or pre-zoning/rezoning and any conditions required by the rezoning.
2. Note the use and who will maintain the open space.
3. Sidewalks are required on both sides of the street.
4. All utilities shall be located underground.
5. Provide cross-access to undeveloped lots through a stub street shown as right-of-way.
6. The finished floor elevations of the structures located in the flood plain are all required to be at least 12" above the base flood elevation. In addition, any work in the flood plain must meet all FEMA requirements and the City of Opelika Flood Damage Prevention ordinance.
7. Work with City Staff to provide easements for a larger greenway along the main creek.
8. Street names are generally too similar for approval by City. May cause confusion during emergency situations.

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.
- The existing roadways along the extent of the southern boundary of this property and all the way to Columbus Parkway/US 431 will need to be upgraded to the current City of Opelika standards. These standards include, but may not be limited to: 60-ft wide right of way, drainage upgrades, curb and gutter, and paving.
- ALDOT will manage and regulate the access Columbus Parkway/US 431 and may require alternate access requirements as well as possible additional access from Lee Road 153 and Betty's Lane (Lee Road 152).
- 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 or rezoning request.

Opelika Utilities Board Report

Water is available along Betty's Lane at Autumn Way. However, the existing 8" main is not sufficient to supply water to a development of this size. At a minimum, the developer would need to install a 12" main along Betty's lane (replacing current 8") and a 12" connection across U.S. Hwy 280/431 to the 12" main that was extended east past the Firefly Development entrance.

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: _____

PROPERTY OWNER: Martha & Hunter Saunders
Birmingham LD, LLC

APPLICANT/AUTHORIZED REPRESENTATIVE: _____

MAILING ADDRESS: 3825 Lorna Rd, STE 214, Hoover, AL, 35244

PHONE NUMBER: 205-500-0545 **FAX NUMBER:** _____

EMAIL ADDRESS: jack.estes@rch.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: Saunders Cove

Current Land Use: Un-developed

Current Zoning: Unincorporated Lee County

Proposed use of the Subdivision: Residential

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

Number of Lots: 499 x \$3.00 = \$ 1,497

Number of APO: 23 x \$7.00 = \$ 161
(Adjacent Property Owners)

Fee: \$75.00

TOTAL = 1,733

PAID _____

I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) Saunders Cove 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:

DocuSigned by:

Don Draper

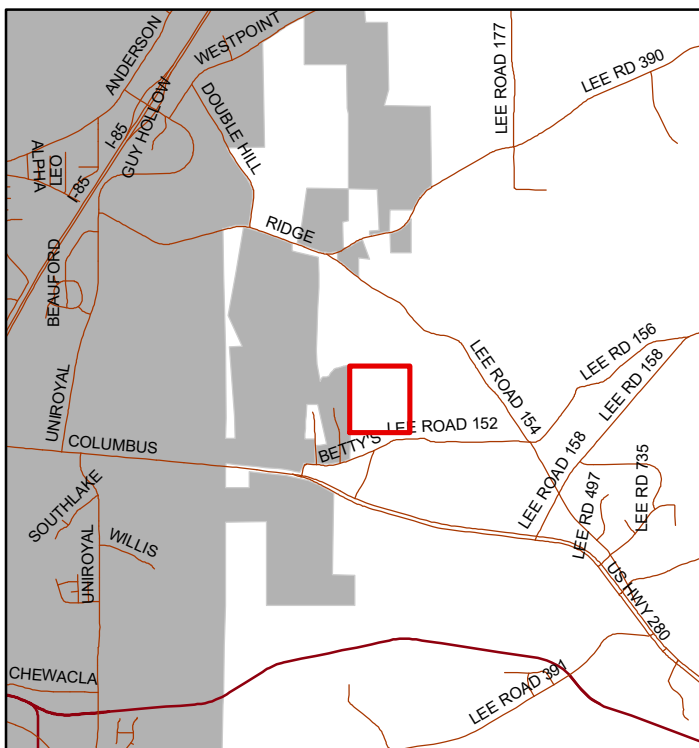
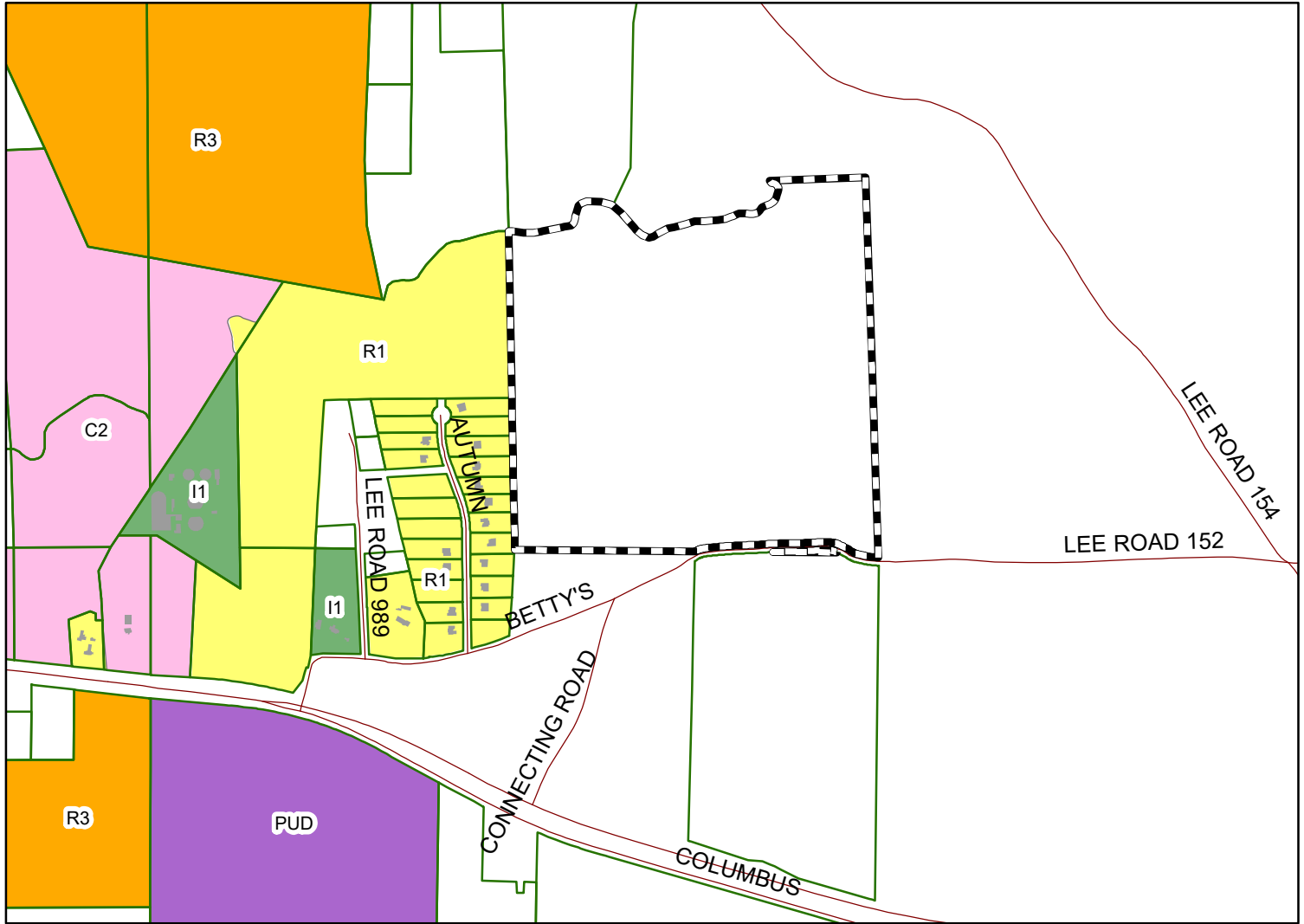
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(PRINT NAME) Don Draper

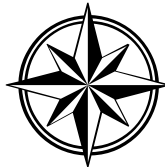
DATE

6/28/2024 | 9:32 AM

SAUNDERS COVE ANNEX, REZONING AND PLAT LEE ROAD 152 (BETTY'S LANE) ANNEXATION, REZONING AND PRELIMINARY PLAT, F-12,13,14

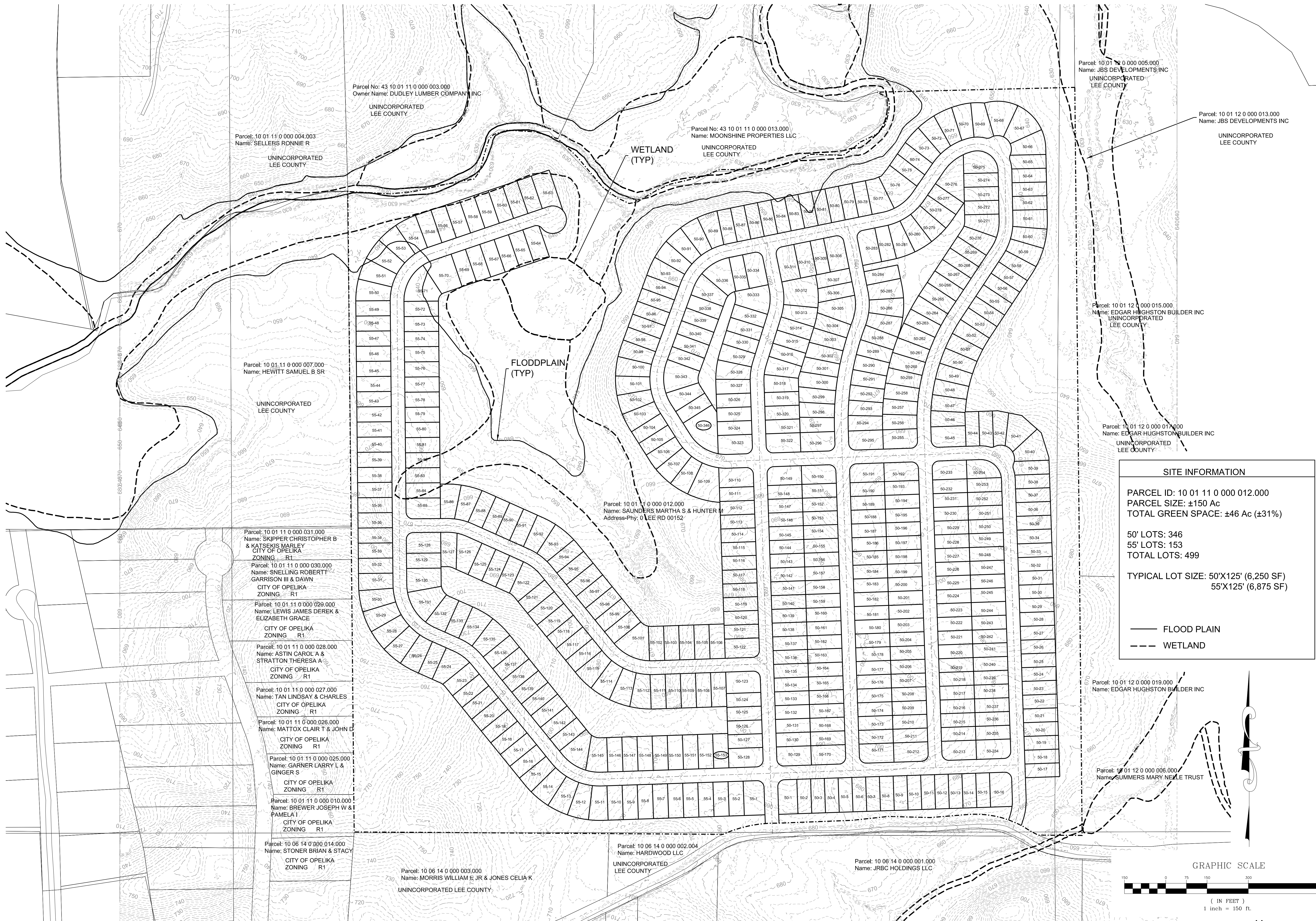


The applicant is requesting annexation, rezoning, and preliminary plat approval for a 156 acre development consisting of 349 single family homes and 150 duplexes. The development is accessed from Lee Road 152 (Betty's Lane).



Subject Property

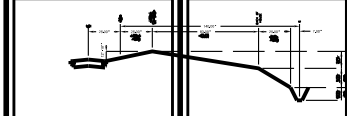
The City of Opelika does not guarantee this map to be free from errors or inaccuracies. The City of Opelika, Alabama disclaims any responsibility or liability for interpretations from this map or decisions based thereon. The information contained on this map is a general representation only and is not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



PELHAM, AL
120 BISHOP CIRCLE SUITE 300
PELHAM, AL 35124
(205) 403 - 9158

FOLEY, AL
21106 STATE HIGHWAY 98
FOLEY, AL 36535
(251) 943 - 8960

REVISIONS



0 LEE RD 00152
OPELIKA, ALABAMA

CONCEPTUAL SITE PLAN

PROJECT ADDRESS:
SHEET TITLE:

SAUNDERS COVE

PROJECT NAME:

DRAWN BY: DKM
CHECKED BY: DS
PROJECT No.: 24-0023
CAD FILE: Plot Layout.dgn
DATE: 05-30-2024
SHEET NO.

EXB 1.0



PELHAM, AL
120 BISHOP CIRCLE SUITE 300
PELHAM, AL 35124
(205) 403 - 9158

FOLEY, AL
21106 STATE HIGHWAY 98
FOLEY, AL 36535
(251) 943 - 8960

REVISIONS

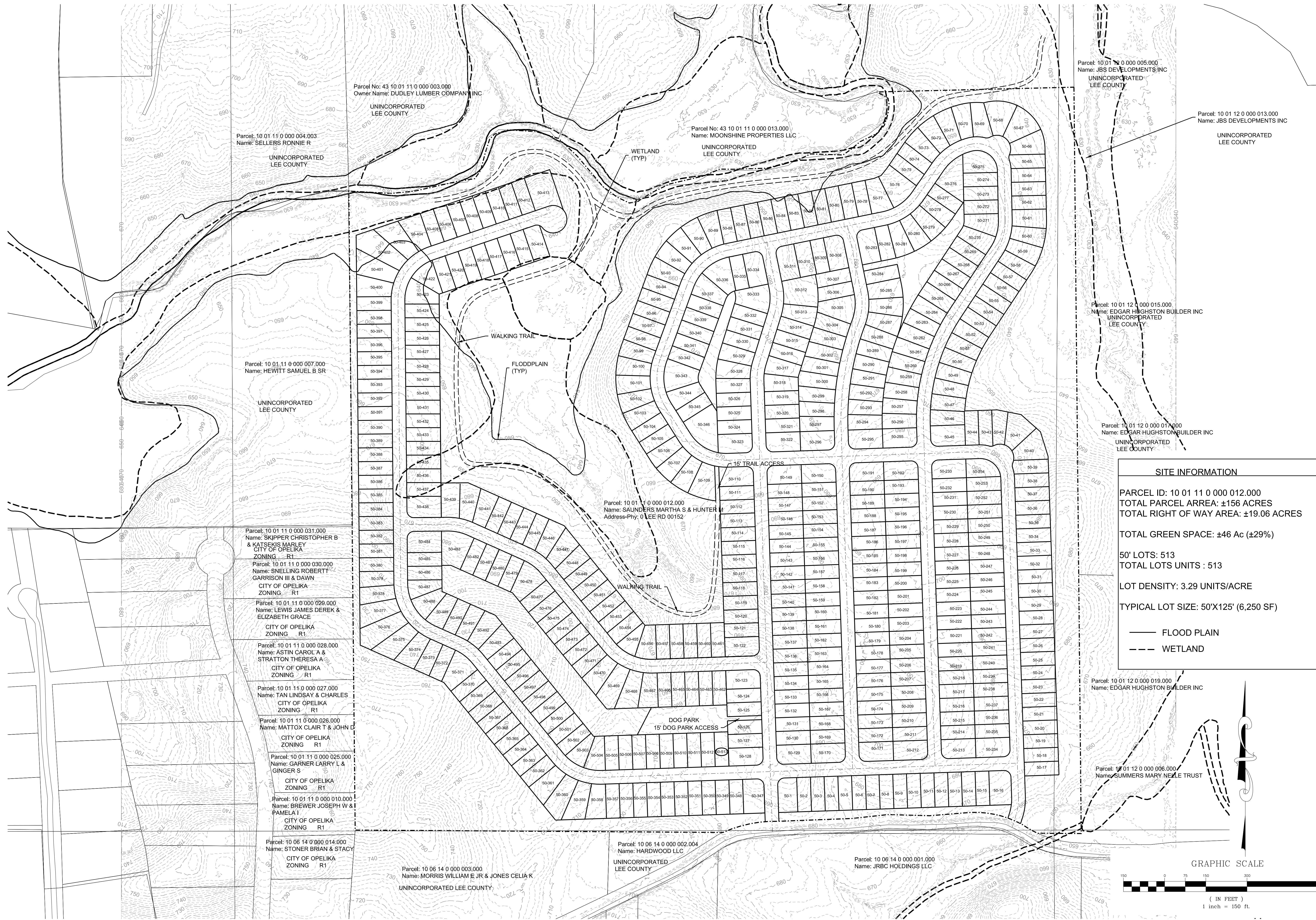
PROJECT ADDRESS:
0 LEE RD 00152
OPELIKA, ALABAMA

SHEET TITLE:
CONCEPTUAL SITE PLAN

PROJECT NAME:
SAUNDERS COVE

DRAWN BY: DKM
CHECKED BY: DS
PROJECT No.: 24-0022
CAD FILE: Plot Layout.dgn
DATE: 07-10-2024
SHEET No.

EXB 1.0



SITE INFORMATION

PARCEL ID: 10 01 11 0 000 012.000
TOTAL PARCEL AREA: ±156 ACRES
TOTAL RIGHT OF WAY AREA: ±19.06 ACRES

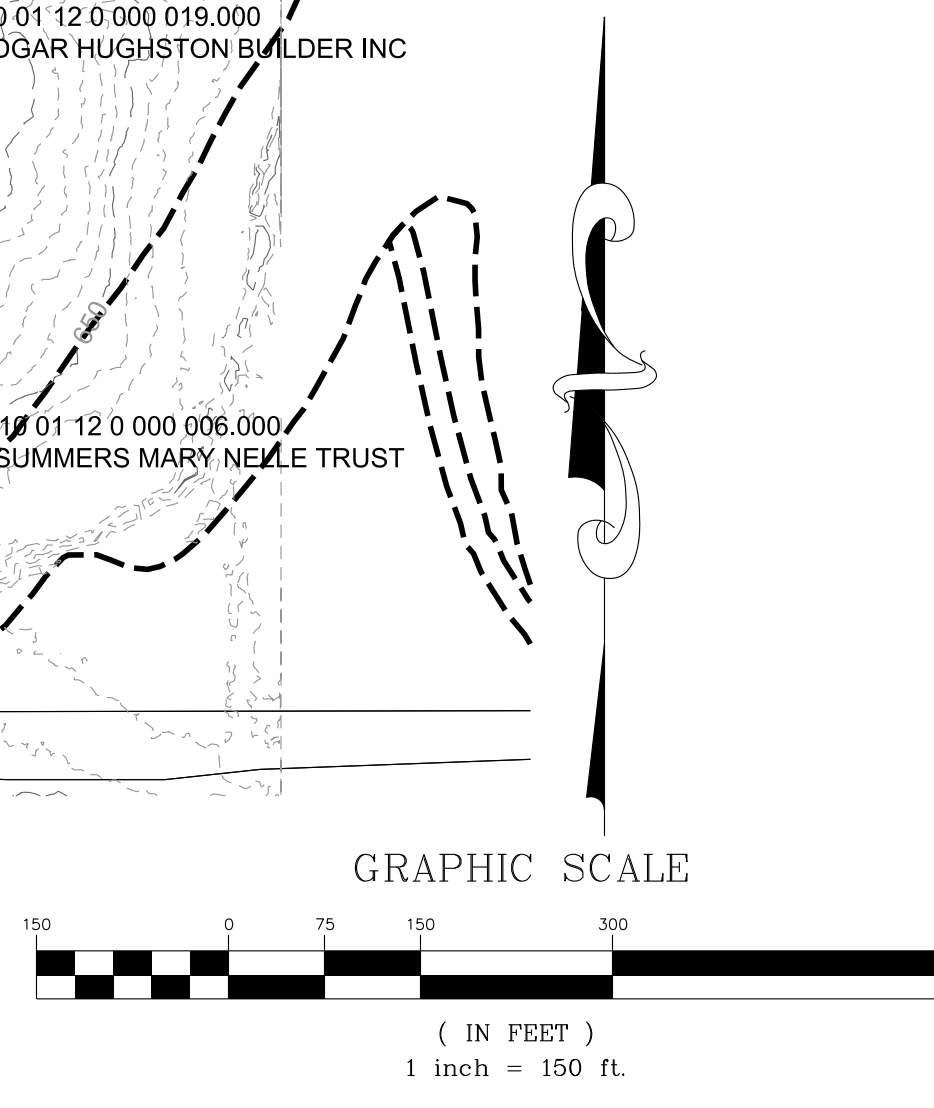
TOTAL GREEN SPACE: ±46 Ac (±29%)

50' LOTS: 513
TOTAL LOTS UNITS : 513

LOT DENSITY: 3.29 UNITS/ACRE

TYPICAL LOT SIZE: 50'X125' (6,250 SF)

— FLOOD PLAIN
--- WETLAND



City of Opelika
Planning Commission
Planning Department Report

Meeting Date:	July 23, 2024		
Agenda Item #:	G-15		
Action Requested:	Ballfields Master Plan Amendment – Amendment to replace 32 townhome units with 64 apartment units		
Location of Property:	Southwest corner of the intersection of Pepperell Parkway and North 30 th Street		
Property Owner:	Gateway at Opelika, LLC.		
Current Zoning:	PUD		
Proposed Zoning:	PUD (Planned Unit Development)		
Existing Land Use:	Undeveloped (former ballfields)		
Surrounding Zoning Districts And Land Uses:	North	PUD	Vacant/Commercial (retail)
	South	C-3	Office
	East	PUD	The Austin apartments
	West	C-3	Vacant

Rezoning:

The subject property is approximately 60.74 acres with a planned unit development (PUD) zoning district that was approved in 2019. The approved development consisted of 232 residential units (200 apartments, 32 townhomes) with commercial uses along the Pepperell Parkway. There is also a large amenity area along Pepperell Creek. In 2022, the developer requested to reduce the overall number of units from 368 to 232 reducing the overall number of units and replacing a section with townhomes. The applicant is now requesting to remove the townhome section and put some apartment units back for a total of 264 apartments and zero (0) townhomes. This is an increase of 32 from the current approval, but 104 units less than the original approval.

The approved plan had a density 4.04 units per acre over the 60.74-acre portion of the property. The revised plan with 264 units would now have a density of 4.34 units per acre.

The commercial property along the frontage is approximately 4.04 acres and shows five proposed buildings. The number of buildings increased, but overall the commercial area is still consistent with the original approval. The narrative provided by the applicant lists the allowed uses in this area as those typically found in the C-3 zone. The applicant has listed some uses that they would restrict through the PUD. These would include adult businesses, outside manufacturing, body art, cemetery, and package stores among others. Other uses that would be conditional in the C-3 zone would require conditional use if desired later. These uses would typically include those with an outside component.

During the initial approval process, there was significant discussion regarding how the multi-family would be buffered from the existing residential in the Mill Village. These units would be located on the far end from the existing Mill Village. The proposed buildings would be similar to the recently constructed three (3) story buildings within the remainder of the development.

The proposed layout shows the parking lot being accessed through an internal drive with a large turnaround on both sides. The Engineering Department and Fire Department both feel having access to Ballfields Loop would be a better option.

The current plan shows the building located very close to the existing lot line created to separate the townhomes from the apartments. It is also shown very close to the front property line and potentially within some of the right-of-way. The setback issue internally could be resolved by combining the lots together. The front setback and right-of-way issue are more difficult to handle. This would require the vacation of the right-of-way by City Council.

The proximity of the building to the front property line (Ballfield Loop) will require some buffering. Additionally buffering would be to require adjacent to the property line next to the parking lot and the open space area. Because this is an internal buffer, staff does not feel that this would be necessary.

Each use will require a full landscape plan prior to the release of a building permit for the particular use. This will ensure that all stages of the development meet city landscaping requirements.

Amenities – The site plan and narrative both show a clubhouse, pavilion, fitness area and dog park. This area is close to Shady Park in the Mill Village and this park would likely be

used by residents as well. There is also a large flood plain area shown along Pepperell Creek.

The proposed development will provide good residential opportunities in an area that already has access and available utilities. This housing is located in an area with nearby natural amenities, job centers, retail and access to major transportation areas.

Staff Recommendation:

Staff has no concerns with the general use, but the current layout shown does not show how this can be met. Staff recommends this be tabled until a plan showing the following can be provided:

- 1. The lot line between this and the rest of The Austin must be removed.**
- 2. The building must be setback at least 20 feet from the from Ballfield Loop. This may require the vacation of a small portion of the right-of-way.**
- 3. Provide access to this section from Ballfield Loop.**
- 4. Landscaping plans meeting the requirements for each use will be required prior to the issuance of a building permit.**
- 5. All utilities shall be underground.**
- 6. All dumpsters shall be fully screened.**
- 7. A buffer along Ballfield Loop will be required.**
- 8. All buildings shall comply with City of Opelika Gateway Corridor standards including cladding and screening requirements.**

Engineering Department Report

The northern access shown on the revised plan will need to connect to the existing Ballfields Loop.

The Engineering Department has no other comments or concerns with this proposed Master Plan Revision.

Opelika Water Board Report

Water is available from within the existing apartment complex (private water) or from Ballfields Loop.

Opelika Power Services Report

This subdivision is located inside the Opelika Power Services territory.



MASTER PLAN AMENDMENT
PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801



PC DEADLINE: _____ PC MEETING: _____

PROPERTY OWNERS/
AUTHORIZED REPRESENTATIVE Matthew Falconer
MAILING ADDRESS: 5728 Major Blvd. Suite 505 Orlando, FL 32819
PHONE NUMBER: 407-492-3936 Email: mjf@falcondevelopment.net

PARCEL INFORMATION

Site Address: Lots 3 A Ballfields PUD
Description of proposed amendment Applicant is applying to amend the Master Development Plan covering the subject parcel, to enable the construction of 64 luxury multifamily housing units.

Tax Parcel Number: Lots 3 A Ballfields PUD

Adjacent Zoning Districts: North: C-3 South: N/A East: R-5 West: N/A

Current Land Use: vacant land

Current Zoning: PUD

Proposed Zoning: R-5/R-5M

I hereby request my property located at (street address) Lots 3 A Ballfields PUD,
Tax Map parcel number Lots 3 A Ballfields PUD for an amendment
of PUD master plan. 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.

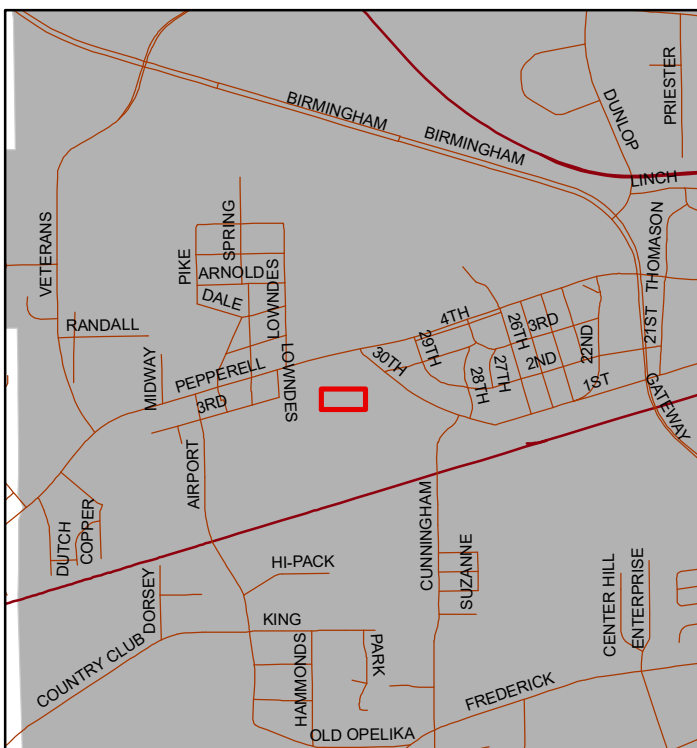
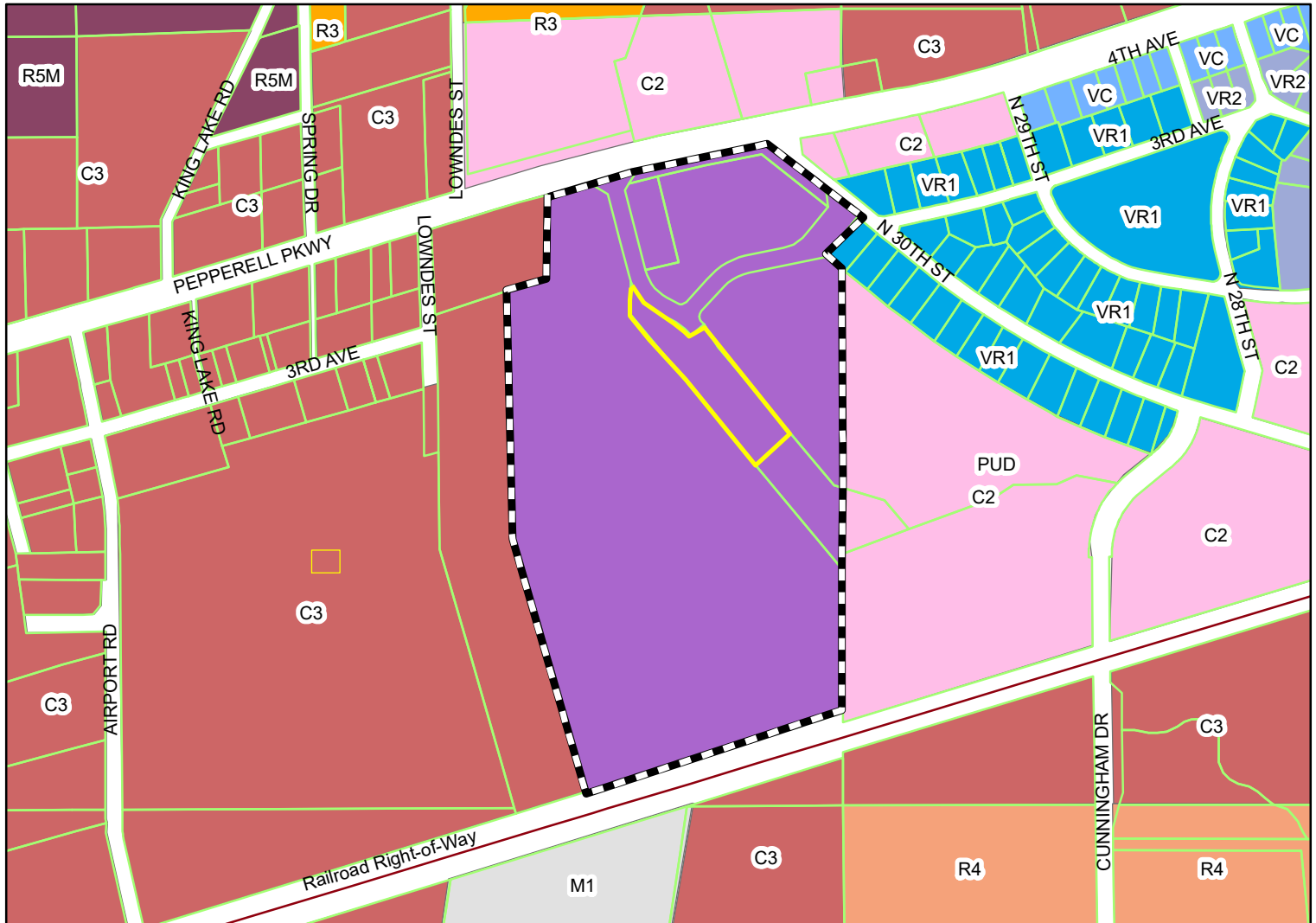
OWNERS OR AUTHORIZED
REPRESENTATIVE SIGNATURE:

(PRINT NAME) Matthew Falconer

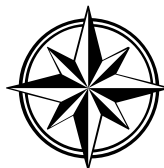
DATE

7/2/24

MASTER PLAN REVISIONS - THE BALLFIELDS PUD PEPPERELL PARKWAY & NORTH 30TH STREET MAJOR AMENDMENT FROM TOWNHOMES TO APARTMENTS, G-15



The applicant is requesting a major amendment to the PUD Master Plan to replace approved 32 townhomes with 64 apartment units. A recommendation from the Planning Commission will be sent to City Council to vote on the request.



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.

FINAL PLAT
**THE BALLFIELDS
PLAT NO. 3**

Being A Redivision of Lot 3A of The Ballfields Plat No. 2

Being A Part of Sections 14 & 15, Township 19 North, Range 26 East,
Opelika, Lee County, Alabama

47 130
Recorded in the Above
PLAT Book & Page
10-26-2022 01:37:06 PM
Bill English - Probate Judge
Lee County, AL
Book/Pg: 47/130
Term/Cashier: CHP3REC02 / CG
Tran: 27662,416059,548074
Recorded: 10-26-2022 13:57:59
PLA PLAT
Total Fees: \$ 20.00

SURVEYOR'S CERTIFICATE

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

Jonathan A. Ham, PLS
Alabama License No. 34761

DEDICATION

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

Signed and sealed in the presence of:

Matthew Falconer
Managing Member

ACKNOWLEDGMENT

STATE OF Florida
COUNTY OF Orange

I, Lori Rosario, a Notary Public in and for said County, in said State, hereby certify that Matthew Falconer, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, being informed of the content of the instrument, executed the same voluntarily.

GIVEN under my hand and official seal this 4th day of October, 2022.

Lori Rosario
Notary Public
State of Florida
Comm. #HS45499

My Commission Expires: 11-7-2024

OPELIKA CERTIFICATES

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

Chairman: [Signature] Date: 10-25-22

Accepted by the Opelika City Planner, Opelika, Alabama:

Planner: [Signature] Date: 10/27/22

Approved by the Opelika City Engineer, Opelika, Alabama:

City Engineer: [Signature] Date: 10/15/2022

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

Public Works Director: [Signature] Date: 10-19-2022

Accepted by the Opelika Utilities, Opelika, Alabama:

Opelika Utilities: [Signature] Date: 10-24-2022

Accepted by the Opelika Power Services, Opelika, Alabama:

Opelika Power Services: [Signature] Date: 10/19/2022

Curve Table				
Curve #	Arc Length	Radius	Chord Bearing	Chord Distance
C1	33.00'	25.00'	N80° 44' 37"E	30.66'
C2	36.05'	25.00'	S01° 36' 46"W	33.01'
C3	57.29'	151.00'	N50° 34' 02"W	56.95'
C4	145.35'	211.00'	N41° 42' 01"W	142.50'
C5	27.95'	211.00'	N18° 10' 17"W	27.93'

Line Table		
Line #	Length	Direction
L1	41.09'	S61° 26' 11"E
L2	5.62'	S38° 55' 34"W
L3	15.86'	S39° 41' 53"E
L4	60.00'	S50° 18' 07"W
L5	12.00'	N39° 41' 53"W

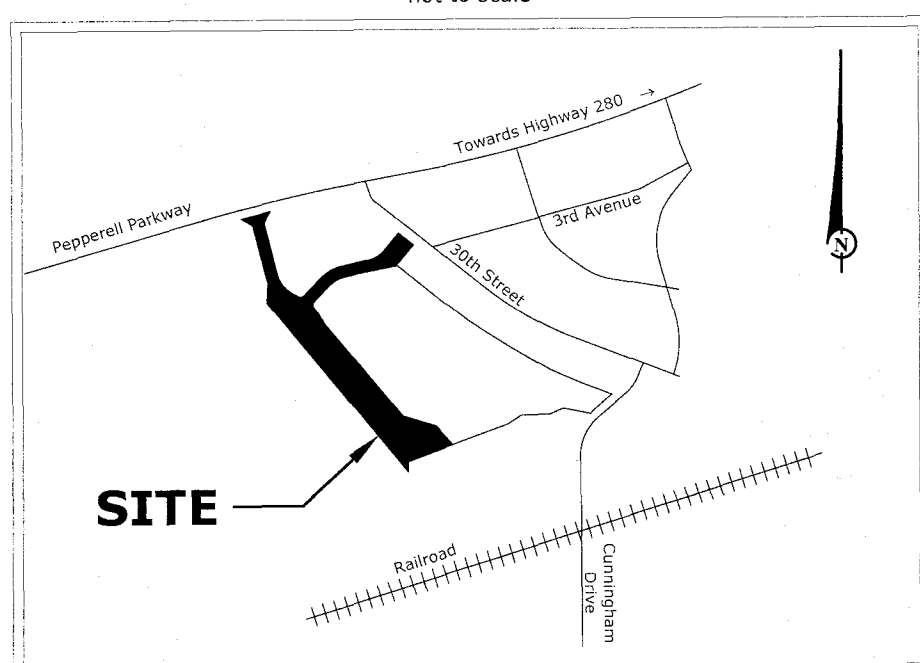
LEGEND

- 1/2" Rebar Found - Orange Cap Stamped AL CA 718 LSF000600 (unless otherwise noted)
- 1/2" Rebar Set - Orange Cap Stamped AL CA 718 LSF000600
- Calculated Point
- RLPY Real Property Book
- MB: Map Book
- DB: Deed Book
- PB: Plat Book
- PG: Page
- Record Bearing or Distance (R)
- (TYP.) Typical Example
- ROW Right-of-Way
- N/F Now or Formerly
- Not to Scale
- OHU Overhead Utility Lines w/ Power Pole
- SS Sewer Line w/ Sanitary Sewer Manhole
- Chain Link Fence

NOTES

- Survey North is Grid North based upon NAD83 State Plane Coordinates, Alabama East Zone, US FOOT, RTK GPS using the ALDOT Cors as reference.
- Basis for Survey:
-The Ballfields Plat No. 2, Plat Book 47, Page 50, Probate Office, Lee County, Alabama.
- According to the FEMA FIA NFIP Flood Insurance Rate Map (FIRM), Map No. 01081C0068, effective November 2, 2011, the subject property is located:
-Zone X (not shaded) - Areas determined to be outside the 0.2% annual chance floodplain.
- This survey was made without the benefit of an attorney's title opinion of title commitment. The surveyor's search of public records was limited to those matters affecting the boundaries of the subject property only. There may be matters of record, such as conveyances, easements, rights-of-way, etc., that affect the title to the subject property which are not known to the surveyor and not disclosed by this survey.
- An easement is hereby granted to the City of Opelika and to any utility company serving the City of Opelika for the purpose of installing, operating, and maintaining poles, lines, guy wires, and other facilities. Total easement width is ten (10) feet wide with five (5) feet off each side of front and side lot lines.
- There is a ten (10) foot utility and drainage easement along the right-of-way of each lot.
- There was no attempt in the field to determine the location of or the extent of possible encroachments beneath the surface.
- This drawing becomes void if any alterations or changes are made by others.
- This drawing may not be altered or added to without permission from Barrett-Simpson, Inc.
- Owners/Developers:
-Opelika Equities, LLC
c/o PBH Management, LLC
P.O. Box 1925
Winter Park, FL 32790
- Development Data:
-6.35 Acres Total (276,618 Sq Ft.)
-1 Lots: Lot 3A-1 - 4.39 Acres (191,396 Sq Ft.)

VICINITY MAP
not to scale



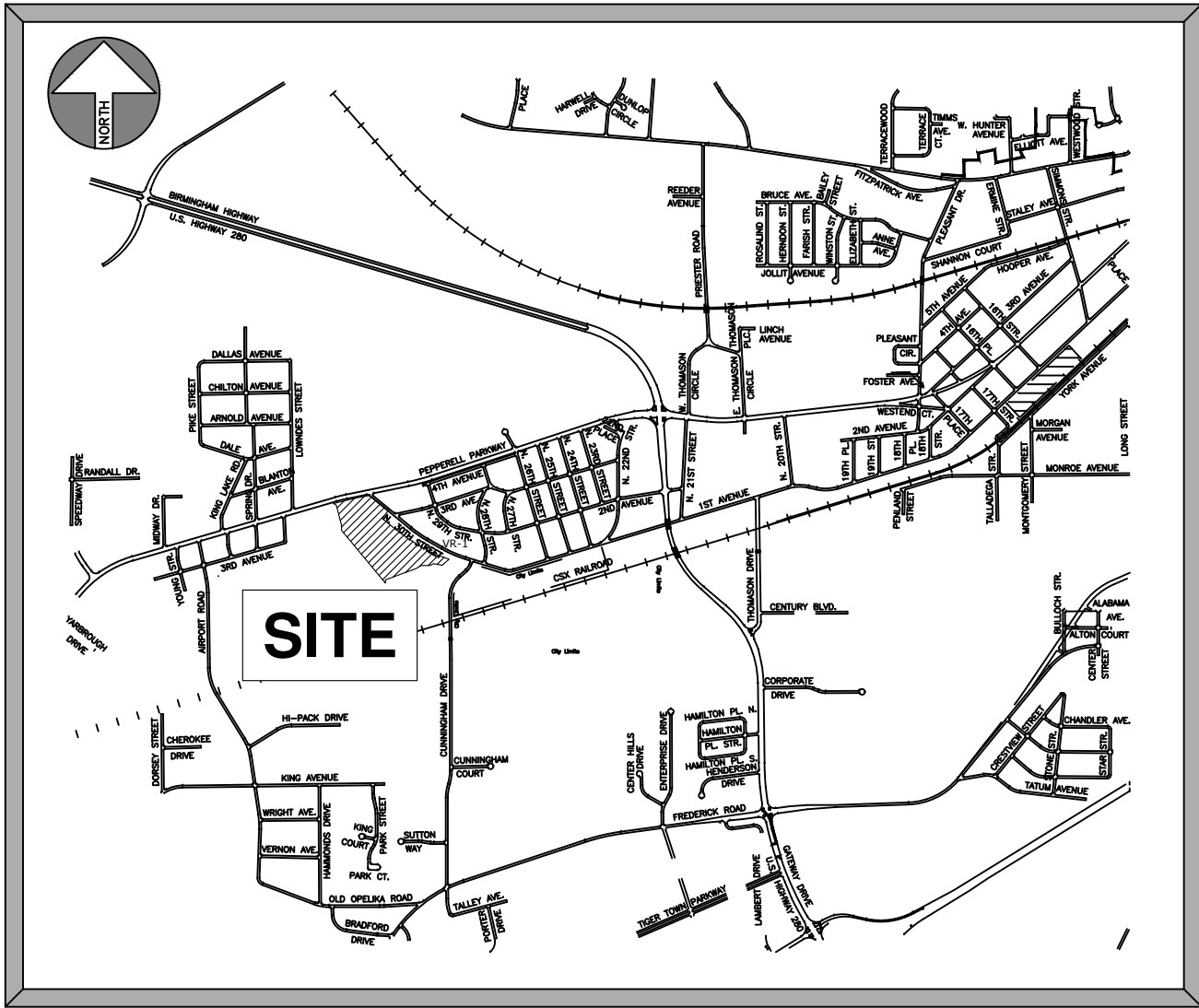
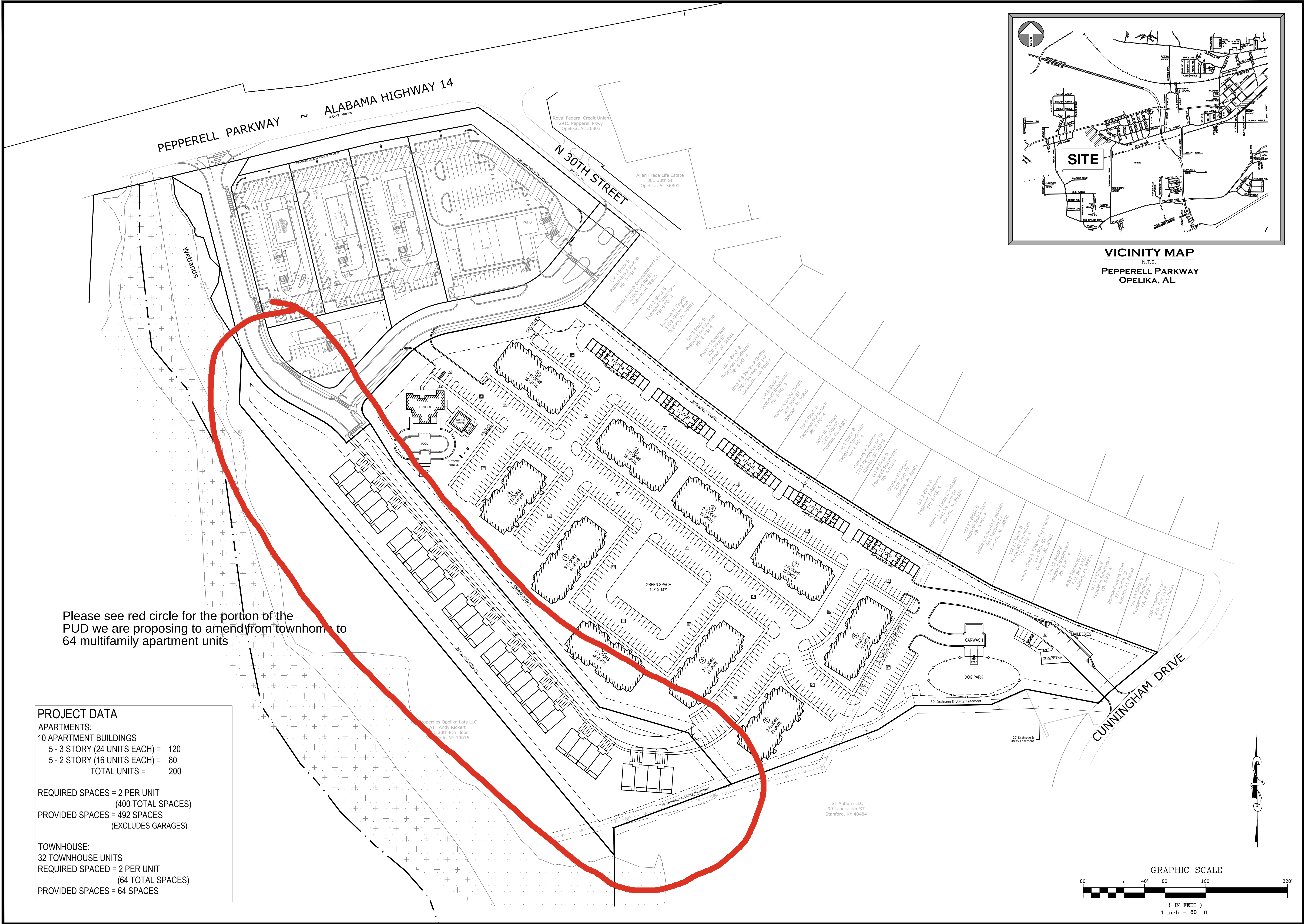
BARRETT-SIMPSON, INC.
Engineers & Land Surveyors

706 12th STREET, PHOENIX CITY, AL 36868 (PH 334-297-2423, FAX 334-297-2449)
121 W. BROAD STREET, RUFULA, AL 36007 (PH 334-687-4257, FAX 334-687-8229)
233 SOUTH 9th STREET, OPELIKA, AL 36801 (PH 334-745-7036, FAX 334-745-4367)

PROJECT NO. 21-0108
SCALE: 1" = 80'

FIELD DATE: 08/29/2022
DRAWN BY: BES
DATE: 09/15/2022

Drawing Name: M:\2021\21-0108B Gateway - Ballfields Residential - Opelika\Draw\21-0108B - PUD Amendment (06.07.2022).dwg Last Modified: Jun 07, 2022 - 8:25am by engrom



VICINITY MAP
N.T.S.
PEPPERELL PARKWAY
OPELIKA, AL

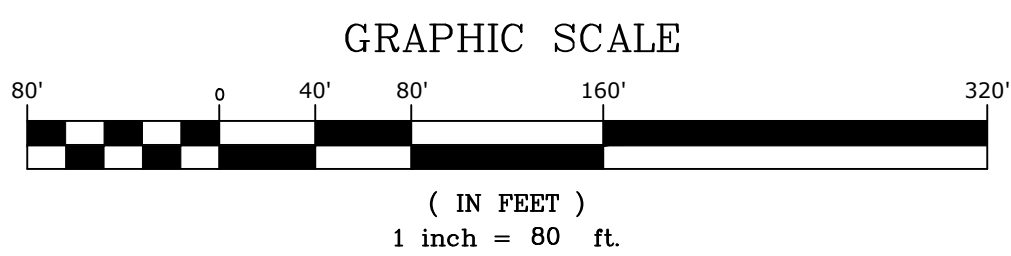
Please see red circle for the portion of the PUD we are proposing to amend from townhome to 64 multifamily apartment units

PROJECT DATA

APARTMENTS:
10 APARTMENT BUILDINGS
5 - 3 STORY (24 UNITS EACH) = 120
5 - 2 STORY (16 UNITS EACH) = 80
TOTAL UNITS = 200

REQUIRED SPACES = 2 PER UNIT
(400 TOTAL SPACES)
PROVIDED SPACES = 492 SPACES
(EXCLUDES GARAGES)

TOWNHOUSE:
32 TOWNHOUSE UNITS
REQUIRED SPACED = 2 PER UNIT
(64 TOTAL SPACES)
PROVIDED SPACES = 64 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: 334-745-7080)
121 W. BROAD ST. EUFaula, AL 36072 (PH: 334-687-4257)

FALCON
DEVELOPMENT

Ballfields Development

01 FEB 2022 - INITIAL ISSUE
07 JUNE 2022

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

PROPOSED
SITE PLAN

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

DATE: 07 JUNE 2022
PROJECT NUMBER: 21-0108
SHEET NUMBER: C1

LEGEND

UNIT TYPE	COUNT
UNIT "A" - ONE BEDROOM	22
UNIT "B" - ONE BEDROOM - ACCESSIBLE	1
UNIT "C" - ONE BEDROOM - SENSORY IMPAIRED	0
SUBTOTAL ONE BEDROOM UNITS	
UNIT "A" - TWO BEDROOM	15
UNIT "B" - TWO BEDROOM - ACCESSIBLE	1
UNIT "C" - TWO BEDROOM - SENSORY IMPAIRED	0
SUBTOTAL TWO BEDROOM UNITS	
UNIT "D" - THREE BEDROOM	21
UNIT "D" - THREE BEDROOM - ACCESSIBLE	2
UNIT "D" - THREE BEDROOM - SENSORY	1
SUBTOTAL THREE BEDROOM UNITS	
TOTAL UNITS	
64	
TOTAL PARKING	
139	

OWNER:

ARCHITECT:

THE ARCHITECTURAL OFFICE
OF WILLIAM J. PEEK P.C.
908 SOUTH HULL STREET
MONTGOMERY, AL 36104

The Austin, Opelika, Alabama
Proposed Building Locations

PROPOSED
SITE PLAN

01/02/2024

3



City of Opelika
Planning Commission
Planning Department Report

Meeting Date:	July 23, 2024 (tabled on June 25, 2024)		
Agenda Item #:	H-16		
Action Requested:	Conditional Use – 78 Twin Homes Waverly		
Location of Property:	Place		
Property Owner(s):	Whiteridge Opelika LLC & R&S Properties, LLC Eiford Hayes and Mike Maher, authorized representatives		
Current Land Use:	Undeveloped		
Current Zoning:	R-3		
Surrounding Zoning Districts And Land Uses:	North	R-1	Undeveloped
	South	R-3	Single-family (Waverly Place)
	East	R-3	Undeveloped/Single-family
	West	R-1	Vacant/Undeveloped

Proposal

(This conditional use review is for phase one of the Waverly Woods subdivision; staff report for Waverly Woods SD is agenda #A-1.) The applicant is requesting conditional use approval for 39 twin homes or 78 homes in an R-3 zone. A twin home is a duplex that is split into separate lots for fee simple ownership. This is generally considered as it promotes home ownership options over rental only. A duplex is considered a conditional use in the R-3 zone. The homes will be accessed from a new cul-de-sac street that intersects with Waverly Place. About 2005 when Waverly Park subdivision was approved, a stub-out 60’ right-of-way was added on the plat from Waverly Place to access the north part of the property.

The new street for 78 homes stubs-out into phase 2 (28.5 acres) labeled “Future Development” on the Waverly Woods subdivision plat. The applicant said there are no plans to develop phase 2 unless the adjacent property south of phase 2 can be purchased so the applicant’s street can connect to Dunlop Drive. Dunlop Drive has access to Waverly Parkway as well as Waverly Place has access to Waverly Parkway; connecting phase 2 with Dunlop Drive will add another street for the townhomes to access Waverly Parkway. The applicant said that phase 2 development will most likely be single family homes. The total area of the two phases is 70.5 acres. This conditional use review is for phase one only.

Phase one is 39.3 acres. The developed area for the 78 twin homes is 13.5 acres. The remaining 25.8 acres in phase one will remain undeveloped. The 25.8 acres consists of flood plain on the north end and low elevations on the west side that creates development challenges. The flood plain and low elevation prevents a new street and home construction extending to the north and west property lines of phase one. The 25.8 acres will be preserved as a natural wooded area; a note will be added to the final plat (Waverly Woods SD) labeling Lot 82 as “Unbuildable parcel, preserved as Common Area”.

Twin homes are two homes attached together by a common or shared wall. A property line runs along the shared wall, so each dwelling unit is on a separate lot; the shared lot line extends to the front and rear property lines. When someone purchases a twin home, they are also purchasing the front and rear yard areas. The elevations of each twin home are the same.

In the R-3 zone, a maximum density of 3.5 dwelling units per acre is allowed. In phase one, the 78 proposed homes (or 39 twin homes) on 39.3 acres is 1.98 dwelling units per acre. For comparison, the density for our residential zoning districts ranges from one dwelling unit per acre in R-1 to 16 du/ac in the R-5 zone.

A landscape plan is required for phase one that meets the minimum requirements of the Landscape Regulations. Landscaping (base points) is determined from the 13.5 acre disturbed area for the twin home development. Trees and shrubs are encouraged along the new street near and near each twinhome.

The minimum lot size, lot width, and setback requirements for the 78 homes meet development standards. The 78 twin home lots exceed the minimum 20 foot lot width requirement and minimum 1,800 square foot lot size. Most lots are 35 feet wide along the front property line and lot area is 5,250 square feet (sf); Lot sizes range from 5,250 sf to 10,056 sf. Each twin home has at least a 20 foot separation from the adjacent twin home as required. The rear yard of each twin home unit is larger than 50% of the first floor area as required; a twin home’s first floor is about 1,220 square feet and the rear yard area is 2,240 sf. Minimum building setbacks in the R-3 zone are 30 feet front yard, 10 feet side, and 25 feet rear yard.

The applicant has not provided any elevations or building materials at this time. Staff feels that the units should compliment the existing Waverly Park development. This would include using high quality materials like wood, stone, and stucco with masonry (brick) elements. Staff also notes that most of the units throughout the neighborhood have garages.

Recommendation

In phase one, development is limited to 13.5 acres of the 39.3 acre property due to floodplain and severe elevations. The remaining 25.8 acres are designated as unbuildable common open area for residents in the twin homes.

The density of 78 dwelling units on 39 acres (phase 1) is 1.98 dwellings per acre which is comparable to the R-1 rural zoning district at 1 dwelling unit per acre. Staff does not anticipate any substantial adverse effect on the adjacent properties or the character of neighborhood from the twin home development.

The new street for the 78 homes (or 39 twinhomes) is accessed from Waverly Place on the the south side. Traffic will increase from the 78 dwelling units for the existing Waverly Place neighborhood; street improvements may be necessary to assist traffic at the intersection of Waverly Place and Waverly Parkway

Staff recommends approval subject to the following conditions:

1. Provide a landscape plan for the disturbed area in phase one. In addition, add at least one street tree for each twin home planted on private property.

The following recommendations for approval to the Planning Commission for the Waverly Woods subdivision preliminary plat (agenda #A-1) were included in the subdivision staff report:

1. Add the street name on plat.
2. Change Opelika Utilities Board signature line to Opelika Water Board
3. Sidewalks required on both sides of the street.
4. All utilities shall be underground.
5. Add the names and addresses of adjacent property owners on final plat.
6. Add on final plat the property owner name and address.
7. Label Lot 82 as “Unbuildable Parcel, Preserved as Common Area” on final plat.
8. Add a note on final plat who is responsible for the maintenance of the three open space lots (Lots 79, 80 and 81) and Lot 82.
9. On final plat add a note concerning the uses of the open space lots.
10. Add a 20’ wide buffer area along the east lot lines from Lot 1 to Lot 15 and south property line from Lot 19 to Lot 28 of twin home lots as “20’ natural undisturbed buffer yard”. If a 20’ natural buffer is not provided add evergreen planting or select a residential buffer to install from options in Section 10 Landscape Regulations.
11. Buildings shall complement the existing development to include the use of materials such as wood, stone, stucco, or fiber cement board with brick elements.

Engineering Department Report

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

Opelika Water Report

An 8-inch water main is available at the proposed street connection to Waverly Place. Water services and meters must not be installed under concrete drives or parking pads. No other comments.

Opelika Power Services Report

This subdivision is located in the Opelika Power Services and Alabama Power territory.



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



PC DEADLINE: _____ PC MEETING: _____

SITE ADDRESS: North of 699 Waverly Court

PROPERTY OWNER: Whiteridge Opelika LLC and R & S Properties LLC

APPLICANT/ AUTHORIZED REPRESENTATIVE: Hayes Eiford and Mike Maher

MAILING ADDRESS: 1230 Ruth Way, Auburn, AL 36830

PHONE NUMBER: 1-229-221-8908 **FAX NUMBER:** 334-821-4044

EMAIL ADDRESS: hayes@samfordgroupplc.com - mike.precisionsurv@gmail.com

PARCEL INFORMATION

Project name: Waverly Woods Address/Location: North of 699 Waverly Court

Current Land Use: Vacant Current Zoning: R3

Adjacent Zoning Districts: North: R1 South: R3 East: R1 West: R1

Description of Proposed Use: Twin Home (duplex) subdivision - 78 buildable lots

AUTHORIZATION TO ACT AS APPLICANT (if applicable)

I, BRANDON S. HAYS, being owner of the property which is the subject of this conditional use application hereby authorize HAYES EIFORD/MIKE MAHER to act as my representative before the City of Opelika's Planning Commission, and if necessary, represent me before the Board of Zoning Adjustments and City Council.

Property Owner's Signature: [Signature] Date: 6/13/24

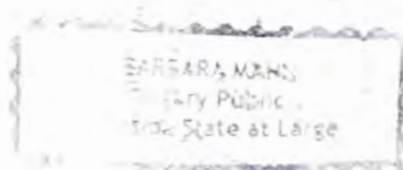
**STATE OF ALABAMA,
COUNTY OF LEE**

I, Barbara Mann, a Notary Public in and for said County and State, hereby certify that Brandon S. Hays, 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 15 day of June, 2024

[Signature]
Notary Public

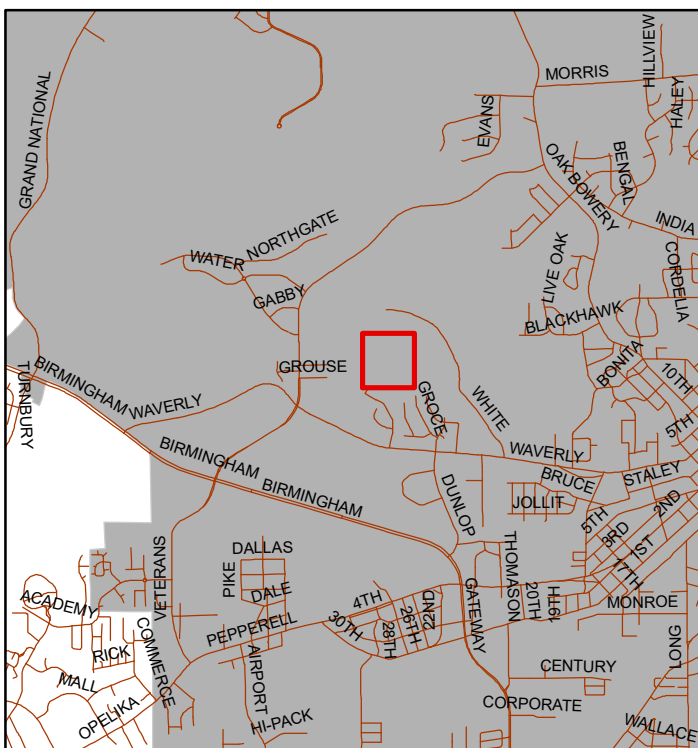
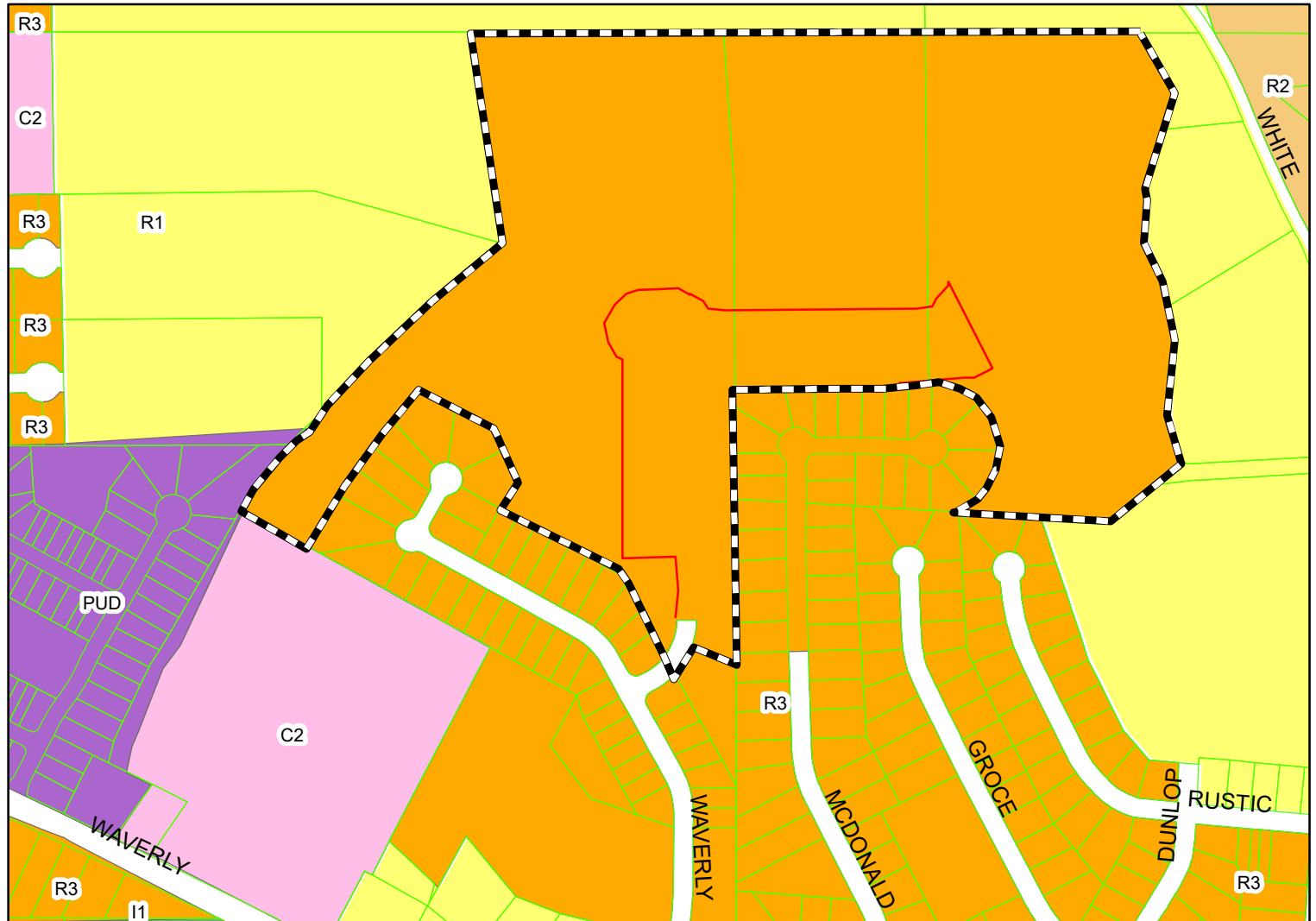
My Commission Expires: 06-22-2026



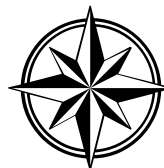
WAVERLY WOODS TWINHOMES AND SUBDIVISION

WAVERLY PLACE

CONDITIONAL USE AND PRELIMINARY APPROVAL, H-16,17



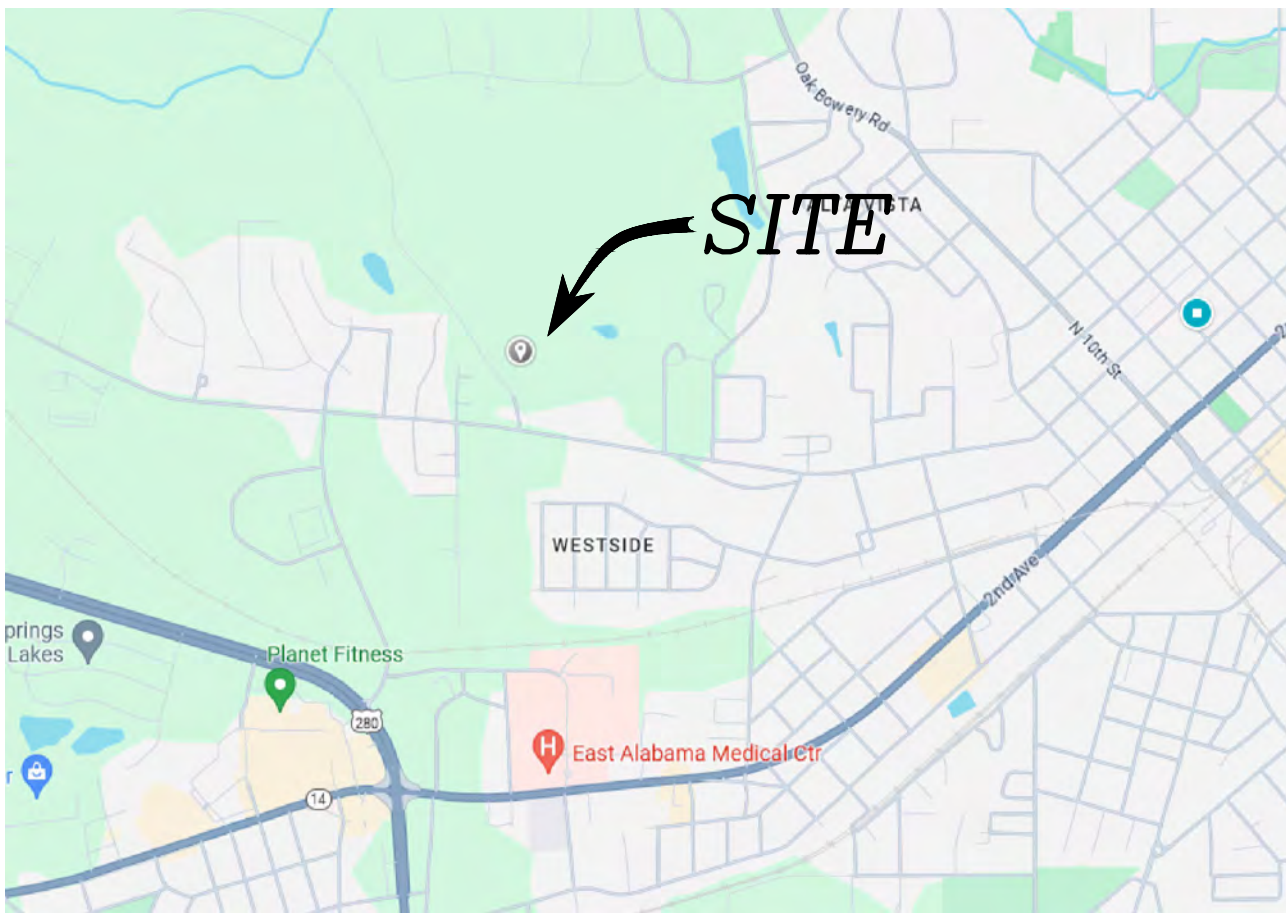
The applicant is requesting approval for 78 twinhome lots, three open space lots, and one parcel for future development. The subdivision is in a R-3 zoning district accessed from Waverly Place. ***The CU and Plat request were tabled at the June 25th Planning Commission meeting.



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.





WAVERLY WOODS

OPELIKA LEE COUNTY ALABAMA

SEC 11 T 19 N R 26 E

OWNER/DEVELOPER:

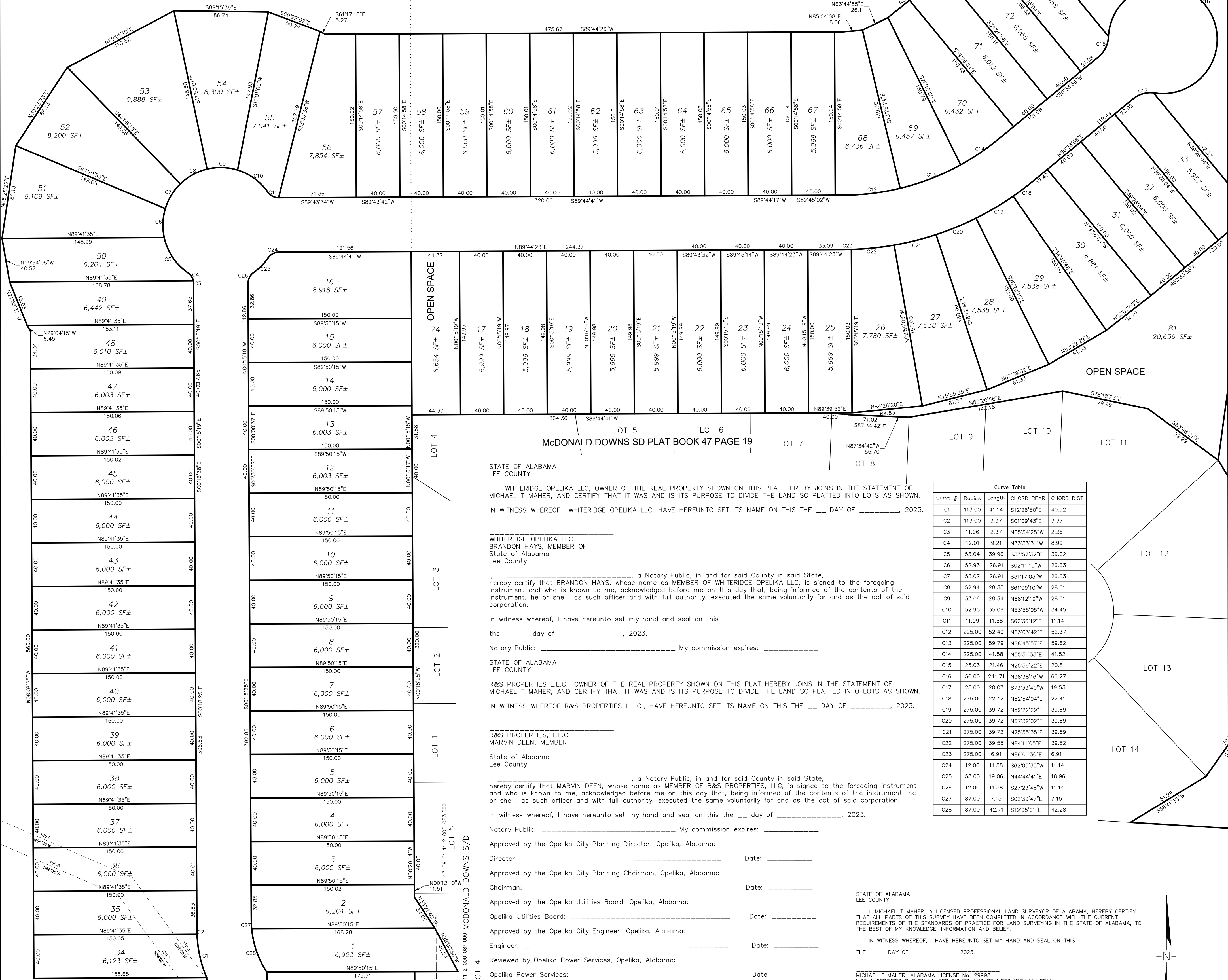
R&S PROPERTIES
1620 YARBROUGH FARMS BLVD
AUBURN, AL 36830

AND

WHITERIDGE OPELIKA LLC
995 FAIRVIEW DRIVE
AUBURN, AL 36830

FUTURE DEVELOPMENT

OPEN SPACE



STATE OF ALABAMA
LEE COUNTY

WHITERIDGE OPELIKA LLC, OWNER OF THE REAL PROPERTY SHOWN ON THIS PLAT HEREBY JOINS IN THE STATEMENT OF MICHAEL T MAHER, AND CERTIFY THAT IT WAS AND IS ITS PURPOSE TO DIVIDE THE LAND SO PLATTED INTO LOTS AS SHOWN. IN WITNESS WHEREOF WHITERIDGE OPELIKA LLC, HAVE HEREUNTO SET ITS NAME ON THIS THE ____ DAY OF _____, 2023.

WHITERIDGE OPELIKA LLC
BRANDON HAYS, MEMBER OF
State of Alabama
Lee County

I, _____, a Notary Public, in and for said County in said State, hereby certify that BRANDON HAYS, whose name as MEMBER OF WHITERIDGE OPELIKA LLC, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

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

Notary Public: _____ My commission expires: _____

STATE OF ALABAMA
LEE COUNTY

R&S PROPERTIES L.L.C., 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 ITS PURPOSE TO DIVIDE THE LAND SO PLATTED INTO LOTS AS SHOWN. IN WITNESS WHEREOF R&S PROPERTIES L.L.C., HAVE HEREUNTO SET ITS NAME ON THIS THE ____ DAY OF _____, 2023.

R&S PROPERTIES, L.L.C.
MARVIN DEEN, MEMBER
State of Alabama
Lee County

I, _____, a Notary Public, in and for said County in said State, hereby certify that MARVIN DEEN, whose name as MEMBER OF R&S PROPERTIES, L.L.C., is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

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

Notary Public: _____ My commission expires: _____

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

Director: _____ Date: _____

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

Chairman: _____ Date: _____

Approved by the Opelika Utilities Board, Opelika, Alabama:

Opelika Utilities Board: _____ Date: _____

Approved by the Opelika City Engineer, Opelika, Alabama:

Engineer: _____ Date: _____

Reviewed by Opelika Power Services, Opelika, Alabama:

Opelika Power Services: _____ Date: _____

Approved by the Opelika Public Works Department:

Public Works Director: _____ Date: _____

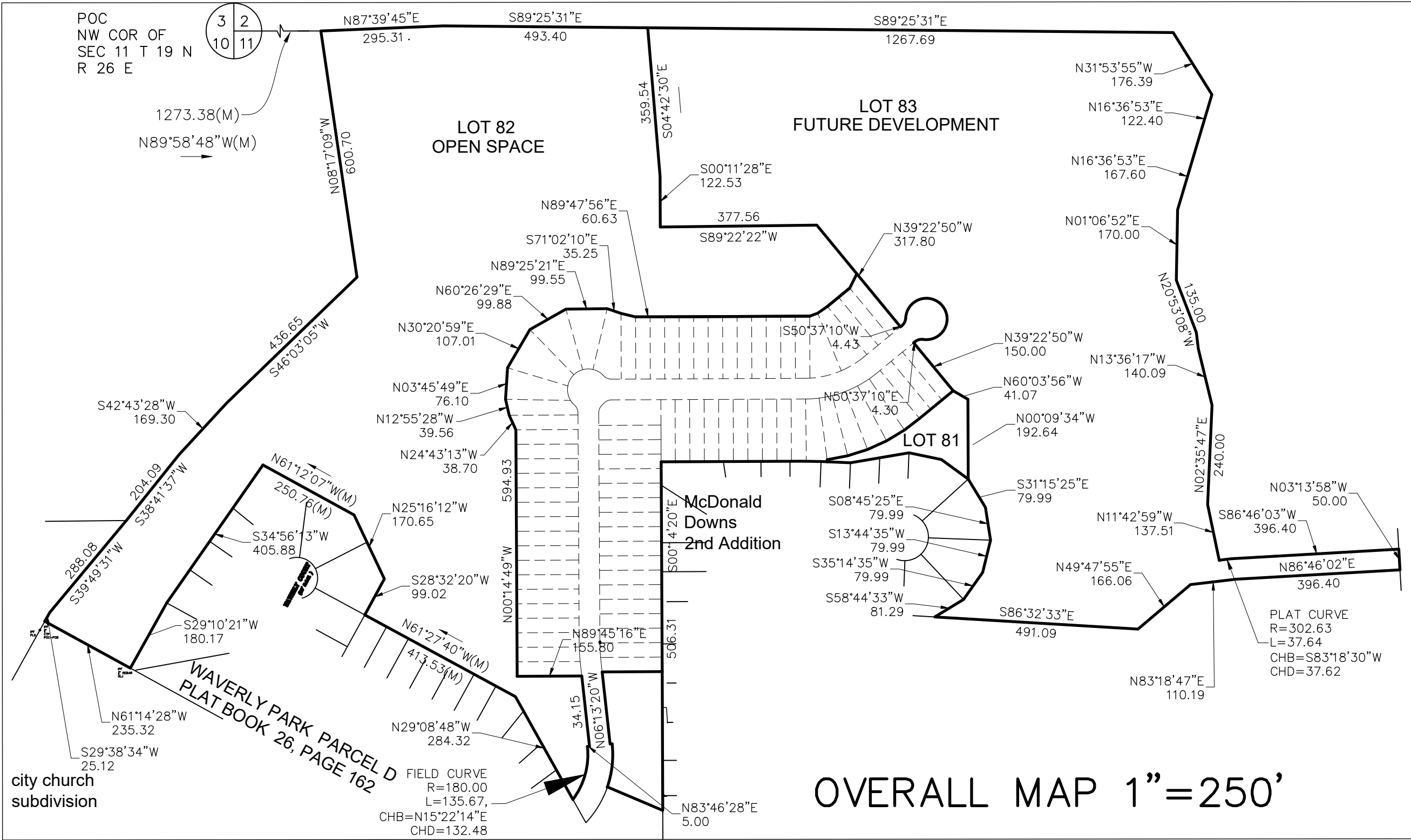
Curve #	Radius	Length	CHORD BEAR	CHORD DIST
C1	113.00	41.14	S12°26'50"E	40.92
C2	113.00	3.37	S01°09'43"E	3.37
C3	11.96	2.37	N05°54'25"W	2.36
C4	12.01	9.21	N33°33'31"W	8.99
C5	53.04	39.96	S33°57'32"E	39.02
C6	52.93	26.91	S02°11'19"W	26.63
C7	53.07	26.91	S31°17'03"W	26.63
C8	52.94	28.35	S61°09'10"W	28.01
C9	53.06	28.34	N88°21'19"W	28.01
C10	52.95	35.08	N53°55'05"W	34.45
C11	11.99	11.58	S62°36'12"E	11.14
C12	225.00	52.49	N83°03'42"E	52.37
C13	225.00	59.79	N68°45'57"E	59.62
C14	225.00	41.58	N55°51'33"E	41.52
C15	25.03	21.46	N25°59'22"E	20.81
C16	50.00	241.71	N38°38'16"W	66.27
C17	25.00	20.07	S73°33'40"W	19.53
C18	275.00	22.42	N52°54'04"E	22.41
C19	275.00	39.72	N59°22'29"E	39.69
C20	275.00	39.72	N67°39'02"E	39.69
C21	275.00	39.72	N75°55'35"E	39.69
C22	275.00	39.55	N84°11'06"E	39.52
C23	275.00	6.91	N89°01'30"E	6.91
C24	12.00	11.58	S62°05'35"W	11.14
C25	53.00	18.06	N44°44'41"E	18.96
C26	12.00	11.58	S27°23'48"W	11.14
C27	87.00	7.15	S02°39'47"E	7.15
C28	87.00	42.71	S19°05'01"E	42.28

STATE OF ALABAMA
LEE COUNTY

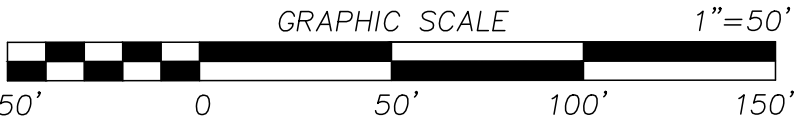
MICHAEL T MAHER, A LICENSED PROFESSIONAL LAND SURVEYOR OF ALABAMA, HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF ALABAMA, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THIS THE ____ DAY OF _____, 2023.

MICHAEL T MAHER, ALABAMA LICENSE NO. 29993
NOT A CERTIFIED SURVEY UNLESS SIGNED AND STAMPED WITH MY SEAL



- NOTES:
1. AN EASEMENT IS HEREBY GRANTED TO THE CITY OF OPELIKA AND TO ANY TELEPHONE COMPANIES SERVING THE CITY OF OPELIKA, FOR THE PURPOSE OF INSTALLING, OPERATING, AND MAINTAINING POLES, LINES, GUY WIRES, AND OTHER FACILITIES. EASEMENTS TO BE TEN (10) FEET WIDE, BEING FIVE (5) FEET ON EACH SIDE OF THE FRONT AND SIDE LOT LINES.
 2. SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIONS OF RECORD.
 3. BEARINGS BASED ON STATE PLANE COORDINATES, NAD 1983, ALABAMA EAST ZONE, US FOOT. COORDINATES SET USING RTK GPS, ALDOT CORS AS CONTROL.
 4. THIS PROPERTY IS COVERED BY TWO FIRM PANELS: FEMA FIRM PANEL 01081C0068G DATED 11-2-11 AND FEMA FIRM PANEL 01081C0066G DATED 11-2-11. A PORTION OF THIS PROPERTY IS IN THE 100 YEAR FLOOD PLAIN AS DEPICTED.
 5. THE ZONING ON THIS PROPERTY IS R3 AND HAS A 30' FRONT, 25' REAR AND 10' SIDE SETBACK ON ALL LOTS.
 6. THIS SITE IS SERVED BY OPELIKA WATER AND OPELIKA SEWER SERVICES.
 7. LAST DATE OF FIELD WORK: JULY 10, 2020. OFFICE WORK COMPLETED 6-3-2024.
 8. SOURCES OF INFORMATION: PLAT BOOK 19, PAGE 202; PLAT BOOK 26, PAGE 162; PLAT BOOK 47, PAGE 19; DEED BOOK 2618, PAGE 284; DEED BOOK 2249, PAGE 963..



Seal	Drawn By: MTM
	Scale: 1"=50'
	File Name: 24-0405-LL1
	Date: 6-3-2024

PRECISION SURVEYING	2124 Moores Mill Road Suite 110 Auburn, Alabama 36830 Phone (334) 821-0105 www.precisionsurveying.biz
	Sheet Title: WAVERLY WOODS SESECTION 11 T 19 N R 26 E SHEET 1 OF 2

City of Opelika
Planning Commission
Planning Department Report

Meeting Date:	July 23, 2024 (tabled on June 25, 2024)
Subdivision:	Waverly Woods SD
Agenda Item #:	H-17
Action Requested:	Preliminary Approval
Location of Property:	Waverly Place
Property Owner(s):	Whiteridge Opelika LLC & R&S Properties, LLC Hayes Eiford and Mike Maher, authorized representative
Current Land Use:	Undeveloped
Current Zoning:	R-3

Proposal

The applicant is requesting preliminary plat approval for 83 lots: 78 twin home lots, 3 open space lots, one common area lot (Lot 82), and one future phase lot (Lot 83). The lots will be accessed from a new street; the street is an extension of an existing stub-out street that intersects Waverly Place.

The total developed area is 70.5 acres. The total area of phase one is 39.3 acres. The developed area for twin home lots in phase one is 12.3 acres; the remaining 21.5 acres (Lot 82) in phase one will be preserved as open space and labeled an unbuildable area. A floodplain and severe elevations are on the north and west sides (Lot 82) of phase one. It was unfeasible for a new street to extend to the north and west property lines for home construction. A note will be added to the final plat that the 21.5 acres (Lot 82) will be preserved as unbuildable common area; Phase two (Lot 83) is 28 acres and shown as “Future Development” on plat.

Three smaller open space lots (40,222 sf, 5,150 sf, 25,197 sf – Lot 79, 80, 81) are located near the twin home lots. Agenda item #2 is a conditional use request for the twin home development.

Each twin home unit meets the 1,800 square foot minimum lot area and 20 foot lot width requirements of the townhouse development standards. Most lots are 35 feet wide or wider. The lot sizes range from 5,205 sf to 10,056 sf. Each twin home meets the minimum 30’ front yard, and 25’ rear yard, and 10’ side yard setbacks in the R-3 zone. Each twin home meets the minimum 20 foot separation as

required from an adjacent twin home. The rear yard of each twin home unit is larger than 50% of the first floor area as required.

Staff recommends preliminary plat approval subject to the approval of the conditional use and the following:

1. Add the street name on final plat.
2. Change Opelika Utilities Board signature line to Opelika Water Board
3. Sidewalks required on both sides of the street.
4. All utilities shall be underground.
5. Add the names and addresses of adjacent property owners on final plat.
6. Add on final plat the property owner name and address.
7. Label Lot 82 as “Unbuildable Parcel, Preserved as Common Area” on final plat.
8. Add a note on final plat who is responsible for the maintenance of the three open space lots (Lots 79, 80 and 81) and Lot 82.
9. On final plat add a note concerning the uses allowed on the open space lots.
10. Add a 20’ wide buffer area along the east lot lines from Lot 1 to Lot 15 and south property line from Lot 19 to Lot 28 of twin home lots as “20’ natural undisturbed buffer yard”. If a 20’ natural buffer is not provided add evergreen planting or select a residential buffer to install from options in Section 10 Landscape Regulations.
11. Provide access to Lot 81.

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 traffic impact study will be required to determine the impact of this additional development at the intersection of Waverly Place and Waverly Parkway. Turn lanes may be required with this study.
- The road names shall be 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.

Opelika Water Report

An 8-inch water main is available at the proposed street connection to Waverly Place. Water services and meters must not be installed under concrete drives or parking pads. No other comments.

Opelika Power Services Report

This subdivision is located in the Opelika Power Services and Alabama Power territory.



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



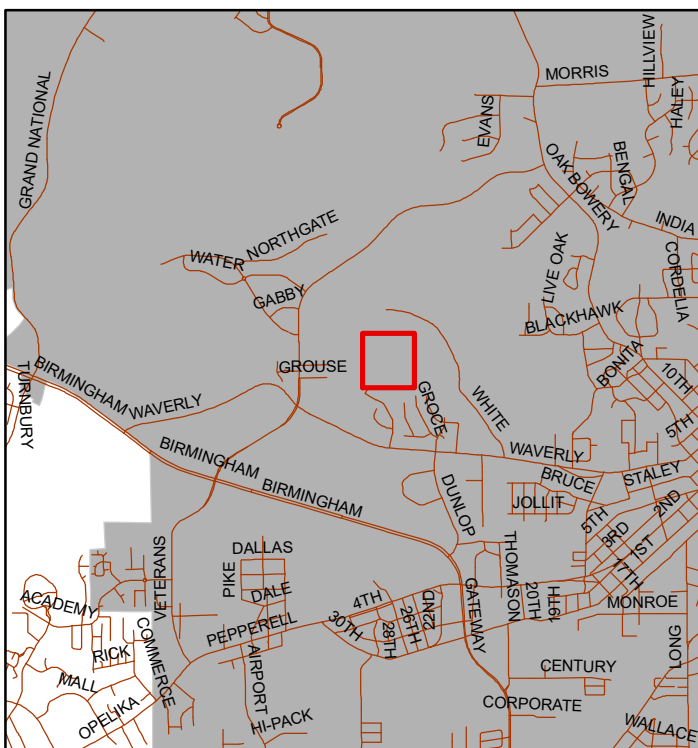
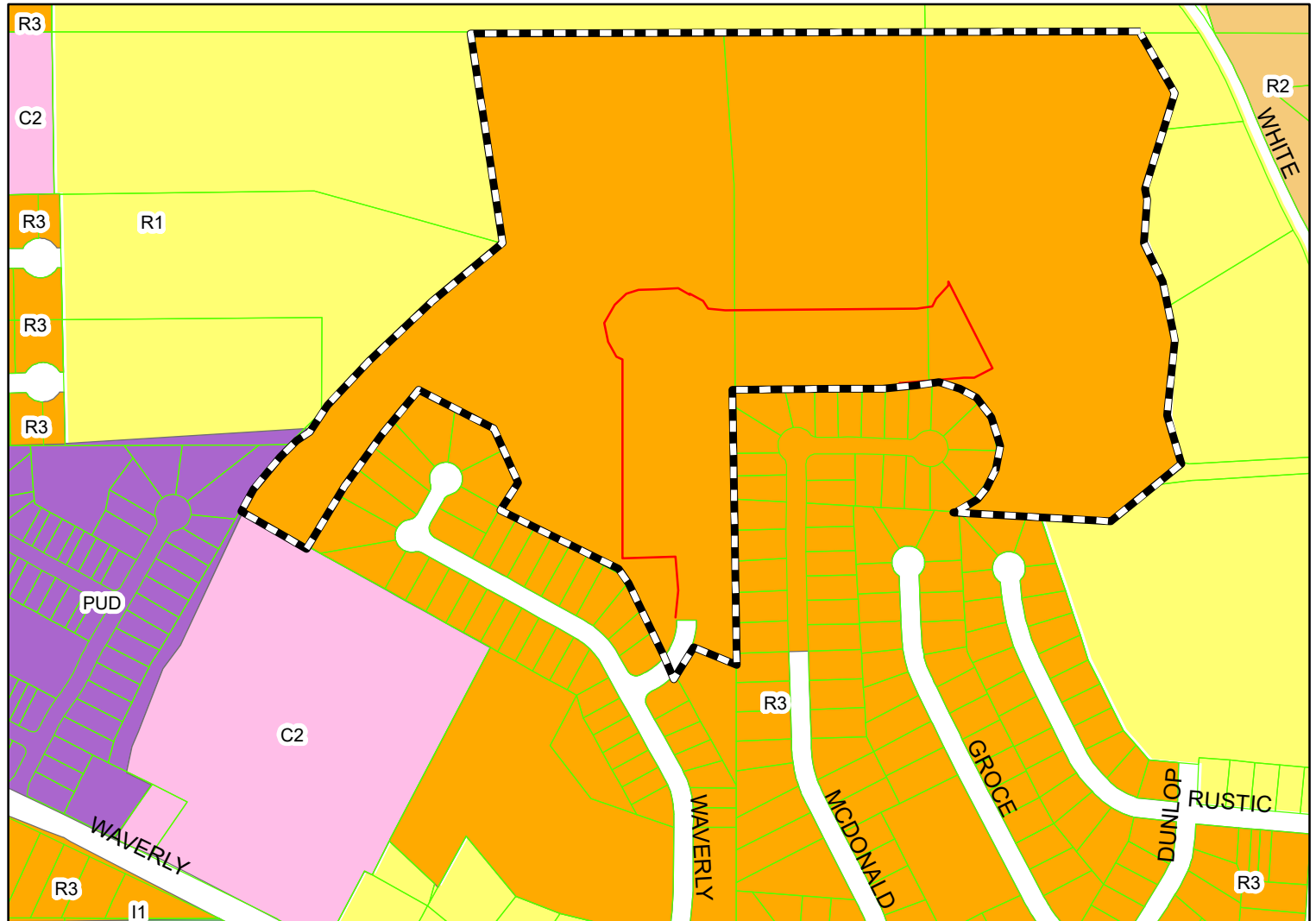
DEADLINE: _____ MEETING: _____

SITE ADDRESS: <u>North of 699 Waverly Court</u>	
PROPERTY OWNER: <u>Whiteridge Opelika LLC and R & S Properties LLC</u>	
APPLICANT/AUTHORIZED REPRESENTATIVE: <u>Hayes Eiford and Mike Maher</u>	
MAILING ADDRESS: <u>1230 Ruth Way, Auburn, AL 36830</u>	
PHONE NUMBER: <u>1-229-221-8908</u>	FAX NUMBER: <u>334-821-4044</u>
EMAIL ADDRESS: <u>hayes@samfordgroupllc.com</u>	
TYPE OF PLAT APPROVAL REQUESTED <u>Preliminary SD plat</u>	
☐ SKETCH PLAN ☐ ADMINISTRATIVE ☒ PRELIMINARY ☐ FINAL	
Does the subdivision require any other official action by the City? <u>no</u>	
☐ Annexation	☐ Rezoning
☐ Other _____	
PARCEL INFORMATION Subdivision Name: <u>Waverly Woods</u> Current Land Use: <u>Vacant</u> Current Zoning: <u>R4</u> Proposed use of the Subdivision: <u>Twin Home Residential</u>	
☒ Residential ☐ Commercial ☐ Manufacturing/Industrial ☐ Office/Institutional	Number of Lots: <u>83</u> x \$3.00 = \$ <u>249</u> Number of APO: <u>55</u> x \$7.00 = \$ <u>385</u> (Adjacent Property Owners) Fee: <u>\$75.00</u> TOTAL = <u>709</u> PAID _____
I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) <u>Waverly Woods</u> Subdivision. I understand that I must provide certain information as noted in Section 4.2, Section 4.3, and/or Section 4.4 of the Opelika Subdivision Regulations in order for the Planning Commission to review my plans. The City may require additional information or requirements, or waive certain requirements, at any time during the process. Failure to provide accurate and complete information may result in disapproval by the Planning Department and/or Planning Commission. This application, plat, and all other information are submitted with the full authorization and knowledge of the property owner(s). The undersigned below hereby swears to be the authorized applicant designated by the property owner(s) as representative or agent for the property owner(s) and therefore authorized to make said application and submit said documents on this request. The undersigned authorizes the City to inspect the subject property as necessary in reviewing the above referenced request.	
OWNERS/AUTHORIZED REPRESENTATIVE SIGNATURE: 	6-4-2024 DATE
(PRINT NAME) <u>Brandon Hays (Whiteridge) / Wayne Gentry (R&S)</u>	

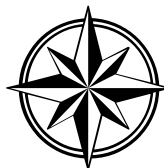
WAVERLY WOODS TWINHOMES AND SUBDIVISION

WAVERLY PLACE

CONDITIONAL USE AND PRELIMINARY APPROVAL, H-16,17



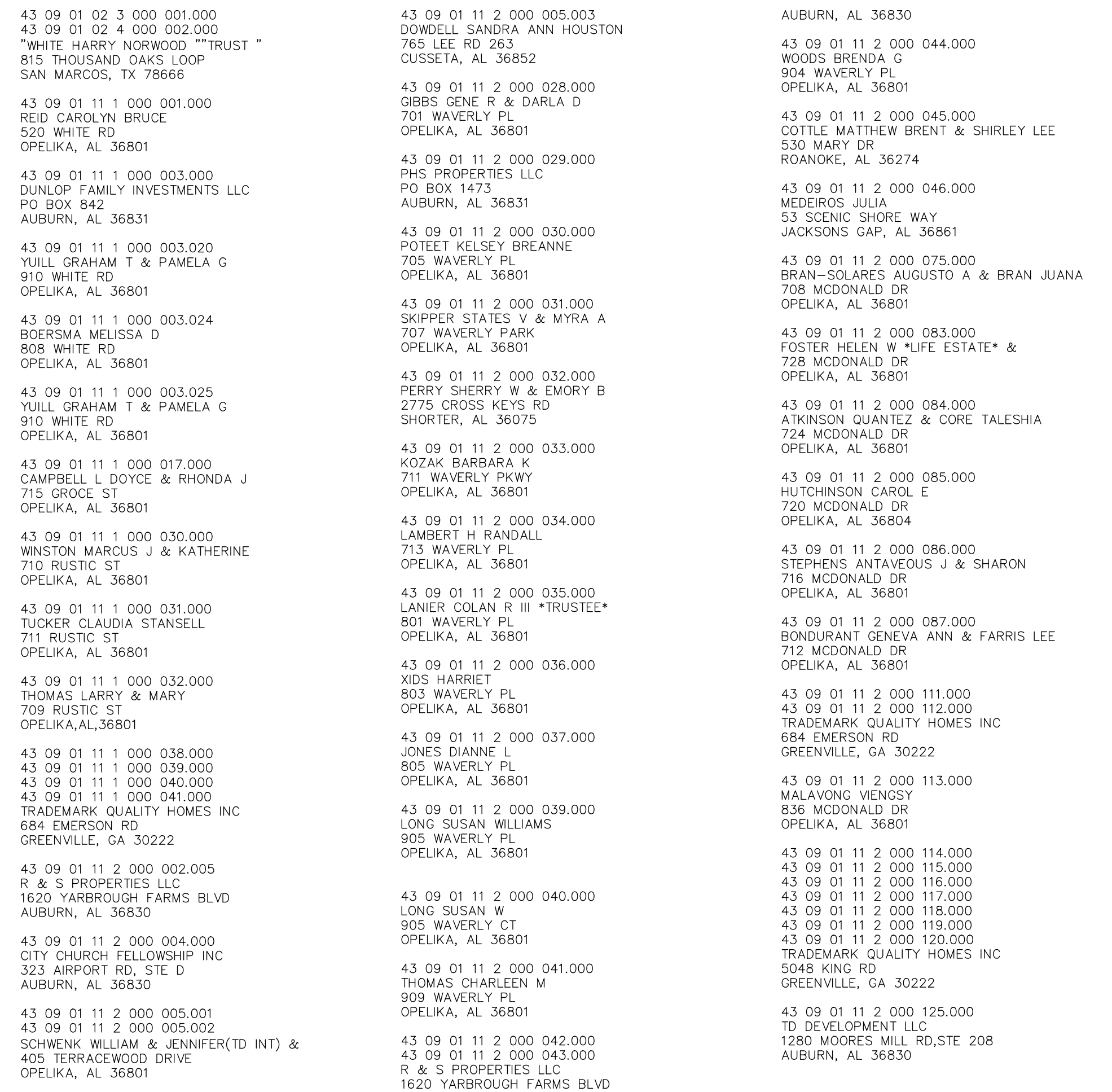
The applicant is requesting approval for 78 twinhome lots, three open space lots, and one parcel for future development. The subdivision is in a R-3 zoning district accessed from Waverly Place. ***The CU and Plat request were tabled at the June 25th Planning Commission meeting.



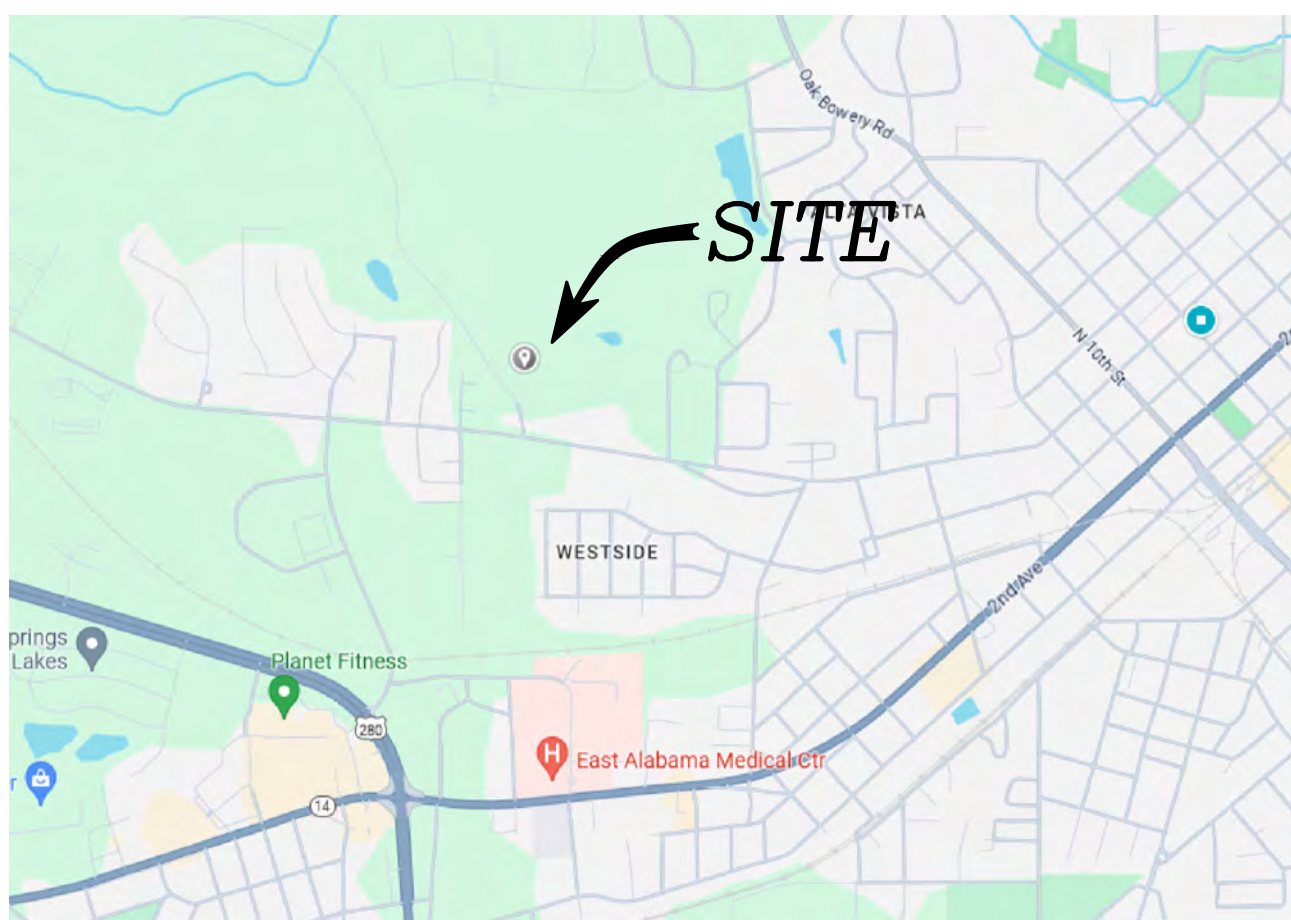
Subject Property

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.

An aerial photograph of a coastal area with a red outline highlighting a specific region. An arrow points from the word "SITE" to a red dot within this outlined area.



\\PRECISION-NAS\Precision\Jobs\2024\24-0405\24-0405-LL1 apo and area.dwg, 6/4/2024 11:57:45 AM, 1:150



WAVERLY WOODS

OPELIKA LEE COUNTY ALABAMA
SEC 11 T 19 N R 26 E

OWNER/DEVELOPER:

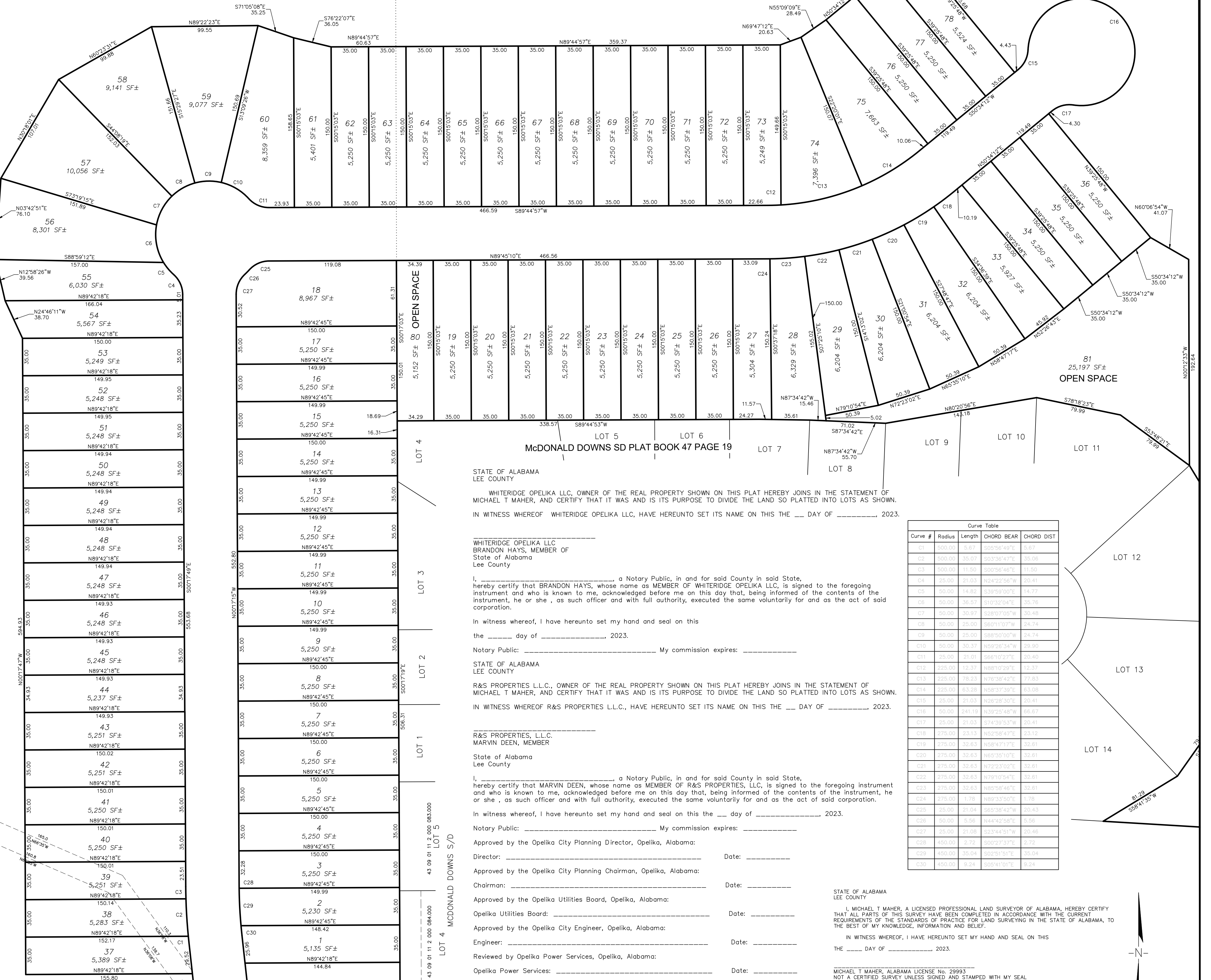
R&S PROPERTIES
1620 YARBROUGH FARMS BLVD
AUBURN, AL 36830

AND

WHITERIDGE OPELIKA LLC
995 FAIRVIEW DRIVE
AUBURN, AL 36830

FUTURE DEVELOPMENT

82
1,186,906 SF±
OPEN SPACE



McDONALD DOWNS SD PLAT BOOK 47 PAGE 19

STATE OF ALABAMA
LEE COUNTY

WHITERIDGE OPELIKA LLC, OWNER OF THE REAL PROPERTY SHOWN ON THIS PLAT HEREBY JOINS IN THE STATEMENT OF MICHAEL T MAHER, AND CERTIFY THAT IT WAS AND IS ITS PURPOSE TO DIVIDE THE LAND SO PLATTED INTO LOTS AS SHOWN. IN WITNESS WHEREOF WHITERIDGE OPELIKA LLC, HAVE HEREUNTO SET ITS NAME ON THIS THE ____ DAY OF _____, 2023.

WHITERIDGE OPELIKA LLC
BRANDON HAYS, MEMBER OF
State of Alabama
Lee County

I, _____, a Notary Public, in and for said County in said State, hereby certify that BRANDON HAYS, whose name as MEMBER OF WHITERIDGE OPELIKA LLC, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

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

Notary Public: _____ My commission expires: _____

STATE OF ALABAMA
LEE COUNTY

R&S PROPERTIES L.L.C., 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 ITS PURPOSE TO DIVIDE THE LAND SO PLATTED INTO LOTS AS SHOWN. IN WITNESS WHEREOF R&S PROPERTIES L.L.C., HAVE HEREUNTO SET ITS NAME ON THIS THE ____ DAY OF _____, 2023.

R&S PROPERTIES, L.L.C.
MARVIN DEEN, MEMBER
State of Alabama
Lee County

I, _____, a Notary Public, in and for said County in said State, hereby certify that MARVIN DEEN, whose name as MEMBER OF R&S PROPERTIES, L.L.C., is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

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

Notary Public: _____ My commission expires: _____

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

Director: _____ Date: _____

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

Chairman: _____ Date: _____

Approved by the Opelika Utilities Board, Opelika, Alabama:

Opelika Utilities Board: _____ Date: _____

Approved by the Opelika City Engineer, Opelika, Alabama:

Engineer: _____ Date: _____

Reviewed by Opelika Power Services, Opelika, Alabama:

Opelika Power Services: _____ Date: _____

Approved by the Opelika Public Works Department:

Public Works Director: _____ Date: _____

STATE OF ALABAMA
LEE COUNTY

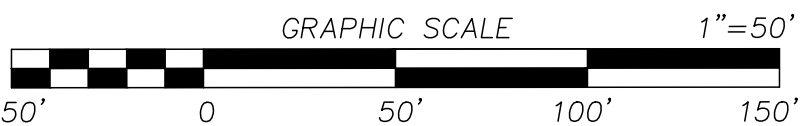
MICHAEL T MAHER, A LICENSED PROFESSIONAL LAND SURVEYOR OF ALABAMA, HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF ALABAMA, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THIS
THE ____ DAY OF _____, 2023.

MICHAEL T MAHER, ALABAMA LICENSE NO. 29993
NOT A CERTIFIED SURVEY UNLESS SIGNED AND STAMPED WITH MY SEAL

Curve Table				
Curve #	Radius	Length	CHORD BEAR	CHORD DIST
C1	500.00	5.87	S00°56'46"E	5.87
C2	500.00	10.01	S01°36'47"E	10.06
C3	500.00	11.50	S00°56'46"E	11.50
C4	25.00	21.03	S24°22'58"W	20.41
C5	30.00	18.85	S39°38'57"E	14.73
C6	30.00	18.87	S10°23'04"E	15.76
C7	30.00	18.87	S28°07'03"W	16.45
C8	30.00	25.00	S30°11'07"W	24.74
C9	30.00	25.00	S88°50'00"W	24.74
C10	30.00	25.37	S39°28'51"W	25.86
C11	30.00	25.01	S66°40'27"E	25.46
C12	225.00	13.37	S88°10'28"E	13.37
C13	225.00	18.23	S76°38'42"E	17.83
C14	225.00	18.28	S68°07'39"E	18.08
C15	25.00	21.03	S39°38'57"E	20.41
C16	50.00	24.18	S39°38'57"E	20.41
C17	25.00	21.03	S74°38'53"W	20.41
C18	275.00	13.13	S39°38'42"E	13.13
C19	275.00	13.83	S38°41'17"E	13.81
C20	275.00	13.83	S68°28'10"E	13.81
C21	275.00	13.83	S72°33'03"E	13.81
C22	275.00	13.83	S73°10'54"E	13.81
C23	275.00	13.83	S85°04'06"E	13.81
C24	275.00	13.78	S89°03'00"E	13.78
C25	25.00	21.04	S69°38'42"W	20.43
C26	50.00	5.88	S44°42'38"E	5.88
C27	25.00	21.08	S13°44'51"W	20.46
C28	450.00	5.72	S00°57'33"E	5.72
C29	450.00	15.04	S02°51'51"E	15.04
C30	450.00	5.24	S05°41'01"E	5.24

- NOTES:
1. AN EASEMENT IS HEREBY GRANTED TO THE CITY OF OPELIKA AND TO ANY TELEPHONE COMPANIES SERVING THE CITY OF OPELIKA, FOR THE PURPOSE OF INSTALLING, OPERATING, AND MAINTAINING POLES, LINES, GUY WIRES, AND OTHER FACILITIES. EASEMENTS TO BE TEN (10) FEET WIDE, BEING FIVE (5) FEET ON EACH SIDE OF THE FRONT AND SIDE LOT LINES.
 2. SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIONS OF RECORD.
 3. BEARINGS BASED ON STATE PLANE COORDINATES, NAD 1983, ALABAMA EAST ZONE, US FOOT. COORDINATES SET USING RTK GPS, ADOT CORS AS CONTROL.
 4. THIS PROPERTY IS COVERED BY TWO FIRM PANELS: FEMA FIRM PANEL 01081C0068G DATED 11-2-11 AND FEMA FIRM PANEL 01081C0066G DATED 11-2-11. A PORTION OF THIS PROPERTY IS IN THE 100 YEAR FLOOD PLAIN AS DEPICTED.
 5. THE ZONING ON THIS PROPERTY IS R3 AND HAS A 30' FRONT, 25' REAR AND 10' SIDE SETBACK ON ALL LOTS.
 6. THIS SITE IS SERVED BY OPELIKA WATER AND OPELIKA SEWER SERVICES.
 7. LAST DATE OF FIELD WORK: JULY 10, 2020. OFFICE WORK COMPLETED 6-3-2024.
 8. SOURCES OF INFORMATION: PLAT BOOK 19, PAGE 202; PLAT BOOK 26, PAGE 162; PLAT BOOK 47, PAGE 19; DEED BOOK 2618, PAGE 284; DEED BOOK 2249, PAGE 963..



OVERALL MAP 1"=250'

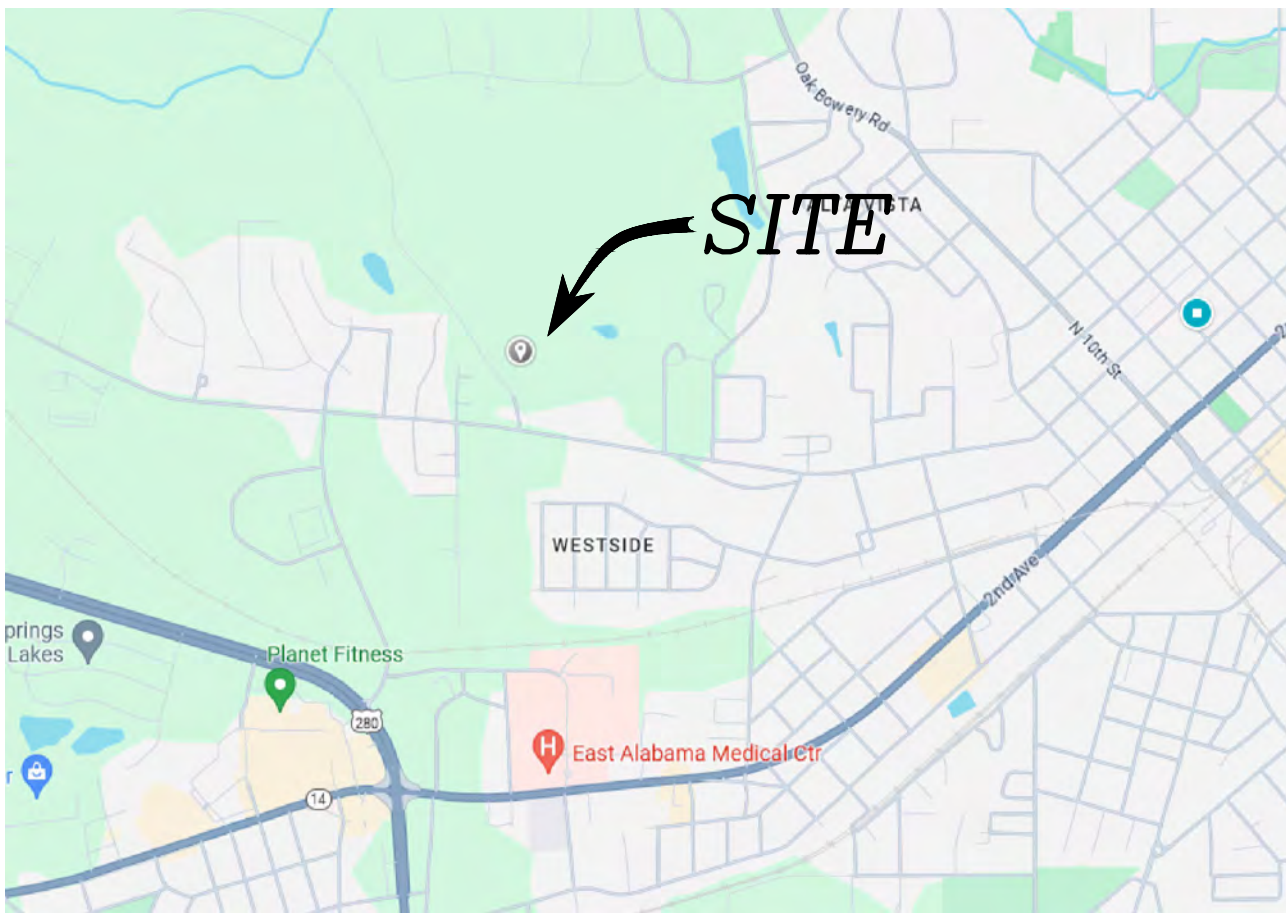
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MTM
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1"=50'
File Name:
24-0405-LL1
Date:
6-3-2024

PRECISION
SURVEYING

Sheet Title:

WAVERLY WOODS
SESECTION 11 T 19 N R 26 E
SHEET 1 OF 2

2124 Moores Mill Road
Suite 110
Auburn, Alabama 36830
Phone (334) 821-0105
www.precisionurveying.biz



WAVERLY WOODS

OPELIKA LEE COUNTY ALABAMA

SEC 11 T 19 N R 26 E

OWNER/DEVELOPER:

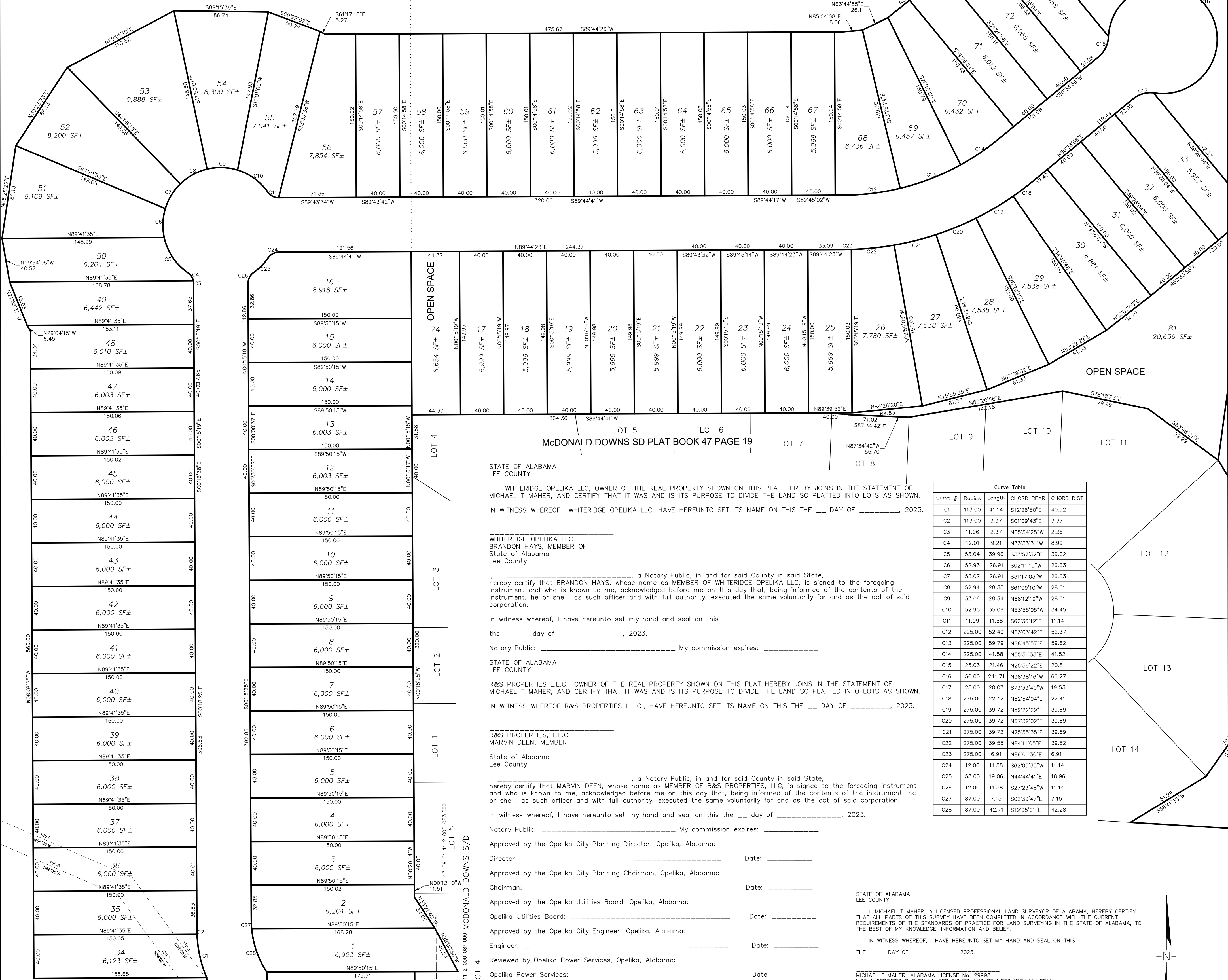
R&S PROPERTIES
1620 YARBROUGH FARMS BLVD
AUBURN, AL 36830

AND

WHITERIDGE OPELIKA LLC
995 FAIRVIEW DRIVE
AUBURN, AL 36830

FUTURE DEVELOPMENT

OPEN SPACE



STATE OF ALABAMA
LEE COUNTY

WHITERIDGE OPELIKA LLC, OWNER OF THE REAL PROPERTY SHOWN ON THIS PLAT HEREBY JOINS IN THE STATEMENT OF MICHAEL T MAHER, AND CERTIFY THAT IT WAS AND IS ITS PURPOSE TO DIVIDE THE LAND SO PLATTED INTO LOTS AS SHOWN. IN WITNESS WHEREOF WHITERIDGE OPELIKA LLC, HAVE HEREUNTO SET ITS NAME ON THIS THE ____ DAY OF _____, 2023.

WHITERIDGE OPELIKA LLC
BRANDON HAYS, MEMBER OF
State of Alabama
Lee County

I, _____, a Notary Public, in and for said County in said State, hereby certify that BRANDON HAYS, whose name as MEMBER OF WHITERIDGE OPELIKA LLC, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

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

Notary Public: _____ My commission expires: _____

STATE OF ALABAMA
LEE COUNTY

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MARVIN DEEN, MEMBER
State of Alabama
Lee County

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Notary Public: _____ My commission expires: _____

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

Director: _____ Date: _____

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

Chairman: _____ Date: _____

Approved by the Opelika Utilities Board, Opelika, Alabama:

Opelika Utilities Board: _____ Date: _____

Approved by the Opelika City Engineer, Opelika, Alabama:

Engineer: _____ Date: _____

Reviewed by Opelika Power Services, Opelika, Alabama:

Opelika Power Services: _____ Date: _____

Approved by the Opelika Public Works Department:

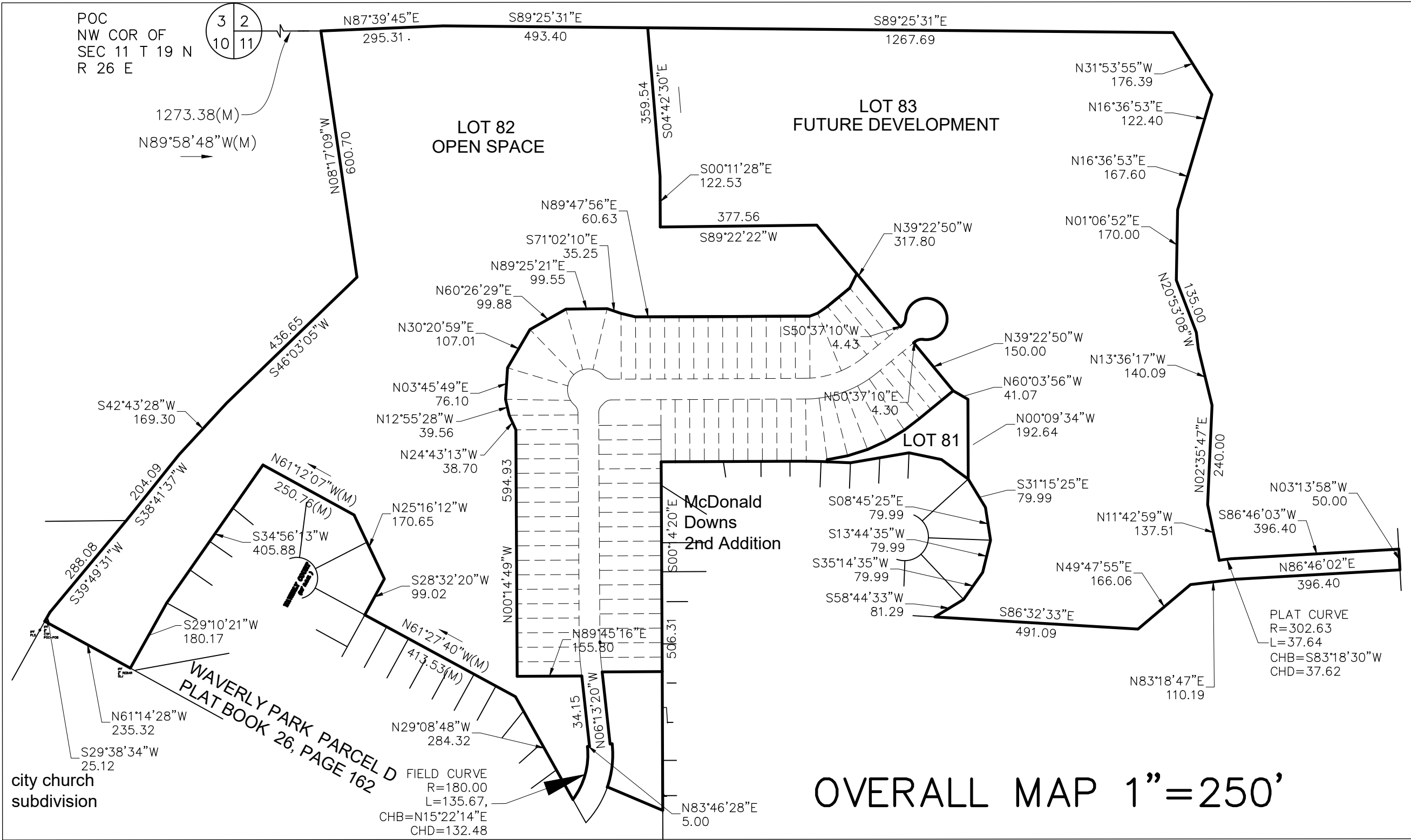
Public Works Director: _____ Date: _____

STATE OF ALABAMA
LEE COUNTY

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NOT A CERTIFIED SURVEY UNLESS SIGNED AND STAMPED WITH MY SEAL



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Seal
Drawn By:
MTM
Scale:
1"=50'
File Name:
24-0405-LL1
Date:
6-3-2024

PRECISION SURVEYING
2124 Moores Mill Road
Suite 110
Auburn, Alabama 36830
Phone (334) 821-0105
www.precisionsurveying.biz
Sheet Title:
WAVERLY WOODS
SESECTION 11 T 19 N R 26 E
SHEET 1 OF 2

City of Opelika
Planning Commission
Planning Department Report

Meeting Date:	July 23, 2024 (tabled on June 25, 2024)
Subdivision:	Firefly Phase 1 (96 lots)
Agenda Item #:	I-18
Action Requested:	Final Approval
Location of Property:	3169 Columbus Parkway
Property Owner(s):	Firefly Development Lee, LLC Daniel Holland, authorized representative
Current Land Use:	Undeveloped
Current Zoning:	PUD
Flood Zone:	FEMA – Nov 2, 2011 – MAP#01081C0089G and 01081C0084H--_. No portion of property is in in 100-year flood zone. Property in Flood Zone “X” which is outside the 0.2% annual chance flood plain

Staff Comments:

Firefly subdivision, Phase 1 was tabled by the applicant at the May 25th Planning Commission meeting. The developer’s engineer said the ALDOT permit and construction of the right turn access into the subdivision and water line extension should begin ‘end of the week’ or Friday, June 14th. The Planning staff’s report below is the same report as presented at the May 28 PC meeting.

The applicant is requesting final approval for 96 lots that is Phase 1 of a 600 lot subdivision (Firefly PUD) on 209.7 acres¹. The primary street access to Phase 1 is from Columbus Parkway; the street is a two-lane 60’ wide boulevard about 120’ long separated with a landscaped median.

Phase 1 consists of 93 residential lots, two open space lots (Lot 95 and Lot 96, 3 acres each), and Lot 94 (1.1 acres) is an amenity lot providing a swimming pool, clubhouse, and mail kiosk location. Lot 1-A (55 acres) and Lot 3-A (118 acres) (on sheet 1 of 3) are the remaining PUD area for future residential lots. On page 4 is the Master Plan of the entire 209.7 acre PUD showing the location of Phase 1

The following are the types of dwellings and minimum lot requirements for the 93 residential lots:

- 25 single family home (sfh) lots, 70’ lot width, 7,000 sf lot size

¹ City Council approved PUD in April 2023. The Firefly master plan has 423 single family home lots, 142 twin home lots (duplex), and 34 townhome lots. Total density is 2.86 dwelling units per acre; 95 acres is designated open space.

- 34 sfh lots, 50' lot width, 6,250 sf lot size,
- 34 townhome lots, 20' lot width, 1,800 sf lot size; minimum setbacks 10' front, 20' rear, 10' side on street & end units

For all single family home lots (50' & 70' wide), the minimum setbacks are 20' front, 20' rear, 5' side, 10' side yard on street.

The 25 single family home (sfh) 70' lots range from 7,002 sf to 14,358 sf. All lots meet the 7,000 sf minimum lot size requirements. The 70' minimum lot width must be met at the front property line or

minimum front setback line. The 25 lots front on the primary entry street from Columbus Parkway. This street ends or stubs-out on the west property line. The adjacent subdivision on the west side is Fenwick SD (160 sfh) that is approved for construction. The Firefly SD street will connect with a future Fenwick subdivision street; the street is accessed from Columbus Parkway. The connection of the two streets and subdivisions provides another outlet to Columbus Parkway for the Firefly lots.

Phase 1 has 34 single family homes with a minimum 50' lot width and minimum 6,250 sf. lot size. The 34 lots range in size from 6,140 sf to 7,242 sf. All lots meet the minimum 6,250 sf lot size requirement except Lot 92 at (6,140 sf); Lot 92 needs to be resized to a minimum 6,250 sf. The 50' minimum lot width for all lots must be met at front property line or minimum front setback line. For five 50 foot lots (Lot 77 to Lot 81), a 20 foot wide power easement runs through the lots and a 20' sewer easement runs along the rear property line of three of the five lots. The location of dwellings on these lots, especially Lot 80, is limited. The minimum building setbacks must be met; setback variance approval is unlikely.

The lot area of 34 townhome lots meet minimum lot size requirements ranging from 2,186 sf to 5,562 sf and lot width 20' to 54' (minimum 1,800 sf lot size and 20' lot width is required). All townhome lots are accessed from a private street to a rear entry driveway; lots do not have direct driveway access from a public street. Each townhome lot must meet the minimum requirements of Section 9 Landscape Regulations. Landscaping includes a residential buffer between the townhome's lots and the west property line as stated in the Firefly master plan narrative. The west adjacent property (Fenwick SD, 111 lots) will be single family home lots. A residential buffer is also recommended between the townhome lots and the 50' and 70' sfh lots on the east side of townhomes. The buffers on the east and west sides are selected from the Residential Buffer options as provided in Section 9 Landscape Regulations.

Sidewalks are required on both sides of the street and utilities underground required for the single family home lots and townhome lots.

The exterior wall material for the single family homes and townhomes must follow the requirements of the Gateway Corridor (Section 7.6).

At least one street tree (1" caliper) is required on each single family home lot and two street trees (1" caliper) for each townhome lot i.e., two street trees required per townhome unit. Street tree requirements should be added to the landscape package for each lot and installed after home construction is complete (or street trees added to the setback review site plan that is required before a building permit is issued.)

A 100 foot wide community buffer is shown on the plat as required along Columbus Parkway right-of way. (100 foot perimeter buffer also included on other perimeter property lines as shown on Master Plan.)

At the time of this writing (May 21st), the developer is waiting on ALDOT approval to begin construction of a new right turn lane on Columbus Parkway and extend water line from right of way to the subdivision. The applicant asked about the City bonding the remaining improvements instead of tabling this agenda item in case right-of-way improvements are complete before the next Planning Commission meeting on June 25th. Building permits for homes are allowed when all public improvements are approved by City departments and accepted by the City, and the subdivision plat is recorded.

Recommendations

Staff cannot recommend final plat approval until construction of the right turn lane on Columbus Parkway and water is extended to the subdivision and approved by City departments. The applicant has requested that the item be tabled at this time.

Final Approval is subject to the following items:

1. Install underground utilities.
2. Install sidewalks on both sides of all public streets. Extend said sidewalks to open space lots/areas (labeled on plat) that are nearest to street sidewalks providing access from street sidewalks to open space areas.
3. Install a residential landscape buffer along the west and east property lines of the townhome Lots 41 to 59 and Lots 26 to 40 to buffer townhome lots from the adjacent single-family lots.
4. Exterior materials of all dwelling units must meet the exterior "Materials and Cladding Requirements of Section 7.6 Gateway Corridor District.
5. Add approved street names on final plat.
6. Add the right-of-way width on all streets.
7. Complete the missing deed data on Note 1.
8. Change "Opelika Utilities Board" to Opelika Water Board.
9. Add the corner markers on Sheets 2 & 3.
10. Complete the book and page numbers in Note 1.
11. Show Lot 2, Firefly SD, PB 48, Pg 110 as an adjacent property owner
12. Delete the label "60' Power Easement" near Lots 84 to 91 on page 2
13. Add the owner/developer's name and address on plat

14. Lot 2, Firefly Subdivision needs to show adjoiner data.
15. The duplicate certification on sheet 2 is not necessary. Remove certification on sheet 2
16. Change label “Tallapoosa River...20’ power easement” (east of Lot 22 and 23) to 60 feet.
17. Add a note providing minimum setbacks for townhouse lots and single-family lots. (townhouse - 10’ front, 10’ side yard on street & 10’ side yard on end units, 20’ rear yard) (all single-family homes – 20’ front, 10’ side yard on street, 5’ side yard, 20’ rear)
15. The minimum front setback and lot width must be met at the front property line or the minimum front setback line of all residential lots.
16. Revise the 6,240 sf lot size for Lot 92 shown on plat to meet the minimum 6,250 sf lot area for 50’ wide lots.
17. Add a darker lot line on Lot 78 and Lot 79 to match line weight of adjacent lots.
18. Add current name of property owner(s) on final plat
19. Delete “Lot 2-A” on note #5 and add “Lot 3-A
19. Add note on plat, as stated on developer’s narrative (“Overall Development Scheme”), that the developer is responsible for managing and maintaining the open space lots, (Lot 94, 95, and 96) until a homeowner’s association is established to continue maintenance of said lots.
20. Add note providing the uses allowed on the open space Lot 94, 95, and 96.
21. Add note that a minimum of one street tree per single family home lot and two street trees per townhome building are required. Street trees must be planted on private property not right of way.
22. Ensure all easements are shown and labeled on the final plat.
23. Provide a temporary turnaround for any street stub exceeding 150 feet.
24. Add ingress/egress easement to rear of townhome lots.

Engineering Department Report

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

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

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

Opelika Water Report

Connection to existing main along Columbus Parkway and approval of all installed infrastructure must be completed before Plat can be signed.

Opelika Power Services Report

This subdivision is located outside the Opelika Power Services territory.



000202-2024

AGENDA ITEM # 18

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

PC DEADLINE: 5.7.24 PC MEETING: 5.28.24

SITE ADDRESS: 3169 Columbus parkway Opelika, AL 36804

PROPERTY OWNER: Firefly Development Lee, LLC

APPLICANT/AUTHORIZED REPRESENTATIVE: Daniel Holland

MAILING ADDRESS: 2124 Moores Mill Road Suite 110

PHONE NUMBER: 334-821-0105

FAX NUMBER: 334-821-4044

EMAIL ADDRESS: mike.precisionsurv@gmail.com

TYPE OF PLAT APPROVAL REQUESTED

☐ SKETCH PLAN☐ ADMINISTRATIVE☐ PRELIMINARY☒ FINAL

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

☐ Annexation☐ Rezoning☐ Other

PARCEL INFORMATION

Subdivision Name: Firefly Phase 1

Number of Lots: 95 x \$3.00 = \$

Current Land Use: PUD

Number of APO: 13 x \$6.74 = \$
(Adjacent Property Owners)

Current Zoning: PUD

Fee: \$75.00

Proposed use of the Subdivision: Residential

TOTAL = \$75

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

PAID

I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) _____ Subdivision. I understand that I must provide certain

information as noted in Section 4.2, Section 4.3, and/or Section 4.4 of the Opelika Subdivision Regulations in order for the Planning Commission to review my plans. The City may require additional information or requirements, or waive certain requirements, at any time during the process. Failure to provide accurate and complete information may result in disapproval by the Planning Department and/or Planning Commission.

This application, plat, and all other information are submitted with the full authorization and knowledge of the property owner(s). The undersigned below hereby swears to be the authorized applicant designated by the property owner(s) as representative or agent for the property owner(s) and therefore authorized to make said application and submit said documents on this request. The undersigned authorizes the City to inspect the subject property as necessary in reviewing the above referenced request.

OWNERS/AUTHORIZED
REPRESENTATIVE SIGNATURE:

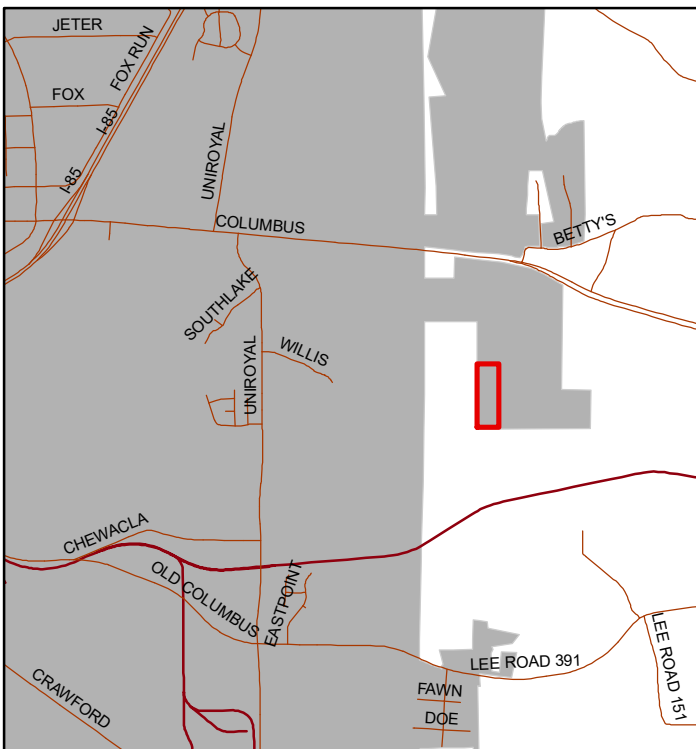
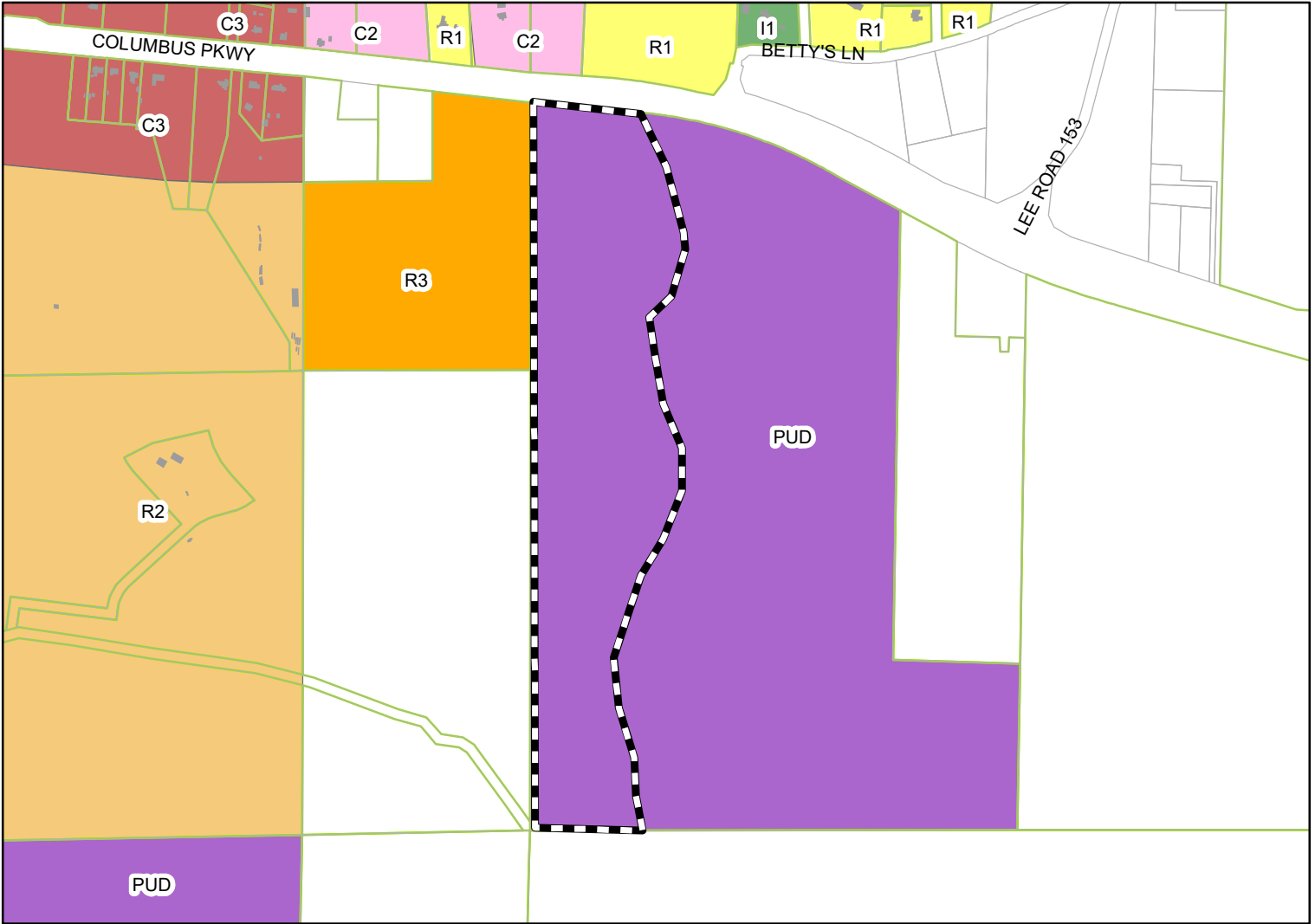
(PRINT NAME) Daniel Holland

DATE 5/6/2024

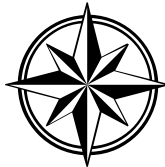
FIREFLY PHASE 1 SUBDIVISION

3200 BLOCK COLUMBUS PARKWAY - HWY 280 EAST

FINAL APPROVAL, I-18



The applicant is requesting final approval for 95 residential lots (61 single family homes and 34 townhomes). The plat is the first phase of a 209 acre PUD development with 600 dwelling units - Firefly PUD. ***This item was tabled at the June 25th PC meeting.



Subject Property

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

State of Alabama
Lee County

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

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

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

I, Daniel Holland as member of Firefly Development Lee LLC, owner of the real property shown on this plat, hereby join in the statement of Michael T Maher, and certify that it was and is my purpose to subdivide the lands so plotted as shown.

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

Daniel Holland as member of Firefly Development Lee LLC

State of Alabama
Lee County

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

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

Notary Public: _____

My commission expires: _____

State of Alabama
Lee County

I, Daniel Holland as member of Holland Holding Company LLC, owner of the real property shown on this plat, hereby join in the statement of Michael T Maher, and certify that it was and is my purpose to subdivide the lands so plotted as shown.

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

Daniel Holland as member of Holland Holding Company LLC

State of Alabama
Lee County

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

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

Notary Public: _____

My commission expires: _____

FIREFLY SUBDIVISION REDIVISION OF LOTS 1 AND 3 SHEET 1 OF 3

SECTION 14 T 19 N R 27 E
OPELIKA LEE COUNTY ALABAMA

NOTES:

- SOURCE OF INFORMATION: PLAT BOOK 48, PAGE 110 (FIREFLY SUBDIVISION); DEED BOOK _____ PAGE _____ (JONES TO HOLLAND); DEED BOOK 1295, PAGE 3 (JONES).
- DATE OF FIELD SURVEY: 7-25-23; DATE OF OFFICE WORK: 7-31-2023.
- BEARINGS BASED ON STATE PLANE COORDINATES, NAD 1983, ALABAMA EAST ZONE, US FOOT. COORDINATES SET USING RTK GPS, ALDOT CORS AS CONTROL.
- AN EASEMENT IS HEREBY GRANTED TO THE CITY OF OPELIKA AND TO ANY UTILITY COMPANIES SERVING THE CITY OF OPELIKA FOR THE PURPOSE OF INSTALLING, OPERATING, AND MAINTAINING POLE LINES, GUY WIRES AND OTHER FACILITIES. EASEMENT TO BE TEN (10) FEET WIDE AND SHALL BE CENTERED ALONG THE FRONT AND SIDE LOT LINES OF EACH LOT.
- ACCESS TO LOT 2-A TO BE GRANTED BY DEDICATED RIGHT OF WAY.
- NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA. ALL PARTS OF THIS PROPERTY IS IN FLOOD ZONE X (AREA OF MINIMAL FLOODING) PER FEMA FIRM 01081C0089G DATED 11-02-2011. THE PROPOSED FEMA FIRM 01081C0084H ALSO PLACES NO SPECIAL FLOOD HAZARD AREAS ON THIS PROPERTY.
- NO DRIVEWAY ACCESS IS PERMITTED TO U.S. HIGHWAY 280. ACCESS TO HIGHWAY TO BE BY DEDICATED PUBLIC RIGHT OF WAY.

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

Director: _____ Date: _____

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

Chairman: _____ Date: _____

Approved by the Opelika Utilities Board, Opelika, Alabama:

Opelika Utilities Board: _____ Date: _____

Approved by the Opelika City Engineer, Opelika, Alabama:

Engineer: _____ Date: _____

Reviewed by Opelika Power Services, Opelika, Alabama:

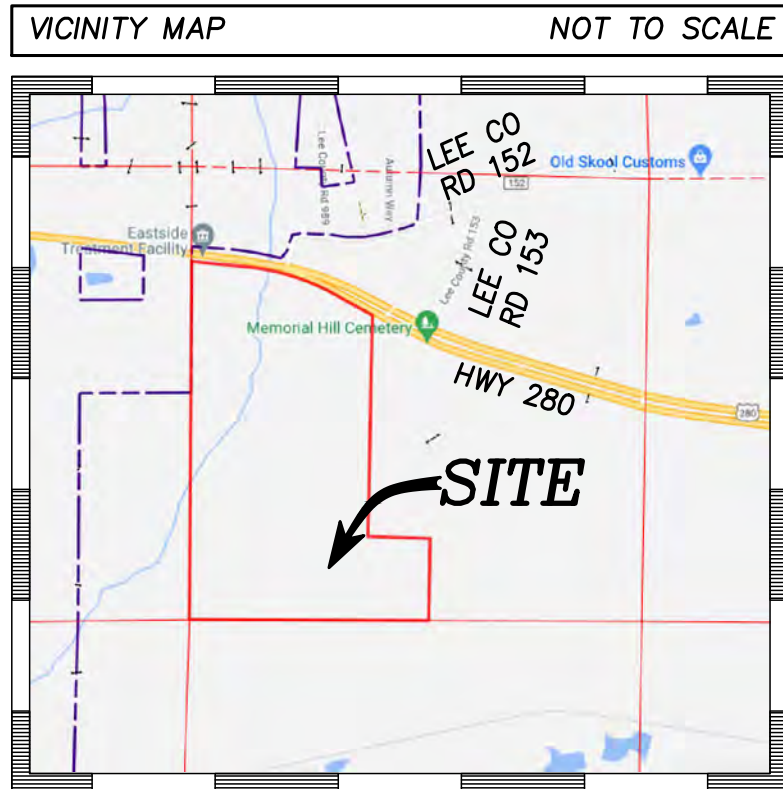
Opelika Power Services: _____ Date: _____

Approved by the Opelika Public Works Department:

Public Works Director: _____ Date: _____

Line Table		
Line #	Length	Direction
L1	135.24	S06°56'53"W
L2	125.00	S83°03'07"E
L3	53.28	N00°42'22"E
L4	44.34	N10°43'41"W
L5	70.00	N15°55'14"W
L6	43.18	N12°49'35"W
L7	90.65	N03°13'34"W
L8	50.01	S06°51'50"W
L9	122.89	N19°17'04"E
L10	93.09	N34°48'11"E
L11	84.00	N45°20'18"E
L12	91.41	N46°18'07"E
L13	125.00	N82°27'14"E
L14	66.62	N03°43'35"W
L15	66.62	N03°54'47"E
L16	66.62	N11°33'09"E
L17	66.62	N19°11'31"E
L18	66.62	N26°49'53"E
L19	66.62	N34°28'15"E
L20	66.62	N42°06'37"E
L21	53.08	N47°10'42"E
L22	45.06	N45°34'07"E
L23	43.89	N40°02'07"E
L24	43.89	N34°26'43"E
L25	43.89	N28°51'20"E
L26	43.89	N23°51'57"E
L27	43.89	N17°40'33"E
L28	45.86	N11°57'37"E
L29	41.91	N06°22'13"E
L30	44.17	N00°53'18"E
L31	120.00	S83°01'03"E
L32	87.18	S83°01'03"E
L33	66.27	N70°11'42"W
L34	146.28	N36°30'07"W
L35	93.40	N15°15'43"E
L36	333.52	N08°29'09"E
L37	16.88	N12°51'57"W
L38	172.93	N17°55'13"E
L39	395.45	N34°20'12"E
L40	234.96	N12°39'33"E
L41	28.45	N19°34'30"W
L42	21.17	N89°31'48"E
L43	35.38	N19°34'30"W
L44	234.96	N12°39'33"E
L45	395.45	N34°20'12"E
L46	139.36	N17°55'13"E
L47	67.81	N12°51'57"W
L48	23.92	N89°31'48"E
L49	123.76	N12°51'57"W
L50	333.52	N08°29'09"E
L51	93.40	N15°15'43"E
L52	146.28	N36°30'07"W
L53	66.27	N70°11'42"W
L54	125.00	N88°04'31"E

Curve Table				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	30.00'	47.11'	N38°02'05"W	42.41'
C2	30.00'	47.14'	S51°57'55"W	42.44'
C3	70.00'	75.17'	N39°25'50"W	71.61'
C4	190.00'	111.73'	N53°20'55"W	110.13'
C5	120.00'	108.41'	N10°37'12"W	104.76'
C6	510.00'	60.32'	N11°52'26"E	60.28'
C7	710.00'	264.59'	N21°12'24"W	263.06'
C8	65.00'	18.62'	N26°07'43"E	18.56'
C9	85.00'	32.16'	N23°29'52"E	31.97'
C10	85.00'	47.82'	N3°27'28"W	47.19'
C11	65.00'	36.57'	N32°27'28"W	36.09'
C12	65.00'	24.59'	N23°29'52"E	24.45'
C13	85.00'	24.35'	N26°07'43"E	24.27'
C14	610.00'	215.78'	N22°59'59"W	214.66'
C15	590.00'	221.62'	N23°37'36"W	220.32'
C16	690.00'	257.13'	N21°12'24"W	255.65'
C17	490.00'	57.95'	N11°52'26"E	57.92'
C18	140.00'	126.48'	N10°37'12"W	122.23'
C19	210.00'	123.49'	N53°20'55"W	121.72'



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



PARCELS		PARCELS		PARCELS	
PARCEL	AREA	PARCEL	AREA	PARCEL	AREA
1	10069	34	2400	68	6744
2	10313	35	4320	69	6744
3	9649	36	4320	70	6744
4	9000	37	2400	71	6731
5	10810	38	2400	72	6731
6	8070	39	2400	73	6744
7	8167	40	4257	74	6744
8	14358	41	4059	75	6761
9	8807	42	2207	76	6744
10	9249	44	5193	77	7242
11	7002	45	5484	78	7242
12	9590	46	2204	79	7242
13	9464	47	2186	80	7242
14	9001	48	2198	81	7242
15	10185	49	5955	82	7242
16	10837	50	4833	83	7242
17	8427	51	2300	84	6439
18	8479	52	2300	85	6265
19	8750	53	2300	86	6266
20	8564	54	4140	87	6266
21	8942	55	4140	88	6266
22	11858	56	2300	89	6266
23	9672	57	2300	90	6266
24	9803	58	2300	91	6391
25	9834	59	4077	92	6140
26	4285	60	6628	93	6307
27	2481	61	6250	94	50452
28	2500	62	6250	95	133068
29	2483	63	6690	96	138690
30	5562	64	6744	97	2399895
31	5044	65	6744	98	5144933
32	2400	66	6744		
33	2400	67	6744		

43 10 05 22 0 000 001.000
EDGAR HUGHSTON BUILDER INC
8219 N CROSSING CT
FORTSON, GA 31808

43 10 06 23 0 000 001.000
TIMBERLANDS II LLC
C O FOREST RESOURCE CONSULTANT
P.O. BOX 545
LUMPKIN, GA 31815

Seal	Drawn By: MTM
	Scale: 1"=200'
	File Name: 23-0534-S1 FINAL -
	Date: 5-6-2024

PRECISION SURVEYING

2124 Moores Mill Road
Suite 110
Auburn, Alabama 36830
Phone (334) 821-0105
www.precisionsurveying.biz

FIREFLY SUBDIVISION
REDIVISION OF LOTS 1 AND 3
SHEET 1 OF 3
FINALPLAT

State of Alabama
Lee County

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

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

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

State of Alabama
Lee County

I, Daniel Holland as member of Holland Holding Company LLC, owner of the real property shown on this plot, hereby join in the statement of Michael T Maher, and certify that it was and is my purpose to subdivide the lands so plotted as shown,

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

Daniel Holland as member of Holland Holding Company LLC
State of Alabama
Lee County

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

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

Notary Public: _____
My commission expires: _____

State of Alabama
Lee County

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Notary Public: _____
My commission expires: _____

FIREFLY SUBDIVISION

REDIVISION OF LOTS 1 AND 3

SHEET 2 OF 3

SECTION 14 T 19 N R 27 E
OPELIKA LEE COUNTY ALABAMA

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

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

Approved by the Opelika Utilities Board, Opelika, Alabama:
Opelika Utilities Board: _____ Date: _____

Approved by the Opelika City Engineer, Opelika, Alabama:
Engineer: _____ Date: _____

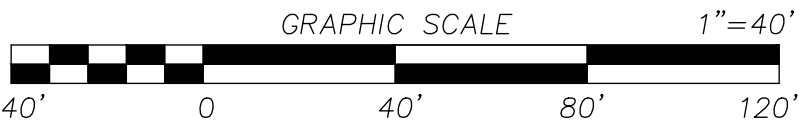
Reviewed by Opelika Power Services, Opelika, Alabama:
Opelika Power Services: _____ Date: _____

Approved by the Opelika Public Works Department:
Public Works Director: _____ Date: _____

- NOTES:
- SOURCE OF INFORMATION: PLAT BOOK 48, PAGE 110 (FIREFLY SUBDIVISION); DEED BOOK 2696, PAGE 557 and 554 (JONES TO HOLLAND HOLDING AND FIREFLY DEVELOPMENT); DEED BOOK 1295, PAGE 3 (JONES).
 - DATE OF FIELD SURVEY: 4-19-2024; DATE OF OFFICE WORK: 5-6-2024.
 - BEARINGS BASED ON STATE PLANE COORDINATES, NAD 1983, ALABAMA EAST ZONE, US FOOT. COORDINATES SET USING RTK GPS, ALDOT CORRS AS CONTROL.
 - AN EASEMENT IS HEREBY GRANTED TO THE CITY OF OPELIKA AND TO ANY UTILITY COMPANIES SERVING THE CITY OF OPELIKA FOR THE PURPOSE OF INSTALLING, OPERATING, AND MAINTAINING POLE LINES, GUY WIRES AND OTHER FACILITIES. EASEMENT TO BE TEN (10) FEET WIDE AND SHALL BE CENTERED ALONG THE FRONT AND SIDE LOT LINES OF EACH LOT.
 - ACCESS TO LOT 2-A TO BE GRANTED BY DEDICATED RIGHT OF WAY.
 - NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA. ALL PARTS OF THIS PROPERTY IS IN FLOOD ZONE X (AREA OF MINIMAL FLOODING) PER FEMA FIRM 01081C0089G DATED 11-02-2011. THE PROPOSED FEMA FIRM 01081C0084H ALSO PLACES NO SPECIAL FLOOD HAZARD AREAS ON THIS PROPERTY.
 - NO DRIVEWAY ACCESS IS PERMITTED TO U.S. HIGHWAY 280. ACCESS TO HIGHWAY TO BE BY DEDICATED PUBLIC RIGHT OF WAY.

LEGEND

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OTP = OPEN TOP PIPE
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CA-788 = PRECISION SURVEYING
● = IRON PIN FOUND
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□ = CONCRETE MONUMENT
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-x-x- = WIRE FENCE
-||-||- = WOOD FENCE
○-○- = CHAIN LINK FENCE



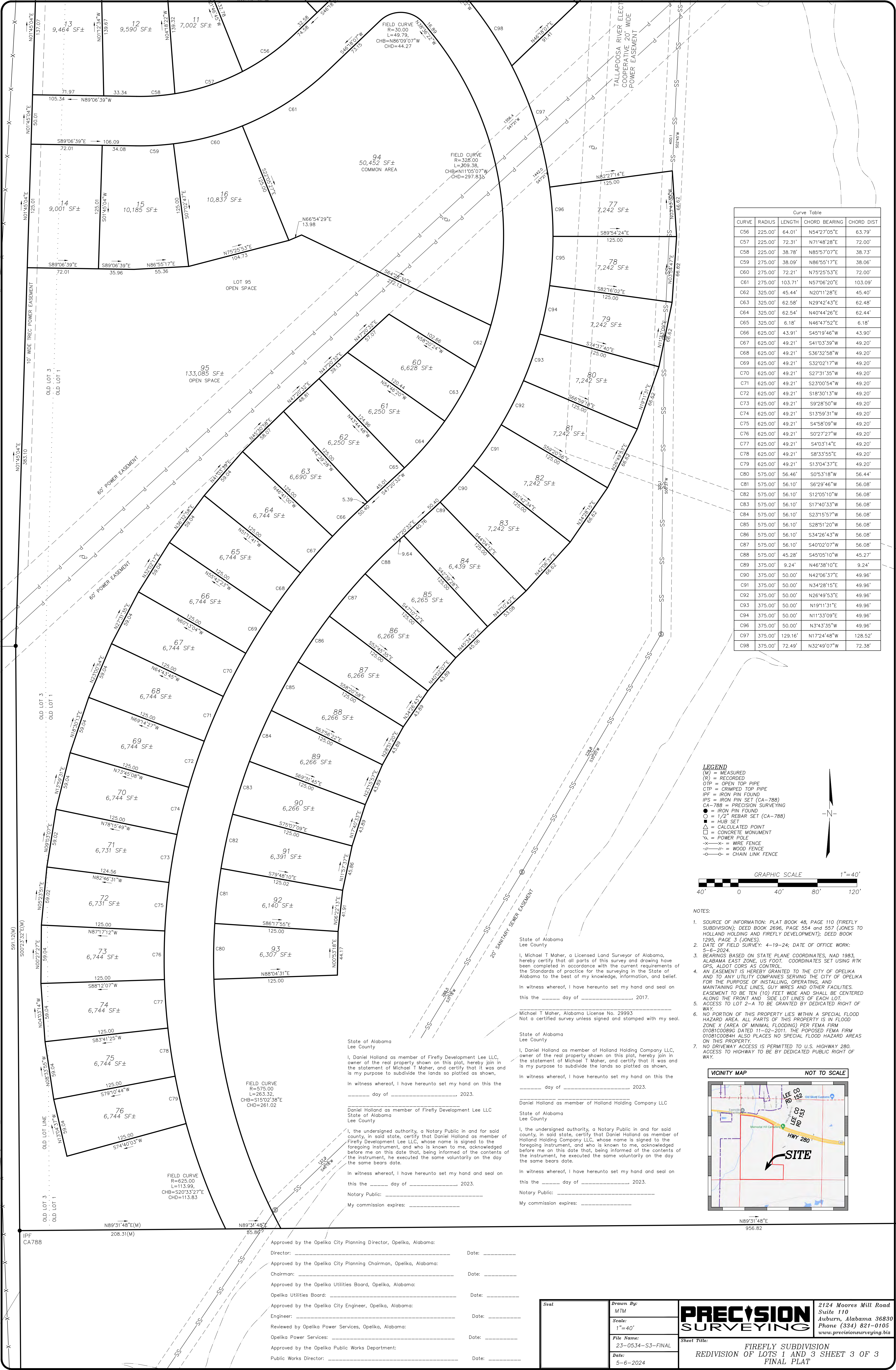
Curve Table				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD DIST
C20	30.00'	47.14'	S51°57'55"W	42.44'
C21	370.00'	80.62'	S0°42'22"W	80.46'
C22	370.00'	67.06'	S10°43'41"E	66.97'
C23	275.00'	29.70'	N12°49'35"W	29.69'
C24	275.00'	31.51'	N6°26'57"W	31.50'
C25	30.00'	42.44'	S43°41'53"E	38.99'
C26	30.00'	40.92'	S56°41'39"W	37.82'
C27	275.00'	50.41'	N22°52'10"E	50.34'
C28	275.00'	64.15'	N34°48'11"E	64.00'
C29	275.00'	23.12'	N43°53'37"E	23.11'
C30	30.00'	44.46'	S3°50'53"W	40.50'
C32	30.00'	47.11'	N38°02'05"W	42.41'
C33	420.00'	61.05'	S2°47'03"W	60.99'
C34	420.00'	72.09'	S61°7'49"E	72.00'
C35	420.00'	34.50'	S13°34'02"E	34.49'
C36	225.00'	77.21'	N6°05'25"W	76.83'
C37	225.00'	88.83'	N15°03'00"E	88.25'
C38	225.00'	78.31'	N36°19'52"E	77.92'
C39	225.00'	17.82'	S41°25'45"E	17.81'
C40	225.00'	46.23'	S33°17'48"E	46.15'
C41	225.00'	20.09'	S24°51'11"E	20.08'
C42	225.00'	20.01'	S19°44'52"E	20.00'
C43	225.00'	20.08'	S14°38'36"E	20.08'
C44	225.00'	54.34'	S51°00'04"E	54.21'
C45	30.00'	25.39'	S26°00'00"W	24.64'
C46	30.00'	25.39'	N22°29'52"W	24.64'
C47	275.00'	26.79'	S1°02'23"E	26.78'
C48	275.00'	20.05'	S5°55'07"E	20.04'
C49	275.00'	34.09'	S10°05'28"E	20.00'
C50	275.00'	20.07'	S14°15'57"E	20.07'
C51	275.00'	33.97'	S19°53'45"E	33.95'
C52	275.00'	34.09'	S26°59'11"E	34.07'
C53	275.00'	20.02'	S32°37'25"E	20.02'
C54	275.00'	20.01'	S36°47'39"E	20.01'
C55	275.00'	23.13'	S41°17'19"E	23.12'
C56	225.00'	64.01'	N54°27'05"E	63.79'
C57	225.00'	72.31'	N71°48'28"E	72.00'
C58	225.00'	38.78'	N85°57'07"E	38.73'
C59	275.00'	38.09'	N86°55'17"E	38.06'
C60	275.00'	72.21'	N75°25'53"E	72.00'
C61	275.00'	103.71'	N57°06'20"E	103.09'
C96	375.00'	50.00'	N3°43'35"W	49.96'
C97	375.00'	129.16'	N17°24'48"W	128.52'
C98	375.00'	72.49'	N32°49'07"W	72.38'

Drawn By: MTM
Scale: 1"=40'
File Name: 23-0534-S2 FINAL
Date: 5-6-2024

PRECISION SURVEYING

2124 Moores Mill Road
Suite 110
Auburn, Alabama 36830
Phone (334) 821-0105
www.precisionsurveying.biz

Sheet Title: FIREFLY SUBDIVISION
REDIVISION OF LOTS 1 AND 3 SHEET 2 OF 3
FINAL PLAT



Curve Table				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD DIST
C56	225.00'	64.01'	N54°27'05"E	63.79'
C57	225.00'	72.31'	N71°48'28"E	72.00'
C58	225.00'	38.78'	N85°57'07"E	38.73'
C59	275.00'	38.09'	N86°55'17"E	38.06'
C60	275.00'	72.21'	N75°25'53"E	72.00'
C61	275.00'	103.71'	N57°06'20"E	103.09'
C62	325.00'	45.44'	N20°11'28"E	45.40'
C63	325.00'	62.58'	N29°42'43"E	62.48'
C64	325.00'	62.54'	N40°44'26"E	62.44'
C65	325.00'	6.18'	N46°47'52"E	6.18'
C66	625.00'	43.91'	S45°19'46"W	43.90'
C67	625.00'	49.21'	S41°03'39"W	49.20'
C68	625.00'	49.21'	S36°32'58"W	49.20'
C69	625.00'	49.21'	S32°02'17"W	49.20'
C70	625.00'	49.21'	S27°31'35"W	49.20'
C71	625.00'	49.21'	S23°00'54"W	49.20'
C72	625.00'	49.21'	S18°30'13"W	49.20'
C73	625.00'	49.21'	S9°28'50"W	49.20'
C74	625.00'	49.21'	S1°35'31"W	49.20'
C75	625.00'	49.21'	S4°58'09"W	49.20'
C76	625.00'	49.21'	S0°27'27"W	49.20'
C77	625.00'	49.21'	S4°03'14"E	49.20'
C78	625.00'	49.21'	S8°33'55"E	49.20'
C79	625.00'	49.21'	S13°04'37"E	49.20'
C80	575.00'	56.46'	S0°53'18"W	56.44'
C81	575.00'	56.10'	S6°29'46"W	56.08'
C82	575.00'	56.10'	S12°05'10"W	56.08'
C83	575.00'	56.10'	S17°40'33"W	56.08'
C84	575.00'	56.10'	S23°15'57"W	56.08'
C85	575.00'	56.10'	S28°51'20"W	56.08'
C86	575.00'	56.10'	S34°26'43"W	56.08'
C87	575.00'	56.10'	S40°02'07"W	56.08'
C88	575.00'	45.28'	S45°05'10"W	45.27'
C89	375.00'	9.24'	N46°38'10"E	9.24'
C90	375.00'	50.00'	N42°06'37"E	49.96'
C91	375.00'	50.00'	N34°28'15"E	49.96'
C92	375.00'	50.00'	N26°49'53"E	49.96'
C93	375.00'	50.00'	N19°11'31"E	49.96'
C94	375.00'	50.00'	N11°33'09"E	49.96'
C96	375.00'	50.00'	N3°43'35"W	49.96'
C97	375.00'	129.16'	N17°24'48"W	128.52'
C98	375.00'	72.49'	N32°49'07"W	72.38'

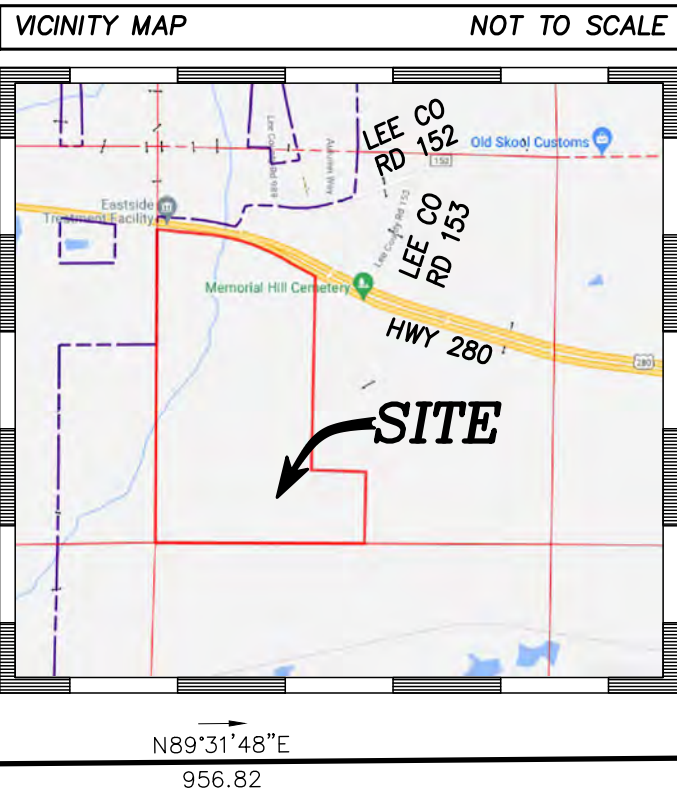
LEGEND

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

GRAPHIC SCALE 1" = 40'

40' 0 40' 80' 120'

- NOTES:
- SOURCE OF INFORMATION: PLAT BOOK 48, PAGE 110 (FIREFLY SUBDIVISION); DEED BOOK 2696, PAGE 554 AND 557 (JONES TO HOLLAND HOLDING AND FIREFLY DEVELOPMENT); DEED BOOK 1295, PAGE 3 (JONES).
 - DATE OF FIELD SURVEY: 4-19-24; DATE OF OFFICE WORK: 5-6-2024.
 - BEARINGS BASED ON STATE PLANE COORDINATES, NAD 1983, ALABAMA EAST ZONE, US FOOT. COORDINATES SET USING RTK GPS, ALDOT CORRS AS CONTROL.
 - AN EASEMENT IS HEREBY GRANTED TO THE CITY OF OPELIKA AND TO ANY UTILITY COMPANIES SERVING THE CITY OF OPELIKA FOR THE PURPOSE OF INSTALLING, OPERATING, AND MAINTAINING POLE LINES, GUY WIRES AND OTHER FACILITIES. EASEMENT TO BE TEN (10) FEET WIDE AND SHALL BE CENTERED ALONG THE FRONT AND SIDE LOT LINES OF EACH LOT.
 - ACCESS TO LOT 2-A TO BE GRANTED BY DEDICATED RIGHT OF WAY.
 - NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA. ALL PARTS OF THIS PROPERTY IS IN FLOOD ZONE X (AREA OF MINIMAL FLOODING) PER FEMA FIRM 010810089G DATED 11-02-2011. THE PROPOSED FEMA FIRM 010810089H ALSO PLACES NO SPECIAL FLOOD HAZARD AREAS ON THIS PROPERTY.
 - NO DRIVEWAY ACCESS IS PERMITTED TO U.S. HIGHWAY 280. ACCESS TO HIGHWAY TO BE BY DEDICATED PUBLIC RIGHT OF WAY.



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

Director: _____ Date: _____

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

Chairman: _____ Date: _____

Approved by the Opelika Utilities Board, Opelika, Alabama:

Opelika Utilities Board: _____ Date: _____

Approved by the Opelika City Engineer, Opelika, Alabama:

Engineer: _____ Date: _____

Reviewed by Opelika Power Services, Opelika, Alabama:

Opelika Power Services: _____ Date: _____

Approved by the Opelika Public Works Department:

Public Works Director: _____ Date: _____

State of Alabama
Lee County

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 _____, 2017.

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

State of Alabama
Lee County

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

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

Daniel Holland as member of Firefly Development Lee LLC
State of Alabama
Lee County

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

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

Notary Public: _____
My commission expires: _____

State of Alabama
Lee County

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

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

Notary Public: _____
My commission expires: _____

Seal	Drawn By:
	MTM
	Scale:
	1"=40'
Seal	File Name:
	23-0534-S3-FINAL
	Date:
	5-6-2024

PRECISION SURVEYING

Sheet Title:

FIREFLY SUBDIVISION
REDIVISION OF LOTS 1 AND 3 SHEET 3 OF 3
FINAL PLAT

2124 Moores Mill Road
Suite 110
Auburn, Alabama 36830
Phone (334) 821-0105
www.precisionsurveying.biz

State of Alabama
Lee County

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

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

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

I, Daniel Holland as member of Firefly Development Lee LLC, owner of the real property shown on this plot, hereby join 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 and seal on this the _____ day of _____, 2023.

Daniel Holland as member of Firefly Development Lee LLC
State of Alabama
Lee County

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

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

Notary Public: _____
My commission expires: _____

State of Alabama
Lee County

I, Daniel Holland as member of Holland Holding Company LLC, owner of the real property shown on this plot, hereby join 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 and seal on this the _____ day of _____, 2023.

Daniel Holland as member of Holland Holding Company LLC
State of Alabama
Lee County

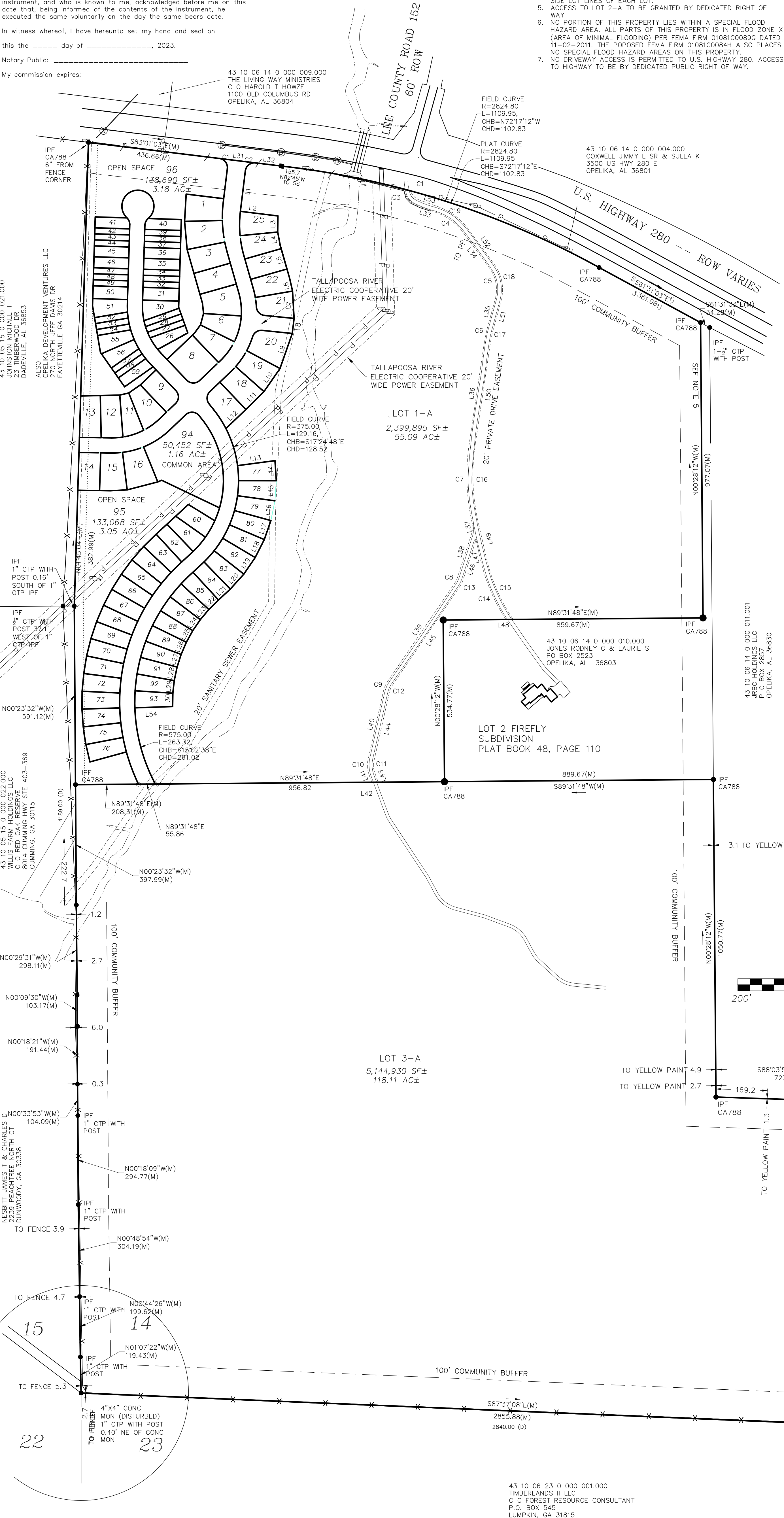
I, the undersigned authority, a Notary Public in and for said county, in said state, certify that Daniel Holland as member of Holland Holding Company LLC, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this date that, being informed of the contents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

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

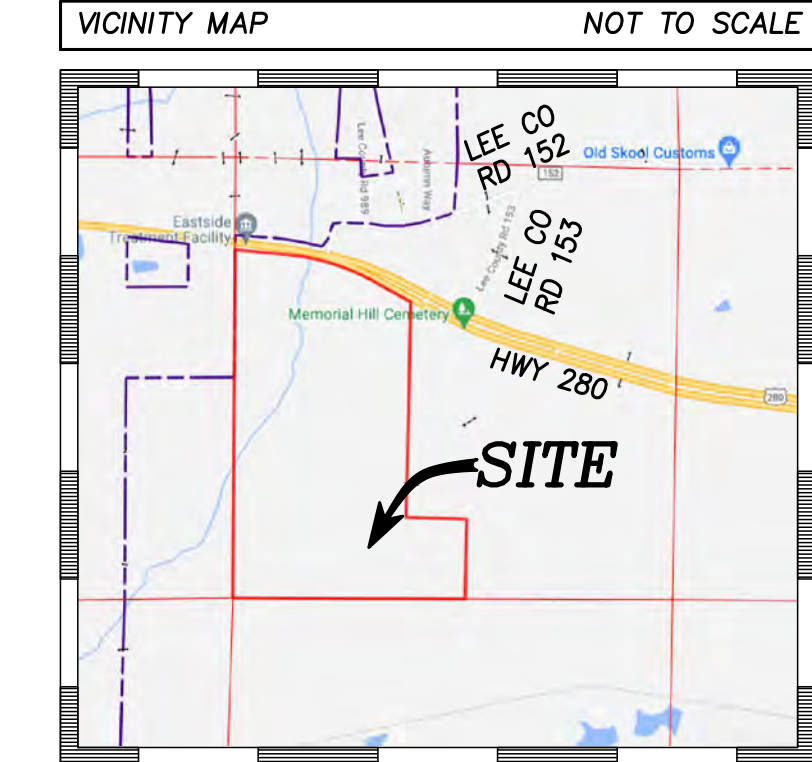
Notary Public: _____
My commission expires: _____

NOTES:

- SOURCE OF INFORMATION: DEED BOOK 2696, PAGE 557 (DESTING DEED); PLAT BOOK 48, PAGE 110 (FIREFLY SUBDIVISION); DEED BOOK 48, PAGE 110 (JONES TO HOLLAND); DEED BOOK 1295, PAGE 3 (JONES).
- DATE OF FIELD SURVEY: 7-25-23; DATE OF OFFICE WORK: 7-31-2023.
- BEARINGS BASED ON STATE PLANE COORDINATES, NAD 1983, ALABAMA EAST ZONE, US FOOT. COORDINATES SET USING RTK GPS, ALDOT CORRS AS CONTROL.
- AN EASEMENT IS HEREBY GRANTED TO THE CITY OF OPELIKA AND TO ANY UTILITY COMPANIES SERVING THE CITY OF OPELIKA FOR THE PURPOSE OF INSTALLING, OPERATING, AND MAINTAINING POLE LINES, GUY WIRES AND OTHER FACILITIES. EASEMENT TO BE TEN (10) FEET WIDE AND SHALL BE CENTERED ALONG THE FRONT AND SIDE LOT LINES OF EACH LOT.
- ACCESS TO LOT 2-A TO BE GRANTED BY DEDICATED RIGHT OF WAY.
- NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA. ALL PARTS OF THIS PROPERTY IS IN FLOOD ZONE X (AREA OF MINIMAL FLOODING) PER FEMA FIRM 01081C0089G, DATED 11-02-2011. THE PROPOSED FEMA FIRM 01081C0084H, ALSO PLACES NO SPECIAL FLOOD HAZARD AREAS ON THIS PROPERTY.
- NO DRIVEWAY ACCESS IS PERMITTED TO U.S. HIGHWAY 280. ACCESS TO HIGHWAY TO BE BY DEDICATED PUBLIC RIGHT OF WAY.



Curve Table				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	30.00'	47.11'	N38°02'05\"W	42.41'
C2	30.00'	47.14'	S51°57'55\"W	42.44'
C3	70.00'	75.17'	N39°25'50\"W	71.61'
C4	190.00'	111.73'	N53°20'55\"W	110.13'
C5	120.00'	108.41'	N10°37'12\"W	104.76'
C6	510.00'	60.32'	N11°52'26\"E	60.28'
C7	710.00'	264.59'	N21°12'4\"W	263.06'
C8	65.00'	18.62'	N26°07'43\"E	18.56'
C9	85.00'	32.16'	N23°29'52\"E	31.97'
C10	85.00'	47.82'	N3°27'28\"W	47.19'
C11	65.00'	36.57'	N3°27'28\"W	36.09'
C12	65.00'	24.59'	N23°29'52\"E	24.45'
C13	85.00'	24.35'	N26°07'43\"E	24.27'
C14	610.00'	215.78'	N22°59'59\"W	214.66'
C15	590.00'	221.62'	N23°37'36\"W	220.32'
C16	690.00'	257.13'	N21°12'4\"W	255.65'
C17	490.00'	57.95'	N11°52'26\"E	57.92'
C18	140.00'	126.48'	N10°37'12\"W	122.23'
C19	210.00'	123.49'	N53°20'55\"W	121.72'



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



Line Table		
Line #	Length	Direction
L1	135.24	S06°56'53\"W
L2	125.00	S83°03'07\"E
L3	53.28	N00°42'22\"E
L4	44.34	N10°43'41\"W
L5	70.00	N15°55'14\"W
L6	43.18	N12°49'35\"W
L7	90.65	N03°13'34\"W
L8	50.01	S06°51'50\"W
L9	122.89	N19°17'04\"E
L10	93.09	N34°48'11\"E
L11	84.00	N45°20'18\"E
L12	91.41	N46°18'07\"E
L13	125.00	N82°27'14\"E
L14	66.62	N03°43'35\"W
L15	66.62	N03°54'47\"E
L16	66.62	N11°33'09\"E
L17	66.62	N19°11'31\"E
L18	66.62	N26°49'53\"E
L19	66.62	N34°28'15\"E
L20	66.62	N42°06'37\"E
L21	53.08	N47°10'42\"E
L22	45.06	N45°34'07\"E
L23	43.89	N40°02'07\"E
L24	43.89	N34°26'43\"E
L25	43.89	N28°51'20\"E
L26	43.89	N23°15'57\"E
L27	43.89	N17°40'33\"E
L28	45.86	N11°57'37\"E
L29	41.91	N06°22'13\"E
L30	44.17	N00°53'18\"E
L31	120.00	S83°01'03\"E
L32	87.18	S83°01'03\"E
L33	66.27	N70°11'42\"W
L34	146.28	N36°30'07\"W
L35	93.40	N15°15'43\"E
L36	333.52	N08°29'09\"E
L37	16.88	N12°51'57\"W
L38	172.93	N17°55'13\"E
L39	395.45	N34°20'12\"E
L40	234.96	N12°39'33\"E
L41	28.45	N19°34'30\"W
L42	21.17	N89°31'48\"E
L43	35.38	N19°34'30\"W
L44	234.96	N12°39'33\"E
L45	395.45	N34°20'12\"E
L46	139.36	N17°55'13\"E
L47	67.81	N12°51'57\"W
L48	23.92	N89°31'48\"E
L49	123.76	N12°51'57\"W
L50	333.52	N08°29'09\"E
L51	93.40	N15°15'43\"E
L52	146.28	N36°30'07\"W
L53	66.27	N70°11'42\"W
L54	125.00	N88°04'31\"E

PARCELS			PARCELS			PARCELS		
PARCEL	AREA		PARCEL	AREA		PARCEL	AREA	
1	10069		34	2400		68	6744	
2	10313		35	4320		69	6744	
3	9649		36	4320		70	6744	
4	9000		37	2400		71	6731	
5	10810		38	2400		72	6731	
6	8070		39	2400		73	6744	
7	8167		40	4257		74	6744	
8	14358		41	4077		75	6761	
9	8807		42	2300		76	6744	
10	9249		43	2300		77	7242	
11	7002		44	2300		78	7242	
12	9590		45	4140		79	7242	
13	9464		46	4140		80	7242	
14	9001		47	2300		81	7242	
15	10185		48	2300		82	7242	
16	10837		49	2300		83	7242	
17	9834		50	4833		84	6439	
18	9803		51	5955		85	6265	
19	9672		52	2198		86	6266	
20	11858		53	2186		87	6266	
21	8942		54	2204		88	6266	
22	8564		55	5484		89	6266	
23	8750		56	5193		90	6266	
24	8479		58	2207		91	6391	
25	8427		59	4059		92	6140	
26	4285		60	6628		93	6307	
27	2481		61	6250		94	50452	
28	2500		62	6250		95	133068	
29	2483		63	6690		96	138690	
30	5562		64	6744		97	2398995	
31	5044		65	6744		98	5144930	
32	2400		66	6744				
33	2400		67	6744				

43 10 05 22 0 000 001.000
EDGAR HUGHSTON BUILDER INC
8219 N CROSSING CT
FORTSON, GA 31808

43 10 06 23 0 000 001.000
TIMBERLANDS II LLC
C O FOREST RESOURCE CONSULTANT
P.O. BOX 545
LUMPKIN, GA 31815

Seal	Drawn By: MTM
	Scale: 1\"=200'
	File Name: 23-0534-S1 FINAL -
	Date: 5-6-2024

PRECISION
SURVEYING

2124 Moores Mill Road
Suite 110
Auburn, Alabama 36830
Phone (334) 821-0105
www.precisionsurveying.biz

FIREFLY SUBDIVISION
REDIVISION OF LOTS 1 AND 3
SHEET 1 OF 3
FINAL PLAT

State of Alabama
Lee County

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

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

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

FIREFLY SUBDIVISION
REDIVISION OF LOTS 1 AND 3
SHEET 2 OF 3
SECTION 14 T 19 N R 27 E
OPELIKA LEE COUNTY ALABAMA

43 10 06 14 0 000 009.000
THE LIVING WAY MINISTRIES
C O HAROLD T HOWZE
1100 OLD COLUMBUS RD
OPELIKA, AL 36804

- NOTES:
- SOURCE OF INFORMATION: PLAT BOOK 48, PAGE 110 (FIREFLY SUBDIVISION); DEED BOOK 2696, PAGE 557 and 554 (JONES TO HOLLAND HOLDING AND FIREFLY DEVELOPMENT); DEED BOOK 1295, PAGE 3 (JONES).
 - DATE OF FIELD SURVEY: 4-19-2024; DATE OF OFFICE WORK: 5-6-2024.
 - BEARINGS BASED ON STATE PLANE COORDINATES, NAD 1983, ALABAMA EAST ZONE, US FOOT. COORDINATES SET USING RTK GPS, ALDOT CORRS AS CONTROL.
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 - NO DRIVEWAY ACCESS IS PERMITTED TO U.S. HIGHWAY 280. ACCESS TO HIGHWAY TO BE BY DEDICATED PUBLIC RIGHT OF WAY.

- LEGEND
- (M) = MEASURED
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 - OTP = OPEN TOP PIPE
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 - IPF = IRON PIN FOUND
 - IPS = IRON PIN SET (CA-788)
 - CA-788 = PRECISION SURVEYING
 - = IRON PIN FOUND
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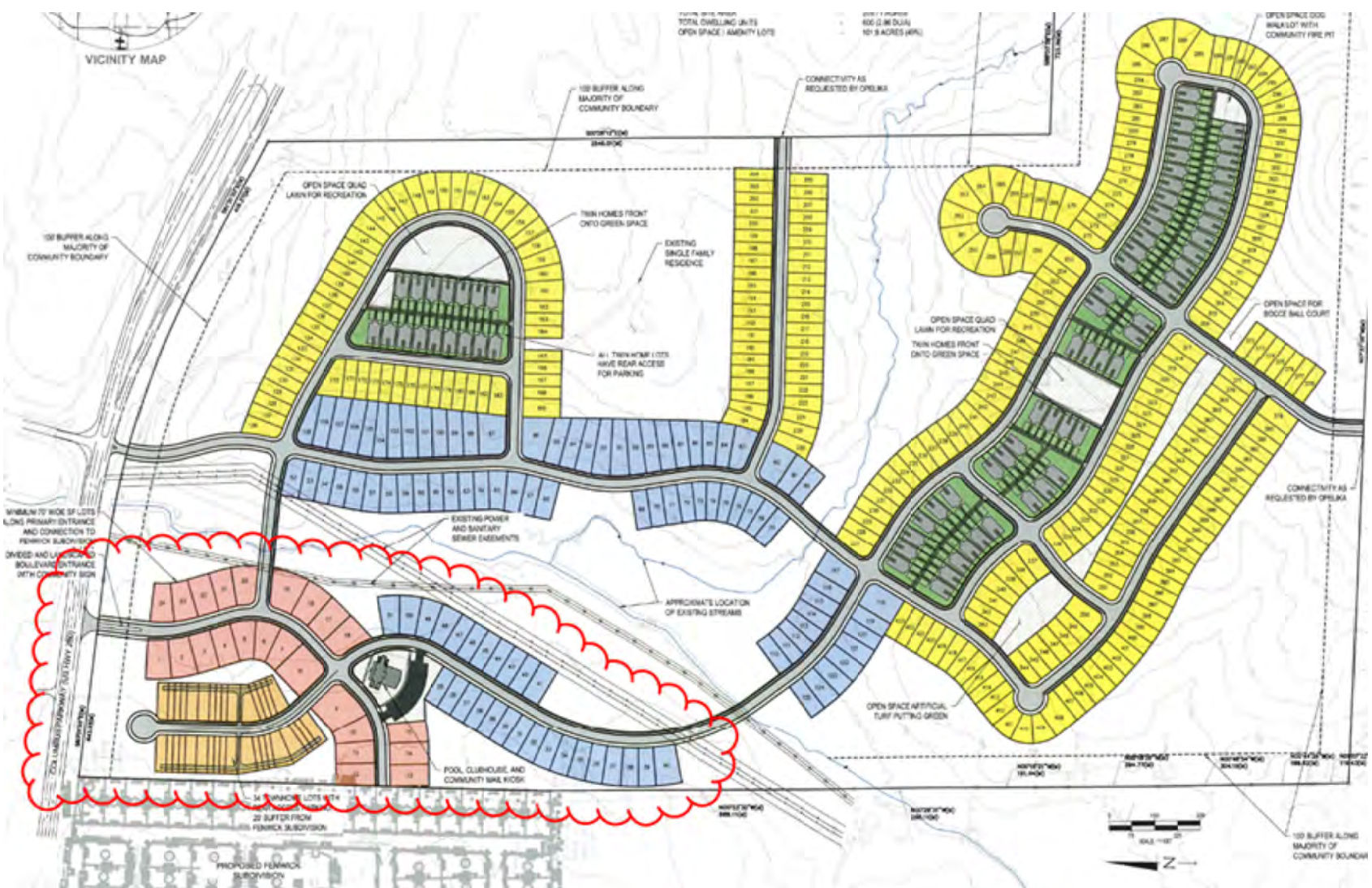
Curve Table				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD DIST
C20	30.00'	47.15'	S51°57'19"W	42.45'
C21	375.00'	81.11'	S11°3'29"E	80.96'
C22	375.00'	55.63'	S11°40'16"E	55.58'
C23	275.00'	29.70'	N12°49'35"W	29.69'
C24	275.00'	31.51'	N6°26'57"W	31.50'
C25	30.00'	42.44'	S43°41'53"E	38.99'
C26	30.00'	40.92'	S56°41'39"W	37.82'
C27	275.00'	50.41'	N22°52'10"E	50.34'
C28	275.00'	64.15'	N34°48'11"E	64.00'
C29	275.00'	23.12'	N43°53'37"E	23.11'
C30	30.00'	44.46'	S3°50'53"W	40.50'
C32	30.00'	47.11'	N38°02'05"W	42.41'
C33	420.00'	61.05'	S2°47'03"W	60.99'
C34	420.00'	72.09'	S61°7'49"E	72.00'
C35	420.00'	34.50'	S13°34'02"E	34.49'
C36	225.00'	77.21'	N6°05'25"W	76.83'
C37	225.00'	88.83'	N15°03'00"E	88.25'
C38	225.00'	78.31'	N36°19'52"E	77.92'
C39	225.00'	17.82'	S41°25'45"E	17.61'
C40	225.00'	46.23'	S33°17'48"E	46.15'
C41	225.00'	20.09'	S24°51'11"E	20.08'
C42	225.00'	20.01'	S19°44'52"E	20.00'
C43	225.00'	20.08'	S14°38'36"E	20.08'
C44	225.00'	54.34'	S51°02'23"E	54.21'
C45	30.00'	25.39'	S26°00'00"W	24.64'
C46	30.00'	25.39'	N22°29'52"W	24.64'
C47	275.00'	26.79'	S1°02'23"E	26.78'
C48	275.00'	20.05'	S5°55'07"E	20.04'
C49	275.00'	20.01'	S10°05'28"E	20.00'
C50	275.00'	20.07'	S14°15'57"E	20.07'
C51	275.00'	33.97'	S19°53'45"E	33.95'
C52	275.00'	34.09'	S26°59'11"E	34.07'
C53	275.00'	20.02'	S32°37'25"E	20.02'
C54	275.00'	20.01'	S36°47'39"E	20.01'
C55	275.00'	23.13'	S41°17'19"E	23.12'
C56	225.00'	64.01'	N54°27'05"E	63.79'
C57	225.00'	72.31'	N71°48'28"E	72.00'
C58	225.00'	38.78'	N85°57'07"E	38.73'
C59	275.00'	38.09'	N86°55'17"E	38.06'
C60	275.00'	72.21'	N75°25'53"E	72.00'
C61	275.00'	103.71'	N57°06'20"E	103.09'
C96	375.00'	50.00'	N3°43'35"W	49.96'
C97	375.00'	129.16'	N17°24'48"W	128.52'
C98	375.00'	72.49'	N32°49'07"W	72.38'

Drawn By:
MTM
Scale:
1"=40'
File Name:
23-0534-S2 FINAL
Date:
5-6-2024

PRECISION
SURVEYING

2124 Moores Mill Road
Suite 110
Auburn, Alabama 36830
Phone (334) 821-0105
www.precisionsurveying.biz

SHEET TITLE:
FIREFLY SUBDIVISION
REDIVISION OF LOTS 1 AND 3 SHEET 2 OF 3
FINAL PLAT



City of Opelika
Planning Commission
Planning Department Report

Meeting Date: July 23, 2024 (Final Tabled June 28, 2024, Preliminary Approval June 28, 2024)

Subdivision: Ashton Village Subdivision (originally called Shelton Village)

Agenda Item #: I-19

Action Requested: Final Approval

Location of Property: 5067 Birmingham Highway

Property Owner(s): 2H Properties, LLC, property owner
Nick Howell, authorized representative
Ledge Nettles, Baseline Surveying and Design, LLC (surveyor)

Current Land Use: Vacant

Current Zoning: R-3, GC-P

Flood Zone: FEMA – November 2, 2011 – MAP#01081C0064G in “Zone X”, zone X is outside the 0.2% annual chance floodplains except as shown on plat in 100-year flood plain.

Staff Comments:

This plat was previously given preliminary approval June 28, 2024, for 45 lots. The applicant requests final plat approval for 45 residential lots and four open spaces or detention lots. This subdivision is in zone R-3 with a minimum lot width of 70’ and minimum lot size of 10,000 square feet (sq. ft.).

The lot sizes, ranging from 10,360 sq. ft. to 20,768 sq. ft., and a lot widths of 70’ to 140’. The setbacks for an R-3 zoned development are 30’ front, 25’ to the rear, 10’ on each side, and 20’ for a side yard on street setback. The four open space lots, spanning from 21,609 sq. ft. to 43,589 sq. ft. The maintenance and ownership of the open space lots should be noted on the final plat. A development of this density requires sewer access. The plat also shows future street connections to the west and south when these properties are developed.

This subdivision takes access off Birmingham Highway (U.S. Hwy 280). Lot 1 and 45 front along Birmingham Highway, an additional buffer from Birmingham Highway is shown as 50-foot undisturbed. It appears portions of this buffer have been removed. In the areas that a 50 foot undisturbed landscape buffer is not present, the applicant should restore the missing buffer. At the very least this should include adding a residential buffer from Section 10.6, D., 1., b.

staggered double row of Evergreen plantings at least six feet in height or a large berm with similar plantings at the base and top of the berm. All the lots will be accessed from Masheton Drive.

At the time the report was written the site does not appear to be ready for final plat approval. If final plat approval is given staff recommends approval subject to the following:

- 1. Note the ownership and maintenance responsibilities for the open space lots on final plat.**
- 2. Ensure all watercourses are documented.**
- 3. In the areas where 50-foot undisturbed landscape buffer is not present, restore the missing buffer that was originally required for preliminary approval.**
- 4. Sidewalks will be required on both sides of each street.**
- 5. All utilities shall be underground.**
- 6. Sewer access be provided.**
- 7. Add all the easements to the plat that are shown on the construction plans.**

Engineering Department Report

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

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

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

Opelika Water Board Report

All water infrastructure must be approved by Opelika Water and all fees associated with water and sewer must be paid before final plat can be signed.

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: 6/14/24 MEETING: 6/25/24

SITE ADDRESS: 5067 Birmingham Hwy
PROPERTY OWNER: 2H Properties, LLC
APPLICANT/AUTHORIZED REPRESENTATIVE: Nick Howell
MAILING ADDRESS: 306 Greystone Lane, Auburn, AL 36830
PHONE NUMBER: 334-319-1840 **FAX NUMBER:** N/A
EMAIL ADDRESS: howie166@gmail.com

TYPE OF PLAT APPROVAL REQUESTED

☐ SKETCH PLAN ☐ ADMINISTRATIVE ☐ PRELIMINARY ☒ FINAL ☒

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

☐ Annexation ☐ Rezoning ☐ Other _____

PARCEL INFORMATION

Subdivision Name: Asheton Village Subdivision

Current Land Use: vacant

Current Zoning: R1

Proposed use of the Subdivision: residential

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

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

Number of APO: 25 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) Asheton Village 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:**

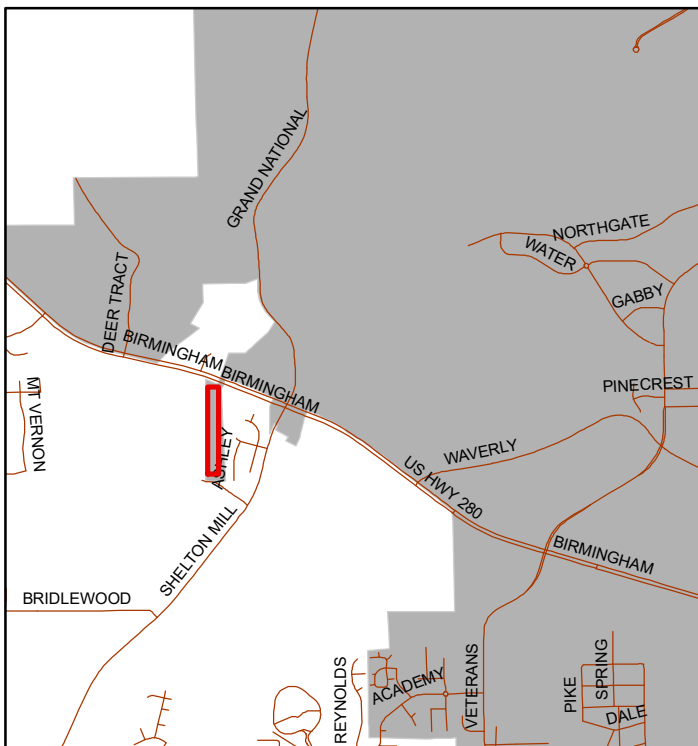
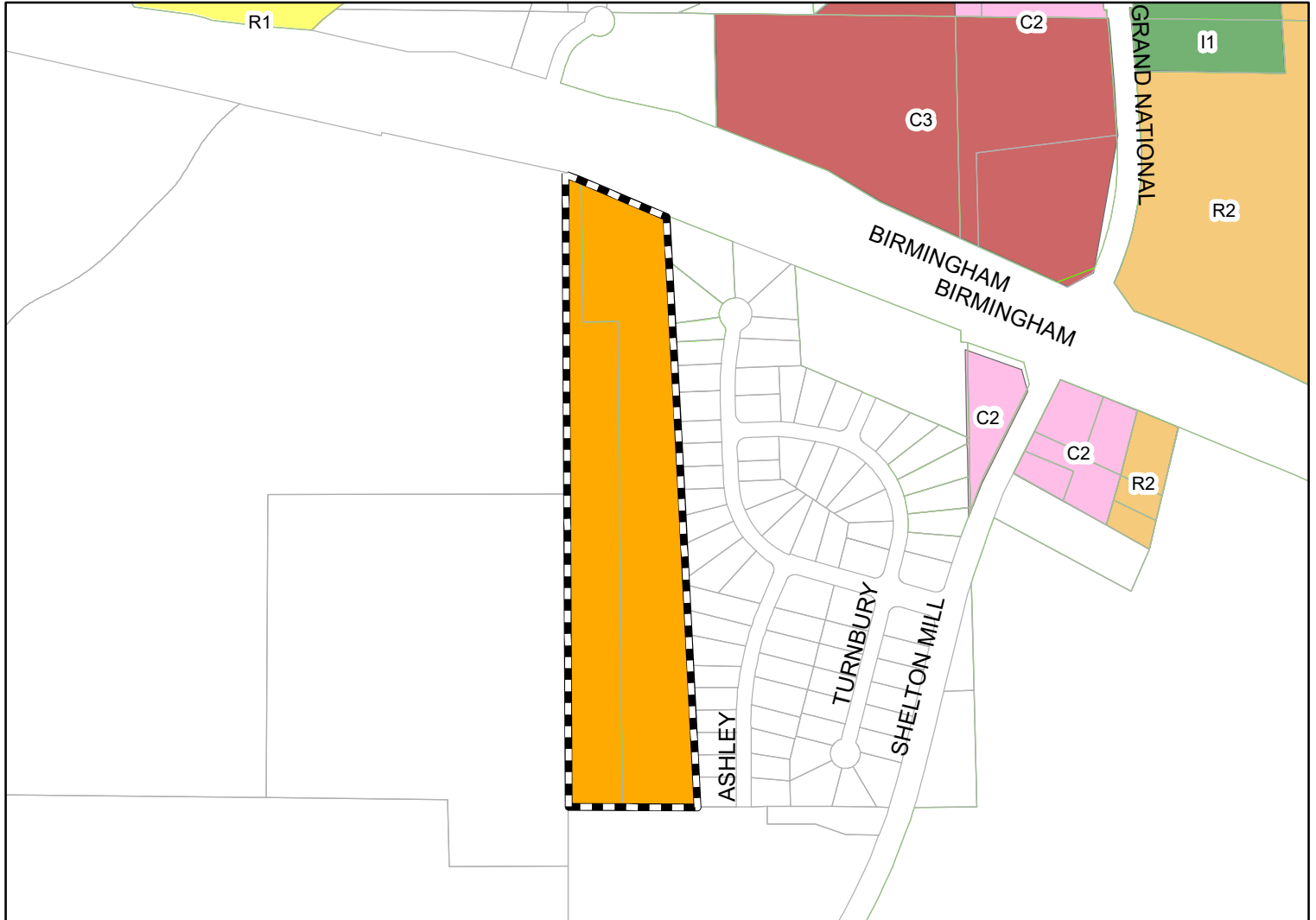
Nick Howell

(PRINT NAME)

Nick Howell

05/30/2024
DATE

**ASHEATON VILLAGE SUBDIVISION
5067 BIRMINGHAM HIGHWAY
PRELIMINARY APPROVAL, I-19**



The applicant is requesting approval for 83 single family home lots. The preliminary plat approved at the March 2021 Planing Commission meeting has expired. The subdivision is accessed at Birmingham Highway.



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.

