

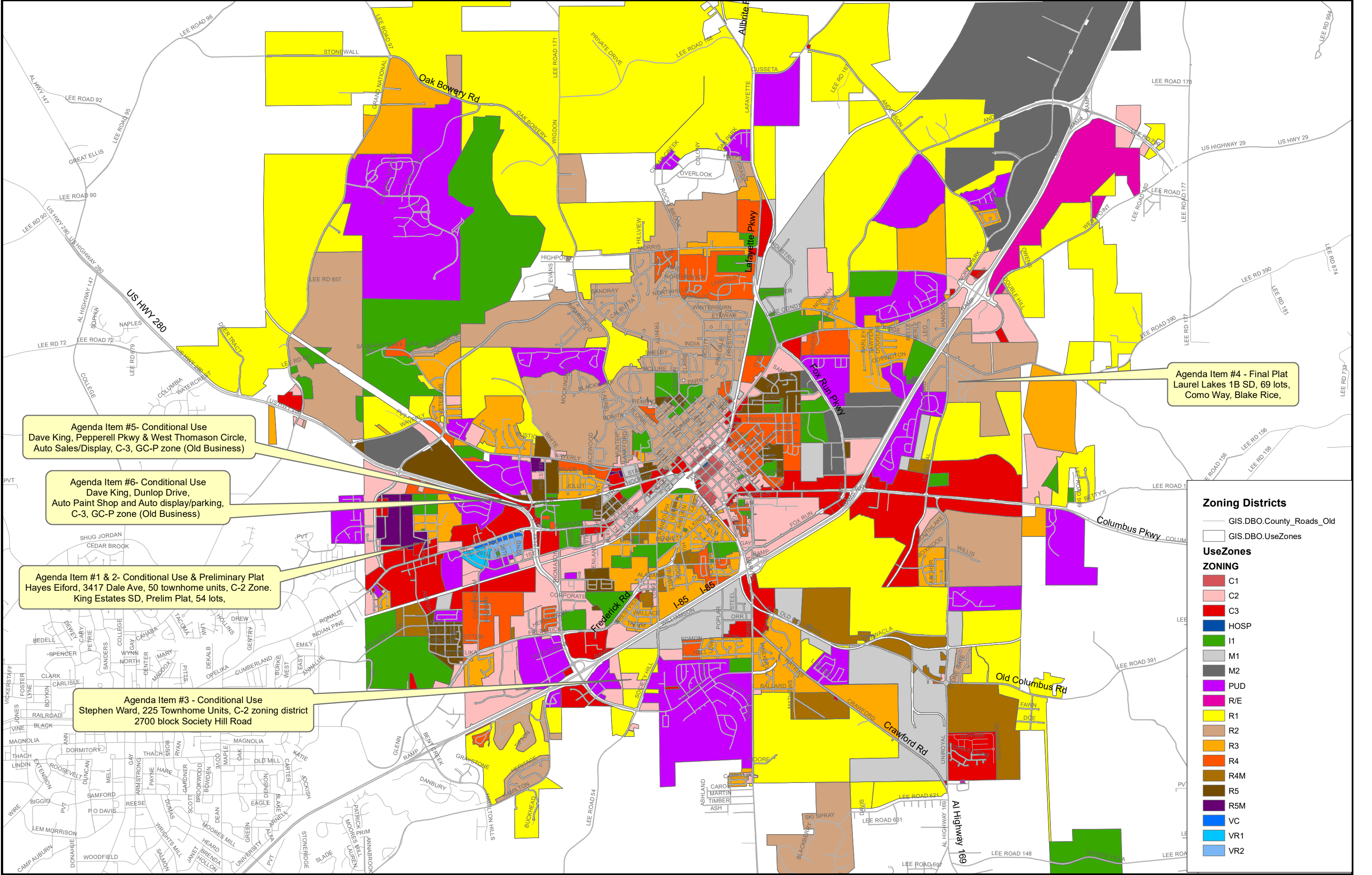


**CITY OF OPELIKA
PLANNING COMMISSION
REGULAR MEETING AGENDA
300 Martin Luther King Blvd.
September 24, 2024
TIME: 3:00 PM**

- I. WELCOME - Some items at this meeting will have a designated public hearing (noted below). Individuals are limited to one 5-minute comment period per public hearing.
- II. APPROVAL OF MINUTES
- III. UPDATE ON PREVIOUS PC CASES
- IV. NEW BUSINESS
 - A. **Conditional Use and Preliminary Plat - Public Hearing**
 - 1. Hayes Eiford, authorized representative for AUO Investments LLC, accessed at 3417 Dale Avenue, R-5M and C-3, 50 townhome units.
 - 2. King Lake Estate SD, 54 lots, accessed at 3417 Dale Avenue, Hayes Eiford, authorized representatives for AUO Investments LLC, preliminary approval
 - B. **CONDITIONAL USE - Public Hearing**
 - 3. Blake Rice, Barrett-Simpson, authorized representative for Stephen & Shelby Ward, accessed at the 2700 block of Society Hill Road, C-2, 225 unit townhome rental development (Jim Chapman Communities).
 - C. **FINAL PLAT**
 - 4. Laurel Lakes 1B SD, 69 lots, accessed from Como Way, Ontario Road, and Great Bear Road, Blake Rice, Barrett-Simpson, authorized representative for Fire Rock Development Company, LLC, final approval
- V. OLD BUSINESS
 - D. **CONDITIONAL USE - Public Hearing**
 - 5. Arthur R. Nettles, authorized representative for Dave King, King Automobiles, Inc, accessed at Dunlop Drive, C-3, GC-P Automobile sales. *(This item was tabled at the applicant's request at the August 27, 2024 Planning Commission meeting)*
 - 6. Arthur R. Nettles, authorized representative for Dave King, King Automobiles, Inc, accessed at Dunlop Drive, C-3, GC-P, Automobile maintenance and parking. *(This item was tabled at the applicant's request at the August 27, 2024 Planning Commission meeting)*
 - E. **Other Business**

7. Approve dates for November and December PC meetings

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





PLANNING COMMISSION MINUTES

300 Martin Luther King Blvd.

August 27, 2024

TIME: 3:00 PM

I. WELCOME - Some items at this meeting will have a designated public hearing (noted below). Individuals are limited to one 5-minute comment period per public hearing.

II. APPROVAL OF MINUTES

The City of Opelika Planning Commission held its regular monthly meeting August 27, 2024 in the Meeting Chambers, located at the Opelika Municipal Court. Certified letters have been mailed to all adjacent property owners for related issues.

MEMBERS PRESENT: Chair Lucinda Cannon, Mayor Gary Fuller, Councilman George Allen, Mrs. Leigh Whatley, Mr. Michael Hilyer, Mr. Sheldon Whittelsey, and Mr. Jay Walters.

MEMBERS ABSENT: Dr. Arturo Menefee and Mr. John Sweatman.

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

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

Approval of Planning Commission Minutes July 23, 2024

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

III. UPDATE ON PREVIOUS PC CASES

Mr. Mosley stated that the rezoning on the Sportsplex Parkway, Hidden Lakes property is moving to City Council next week for a public hearing and initial reading. He stated that items 16 and 17 were requested to remain on the table.

IV. NEW BUSINESS

A. Master Plan Amendment and Plat (Preliminary) - Public Hearing

1. Blake Rice, Barrett-Simpson, authorized representative of SMB Land, LLC and Opelika Industrial Development Authority, property owners to consider a minor amendment to the Foxrun Extension PUD Master Plan on Foxrun Avenue and Douglas Street.

Mr. Mosley presented the staff report to the Planning Commission for the minor amendment to the Foxrun Extension PUD Master Plan on Foxrun Avenue and Douglas Street. He stated that staff recommends approval of this minor amendment to the Fox Run Extension PUD. The proposed amendment reduces the overall unit count, provides additional buffering to existing residential while slightly reducing the lot area.

Mr. Parker provided the reports for Engineering, Opelika Water, and Opelika Power Services. He stated there is no water main on Douglas Street between Covington Avenue and the existing Fire Hydrant approximately 580 feet north of Jeter Avenue (at edge of development). The developer will need to install an 8-inch main that connects to existing 8-inch mains in these two locations. The distance of the new main is approximately 2,200 feet.

Chair Cannon opened the public hearing.

Evelyn Mickle, 1003 Glenn Street, stated that she was concerned about buses parking on the street, traffic, and children's safety.

Chair Cannon closed the public hearing.

Motion to grant approval of the minor amendment to the Master Plan with staff recommendations

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

2. Foxrun Extension SD, 43 lots, accessed from Douglas Street, Blake Rice, Barrett-Simpson, authorized representative for SMB Land LLC, preliminary approval

Mr. Mosley presented the staff report to the Planning Commission for the Foxrun Extension Subdivision accessed from Douglas Street. He stated that staff recommends preliminary plat approval subject to the following:

- 1. Approval of the minor amendment by the Planning Commission.**
- 2. A sidewalk is required on at least one side of all streets.**
- 3. All utilities shall be underground.**

Mr. Mosley stated that staff works with the Opelika City Schools on pick-up locations.

Mr. Parker provided the reports for Engineering, Opelika Water, and Opelika Power Services. He stated that driveway spacing is limited to 100 feet from edge to edge. He stated that the lots may be wide enough that that could be handled without shared driveways, but if shared driveways are needed, that needs to be added to the final plat. He stated that there is no water main on Douglas Street between Covington Avenue and the existing Fire Hydrant

approximately 580 feet north of Jeter Avenue (at edge of development). The developer will need to install an 8-inch main that connects to existing 8-inch mains in these two locations. The distance of the new main is approximately 2,200 feet.

Chair Cannon opened the public hearing.

No comments.

Chair Cannon closed the public hearing.

Motion to grant preliminary plat approval with staff recommendations and Mr. Parker's driveway conditions.

RESULT: Passed

MOVER: Sheldon Whittelsey

SECONDER: Mayor Gary Fuller

DISCUSSION: Mr. Walters asked Mr. Parker to elaborate on the shared driveways.

Mr. Parker stated that this is a minor collector road and not a local subdivision road. He stated that the higher the volume of the road, the farther the spacing is.

Mayor Fuller asked why sidewalks weren't required on both sides?

Mr. Mosley stated that when the PUD was originally approved, it was approved with sidewalks on one side. He noted that they are amending the PUD and so the Commission could include that as a condition.

Blake Rice, Barrett-Simpson, stated that there will probably be four to five shared driveways and that the rest will be able to meet the 100-foot spacing. He stated that the reason sidewalks aren't being placed on both sides of the street is because when Fox Run Industrial Boulevard went through, no water or sewer was placed on that road. He stated that the plan is to run sewer up one side and water up the other side. He stated that in order to place sewer in the center of the road they would have to tear up the road. He stated that Opelika Utilities does not allow the sidewalk to be placed on top of their water line. He stated that they are putting the sewer line on one side of the road with the sidewalk on top of it and the water line on the other side of the road.

Mayor Fuller asked how much space the water line takes?

Blake Rice stated that they typically want 20 feet, 10 feet on each side. He stated that they have about 14 feet with the water line being placed in the middle of that.

Mr. Parker stated that that is standard. He stated that with new subdivisions where sidewalks are being required on both sides, the developer puts the utilities off the right-of-way into a utilities easement. He stated that those are built into the subdivision to leave room for sidewalks. He stated that he felt consideration could be made for this subdivision.

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

NAYS: None

ABSTAIN: None

B. PLAT (Preliminary) - Public Hearing

3. National Village SD, Phase 1E, 39 lots, accessed at 5198 Grand National Parkway and Robert Trent Jones Pkwy, Steve Timms, authorized representative for Retirement Systems of Alabama (RSA), preliminary approval

Mr. Mosley presented the staff report to the Planning Commission for the National Village Subdivision Phase 1E accessed at 5198 Grand National Parkway. He stated that staff recommends preliminary approval subject to the following:

- 1. Install sidewalks on at least one side of all streets.**
- 2. Delete “Lot 39” on Note #8.**
- 3. Add walking trails and cart paths and label them pedestrian access easements across the open space lots Lot 37 and 38 to link the adjacent Phase 1D subdivision to Phase 1E.**

Mr. Parker provided the reports for the 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.
- 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.

He stated that the design has changed from previously approved original. Revised plans must be submitted and approved by Opelika Water. All infrastructure installation shall be reviewed and approved by Opelika Water prior to final acceptance. He stated that this subdivision is located outside of Opelika Power service territory.

Chair Cannon opened the public hearing.

Max Vaughn, Goodwin Mills and Caywood, stated that a lot of different conditions led them to revising this plat. He stated that they are about to submit the full plans and are happy to work with the staff to reapprove the plans that were recently approved. He stated that this development is a cluster development with large open spaces and an extensive network of trails. He stated that this plat will have the same connectivity throughout the development that the previous plats have had.

Mr. Whittelsey asked about the path on the original plat?

Mr. Mosley stated that it was a utility easement.

Max Vaughn stated that it is going to be the same. He stated that there is a trail right where it

begins that will continue and connect through the development.

Chair Cannon stated that you can't get to Grand National without going out onto the road.

Max Vaughn stated that it will be a connected part of Grand National but that it will need to be accessed on the main road. He stated that it will look and feel like part of the neighborhood. He stated that it will connect completely with access through the trails.

Chair Cannon asked if they could remove a lot in order to connect it?

Max Vaughn stated that the original master plan had a connection, but there were some difficulties and challenges with that connection.

Chair Cannon closed the public hearing.

Motion to grant preliminary plat approval with staff recommendations

RESULT: Passed

MOVER: Mike Hilyer

SECONDER: Mayor Gary Fuller

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

NAYS: None

ABSTAIN: None

C. CONDITIONAL USE - Public Hearing

4. Blake Rice, Barrett-Simpson, authorized representative for Auburn 57, Inc, accessed at the 2400 block of Interstate Drive, C-2, GC-P, hotel (RAM Opelika Hotel)

Mr. Mosley presented the staff report to the Planning Commission for the proposed conditional use request for a hotel (RAM Opelika Hotel) accessed at the 2400 block of Interstate Drive. He stated that staff recommended approval subject to the following conditions:

- 1. Exterior Materials list needs to be provided and meet the gateway corridor requirements including the dumpster screening and mechanical screening requirements.**
- 2. A Landscape Plan will need to be provided and meet the gateway corridor landscape requirements including landscape buffers and plantings required.**

Mr. Parker provided the reports for the 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 comments or concerns regarding this Conditional Use.

He stated that water service is available from the north side of Interstate Drive.

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:	Chair Cannon asked if the building materials would meet the Gateway Corridor requirements?
	Mr. Mosley stated yes, that is a condition of approval.
AYES:	Chair Cannon, Walters, Whatley, Whittelsey, Hilyer, Mayor Fuller, Councilman Ward 1 Allen
NAYS:	None
ABSTAIN:	None

5. Lara Potts, Redeeming Grace Ministries, accessed at 3306 Ridge Road, R-1, residential transition program to assist women.

Mr. Mosley presented the staff report to the Planning Commission for the proposed conditional use request for a residential transition program to assist women accessed at 3306 Ridge Road. He stated that staff recommends approval of Phase 1 of the use subject to the following:

- 1. Facility must have an on-site resident manager.**
- 2. The facility shall not increase the number of residents, change the operations or add treatment/medical programs without Planning Commission approval.**
- 3. No overnight guest or visitors shall be allowed other than the primary residents receiving housing or their children.**
- 4. Any dumpster shall be coordinated with Opelika Environmental Services Department and must be screened with fencing and landscaping.**
- 5. A landscape plan shall be required for the developed area to show areas of tree preservation, supplemental plantings, parking lot plantings, and residential buffers.**
- 6. All buildings shall meet the Opelika Building and Fire codes in place at time of permitting.**
- 7. Buildings shall maintain a residential character consistent with the surrounding area to include: pitched roof, residential glazing patterns, Gateway Corridor appropriate materials to include brick, stone, wood, or cementitious siding.**

Mr. Parker provided the reports for the 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 this property is located outside of Opelika Water's current service area. Developer's should contact Beaulah Utilities District for information regarding water service availability. This subdivision is located outside of Opelika Power service 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: Mayor Gary Fuller

SECONDER: Mike Hilyer

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

NAYS: None

ABSTAIN: None

6. Chris Taylor, authorized representative for B. Marrell Hartley, president of Bence-Hartley Inc, accessed at 1418 2nd Avenue, C-3, GC-S, Auto sales lot.

Mr. Mosley presented the staff report to the Planning Commission for the proposed conditional use request for an auto sales lot accessed at 1418 2nd Avenue. He stated that staff recommends approval for the auto sales lot subject to the following:

1. The display of vehicles for sale is limited to the display area shown on site plan.
2. The storage of vehicles on the property that are inoperable or operable must be a customer's vehicle for auto maintenance services or a vehicle is owned by the applicant (Opelika Town Auto) and repairs are necessary before the vehicle is displayed on the lot for sale. The storage or impounding of vehicles for other reasons is prohibited.
3. Auto repairs are limited only for those vehicles owned by Opelika Town Auto so the vehicles can be displayed for sale at Opelika Town Auto. Auto repairs for customers is prohibited in the C-3, GC-S zoning district.
4. The existing landscaping along 2nd Avenue is required and added by the former auto sales business (Hartley Motors). The landscaping must be preserved, replanted if missing, and maintained to meet landscape requirements.
5. A dumpster is not shown on site plan. If a dumpster is installed the dumpster must be enclosed on all sides with an opaque fence and gate; the enclosure must be at a height so the dumpster is not seen outside the enclosure.
6. The 40 vehicles must be removed and landscaping missing as shown on landscape plan planted before an auto sales business license is approved.
7. The surface of the parking lot must be repaired before a business license is approved for auto sales (added as a condition during the meeting).
8. Staff checks regularly to make sure that cars aren't being left for extended periods of time (added as a condition during the meeting).

Mr. Parker provided the reports for the Engineering, Opelika Water, and Opelika Power Services. He stated that water service is already provided to current facility. It is assumed no additional service is needed for sales lot.

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: Jay Walters

DISCUSSION: Mayor Fuller asked if there were any requirements for repairing the surface of the parking lot?

Mr. Mosley stated that that is not currently a condition of approval, but that it could be added. He noted that there are some guidelines in the ordinance about the Engineer being allowed to look at the lot to make sure that it is in compliance.

Mayor Fuller proposed an amendment to the motion to include repairing the surface of the parking lot be added as a condition of approval.

Mr. Whittlesey asked about the note on the asphalt barrier that will be sealed?

Mr. Mosley stated that they are proposing to fix part of the parking lot.

Chair Cannon asked if there was any way to prevent cars from being left out for extended periods of time.

Mr. Mosley stated that it could be added to a regular rotation that staff will check on.

Councilman Allen stated that asphalt sealing is not necessarily repair.

Mr. Mosley stated that is correct. He stated that if the Commission wanted, they would need to add that as a condition for approval.

Mr. Parker stated that they can make sure that there aren't any failures or potholes that need to be dealt with.

Councilman Allen amended his motion to include repairing the surface of the parking lot be added as a condition of approval and that staff checks regularly to make sure that cars aren't being left for extended periods of time.

Jay Walters seconded the amendment to the motion.

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

NAYS: None

ABSTAIN: None

7. Buddy Ingram, authorized representative for South Ninth LLC, accessed at 113 S 9th Street, C-1, wine bar.

Mr. Mosley presented the staff report to the Planning Commission for the proposed conditional use request for a wine bar accessed at 113 S 9th Street. He stated that staff recommends conditional use approval.

Mr. Parker provided the reports for the Engineering, Opelika Water, and Opelika Power Services. He stated that water service is already provided to this property. It is assumed that no additional service will be required.

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: Mike Hilyer

SECONDER: Mayor Gary Fuller

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

NAYS: None

ABSTAIN: None

8. Bradley Creasy & Lee Tharp, authorized representative for Dyas Properties, LLC, accessed at the 1400 block of South Fox Run Parkway, C-2, GC-P, 147-unit Build-to-Rent attached dwelling unit development

Mr. Mosley presented the staff report to the Planning Commission for the proposed conditional use request for a 147-unit Build-to-Rent attached dwelling unit development accessed at the 1400 block of South Fox Run Parkway. He stated that staff recommends conditional use approval subject to the following:

1. **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.**
2. **If the buffer along S. Fox Run Parkway is not a large undisturbed buffer, additional plantings meeting the Gateway Corridor standards will be required. Any fencing should be behind plantings or natural buffer from the street.**
3. **Note the materials proposed for the units. Due to the configuration and proximity of units, all four sides of the buildings should have consistent architecture meeting the Gateway Corridor cladding requirements.**
4. **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. The location and sizing of dumpster or compactors must be coordinated with the Opelika Environmental Service Department.**
5. **All utilities shall be underground except overhead required transmission lines.**
6. **All mechanical and hvac units shall be screened from the public right-of-way.**
7. **Any gates will need to be coordinated and approved by Opelika public safety departments for emergency entry.**
8. **The development will be required to meet City of Opelika's Building and Fire codes in place at time of issuance of a building permit. This shall include access, fire protection, and building spacing.**
9. **Approval of floodplain modification by the City of Opelika and FEMA.**

Mr. Parker provided the reports for the 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. He noted that all the roadways inside this development are privately maintained and not public roadways.

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.

No comments.

Chair Cannon closed the public hearing.

Motion to grant conditional use approval with staff recommendations

RESULT: Passed

MOVER: Sheldon Whittelsey

SECONDER: Mike Hilyer

DISCUSSION: Councilman Allen asked if the Chief Building Inspector was ok with this development?

Mr. Mosley stated that because they have moved the units outside the floodplain, the Chief Building Inspector is much more comfortable with this development than what was proposed last time.

Chair Cannon asked what happens if the fire department doesn't approve this?

Mr. Mosley stated that if they can't meet the Fire or Building Code then the project will not proceed. He stated that they are required to meet those standards.

AYES: Chair Cannon, Walters, Whatley, Whittelsey, Hilyer, Mayor Fuller

NAYS: Councilman Ward 1 Allen

ABSTAIN: None

9. Staley Fincher, accessed at the end of Yarbrough Drive, C-3, 56 townhome units
Mr. Mosley presented the staff report to the Planning Commission for the proposed conditional use request for 56 townhome units accessed at the end of Yarbrough Drive. He stated that staff recommends conditional use approval subject to the following:

- 1. Extend the townhome sidewalk to the north to Yarbrough Drive.**
- 2. All utilities shall be underground.**
- 3. Add note on site plan/landscape plan who will maintain the open space.**
- 4. Between the townhome units nearest to Yarbrough Drive extension and the north property line, create a near opaque visual screen with evergreen trees/shrubs, berming, and/or fencing. Fences must be installed between the landscaping and the townhome units.**
- 5. On or near the west property lines, a residential buffer is required consisting of one of the three options in Section 10 Landscape Regulations. If fencing is an**

- option chosen, install the fence between landscaping (that is nearest to the adjacent single family homes) and the townhome units.
6. Any fences constructed for townhome units must be consistent in maintaining a uniform appearance as specified in HOA guidelines.
 7. The exterior materials for townhomes must meet the gateway corridor cladding requirements as provided in Section 7.6 Gateway Corridor in Zoning Ordinance.

Mr. Parker provided the reports for the 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. He noted that Yarbrough Drive is extended as a public road. He stated that will be included in this submission and approved as a public road extension. He stated that Engineering is requiring that the right-of-way of Yarbrough Drive be extended to the limits of the property. He stated that this will potentially tie into an existing City of Opelika project for the Veterans Parkway extension. He stated that this future right-of-way will be used to tie Yarbrough Drive into the future City roadway that will be constructed.

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

He stated that water is available from Yarbrough Dr. When extended to development, the 8-inch main should be adequate to serve this development. Development must be master metered or dedicated access for maintenance of utilities must be given on private drive. He stated that this subdivision is located outside of Opelika Power service 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: Mike Hilyer

SECONDER: Councilman Ward 1 Willie Allen

DISCUSSION: Mayor Fuller asked if sidewalks are required?

Mr. Mosley stated that sidewalks are required. He stated that this is on private streets and they are showing sidewalks on both sides of the street internally. He stated that staff is requiring that they send sidewalks up to Yarbrough Drive.

Mr. Whittelsey asked if Yarbrough Drive is part of the Veterans Extension?

Mr. Parker stated that yes, eventually it is intended to connect to the Veterans Extension. He stated that this would come from the east where the Veterans Extension would go to the west.

Chair Cannon asked if there was on-street parking?

Mr. Mosley stated that they are showing a single car garage and they will have room for one additional car in the driveway which meets the City's two space requirement. He stated that it is possible that they could have some on-street parking here, but they would have to maintain the fire lanes. He noted that there are some areas around the lot that are open space where parking would not interfere with a driveway.

Mr. Whittelsey asked if the road is going to be private?

Mr. Parker stated that Yarbrough Extension will be public, but the rest of it will be private.

AYES: Walters, Whatley, Whittelsey, Hilyer, Mayor Fuller, Councilman Ward 1 Allen

NAYS: Chair Cannon

ABSTAIN: None

D. REZONING - Public Hearing

10. (a) Amendment to the Future Land Use Map, accessed at the 3900 block of Waverly Parkway, 5.76 acres, from a manufacturing land use category to a light commercial land use category.

(b) Rezoning Request, David Slocum, authorized representative for Opelika Industrial Development Authority, 5.76 acres, accessed at 3900 block of Waverly Parkway, from M-2 to C-2

Mr. Mosley presented the staff report to the Planning Commission for the rezoning request for 5.76 acres accessed at the 3900 block of Waverly Parkway from M-2 to C-2. He stated that staff recommends Planning Commission send a positive recommendation to the City Council to rezone the property from M-2 to C-2.

Mr. Parker provided the reports for the Engineering, Opelika Water, and Opelika Power Services. He stated that water service is available from the north side of Waverly Parkway.

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: Mayor Gary Fuller

SECONDER: Mike Hilyer

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

NAYS: None

ABSTAIN: None

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

RESULT: Passed

MOVER: Mayor Gary Fuller

SECONDER: Leigh Whatley

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

E. CONDITIONAL USE EXTENSION - Public Hearing

11. Request by Jack Johnson to extend conditional use approval for 12 months starting at the current expiration date of August 22, 2024. The conditional use approval is for a climate-controlled self-storage building accessed at the 300 block of Samford Avenue originally approved at the August 2019 Planning Commission meeting and extensions approved in subsequent years.

Mr. Mosley presented the staff report to the Planning Commission for the proposed conditional use extension for a climate-controlled self-storage building accessed at the 300 block of Samford Avenue. He stated that staff recommends approval subject to the following:

- 1. An easement that intersects one of the buildings needs to be vacated and/or relocated. The applicant is aware of the easement and is preparing to relocate the easement.**
- 2. Approval for the future phase, one-story building requires the site plan revised so the minimum parking spaces and landscaping requirements are met.**
- 3. Revise the residential buffer along the adjacent Opelika Housing Development property to meet one of the residential buffer options as provided in Section IX Landscape Regulations.**

Mr. Parker provided the reports for the Engineering, Opelika Water, and Opelika Power Services. He stated that water service is available from Samford Avenue but is limited due to elevation and 6-inch main size. Specific development water demands will need to be coordinated during design.

Chair Cannon opened the public hearing.

No comments.

Chair Cannon closed the public hearing.

Motion to grant conditional use extension for 12 months starting at the current expiration date of August 22, 2024 with staff recommendations

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

V. OLD BUSINESS

F. FINAL PLAT

12. Asheton Village SD, 45 lots, accessed at 5067 Birmingham Highway, Nick Howell, authorized representative for 2H Properties LLC, final approval *(This item was tabled by the applicant at the July 23rd Planning Commission meeting.)*

Mr. Mosley presented the staff report to the Planning Commission for the Asheton Village Subdivision accessed at 5067 Birmingham Highway. He stated that staff recommends final 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. **Add all the easements to the plat that are shown on the construction plans.**
7. **Please revise the map title block labels the plat as preliminary.**

Mr. Parker provided the reports for the Engineering, Opelika Water, and Opelika Power Services. He stated that 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 completed.
- All stop and roadway signs have been installed.
- Maintenance Bond of 25% of the infrastructure construction cost have been submitted.
- Performance Bond of 125% of the estimated cost to place the remaining roadway surface and sidewalks have been 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 have been added to protect against erosion and sediment issues. The Engineering Department has no other comments or concerns with this proposed final plat request.

He stated that 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. Plat should also be updated to reflect most current lot layout if applicable. He stated that this subdivision is located outside of Opelika Power service territory.

Chair Cannon stated that there is no public hearing.

Motion to grant final plat approval with staff recommendations

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

G. Conditional Use and Preliminary Plat - Public Hearing

13. 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 July 23rd meeting.)*

Mr. Mosley presented the staff report to the Planning Commission for the proposed conditional use request for 78 twinhome lots, three open space lots, and one lot for future development accessed from Waverly Place. He stated that staff recommends conditional use approval subject to the following: *(See Waverly Woods SD preliminary plat recommendations next agenda item #14)*

- 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.**
- 2. Add sidewalks on both sides of street.**
- 3. All utilities shall be underground.**
- 4. 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.**

Mr. Parker provided the reports for the 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 or Conditional Use application.

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.

Mr. Mosley read the following comments that were emailed to him:

Carol Britton, 609 McDonald Drive, stated that she was unable to attend the meeting but that the intersection of Dunlop Drive and Waverly Parkway was dangerous and that adding 78 duplexes would add congestion. She stated that she was opposed to the Conditional Use.

Joe Slaughter, 804 Waverly Place, stated that he felt the new subdivision would add problems including traffic congestion. He stated that he felt that an environmental impact study needed to be done and that granite covers most of the area.

Bill Perry, stated that he would like the Planning Commission's support for the Waverly project to provide workforce housing and homes for nurses and support for the Hospital.

Dianne Jones, 805 Waverly Place, stated that she was opposed to the development.

Darla Gibbs, 701 Waverly Place, stated that nobody from the neighborhood had ever been contacted or given answers by the developer. She asked what the future development would be? She expressed concerns about the potential of dynamiting the granite and the roads being torn up. She asked if they were required to resurface the street? She noted that she was glad they changed the elevations because they are a 55-plus area. She stated that they don't have sidewalks and expressed concerns about safety. She asked where people would park their cars?

Evelyn Mickle, stated that insurance won't cover your house if there is blasting. She stated that this should never be allowed and that the developer was only thinking about money.

Mary Eason, 613 Waverly Place, stated that the developers are about to ruin the surrounding neighborhood with the density of this development. She stated that there is only one way in and one way out. She requested that the Commission deny this item because it is not compatible with what is existing.

Danny Dunlop, 3163 Crestmont Court, stated that he represents Dunlop Family Investments, which owns 20 acres adjoining the development. He stated that they were approached a few years ago about selling the right-of-way so that this development could get through to White Road. He stated that they were told that the plan was to build one to three acre lots. He stated that this is way more than what they thought, and he expressed concerns about the traffic. He stated that he was opposed to this conditional use.

Brandon Hays, Hartbrook Development, stated that they are more than happy to do a traffic study and comply with any recommendations from the Engineering Department. He stated that the property is zoned R-3 right now, and that if they mass graded and cut down all the trees they could get 181 single family lots. He stated that this property will be developed at some point. He stated that in Phase 1, they are preserving 25 acres of open space that will be preserved in perpetuity. He stated that they would love to work with the City on adding walking trails on this property. He stated that hopefully they won't need to use blasting, but if they do, it is heavily regulated and the subcontractors are heavily insured. He stated that they widened the lots so that they could have one-level units with a bedroom on the ground floor.

Justin Foster, 728 McDonald Drive, asked that this item be denied. He stated that duplexes are typically rental homes. He expressed concerns about the density and the blasting.

Helen Foster, 728 McDonald Drive, expressed concerns about the blasting and the density.

Susan Jones, 905 Waverly Court, stated that there are no sidewalks. She expressed concerns about safety, traffic, and density. She stated that there is a natural spring that starts behind the house at 604 Waverly Court. She stated that they are going to have to put a culvert or bridge over that. She stated that there is water runoff problem and expressed concern about where the runoff would go? She expressed concerns about the blasting and removal of the granite.

Tim Aja, 1407 Bonita Ave, stated that as the City Council representative for this area, he wanted to make the Commission aware that he received lots of other calls and emails in opposition for this development. He stated that there are a lot more residents that are in opposition but were not able to be at the meeting. He stated that he felt this came down to a safety issue with traffic, lack of sidewalks, and the blasting.

Robin Weyant, 809 Shelby Avenue, expressed concerns about the density. She stated that density calculations based on gross can give a false sense of density. She asked about the definition for a duplex or townhome? She stated that townhomes are not allowed with a conditional permit in an R-3. She stated that this doesn't fit within the character of the neighborhood.

Chair Cannon closed the public hearing.

Mr. Mosley stated that there are standards for use approval with conditional uses. He read the following standards:

1. That the proposed use be in harmony with the general purpose, goals, and objectives of the Comprehensive Plan, this ordinance, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice, by the City.
2. There shall be a community need for the proposed use and a need to provide or maintain a proper mix of uses both within Opelika and also within the immediate area of the proposed use: (a) the proposed use shall not result in either a detrimental concentration of a particular use within the City or within the immediate area; and (b) the area for which the use is proposed is not better suited for or likely to be needed for the uses that are permitted as a matter of right within that district, in light of policies or programs of the City of Opelika.
3. The proposed use at the proposed location shall not result in a substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare, either as they not exist or as they may in the future be developed as a result of the implementation of provisions and policies of the Comprehensive Plan, this ordinance, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice, by the City or other governmental agency having jurisdiction to guide growth and development.
4. The proposed use in the proposed area will be adequately served by and will not impose an undue burden on any of the improvements, facilities, utilities, and services specified in this subsection. Where any such improvements, facilities, utilities, or services are not available or adequate to service the proposed use in the proposed location, the applicant shall, as part of the application and as a condition to approval of the proposed conditional use permit, be responsible for establishing ability, willingness and binding commitment to provide such improvements, facilities, utilities, and services in sufficient time and in a manner consistent with the Comprehensive Plan, this ordinance, the other plans, programs, maps and ordinances adopted by the City to guide its growth and development. The approval of the conditional use permit shall be conditional upon such improvements, facilities, utilities, and services being provided and guaranteed by the applicant.

Mr. Mosley stated that in regard to Robin Weyant's question about twinhomes versus duplexes use, that is something that has been interpreted that way multiple times in the zoning ordinance and that he felt comfortable with that.

Guy Gunter, City Attorney, stated that if a motion for denial is made, it needs to include the grounds for denial.

Motion to deny conditional use approval because it does not fit the character of the neighborhood

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

14. 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 July 23rd meeting.*)

Mr. Mosley presented the staff report to the Planning Commission for the Waverly Woods Subdivision accessed from Waverly Place. He stated that based on the denial of the conditional use, the lots would no longer meet the standards for a single family detached unit in the R-3 zone. He stated that staff changes its recommendation to denial based on that standard.

Mr. Parker provided the reports for the 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 or Conditional Use application.

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.

Brandon Hays, applicant, stated that in light of the denial of the conditional use, it makes the most sense to withdraw the preliminary plat.

Chair Cannon closed the public hearing.

This item was withdrawn by the applicant

H. 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. *(This item was tabled at the applicant's request at the July 23, 2024 Planning Commission meeting.)*

Mr. Mosley presented the staff report to the Planning Commission for the major amendment to the Master Plan for the Ballfields at the corner of Pepperell Parkway and North 30th Street. He stated that staff believes that proposed revisions fix most of the previous issues raised at the last meeting. Staff recommends a positive recommendation to City Council with the following conditions:

1. **The former stub street to the townhouse section shall be revised in coordination with the City of Opelika Engineering Department to remove the curb cut and rework all utilities no longer needed meeting all city standards**
2. **Landscaping plans meeting the requirements for each use will be required prior to the issuance of a building permit. A similar buffer to the other frontage along Ballfield Loop shall be provided.**
3. **All utilities shall be underground.**
4. **All dumpsters shall be fully screened.**
5. **All buildings shall comply with City of Opelika Gateway Corridor standards including cladding and screening requirements.**
6. **Access to Ballfield Loop and Cunningham Drive through the existing drives shall remain. Both entry and egress from both drives shall be available at all times for residents and emergency personnel. Any gates shall be approved by the Opelika Police and Fire Department and meet their access requirements.**

Mr. Parker provided the reports for the Engineering, Opelika Water, and Opelika Power Services. He stated that water is available from within the existing apartment complex (private water) or from Ballfields Loop.

Chair Cannon opened the public hearing.

No comments.

Chair Cannon closed the public hearing.

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

RESULT: Passed

MOVER: Jay Walters

SECONDER: Sheldon Whittelsey

DISCUSSION: Mr. Walters asked if there was any landscaping on the other side of the street between the new homes and the back side of this?

Mr. Mosley stated that there is existing landscaping out there now that wouldn't be modified. He stated that if it is damaged during construction they would have to repair it.

Mr. Whittelsey stated that it looks like they removed some parking spaces.

Mr. Mosley stated that the original design had more parking than what was required. He stated that there are 128 spaces available for the 64 units which is the amount required by the ordinance.

Chair Cannon asked if there were garages?

Blake Rice stated that when this PUD was approved there was concern from the property owners to the east about buildings with residents being placed right next to the property line. He stated that this development placed parking garages for the residents against there to give the residents additional buffer.

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

NAYS: None

ABSTAIN: None

I. CONDITIONAL USE - Public Hearing

16. Arthur R. Nettles, authorized representative for Dave King, King Automobiles, Inc, accessed at Dunlop Drive, C-3, GC-P Automobile sales. *(This item was tabled at the applicant's request at the July 23, 2024 Planning Commission meeting)*

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

17. Arthur R. Nettles, authorized representative for Dave King, King Automobiles, Inc, accessed at Dunlop Drive, C-3, GC-P, Automobile maintenance and parking. *(This item was tabled at the applicant's request at the July 23, 2024 Planning Commission meeting)*

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

VI. ADJOURN

Motion to adjourn at 5:16 p.m.

RESULT: Passed

MOVER: Mayor Gary Fuller

SECONDER: Councilman Ward 1 Willie Allen

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

NAYS: None

ABSTAIN: None

Lucinda Cannon, Chair

Matt Mosley, Secretary

City of Opelika

Planning Commission

Planning Department Report

Meeting Date: September 24, 2024

Agenda Item #: A-1

Action Requested: Conditional Use – 50 Townhomes

Location of Property: 3417 Dale Avenue

Property Owner(s): AUO Investments, LLC
Eiford Hayes, authorized representative

Current Land Use: Undeveloped

Current Zoning: R-5M (high density residential) and
C-3 (general commercial)

Surrounding Zoning Districts

And Land Uses:	North	R-5M	Apartments
	South	C-3, GC-P	Commercial
	East	R-5M, C-3	Commercial, Undeveloped
	West	R-5M, C-3	Commercial & mobile home park

Proposal

The applicant is requesting conditional use approval for 50 townhome lots and three outparcel lots (common area). The 8.5 acre development is in a R-5M and C-3 zoning district. The C-3 zone has 36 townhome lots and 14 townhomes are in the R-5M zone. Each townhome unit will be sold fee-simple and includes a front and rear yard area. The outparcel lots range from 7,960 sf to 3.4 acres. The 3.4 acre lot has a 1.5 acre pond, and a 10,000 square foot area labeled ‘Community Park’. The outparcels will remain undeveloped and maintained by the Homeowners Association.

There are 8 townhome lots that have direct access to King Lake Road, and 14 lots are accessed from Dale Avenue. A new private street with utility easement (50’ wide) will be constructed for 28 townhome lots; the street intersects with King Lake Road. A sidewalk is not shown on the streets.

In the R-5M and C-3 zone, each zone allows a maximum density of 16 dwelling units per acre. The density for the 50 town homes is 5.8 dwelling units per acre (50 townhomes on 8.5 acres). Density allowed is 16 dwellings per acre. The 1.5 acre pond and severe topography limits townhome development.

The townhomes are attached together in groups of 3, 4, 6 or 8 townhomes. A property line runs along the shared wall and extends to the front and rear property lines.

The 50 townhome lots meet the minimum 20 foot lot width and minimum 1,800 square foot lot area of the Townhome Development Standards. A yard area of each townhome lot is larger than 50% of the first floor area as required. A townhome first floor is 1,000 square feet and the front yard is 625 sf.

The townhomes meet minimum setback requirements except for the rear setback of Lot 3 and Lot 4. Each townhome group is at least 20 feet another townhome group as required.

The landscape plan provided meets minimum requirements of the Landscape Regulations. The 410 base points and 100 parking lot points are met; 60 trees will be planted. Three townhome lots are adjacent to a single family home. A residential buffer is required along the rear property line of Lot 48, 49, & 50 and the side property line of Lot 50.

The exterior material of the elevations is stone veneer about 8 feet high from ground level and then hardie board lap siding above the stone. Two parking spaces per townhome unit is required. A single garage is provided for each townhome. The 2nd parking space is the 25' driveway area behind the garage. The 25 foot area is on the townhome lot not the private street.

Recommendation

The adjacent uses to the townhome development are mini warehouses, a mobile home storage yard, King's mobile home park, Midway Garden apartments, and the rear yard of commercial uses that front on Pepperell Parkway. The townhomes should not have an adverse effect on adjacent properties and may encourage property improvements or other developments. Staff recommends conditional use approval subject to the following conditions:

Staff recommends approval subject to the following conditions:

1. Relocate the rear lot lines of Lot 3 and Lot 4 so the minimum 20' rear yard setback is met.
2. All utilities shall be underground.
3. Provide a sidewalk along townhome lots that front on Dale Avenue, King Lake Road, and the private street (Road A, Road B). Extend sidewalk across outparcels (Lot 52, 53, 54) to connect to adjacent townhome groups: Connect sidewalks between Lot 42 and 43, between Lot 1 and King Lake Road, between Lot 10 and Lot 20, between Lot 12 and Lot 36, between Lot 32 and Lot 33, and between Lot 9 and 21.
4. On landscape plan add a "Residential Buffer" on the rear lot lines of Lot 48, 49 and 50 and the side lot line of Lot 50. Buffer options are in Section 10 Landscape Regulations.
5. Along the rear property line of townhome Lots 21 to 29, install a 6 foot opaque fence and plant a row of evergreen trees to provide a buffer between the townhomes and the adjacent mobile home park (King's Mobile Home Park).

6. Stagger each row of townhomes singularly or in pairs at least 3 feet so the townhomes don't appear as row houses.
7. Establish a Homeowner's Association and include maintenance requirements for the private street, outparcel lots, and the uses for the outparcels.
8. The townhome exterior material must be selected from the Gateway Corridor exterior material list in Section 7.6. (The exterior materials provided (stone and hardie board) in packet meets this requirement.)
9. If private dumpsters are used enclose dumpster on all sides and gate with opaque material.

Engineering Department Report

The Engineering Department has no comments or concerns with this proposed conditional use approval. Engineering comment will be made in the Preliminary Plat approval.

Opelika Water Board Report

There is no water available on King Lake Road. Water is available on Dale Avenue. An 8-inch Main is available for connection and extension from Dale Avenue, Spring Drive, and/or Pepperell Parkway to feed the new development on King Lake Road.

Opelika Power Services Report

This property is located inside of the Opelika Power Service territory.



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



PC DEADLINE: 9/3/2024 PC MEETING: 9/24/2024

SITE ADDRESS: 3417 Dale Avenue

PROPERTY OWNER: AUO INVESTMENTS, LLC.

APPLICANT/ AUTHORIZED REPRESENTATIVE: Hayes Eiford

MAILING ADDRESS: 1230 Ruth Way

PHONE NUMBER: 229.221.8908

FAX NUMBER: _____

EMAIL ADDRESS: hayes@samfordgrouppllc.com

PARCEL INFORMATION

Project name: King Lake Townhomes Address/Location: 3417 Dale Ave

Current Land Use: Vacant Current Zoning: R5M/C3

Adjacent Zoning Districts: North: R5M South: C3 East: R5M/C3 West: R5M/C3

Description of Proposed Use: The development consists of 50 fee simple single family attached units and associated infrastructure.

AUTHORIZATION TO ACT AS APPLICANT (if applicable)

I, Brandon Davis, being owner of the property which is the subject of this conditional use application hereby authorize Hayes Eiford, 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.

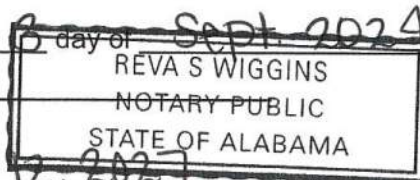
Property Owner's Signature: [Signature] Date: 09/03/24

**STATE OF ALABAMA,
COUNTY OF LEE**

I, Reva Wiggins, a Notary Public in and for said County and State, hereby certify that Brandon Davis, 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.

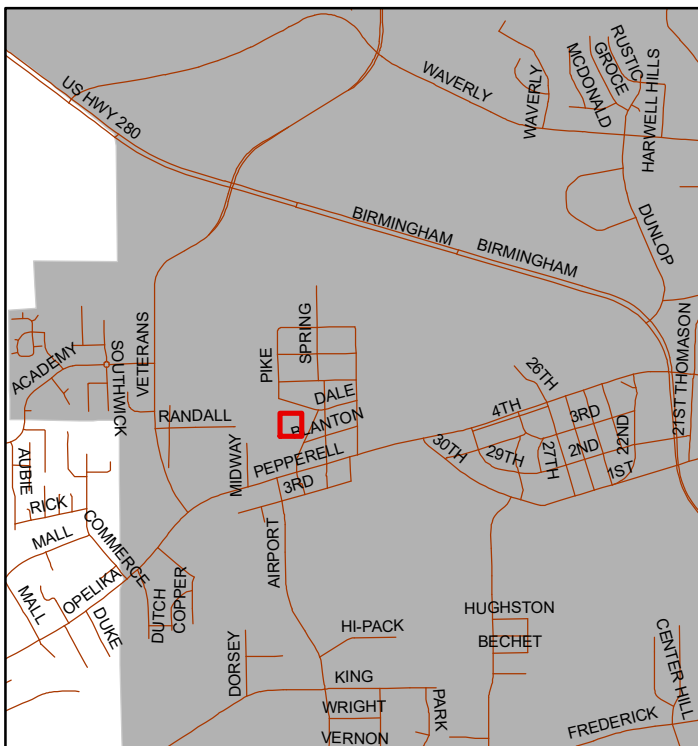
Given my hand and seal of office this 6 day of Sept 2024

[Signature]
Notary Public

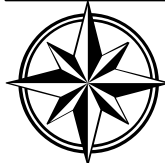


My Commission Expires: April 12, 2027

**TOWNHOME DEVELOPMENT - 50 UNITS
3417 DALE AVENUE
CONDITIONAL USE, A-1**

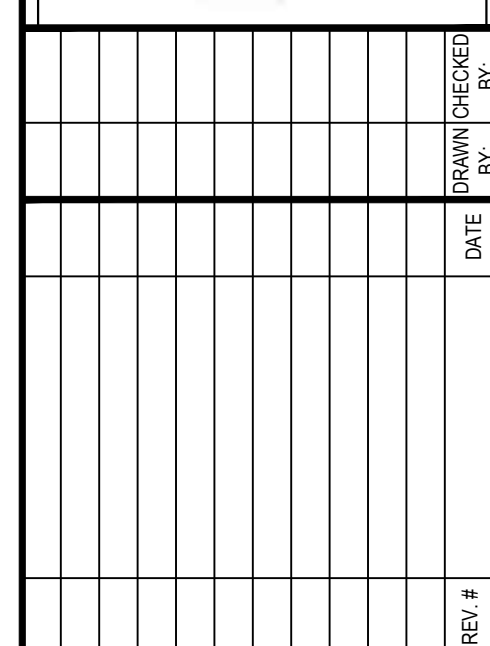


The applicant is requesting to construct 50 town homes on 8.5 acres (5.8 dwellings per acre). 4.5 acres is open space. Access is from Dale Avenue and King Lake Road. The property is in a C-3 and R-5M zoning district.



Subject Property

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



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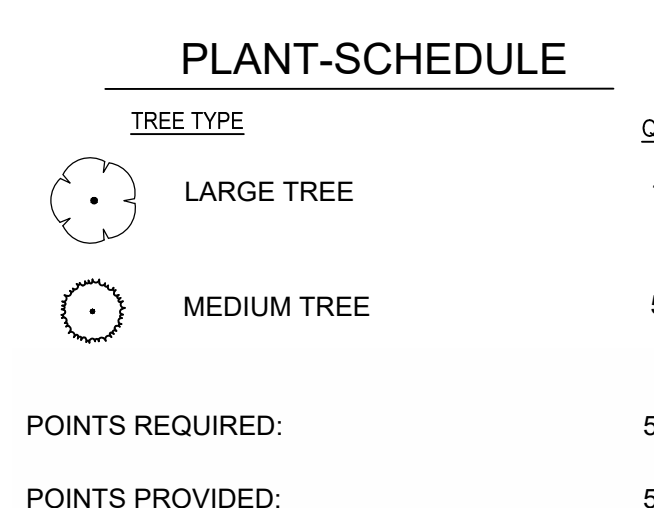
DESIGN TEAM:

REVIEWED BY: HE



A north arrow pointing to the right, labeled 'NORTH ARROW'. Below it is a graphic scale bar with markings at 0, 20, 40, 60, and 80 feet. The text 'SCALE: 1"=40\'' is centered below the scale bar.

LANDSCAPE PLAN





City of Opelika
Planning Commission
Planning Department Report

Meeting Date: September 24, 2024

Subdivision: King Lake Estates SD

Agenda Item #: A-2

Action Requested: Preliminary Approval

Location of Property: 3417 Dale Avenue

Property Owner(s): AUO Investments, LLC
Eiford Hayes, authorized representative

Current Land Use: Undeveloped

Current Zoning: R-5M & C-3

Proposal

The applicant is requesting preliminary plat approval for 53 lots - 50 townhome lots, 3 open space lots, and one lot with a single family home. (Agenda item #1 is the conditional use request for the townhomes.) King Lake Road is public street access for 8 townhome lots and Dale Avenue is access for 14 lots; 28 townhome lots will front on a new private street that intersects with King Lake Road.

The 50 townhome lots meet the 1,800 sf minimum lot size and 20 foot minimum lot width requirements of the Townhome Development Standards. Lot sizes range from 2,125 sf to 3,765 square feet (sf). Lot widths are from 25 feet to 35 feet. The rear yard of each twin home unit is larger than 50% of the first floor area as required.

Each twin home meets the minimum building setbacks. The R-5 minimum setbacks apply for residential developments in a commercial zone (front setback = 25' side yard = 10' rear yard = 25'). Each townhome group meets the minimum 20 foot separation from an adjacent townhome group.

Staff recommends preliminary plat approval subject to the following:

1. Add the street name on final plat.
2. Add "50' access and utility easement" on the private street.
3. Sidewalks required along the townhome lots and extend sidewalks to connect with adjacent townhome groups.
4. All utilities shall be underground.

5. Label Lot 52, 53, and 54 as “Unbuildable Parcel, Preserved as Common Area” on final plat.
6. Add a note on final plat providing the use, ownership, and maintenance for the three outparcel lots (Lots 52, 53, and 54).
7. Add “Residential Buffer” on final plat on rear lot lines of Lot 48, 49 and 50 and the side lot line of Lot 50. Buffer options provided in Section 10 Landscape Regulations.

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 City will consider the vacation and closure of King Lake Road from the intersection of Blanton to Dale.

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

Opelika Water Board Report

There is no water available on King Lake Road. Water is available on Dale Avenue. An 8-inch Main is available for connection and extension from Dale Avenue, Spring Drive, and/or Pepperell Parkway to feed the new development on King Lake Road.

Opelika Power Services Report

This property is located inside of the Opelika Power Service territory.



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



DEADLINE: _____ MEETING: _____

SITE ADDRESS: 3421 Dale Avenue, Opelika, Alabama 36801
PROPERTY OWNER: AUO Investments LLC
APPLICANT/AUTHORIZED REPRESENTATIVE: Hayes Eiford - Mike Maher
MAILING ADDRESS: 3373 Society Hill Road, Opelika, AL 36804
PHONE NUMBER: 229-221-8908 **FAX NUMBER:** 334-821-4044
EMAIL ADDRESS: hayes@samfordgroupllc.com

TYPE OF PLAT APPROVAL REQUESTED Prelim SD plat

☐ SKETCH PLAN ☐ ADMINISTRATIVE ☒ PRELIMINARY ☐ FINAL

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

☐ Annexation ☐ Rezoning ☐ Other _____

PARCEL INFORMATION

Subdivision Name: King Lake Estate

Current Land Use: _____

Current Zoning: _____

Proposed use of the Subdivision: _____

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

Number of Lots: 54 x \$3.00 = \$ 162

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

Fee: \$75.00

TOTAL = 307.00

PAID _____

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

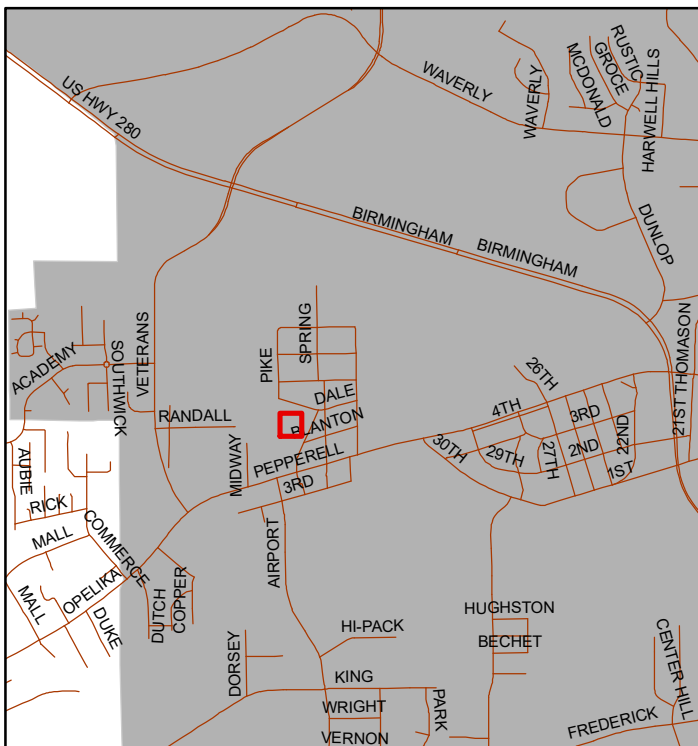
**OWNERS/AUTHORIZED
REPRESENTATIVE SIGNATURE:**

(PRINT NAME) Brandon Davis c/o AUO Investments LLC

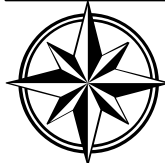
9-2-2024

DATE

KING LAKES ESTATES SUBDIVISION DALE AVENUE AND KING LAKES ROAD PRELIMINARY APROVAL, A-2

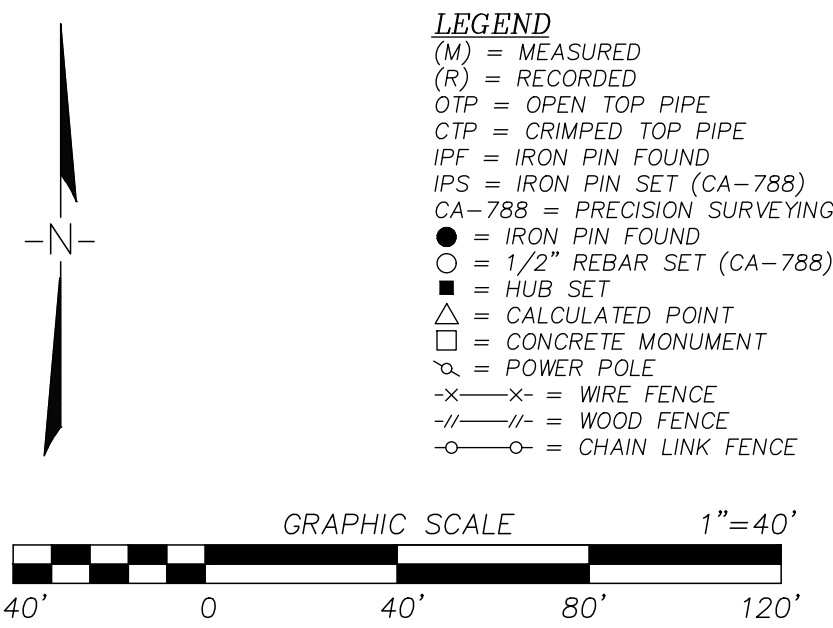


The applicant is requesting preliminary approval for a 54 lot subdivision: 50 lots are townhome lots, 4 lots are open space, and a 1.4 acre lot has a single family home. The property is in a C-3 and R-5M zoning district.



Subject Property

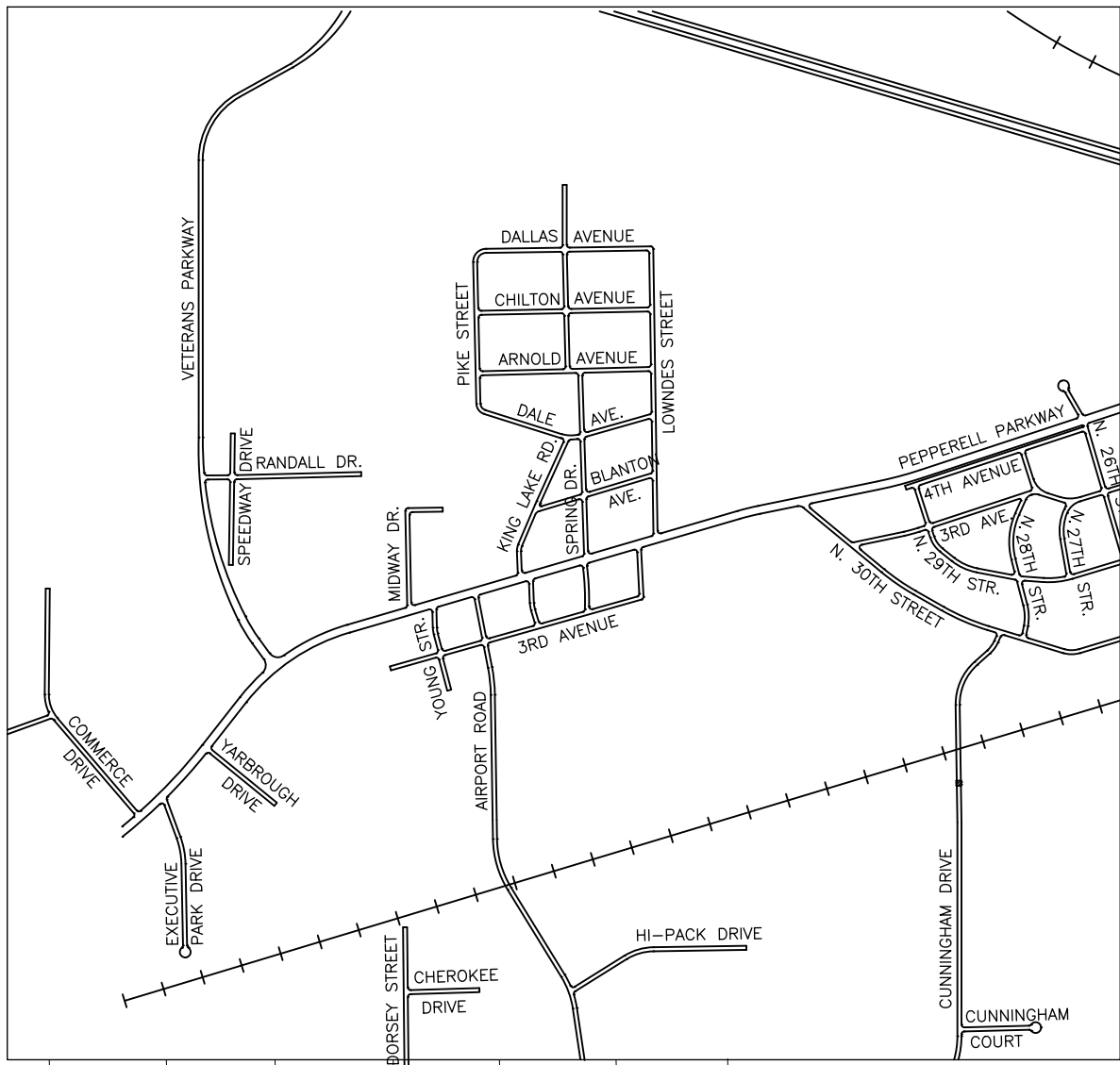
The City of Opelika does not guarantee this map to be free from errors or inaccuracies. The City of Opelika, Alabama disclaims any responsibility or liability for interpretations from this map or decisions based thereon. The information contained on this map is a general representation only and is not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



OWNER - DEVELOPER
AUO INVESTMENTS LLC
230 COLUMBUS PARKWAY
OPELIKA, ALABAMA 36801

VICINITY MAP

NOT TO SCALE

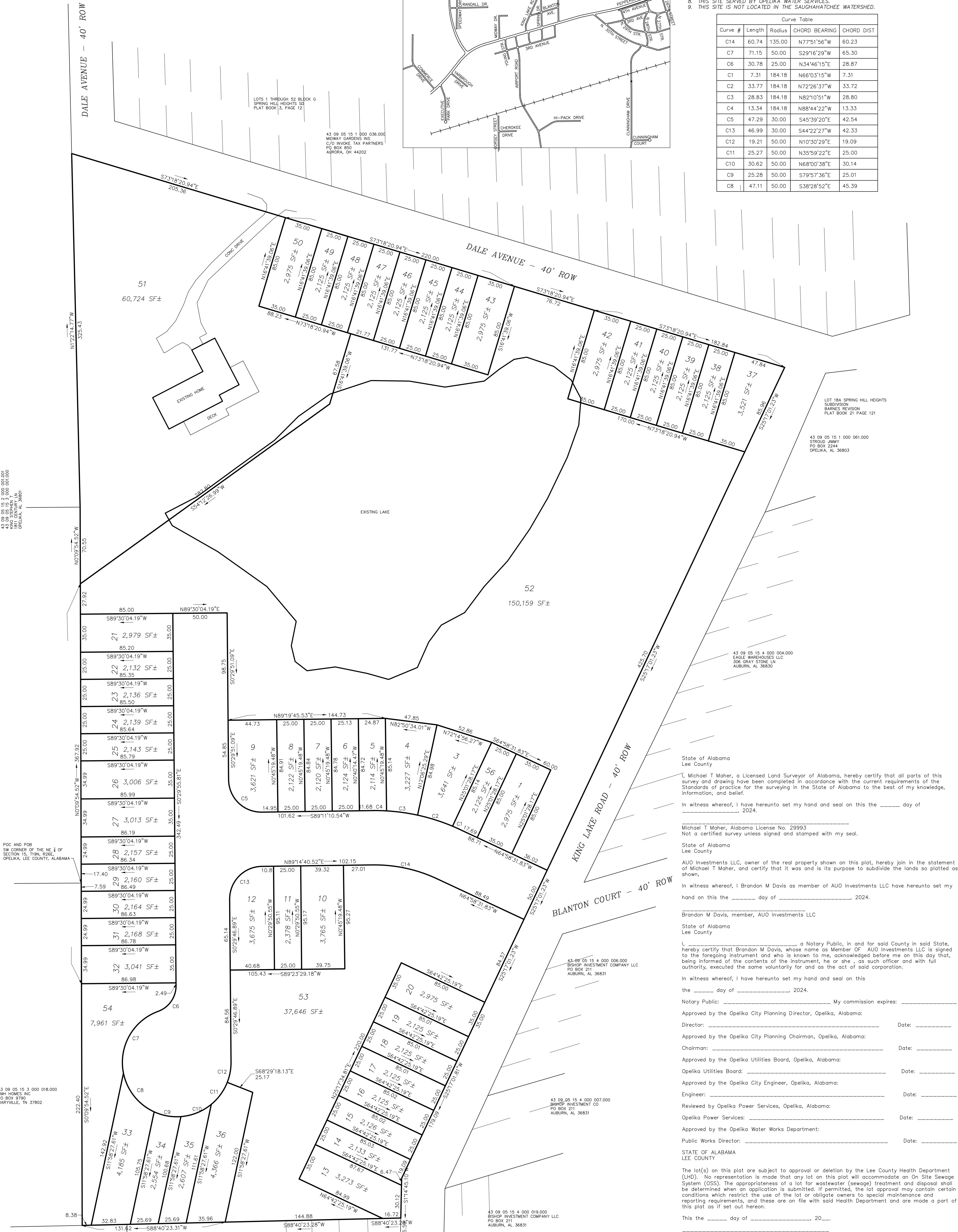


Kings Lake Estates
SECTION 15 T 19 N R 26 E
OPELIKA LEE COUNTY ALABAMA

NOTES:

- SOURCE OF INFORMATION: DEED BOOK 2512, PAGE 325;
- DATE OF FIELD SURVEY: 8-29-2024; DATE OF OFFICE WORK: 8-30-2024.
- 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.
- NO PORTION OF THIS SITE LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA PER FEMA FIRM 01081C0068G DATED SEPTEMBER 2, 2011.
- SETBACKS FOR THESE LOTS: 10' FRONT SETBACK, 5' SIDE SETBACK AND 15' REAR SETBACK.
- OUT PARCELS 52, 53 AND 54 SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THIS SITE SERVED BY OPELIKA WATER SERVICES.
- THIS SITE IS NOT LOCATED IN THE SAUGHAHATCHEE WATERSHED.

Curve Table				
Curve #	Length	Radius	CHORD BEARING	CHORD DIST
C14	60.74	135.00	N77°51'56"W	60.23
C7	71.15	50.00	S29°16'29"W	65.30
C6	30.78	25.00	N34°46'15"E	28.87
C1	7.31	184.18	N66°03'15"W	7.31
C2	33.77	184.18	N72°26'37"W	33.72
C3	28.83	184.18	N82°10'51"W	28.80
C4	13.34	184.18	N88°44'22"W	13.33
C5	47.29	30.00	S45°39'20"E	42.54
C13	46.99	30.00	S44°22'27"W	42.33
C12	19.21	50.00	N10°30'29"E	19.09
C11	25.27	50.00	N35°59'22"E	25.00
C10	30.62	50.00	N68°00'38"E	30.14
C9	25.28	50.00	S79°57'36"E	25.01
C8	47.11	50.00	S38°28'52"E	45.39



State of Alabama
Lee County

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

In witness whereof, I have hereunto set my hand and seal on this the ____ day of _____, 2024.

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

State of Alabama
Lee County

AUO Investments 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 its purpose to subdivide the lands so platted as shown.

In witness whereof, I Brandon M. Davis as member of AUO Investments LLC have hereunto set my hand on this the ____ day of _____, 2024.

Brandon M. Davis, member, AUO Investments LLC

State of Alabama
Lee County

I, _____, a Notary Public, in and for said County in said State, hereby certify that Brandon M. Davis, whose name as Member OF AUO Investments 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 _____, 2024.

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 Water Works Department:

Public Works Director: _____ Date: _____

STATE OF ALABAMA
LEE COUNTY

The lot(s) on this plat are subject to approval or deletion by the Lee County Health Department (LHD). No representation is made that any lot on this plat will accommodate an On Site Sewage System (OSS). The appropriateness of a lot for wastewater (sewage) treatment and disposal shall be determined when an application is submitted. If permitted, the lot approval may contain certain conditions which restrict the use of the lot or obligate owners to special maintenance and reporting requirements, and these are on file with said Health Department and are made a part of this plat as if set out hereon.

This the ____ day of _____, 20__.

Health Officer
County of Lee, Alabama

Seal	Drawn By: MTM	PRECISION SURVEYING	2124 Moores Mill Road Suite 110 Auburn, Alabama 36830 Phone (334) 821-0105 www.precisionsurveying.biz
	Scale: 1"=40'		
	File Name: 24-0569-LOT LOL 1		
	Date: 8-30-2024		
		Sheet Title: KING LAKE ESTATES SEC 15 T19N R26E PRELIMINARY PLAT	

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: September 24, 2024

Agenda Item #: B-3

Action Requested: Conditional Use – Townhomes - 225 units

Location of Property: 2800 block Society Hill Road

Property Owner(s): Stephen Ward
Blake Rice, authorized representative

Current Land Use: Undeveloped

Current Zoning: C-2

Surrounding Zoning Districts

And Land Uses:	North	M-1	Lee County/Church
	South	R-1	Residential/ Proposed Apartments
	East	PUD/R-1	Coors/Residential
	West	PUD	Undeveloped

The applicant is requesting conditional use approval for a 225-unit townhouse development on 39 acres; a creek runs through the 39 acres, and adjacent to creek is a 25' wide natural undisturbed buffer and small ponds near the buffer. The townhomes are rental units not condo or fee simple ownership. One private entrance is shown and a second is shown in the future development area on the site plan. Townhome amenities include a clubhouse next to a swimming pool and dog walk area. Sidewalks are shown in front of all townhome units on both sides of all private streets.

The proposed development consists of 50 townhome building groups that range from two to seven units per group: a total of 224 townhome rental units. A townhome group exterior material is a combination of cement siding, board & baton siding, and stone. Photos of townhouse elevation are attached. A townhome unit minimum lot width is 20 feet wide; the lot width provided is at least 23 feet. At least one front, rear or side yard area for each unit is 50% or more of the first-floor area as required; each townhome group appears at least 20 feet from another townhome group as required. Townhome buildings 140 and 139 need to be 20 feet or more apart as required by the townhome regulations.

The landscape points meet the minimum requirements. A detailed landscape plan is required showing trees and shrub location, size, species, and points. A residential buffer is required along part of the south property line to buffer the adjacent properties in a R-1 residential zoning district from the multi-family

development. The buffer must consist of the options¹ provided in the Landscape Regulations. The landscape plan requires a total of 190 parking lot points (one point per parking space is required) the site plan shows 190 parking spaces. A landscape buffer is required along the clubhouse/guest parking spaces near the front property line as required and described in Section X.² The size of trees and shrubs on landscape plan must meet the minimum size requirements as provided in the Landscape Regulation. Where possible the existing natural buffers are preferred.

Staff recommends approval subject to the following:

1. Staff recommends extend the parking lot buffer near front property line to each side property line to connect with residential buffers.
2. Submit landscape plan add landscaping as required with minimum base points and parking lot points and added buffers are shown and met in detail required by the Landscape Ordinance.
3. If dumpsters are installed, 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.
4. Add on site plan who is responsible to maintain the creek buffer area and ponds.
5. All utilities shall be underground except overhead required transmission lines.
6. Townhome building ending in 140 and 139 are required to be 20 feet or more apart.
7. The OFD has requested the secondary access be built with this phase of development.
8. Any gate is required to be approved by the City of Opelika Fire Department.
9. Extend sidewalks to Society Hill Road.

a. ¹ An opaque fence not less than six (6) feet in height, with horizontal or vertical openings not greater than three (3) inches per one (1) linear foot AND a four (4) foot wide strip of Evergreen plantings, which will grow to at least six (6) feet in height within three full growing seasons planted on the inside of the fence or;

b. A staggered double row of Evergreen plantings at least six (6) feet in width, which will grow to at least six (6) feet in height and spaced in a manner which after three (3) years will provide an impervious visual barrier or;

c. Natural, undisturbed forest at least twenty (20) feet in width that provides a nearly impervious visual barrier due to the dense nature of the plants and/or trees. If this option is chosen, the City Horticulturist shall determine whether the barrier is satisfactory through a site inspection prior to plan approval. Barriers shall be erected during construction to ensure the area is protected from damage due to construction.

a. ² A six (6) foot wide single row of understory, medium, or large trees located between said property line and the off-street parking facilities (asphalt). The trees shall be spaced in a ratio of one (1) understory tree every fifteen (15) feet, or one (1) medium tree every thirty (30) feet, or one (1) large tree every forty-five (45) feet. Shrubbery shall be provided between the plantings.

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.

It is anticipated that turn lanes will be required on Society Hill Road for this phase of development.

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

Opelika Water Board Report

Water is available from a 16-inch main on Society Hill Road.

Opelika Power Services Report

This Property is located inside Opelika Power Services and Alabama Power service territory.



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



PC DEADLINE: _____ PC MEETING: _____

SITE ADDRESS: Society Hill Road

PROPERTY OWNER: Stephen & Shelby Ward

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

MAILING ADDRESS: 223 S 9th Street Opelika, AL 36801

PHONE NUMBER: 334-745-7026

FAX NUMBER: 334-745-4367

EMAIL ADDRESS: brice@barrett-simpson.com

PARCEL INFORMATION

Project name: Jim Chapman Communities Address/Location: Corporate Drive

Current Land Use: Vacant

Current Zoning: C2

Adjacent Zoning Districts: North: N/A South: R1/C2 East: R1/PUD?C2 West: C2

Description of Proposed Use: 225 Unit Rental Townhome Development

AUTHORIZATION TO ACT AS APPLICANT (if applicable)

I, See Attached, being owner of the property which is the subject of this conditional use application hereby authorize Blake Rice, Barrett-Simpson, Inc, to act as my representative before the City of Opelika's Planning Commission, and if necessary, represent me before the Board of Zoning Adjustments and City Council.

Property Owner's Signature: _____

Date: 3 Sept 2024

STATE OF ALABAMA,

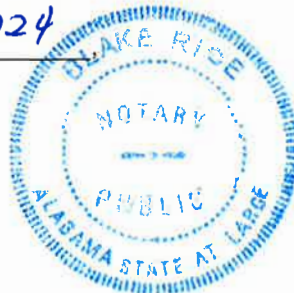
COUNTY OF LEE

I, Blake Rice, a Notary Public in and for said County and State, hereby certify that Stephen O Ward, 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 3 day of Sept 2024

Notary Public

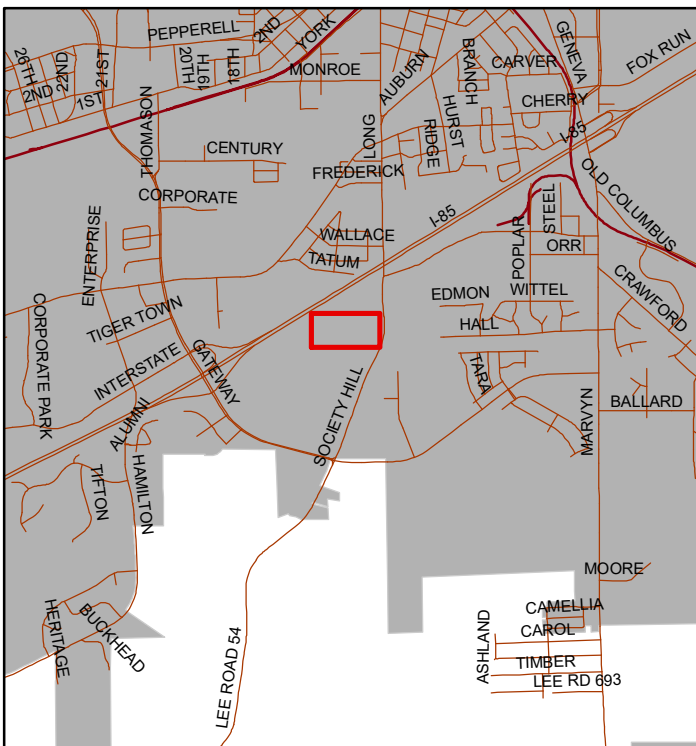
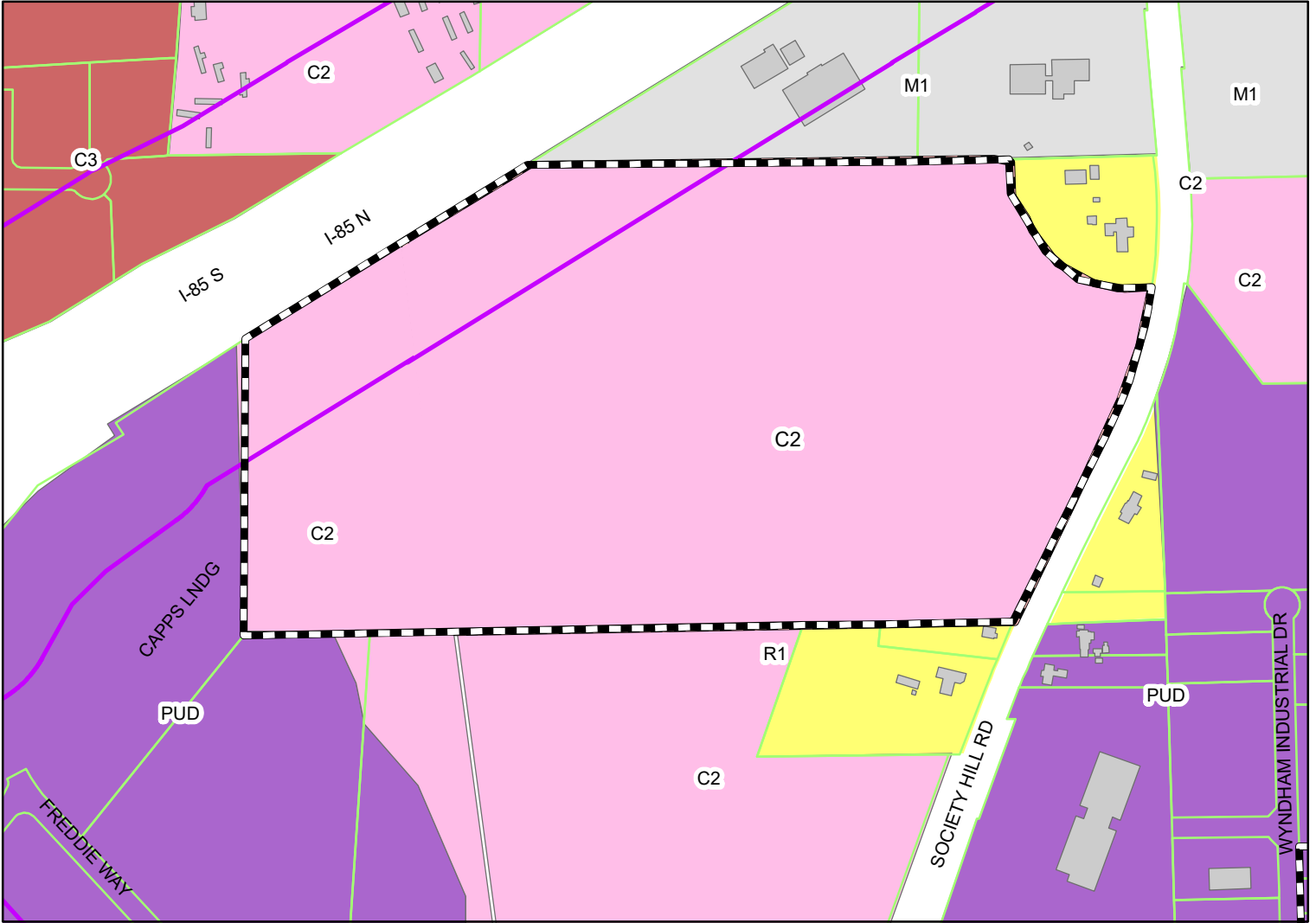
My Commission Expires: 10/28/24



TOWNHOMES - 225 UNITS

2700 BLOCK SOCIETY HILL ROAD

CONDITIONAL USE, B-3



The applicant is requesting approval to construct 225 townhomes (Jim Chapman Communities) on 67.4 acres (5.8 units per acre). About 11 acres is open space and 18 acres reserved for future development. The property is zoned C-2, GC-P.



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.

NOTES:

1. 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 boundary survey, topographic survey, environmental assessment, wetlands delineation and utility availability, which may not have been performed for the purpose of this plan. There is no assurance by Barrett-Simpson, Inc. that the property can be developed according to this plan, or at a reasonable cost.
2. Property lines and contours shown were taken from various online data sources and are shown for informational and planning purposes only. Data not field verified by Barrett-Simpson, Inc. at this time.

SITE PLAN OF
CHAPMAN COMMUNITIES
BEING A PART OF SECTION 24, TOWNSHIP 16 NORTH, RANGE 26 EAST,
OPELIKA, LEE COUNTY, ALABAMA

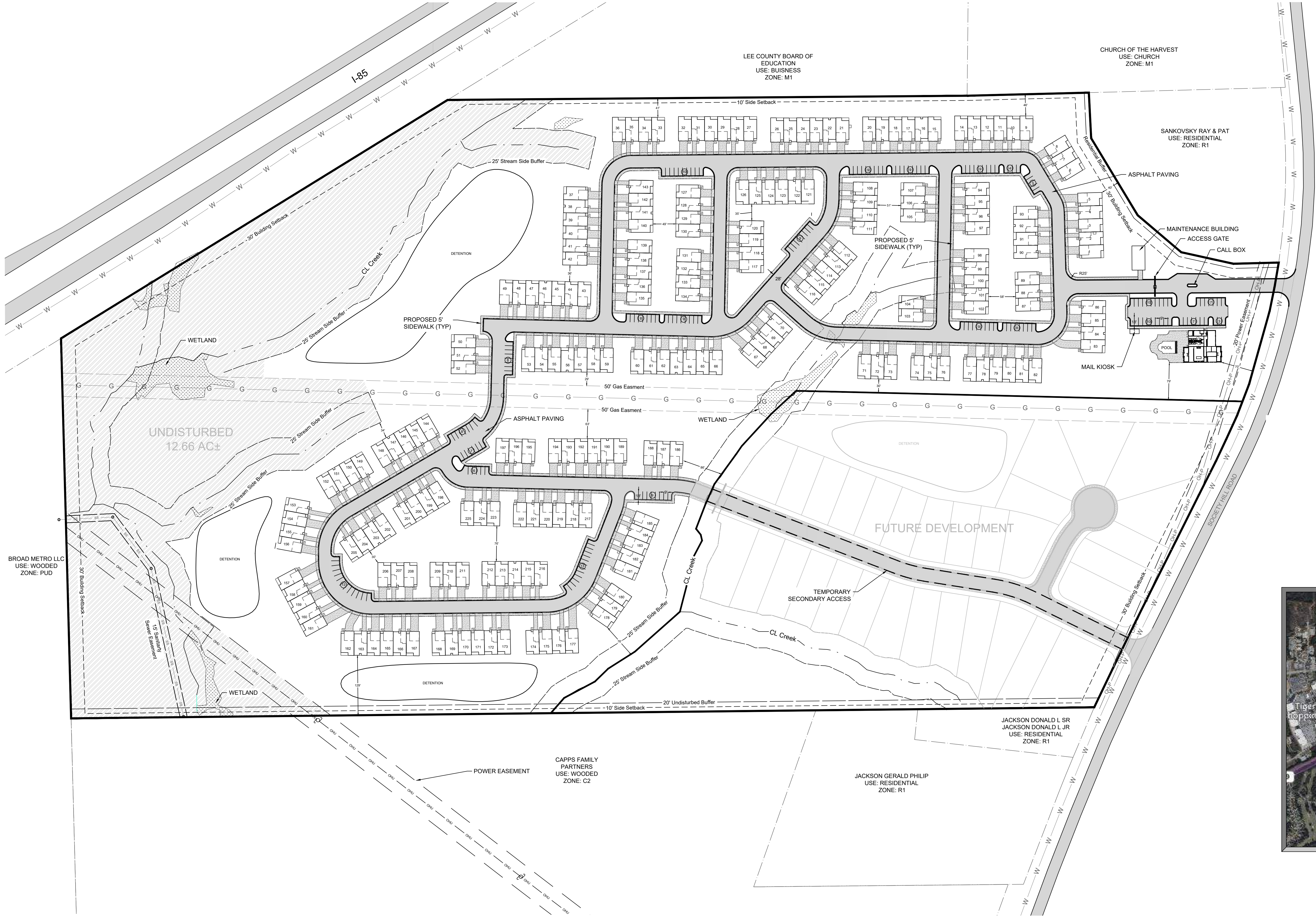
SITE INFORMATION

TOTAL PROPERTY:	67.48 AC±
PROPOSED ZONING:	C2
CURRENT ZONING:	C2
CONDITIONAL USE:	
TOTAL UNITS:	225
UNITS/ACRE:	5.81
TOTAL ACREAGE:	38.67 AC±
REQUIRED PARKING:	450 SPACES
PROVIDED PARKING:	1,316 SPACES

LANDSCAPE REQUIREMENTS

DEVELOPED AREA	38.83 AC
BASE POINTS REQUIRED	3,402
PARKING POINTS REQUIRED	1,316
TOTAL POINTS	4,718

EACH PARKING LOT ISLAND SHALL HAVE ATLEAST ONE TREE



VICINITY MAP

NOT TO SCALE
SOCIETY HILL ROAD
OPELIKA, AL

PROJECT NO: 24-0005

DRAWN BY: KTW

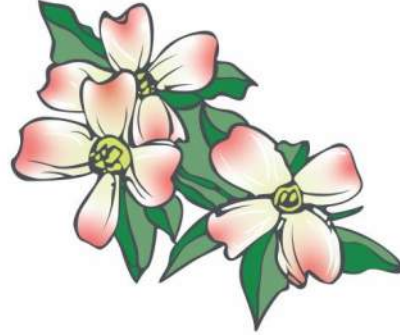
DRAW DATE: 08/29/2024



JIM CHAPMAN

CONSTRUCTION GROUP

A BTR GENERAL CONTRACTOR



the _____
COTTAGES
— By JIM CHAPMAN COMMUNITIES —

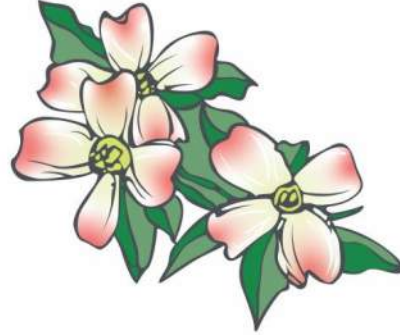
AMENITY PHOTOS











the _____
COTTAGES
— By JIM CHAPMAN COMMUNITIES —

COMMUNITY PHOTOS









City of Opelika
Planning Commission
Planning Department Report

Meeting Date: September 24, 2024

Subdivision: Laurel Lakes Phase 1B

Agenda Item #: C-4

Action Requested: Final Approval

Location of Property: North Uniroyal Road, Ontario Road, and Como Way

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

Current Land Use: Residential

Current Zoning: PUD

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

Staff Comments:

The applicant is requesting final plat approval for 69 lots in a 376-lot residential subdivision zoned PUD; density projected for the 160 acre development is 2.35 dwellings per acre. Phase 1B is accessed from North Uniroyal Road to Ontario Road. Como Way and extension of Ontario Road and Great Bear Road are constructed in Phase 1B. Each stub-out must be constructed so a fire truck can turn-around.

Single family homes will be built on 67 lots. Lots 1002-B-2 (7.99 acres), 1002-B-1(0.21 acre) are reserved as Detention/Open Space. The single family lots range in size from 9,100 square feet (sf) to 29,900 sf. with a minimum lot width of 60 feet wide. The proposed minimum building setbacks are 20’front, 7’ side yard, 25’ rear yard, and 15’ side on street (corner lots). The plat should note the minimum lot standards of 60’ minimum lot width.

Landscaping is required for developments in a PUD zoning district.¹ A residential buffer² is required along the rear lot lines of lots that border an adjacent property that is not part of the PUD

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

development. If an existing natural buffer or staggered evergreen row is selected rather than a 6' 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 North Uniroyal Road and Ridge Road must be preserved to provide a visual buffer along North Uniroyal Road and Ridge Road. If the property owners of these lots desire to install a fence, the fence must be installed between the 25-foot buffer and residential home.

On final plat add the following note: The Laurel Lakes HOA is owner of Lots 1002-B-2 and 1002-B-1 as shown on the Laurel Lakes subdivision plat. These lots are reserved as stormwater detention for the subdivision and open space for the Laurel Lakes property owners. The Laurel Lakes HOA is responsible for the maintenance of all detention/open space on Lots 1002-B-2 and 1002-B-1.

Recommendation

Staff recommends final plat approval subject to the following:

1. Install underground utilities.
2. Install sidewalks on both sides of all streets.
3. Add a note on plat providing the minimum building setbacks: 20' front yard, 7' side yard, 25' rear yard, and 15' side on street (corner lots).
4. Add a note providing the minimum lot standards concerning lot width.
5. As provided on the master plan, preserve a 25-foot natural buffer on 'Lot 1001-B-1 Common Area' located adjacent to Lot 3-8. If a fence is proposed for Lot 3-8, then the fence must be installed on the rear property lines of these lots. The 25' buffer must be shown on the site plan for Lot 3-8 when building permit is requested.
6. On final plat add the following note: The Laurel Lakes HOA is owner of Lots 1002-B-2 and 1002-B-1 as shown on the Laurel Lakes subdivision plat. These lots are reserved as stormwater detention for the subdivision and open space for the Laurel Lakes property owners. The Laurel Lakes HOA is responsible for the maintenance of all detention/open space on Lots 1002-B-2 and 1002-B-1. Provide access to Lot 1002-B-2.
7. Change Opelika Utilities to Opelika Water Board in the signature section.

the barrier is satisfactory through a site inspection prior to plan approval. Barriers shall be erected during construction to ensure the area is protected from damage due to construction.

Engineering Department Report

The 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 completed.
- 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 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 have been added to protect against erosion and sediment issues.

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

Opelika Water Board Report

No Comments.

Opelika Power Services Report

This subdivision addition is split territory between Opelika Power Services, Tallapoosa River Electric and Alabama Power.



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



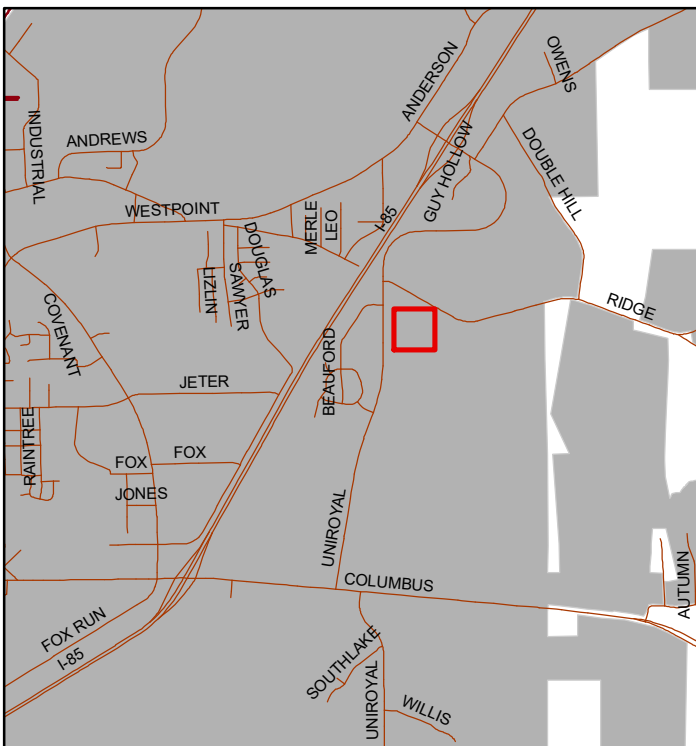
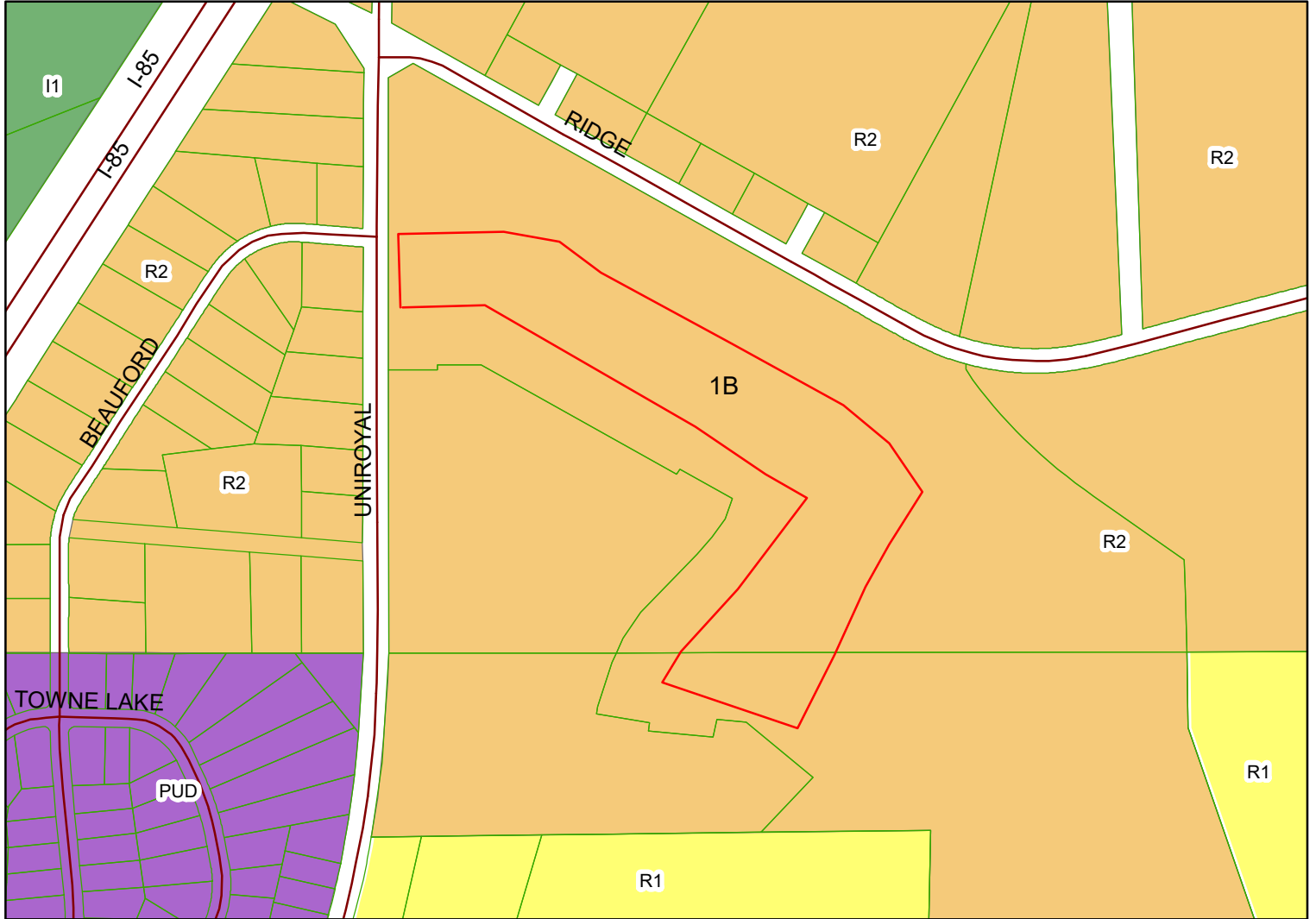
DEADLINE: 9/3/24 MEETING: 9/24/24

SITE ADDRESS: <u>Como Way / Ontario Road / Great Bear Road</u>			
PROPERTY OWNER: <u>Fire Rock Development Company, LLC</u>			
APPLICANT/AUTHORIZED REPRESENTATIVE: <u>Blake Rice, Barrett-Simpson, Inc.</u>			
MAILING ADDRESS: <u>223 S. 8th St. Opelika, AL 36801</u>			
PHONE NUMBER: <u>334-745-7026</u>		FAX NUMBER: <u>334-745-4367</u>	
EMAIL ADDRESS: <u>brice@barrett-simpson.com</u>			
TYPE OF PLAT APPROVAL REQUESTED			
☐ SKETCH PLAN	☐ ADMINISTRATIVE	☐ PRELIMINARY	☐ FINAL
Does the subdivision require any other official action by the City? <u>No</u>			
☐ Annexation		☐ Rezoning	
		☐ Other _____	
PARCEL INFORMATION Subdivision Name: <u>Laurel Lakes 1B</u> Current Land Use: <u>Vacant</u> Current Zoning: <u>PUD</u> Proposed use of the Subdivision: <u>Single-family Residential</u> ☐ Residential ☐ Commercial ☐ Manufacturing/Industrial ☐ Office/Institutional		Number of Lots: <u>69</u> x \$3.00 = \$ <u>N/A</u> Number of APO: <u>N/A</u> x \$7.00 = \$ <u>N/A</u> (Adjacent Property Owners) Fee: <u>\$75.00</u> TOTAL = \$75.00 PAID _____	
I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) <u>Laurel Lakes 1B</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: 			9/3/24 DATE
(PRINT NAME) <u>Blake Rice, Barrett-Simpson, Inc.</u>			

LAUREL LAKES PHASE 1B SUBDIVISION

NORTH UNIROYAL ROAD

FINAL APPROVAL, C-4

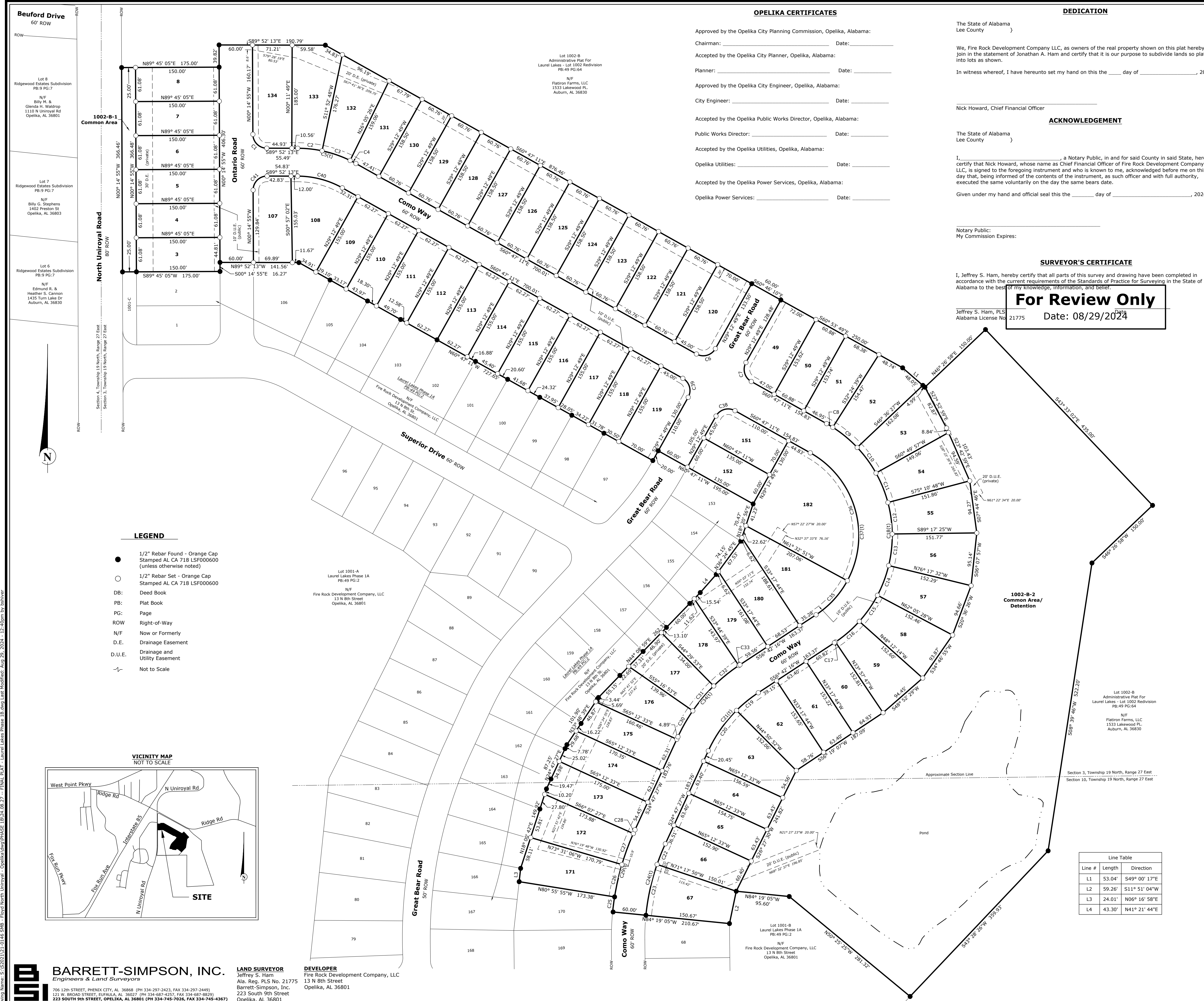


The applicant is requesting final approval for 69 lots:
This 2nd phase final plat (1B) is part of a 160 acre
development with 376 single family homes.



Subject Property

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FINAL PLAT OF

LAUREL LAKES
PHASE 1B

A REDIVISION LOT 1002-A OF
ADMINISTRATIVE PLAT FOR LAUREL LAKES - LOT 1002 REDIVISION, RECORDED
IN PLAT BOOK 49, PAGE 64, PROBATE OFFICE, LEE COUNTY, ALABAMA

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

NOTES:

- Survey North & Basis for Survey:
-Administrative Plat for Laurel Lakes - Lot 1002 Redivision, Plat Book 49, Page 64, Probate Office, Lee County, Alabama.
- According to the FEMA FIA NFIP Flood Insurance Map (FIRM), Map No. 01081C0090G, effective November 2, 2011, the subject property is located:
-Zone X (not shaded) - Areas determined to be outside the 0.2% annual chance floodplain.
- Any common areas shown on this plat shall be maintained by the Homeowners Association adopted and/or established with this plat.
- An easement is hereby granted to the City of Opelika and to any utility company serving the City of Opelika for the purpose of installing, operating, and maintaining poles, lines, guy wires, and other facilities. Total easement width is ten (10) feet wide with five (5) feet off each side of front and side lot lines.
- This survey was made without the benefit of an attorney's title opinion or title commitment. The surveyor's search of public records was limited to those matters affecting the boundaries of the subject property only. There may be matters of record, such as conveyances, easements, rights-of-way, etc., that affect the title to the subject property which are not known to the surveyor and not disclosed by this survey.
- There was no attempt in the field to determine the location of or the extent of possible encroachments beneath the surface.
- This drawing becomes void if any alterations or changes are made by others.
- This drawing may not be altered or added to without permission from Barrett-Simpson, Inc.
- The purpose of this plat is to divide 28.47 acres into 69 lots.
- All lots in this subdivision shall be subject to, held and shall be held, conveyed, hypothecated or encumbered, use, occupied and improved subject to covenants and restrictions to be recorded by separate instrument in the Office of the Judge of Probate of Lee County, Alabama following the recording of this plat which shall run with the land and shall be binding upon all parties having or acquiring any right, title or interest in and to the lots set forth on this plat.
- Current Property Owners:
Fire Rock Development Company, LLC
13 N 8th Street
Opelika, AL 36801
- Development Data:
-Total Number of Lots: 69
-Area of Largest Lot: Lot 1002-B-2 - 7.99 Acres (348,112 Sq. Ft.)
-Area of Smallest Lot: Lot 152 - 0.19 Acres (8,100 Sq. Ft.)
-Total Acreage: 28.47 Acres (1,240,356 Sq. Ft.)

Curve Table				Curve Table					
Curve #	Arc Length	Radius	Chord Bearing	Chord Distance	Curve #	Arc Length	Radius	Chord Bearing	Chord Distance
C1	39.10'	25.00'	S45° 03' 34"E	35.24'	C22	39.85'	400.00'	N21° 56' 14"E	39.83'
C2	44.09'	215.00'	N83° 59' 42"W	44.02'	C23	93.56'	400.00'	N12° 22' 57"E	93.35'
C3	53.32'	215.00'	N71° 00' 53"W	53.19'	C24(t)	133.41'	400.00'	S15° 14' 11"W	132.79'
C4	11.72'	215.00'	N62° 20' 53"W	11.72'	C25	27.19'	460.00'	N07° 22' 30"E	27.18'
C5(t)	109.13'	215.00'	S75° 19' 47"E	107.96'	C26	59.52'	460.00'	S12° 46' 29"W	59.48'
C6	39.27'	25.00'	N74° 12' 49"E	35.36'	C27	59.36'	460.00'	S20° 10' 43"W	59.32'
C7	39.27'	25.00'	S15° 47' 11"E	35.36'	C28	7.35'	460.00'	S24° 20' 00"W	7.35'
C8	12.83'	230.00'	N59° 11' 16"W	12.83'	C29(t)	153.42'	460.00'	S15° 14' 11"W	152.71'
C9	56.99'	230.00'	S50° 29' 27"E	56.84'	C30	53.71'	310.00'	S29° 45' 17"W	53.65'
C10	57.10'	230.00'	S36° 16' 48"E	56.96'	C31	58.34'	310.00'	S40° 06' 37"W	58.26'
C11	57.11'	230.00'	S22° 03' 13"E	56.97'	C32	58.18'	310.00'	S50° 52' 44"W	58.10'
C12	57.12'	230.00'	S07° 49' 29"E	56.98'	C33	2.43'	310.00'	S56° 28' 49"W	2.43'
C13	57.13'	230.00'	S06° 24' 22"W	56.98'	C34(t)	172.66'	310.00'	N40° 44' 55"E	170.44'
C14	57.14'	230.00'	S20° 38' 21"W	56.99'	C35	83.82'	170.00'	S42° 34' 43"W	82.98'
C15	57.14'	230.00'	S34° 52' 24"W	57.00'	C36	264.78'	170.00'	S16° 10' 01"E	238.81'
C16	56.74'	230.00'	S49° 03' 28"W	56.59'	C37(t)	348.60'	170.00'	S02° 02' 28"E	290.66'
C17	2.32'	230.00'	N56° 24' 53"E	2.32'	C38	39.27'	25.00'	N74° 12' 49"E	35.36'
C18(t)	471.64'	230.00'	S02° 02' 28"E	393.24'	C39	39.27'	25.00'	S15° 47' 11"E	35.36'
C19	50.41'	250.00'	S50° 55' 42"W	50.32'	C40	83.76'	165.00'	S75° 19' 42"E	82.86'
C20	88.84'	250.00'	S34° 58' 18"W	88.38'	C41	39.44'	25.00'	N44° 56' 26"E	35.47'
C21(t)	139.25'	250.00'	S40° 44' 52"W	137.46'					

Lot Table			Lot Table			Lot Table			Lot Table		
Lot #	Acres	Square Footage	Lot #	Acres	Square Footage	Lot #	Acres	Square Footage	Lot #	Acres	Square Footage
3	0.21	9,161	62	0.26	11,378	120	0.25	10,961	173	0.25	11,054
4	0.21	9,161	63	0.29	12,733	121	0.22	9,631	174	0.25	10,801
5	0.21	9,161	64	0.23	9,870	122	0.22	9,631	175	0.24	10,306
6	0.21	9,161	65	0.22	9,753	123	0.22	9,631	176	0.25	10,704
7	0.21	9,161	66	0.24	10,370	124	0.22	9,631	177	0.22	9,646
8	0.21	9,161	67	0.27	11,567	125	0.22	9,631	178	0.22	9,786
49	0.25	10,922	107	0.24	10,550	126	0.22	9,631	179	0.22	9,509
50	0.21	9,357	108	0.31	13,525	127	0.22	9,631	180	0.27	11,913
51	0.23	9,858	109	0.22	9,653	128	0.22	9,631	181	0.32	13,863
52	0.28	12,172	110	0.22	9,653	129	0.22	9,631	182	0.69	29,982
53	0.27	11,804	111	0.22	9,653	130	0.22	9,631	1002-B-1	0.21	9,161
54	0.26	11,242	112	0.22	9,653	131	0.23	10,060	1002-B-2	7.99	348,112
55	0.26	11,327	113	0.22	9,653	132	0.28	12,232			
56	0.26	11,405	114	0.22	9,653	133	0.31	13,545			
57	0.26	11,398	115	0.22	9,653	134	0.30	12,908			
58	0.26	11,354	116	0.22	9,653	151	0.21	9,316			
59	0.26	11,377	117	0.22	9,653	152	0.19	8,100			
60	0.22	9,798	118	0.22	9,653	171	0.28	12,228			
61	0.22	9,728	119	0.25	10,716	172	0.28	12,075			

Line Table

Line #	Length	Direction
L1	53.04'	S49° 00' 17"E
L2	59.26'	S11° 51' 04"W
L3	24.01'	N06° 16' 58"E
L4	43.30'	N41° 21' 44"E

PROJECT NO: 21-0146

FIELD BY: MER/CAJ
DRAWN BY: BES

FIELD DATE: 08/29/2024
DRAW DATE: 08/29/2024

000275-2024

AGENDA ITEM #

7 5



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



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

SITE ADDRESS: Dunlop Dr.

PROPERTY OWNER: King Automobiles, Inc.

APPLICANT/ AUTHORIZED REPRESENTATIVE: Dave King

MAILING ADDRESS: P.O. Box 2397, Opelika, AL 36831

PHONE NUMBER: 334-332-7283

FAX NUMBER: N/A

EMAIL ADDRESS: ledge@baseline-llc.com & edavekingiii@yahoo.com

PARCEL INFORMATION

Project name: Siteplan for King Honda, Pepperell/Thomason Parcel **Address/Location:** Dunlop Dr. and Hwy 280

Current Land Use: commercial **Current Zoning:** C3

Adjacent Zoning Districts: North: R5 South: C3 & PUD East: C3 West: R5

Description 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**

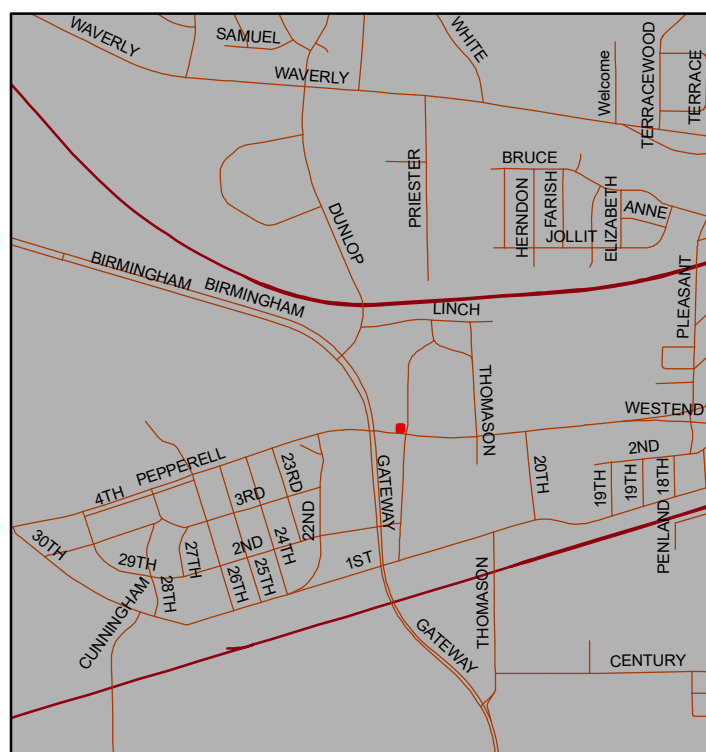
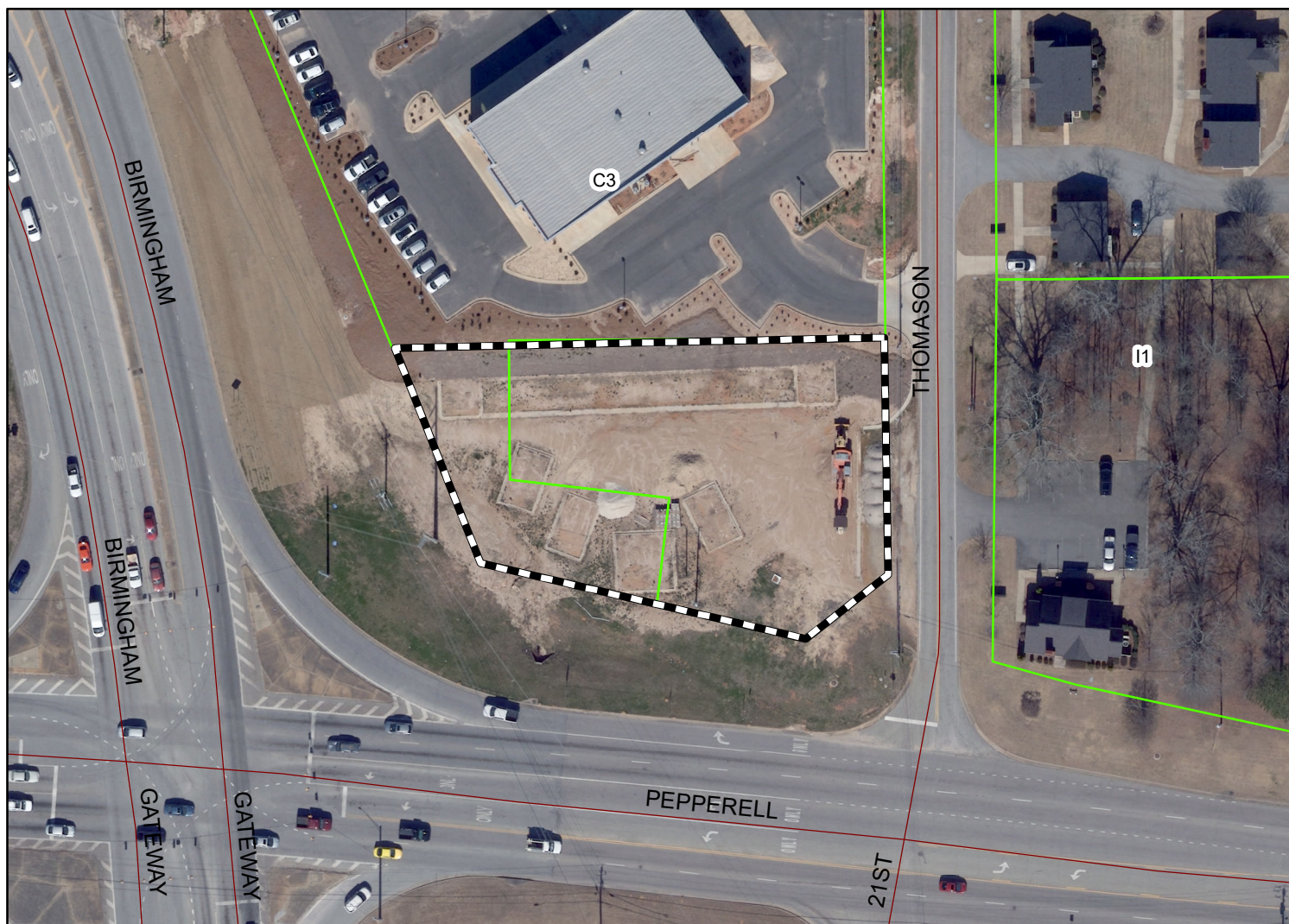
I, Leigh Anne Shropshire, a Notary Public in and for said County and State, hereby certify that Dave King, whose name is signed to the foregoing document, and who is known to me or acknowledged before me on this day, that being informed of the contents of said document, did execute the same voluntarily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

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

Leigh Anne Shropshire
Notary Public

My Commission Expires: 8-10-2025

CONDITIONAL USE, D-5



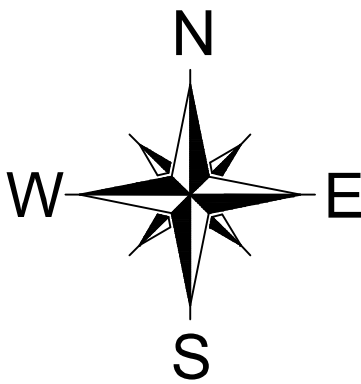
The applicant is requesting approval for an auto sales lot at the corner of Pepperell Parkway and West Thomason Circle. The sales lot includes a hospitality building, curbed gravel parking areas for vehicle display, and a fountain. This item was tabled at the August 27th PC meeting.



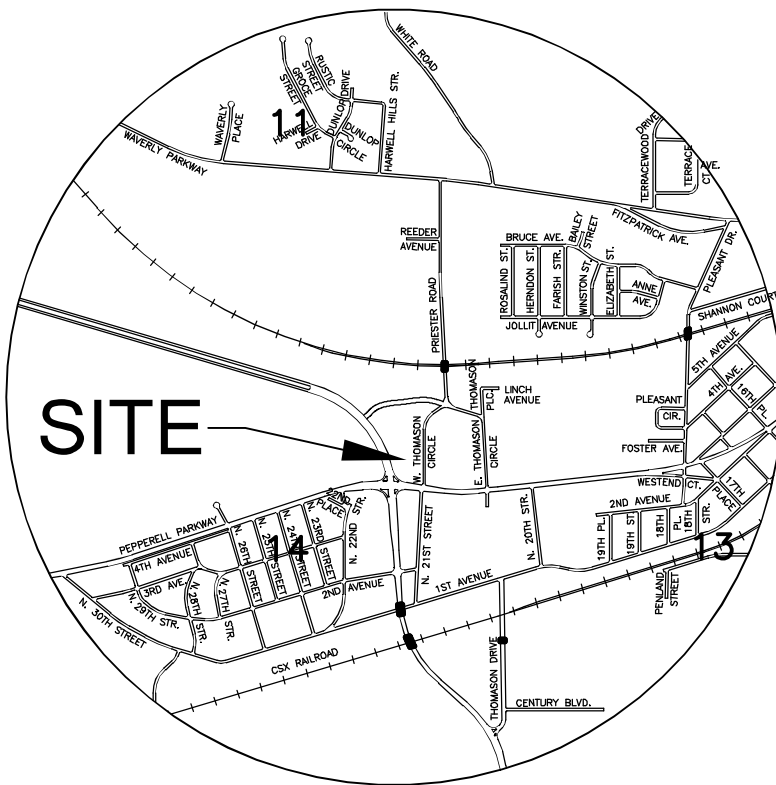
Subject Property

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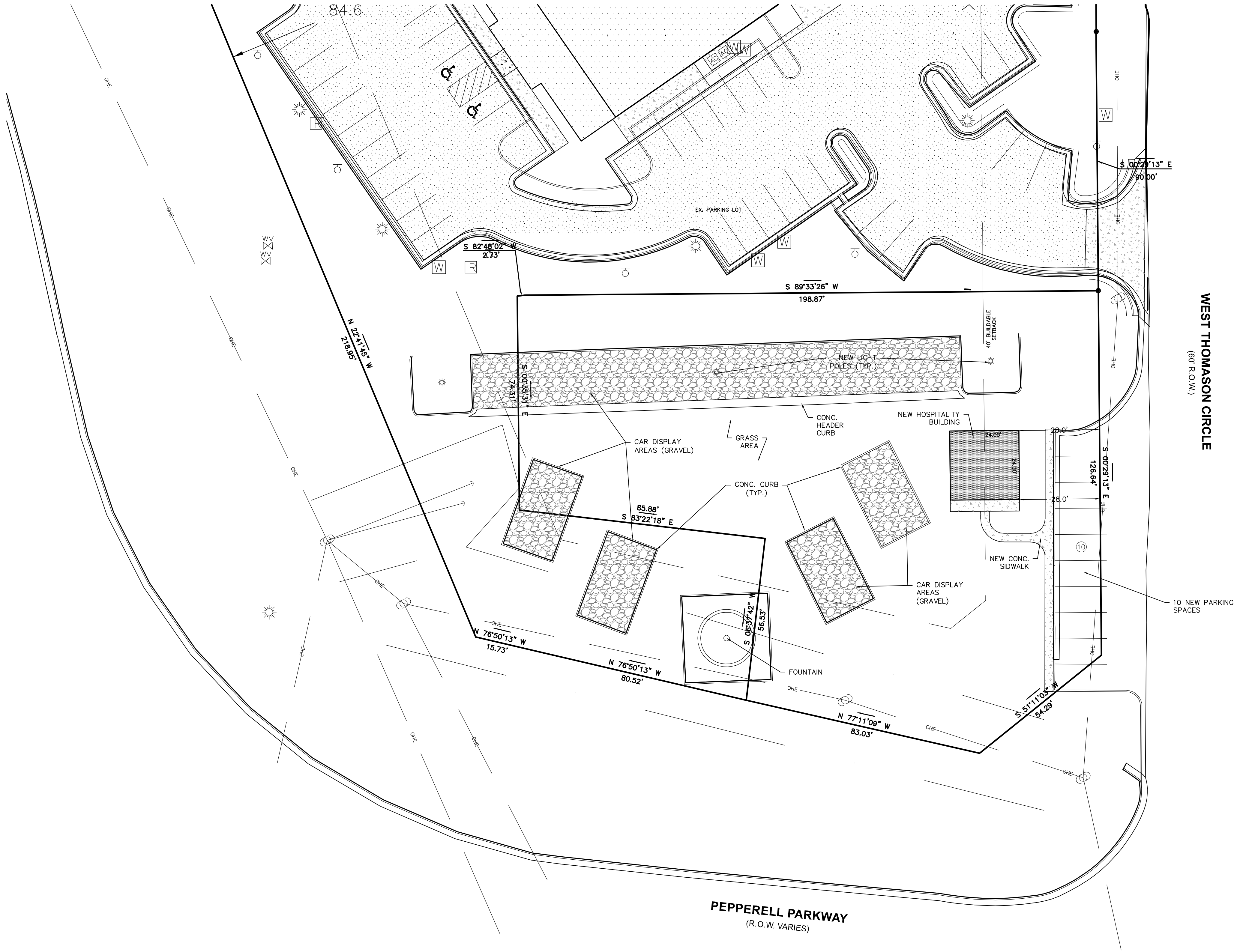
SITEPLAN FOR KING HONDA, PEPPERRELL/THOMASON PARCEL



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
(P) FIELD MEASUREMENT
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

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

BASELINE
SURVEYING & DESIGN, LLC

SITEPLAN FOR KING HONDA, PEPPERRELL/THOMASON PARCEL

SEC. 14 T 19 N Rg 26 E
OPELIKA LEE COUNTY ALABAMA
SCALE: 1"=20'
JULY 2, 2024
ARTHUR R. NETTLES AL. PLS. REG. NO. 23346
ALABAMA CERT. OF AUTH. CA. NO. 922

000276-2024

AGENDA ITEM #

8 6



**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.

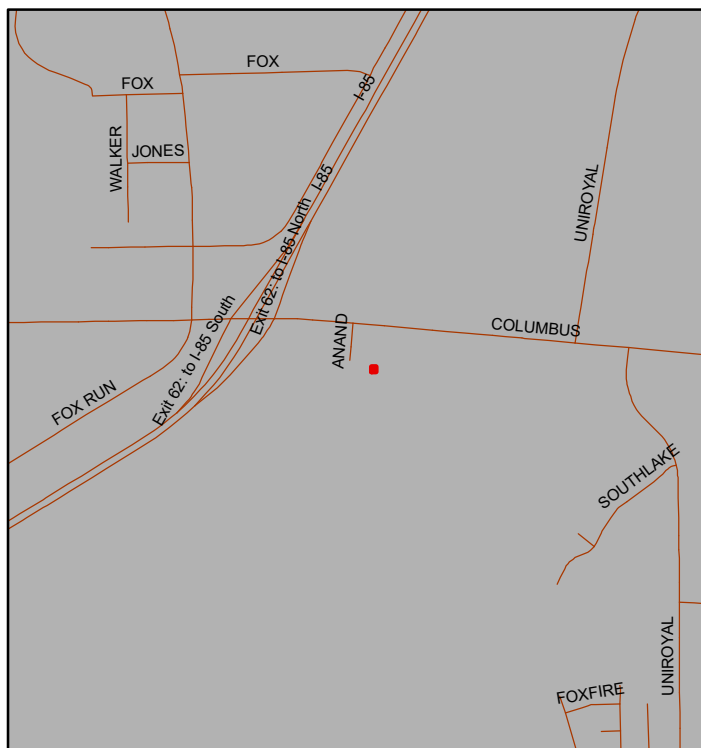
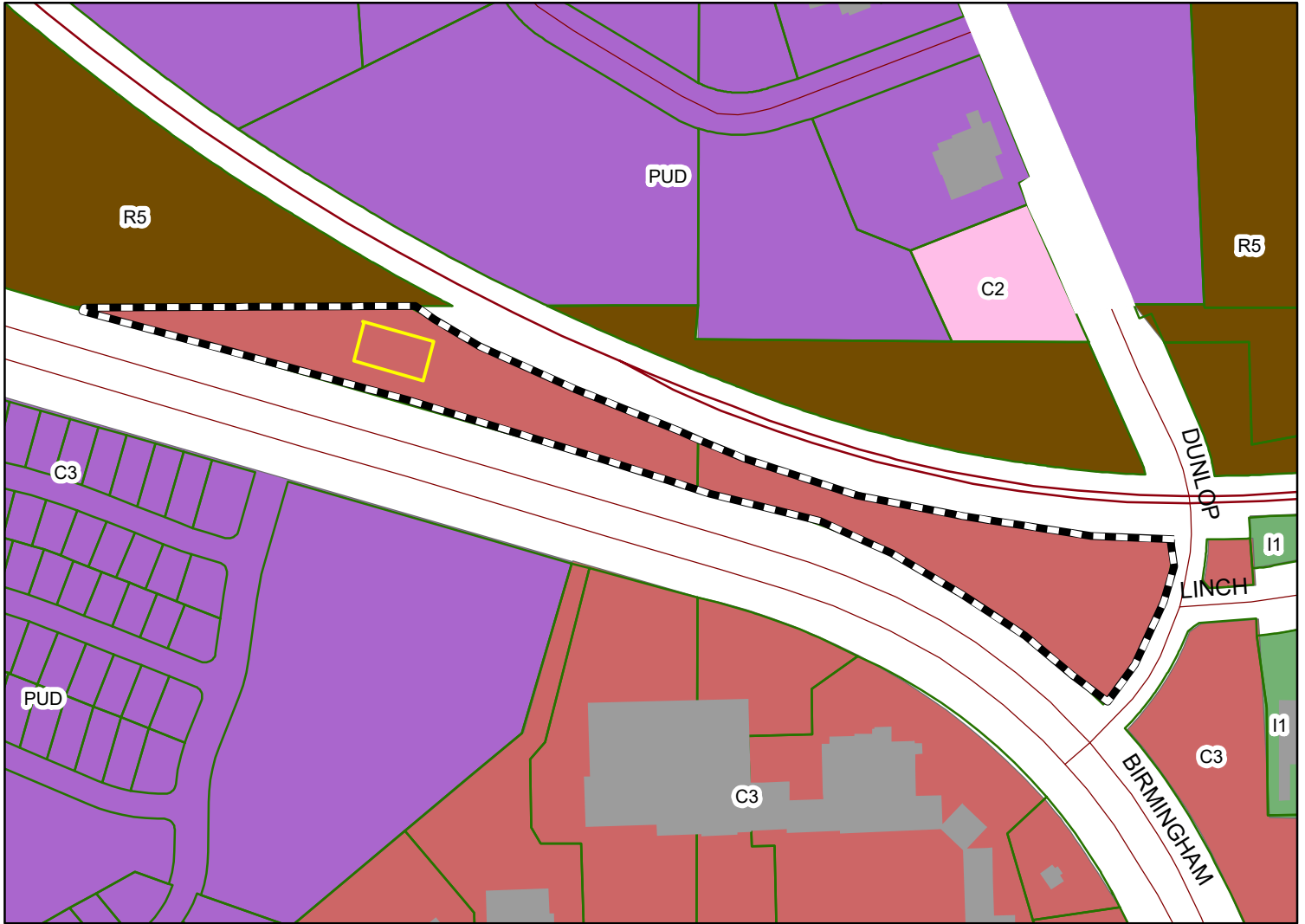
Property Owner's Signature: *Dave King*Date: 7/2/2024**STATE OF ALABAMA,****COUNTY OF LEE**

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,D-6



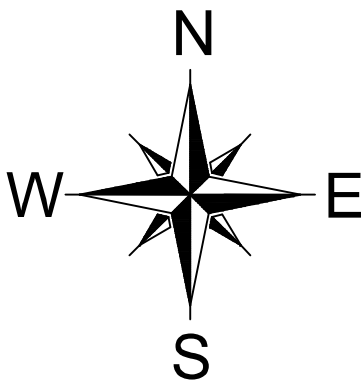
The applicant is requesting approval for a two-story auto paint shop and outside storage/display area for 150 automobiles for sale. The property is accessed from Dunlop Drive. The property fronts along Highway 280; the property accessed from Dunlop Drive. The rear lot line line is adjacent to a railroad right-of-way. This item was tabled at the August 27th PC meeting.



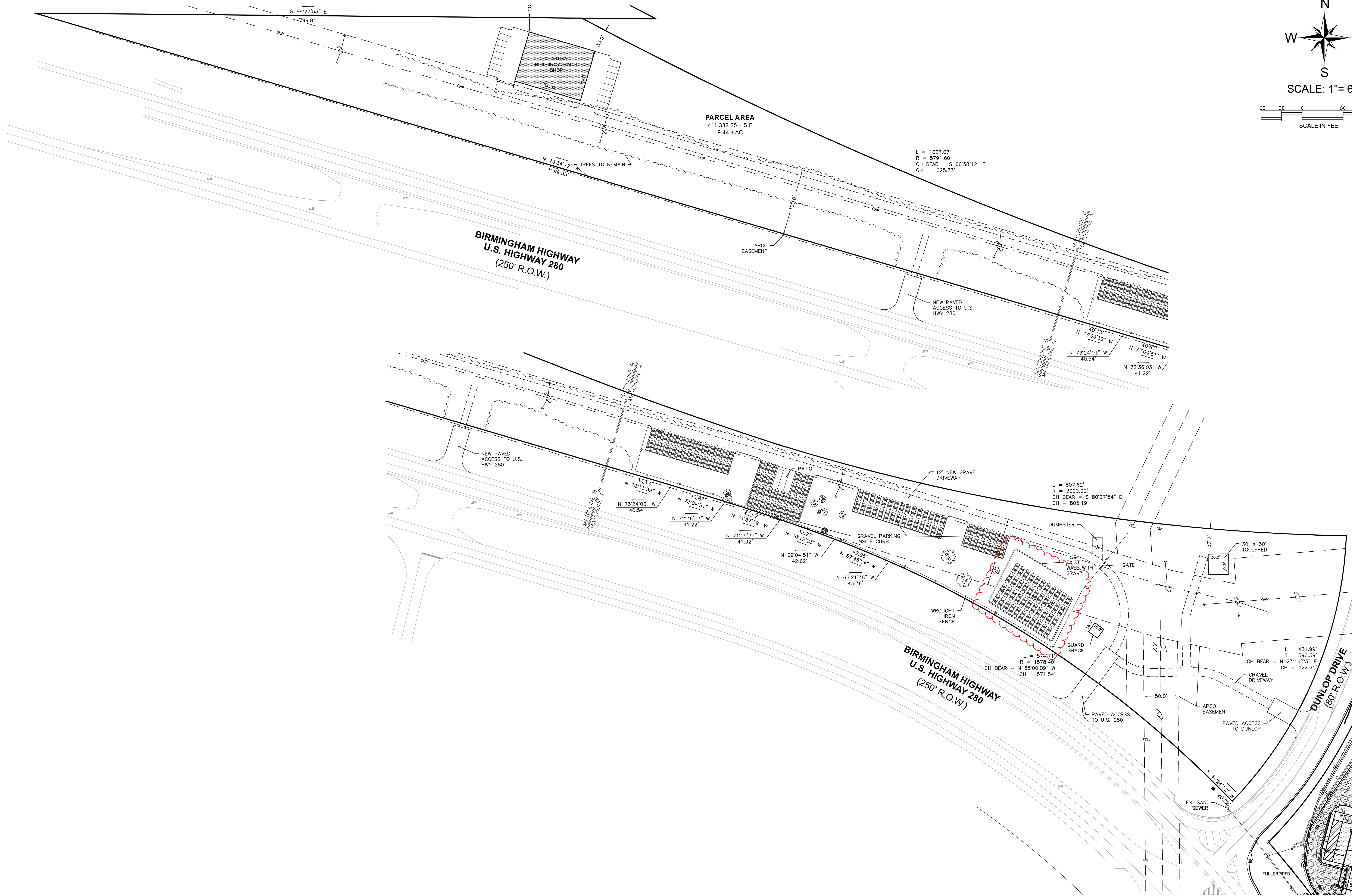
Subject Property

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SITE PLAN FOR KING AUTOMOBILE NORTH SITE



SCALE: 1"= 60'



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CREW CHIEF	DRAWN	JOB NO.	
TTM	KBM		B13712.01

2004 Vinograd Dr., Suite A
Opelika, Alabama 36801
Phone: (334) 748-9200

BASELINE
SURVEYING & DESIGN, LLC

SITE PLAN FOR KING AUTOMOBILE NORTH SITE
SEC. 14 T 19 N R 9 26 E
OPELIKA LEE COUNTY ALABAMA
SCALE: 1"=60' JULY 1, 2024
ARTHUR R. NETTLES AL. PLS. REG. NO. 23346
ALABAMA CERT. OF AUTH. CA. NO. 922

November

2024

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

December

2024

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