



**CITY OF OPELIKA
PLANNING COMMISSION
REGULAR MEETING AGENDA
300 Martin Luther King Blvd.
November 19, 2024
TIME: 3:00 PM**

- I. WELCOME - Some items at this meeting will have a designated public hearing (noted below). Individuals are limited to one 5-minute comment period per public hearing.
- II. APPROVAL OF MINUTES
- III. UPDATE ON PREVIOUS PC CASES
- IV. NEW BUSINESS
 - A. **PLAT (Preliminary) - Public Hearing**
 1. Sentinel Hills SD, Phase 3, 18 lots, accessed from Lee Road 2192, Brandon Bolt, Bolt Engineering, authorized representative for Edgar Hughston Builder Inc, preliminary approval
 - B. **Preliminary and Final Plat - Public Hearing**
 2. Firefly SD, Phase 1, Redivision of 31-40 and 96, 7 lots, accessed from Summers Street, Daniel Holland, Holland Homes, LLC, preliminary and final approval
 3. Taylin SD, 8 lots, accessed from Hanson Street, Timothy Moore, preliminary and final approval
 - C. **CONDITIONAL USE - Public Hearing**
 4. Staley Fincher, accessed at the end of Yarbrough Drive, C-3, for 68 townhome units.
 5. Foresite Group, LLC, authorized representative for Broad Metro, LLC, accessed at 3310 Society Hill Road, C-2, proposed apartment development (323 units)
 - D. **REZONING - Public Hearing**
 6. (a) Amendment to the Future Land Use Map, accessed at the 900 block of Lake Condry Road, 12.6 acres, from a medium density residential land use category to a mixed use land use category.

(b) Rezoning Request, Blake Rice, Barrett-Simpson, authorized representative for Lania Harrison, Laura Hartley, Linda Nixon, and Louie Morris, 12.6 acres, accessed from 900 block of Lake Condry Road, from R-3 to PUD.
 - E. **VACATION OF RIGHT-OF-WAY - Public Hearing**
 7. Petition from Lee County Youth Development Center, Laura Cooper, director, to vacate a portion of Spring Drive to construct a 10x10 guard house.

8. Petition from Steve Benson, authorized representative for Sun Self Storage Inc, to vacate Lynch, Haddox and Brown Street as recorded in Operell SD, and vacate King Street and a portion of Penland Street that fronts on Lots 5 through 16 as platted in Operell SD recorded in Plat Book 3, page 21 as both plats are recorded in the offices of the Judge of Probate, Lee County.

F. **ANNEXATION**

9. Annexation, Timothy J. Moore, authorized representative for Moore's Construction LLC, 6 acres, accessed at 448 Lee Road 174. An R-1 zoning district is requested.

V. **OTHER BUSINESS**

G. **Development Plan Review - Setback Waiver**

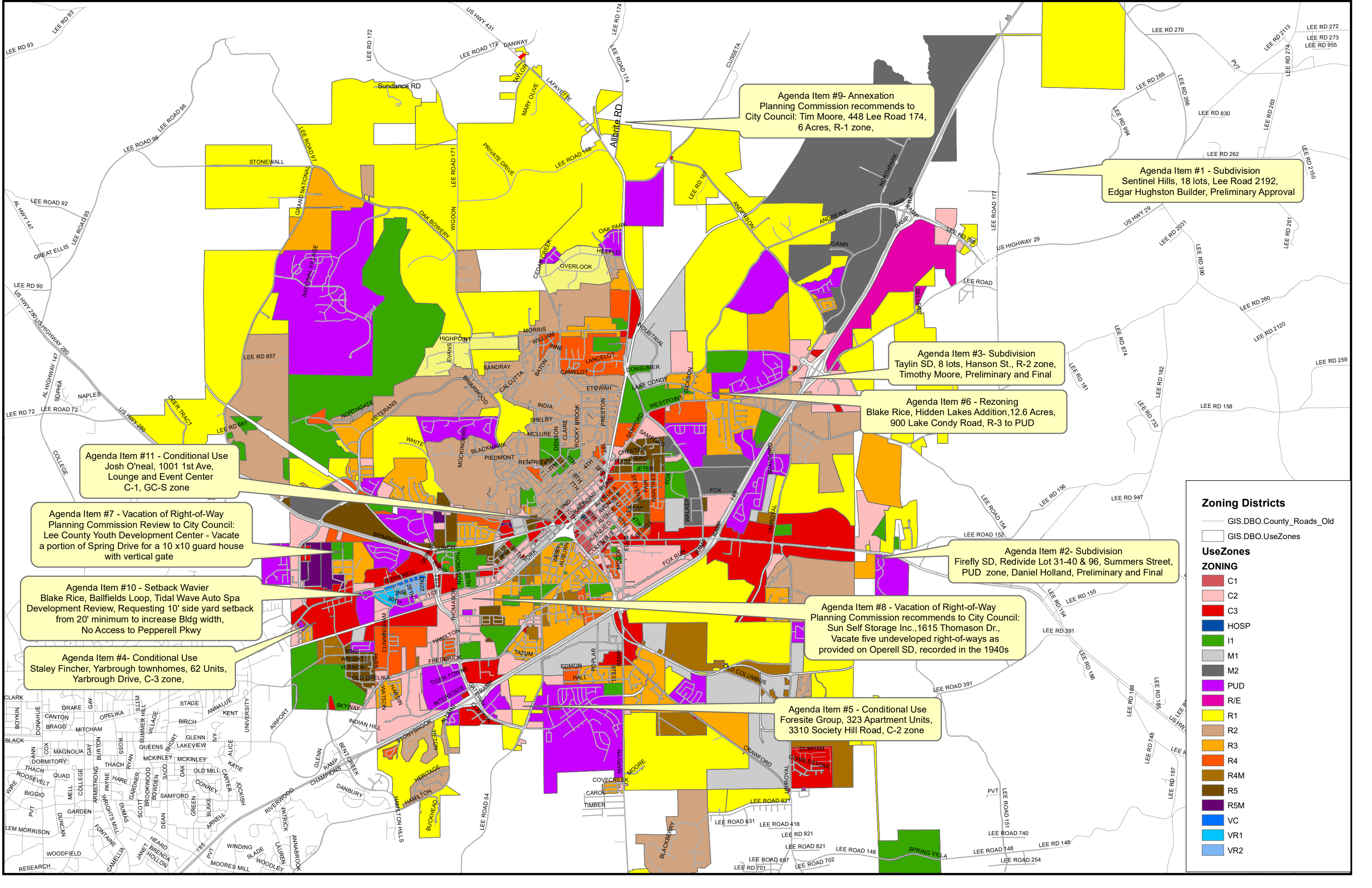
10. Blake Rice, Barrett-Simpson, authorized representative for Tidal Wave Auto Spa, developer of Lot 1-B, The Ballfields Plat No. 4, for a setback variance for a proposed development as provided in Section 7.6 of the Zoning Ordinance. A variance is allowed with Planning Commission approval if alternative access is provided and no access is taken from the Gateway Corridor. A 10-foot variance is requested from the minimum 20-foot side yard setback to allow 10 feet of additional building width and access to the development is from Ballfields Loop not Pepperell Parkway, a Gateway Corridor.

VI. **OLD BUSINESS**

H. **CONDITIONAL USE - Public Hearing**

11. Josh O'Neal, authorized representative for Barnes & Horton, LLC, C-1, GC-S (pending rezoning), at 1001 1st Avenue, lounge and event center. *(This item was tabled at the October 22, 2024 meeting)*

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



Agenda Item #9- Annexation
Planning Commission recommends to
City Council: Tim Moore, 448 Lee Road 174,
6 Acres, R-1 zone,

Agenda Item #1 - Subdivision
Sentinel Hills, 18 lots, Lee Road 2192,
Edgar Hughston Builder, Preliminary Approval

Agenda Item #3- Subdivision
Taylin SD, 8 lots, Hanson St., R-2 zone,
Timothy Moore, Preliminary and Final

Agenda Item #6 - Rezoning
Blake Rice, Hidden Lakes Addition, 12.6 Acres,
900 Lake Condry Road, R-3 to PUD

Agenda Item #11 - Conditional Use
Josh O'neal, 1001 1st Ave,
Lounge and Event Center
C-1, GC-S zone

Agenda Item #7 - Vacation of Right-of-Way
Planning Commission Review to City Council:
Lee County Youth Development Center - Vacate
a portion of Spring Drive for a 10 x10 guard house
with vertical gate

Agenda Item #10 - Setback Wavier
Blake Rice, Ballfields Loop, Tidal Wave Auto Spa
Development Review, Requesting 10' side yard setback
from 20' minimum to increase Bldg width,
No Access to Pepperrell Pkwy

Agenda Item #4- Conditional Use
Staley Fincher, Yarbrough townhomes, 62 Units,
Yarbrough Drive, C-3 zone,

Agenda Item #2- Subdivision
Firefly SD, Redivide Lot 31-40 & 96, Summers Street,
PUD zone, Daniel Holland, Preliminary and Final

Agenda Item #8 - Vacation of Right-of-Way
Planning Commission recommends to City Council:
Sun Self Storage Inc., 1615 Thomason Dr.,
Vacate five undeveloped right-of-ways as
provided on Operell SD, recorded in the 1940s

Agenda Item #5 - Conditional Use
Foresite Group, 323 Apartment Units,
3310 Society Hill Road, C-2 zone

Zoning Districts

GIS.DBO.County_Roads_Old

GIS.DBO.UseZones

UseZones

ZONING

C1

C2

C3

HOSP

I1

M1

M2

PUD

R/E

R1

R2

R3

R4

R4M

R5

R5M

VC

VR1

VR2



PLANNING COMMISSION MINUTES

300 Martin Luther King Blvd.

October 22, 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 October 22, 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, Mrs. Leigh Whatley, Mr. Michael Hilyer, Mr. Jay Walters, Mr. Sheldon Whittelsey, and Mr. John Sweatman.

MEMBERS ABSENT: Councilman George Allen and Dr. Arturo Menefee.

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

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

Approval of Planning Commission Minutes September 24, 2024

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

III. UPDATE ON PREVIOUS PC CASES

Mr. Mosley stated that there are no updates on previous cases.

IV. NEW BUSINESS

A. PLAT (Preliminary) - Public Hearing

1. Waverly Woods SD, 117 lots, accessed from 699 Waverly Place, Brandon Hays, authorized representative for Whiteridge Opelika LLC, preliminary approval

Mr. Mosley presented the staff report to the Planning Commission for the Waverly Woods Subdivision accessed from 699 Waverly Place. He stated that staff recommends preliminary plat approval subject to the following:

- 1. Add the street name on final plat.**
- 2. Sidewalks required on both sides of the street.**
- 3. All utilities shall be underground.**
- 4. Add 60 foot wide stub outs to two street sections so the street length do not exceed the 1,200 foot maximum.**
- 5. Add the names and addresses of adjacent property owners on final plat.**
- 6. Add on final plat the property owner name and address.**
- 7. Add a note on final plat that the Open Space areas are “Unbuildable Parcel, Preserved as Common Area.”**
- 8. Add a note on final plat who is responsible for the maintenance of the Open Space areas.**
- 9. On final plat add a note concerning the uses allowed on the Open Space area.**

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 portion of White Road from the intersection of this subdivision to Waverly Parkway will need to be upgraded to City standards and paved.
- The road names shall be approved by the Engineering Department and are to be placed on the final plat for the public roadways to be accepted.

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

He stated that water is available where “Road A” connects to Waverly Place and at property connection to White Road. This development will require connections to both Waverly Place and White Road water mains. He stated that this subdivision is in Opelika Power Services and Alabama Power service territory.

Chair Cannon opened the public hearing.

Darla Gibbs, 701 Waverly Place, expressed concerns about the granite and the creek. She stated that she liked the second entrance and exit. She stated that there are no sidewalks in their neighborhood and that it is a 55-plus community. She expressed concerns about traffic. She asked the developer to meet with the neighbors to speak about those concerns.

Susan Jones, 905 Waverly Court, asked why the Conditional Use request was denied for this project last time and what is different this time?

Mr. Mosley stated that last time they were requesting duplex or twinhome units and this time they are going to be single family lots.

Susan Jones stated that she thought that it was denied because of the traffic. She expressed concerns about the traffic and the lack of sidewalks. She asked if they are required to have this much open space?

Mr. Mosley stated that they are not.

Robin Weyant, 809 Shelby Avenue, asked about the revised plat and when the cutoff was for submitting revised plats. She asked about the width of Road C and stated that she believed it was supposed to be 60 feet instead of 50 feet wide. She expressed concerns about the floodplain, topography, water and traffic.

Mr. Mosley stated that it is normal for staff to get revised plats based on comments that staff provides to the applicant. He stated that when staff reviews revised plats they look at whether it is impacting people more than the plat that was previously sent out, if it is changing any of the access points, and if it is adding lots or subtracting open space. He stated that in this case, the revised Waverly Woods plat became a more compliant plat than what was previously submitted.

Carolyn Reid, 520 White Road, stated that her concern was the traffic and paving of White Road. She asked about erosion and runoff. She asked if the developer or the City does the paving?

Mr. Parker stated that the City will work with the developer to have a collaborative effort on the paving of White Road. He stated that the Engineering department and the City will oversee the construction and design. He stated that from his preliminary investigation of that section of the road, the erosion and drainage of that portion of the road will be improved by paving, curb, and gutter. He noted that this is an existing City street, and it needs to be paved at some point. He stated that adding this traffic would warrant the paving of this section of the road.

Carolyn Reid stated that the people that live on White Road would hate to see it paved.

Laura Lambert, 713 Waverly Place, asked what type of houses would be built back there? She asked if they would have an HOA? She stated that she felt it needed to be addressed.

Chair Cannon stated that the Commission doesn't know and that they are reviewing the plat.

Patsy Clark, 517 White Road, stated that they don't want to see White Road paved. She stated that she felt the developer could find a different access than White Road.

Chair Cannon stated that White Road is a City Road.

Taleshia Atkinson, 724 McDonald Drive, stated that she would not like to see this go through. She expressed concerns about the granite, explosives, traffic, safety, and the character of their neighborhood.

Chair Cannon closed the public hearing.

Motion to grant preliminary plat approval with staff recommendations

RESULT: Passed

MOVER: Mike Hilyer

SECONDER: Director John Sweatman

DISCUSSION: Mrs. Whatley stated that she was concerned that in the long term this development doesn't fit the character of the neighborhood.

Mr. Walters asked if these were 1/4 acre lots?

Mr. Mosley stated that they are mostly 70 feet by 150 feet, which is about 1/4 acre.

Mr. Walters asked about the zoning?

Mr. Mosley stated that the neighborhoods through here have the same zoning types. He stated that from a lot-size perspective, these should be extremely comparable. He stated that as Chair Cannon mentioned, we have minimal requirements as far as housing design and size. He stated that there is a minimum house size required for single family neighborhoods, but other than that, it is largely up to the builder or property owner to determine the style or materials aside from a PUD or Conditional Use application.

AYES: Chair Cannon, Walters, Hilyer, Mayor Fuller, Director Sweatman

NAYS: Whatley

ABSTAIN: Sheldon Whittelsey

B. FINAL PLAT

2. Southern Pines SD, 46 lots, accessed from Briarwood Lane extension, David Slocum authorized representative for Bryan Stone, final approval

Mr. Mosley presented the staff report to the Planning Commission for the Southern Pines Subdivision accessed from Briarwood Lane extension. He stated that, due to finishing up the street, they have reduced the total lots for final plat to 17 lots. He stated that staff recommends final plat approval subject to the following:

1. Remove the minimum setbacks shown on the lots.
2. Add a note: A 5-foot side yard setback variance from the minimum 15-foot side yard setback required on one side yard for all single-family home lots in the Southern Pines Subdivision to allow for side entry garages.
3. Add a note to clarify size, use, ownership, and maintenance for proposed open space.
4. The open space lot must have a lot or parcel number or title.
5. All utilities shall be underground.
6. Sidewalks are required on both sides of the street.
7. Opelika Utilities has reverted to Opelika Water Board.
8. Opelika Light & Power is now Opelika Power Services
9. Note 4 describes a Tract 3. Tract 3 is not listed on the plat. Please correct or delete note.
10. Add a note future Phase 2 will have pool house and pool amenity for this neighborhood on Lot 19.

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 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 final plat.

He stated that infrastructure must be inspected and accepted by Opelika Water before final plat can be approved. He stated that this property is located in the Opelika Power service territory.

Motion to grant final plat approval with staff recommendations

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

3. Champion Square SD, Phase 3, 54 lots, accessed from Plainsman Loop, Michael Thomas, Sain Associates, authorized representative for Patrick Murphy, preliminary approval

Mr. Mosley presented the staff report to the Planning Commission for the Champion Square Subdivision Phase 3 accessed from Plainsman Loop. He stated that staff recommends approval of the final plat subject to the following conditions:

1. **Sidewalks are required on both sides of street.**
2. **All utilities underground.**
3. **One large/canopy tree shall be installed for each house frontage either in the right-of-way between the sidewalk and the street curb with permission from the City of Opelika or in the front yard adjacent to the public right-of-way. The tree required must be included on the site plan that is submitted for setback review when a request for a building permit is provided.**
4. **A landscape plan meeting the Landscape Regulations is required for each townhome group. The landscape plan must be submitted when a building permit is requested for a townhome group.**

5. **Buffers labeled on plat need to be described on final plat and added on the site plan for each single family home lot or townhome group that is submitted for setback review when a request for a building permit is provided.**
6. **No side yard on street setbacks along public right-of-way shall be less than six (6) feet.**
7. **The buildings must match the architectural style and character of the renderings provided and approved at the November 2021 meeting.**
8. **No vinyl or metal siding shall be used.**
9. **All parking adjacent to the street shall be the responsibility of the developer or homeowners' association.**
10. **Add the storm drain easements as shown on construction plans on Lots 39 to 45 (rear yard), Lot 121, 115, and Lots 122 to 128 (front yard).**

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 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 final plat.

He stated that infrastructure must be inspected and accepted by Opelika Water before final plat can be approved. Gas main currently conflicts with water mains in this development. He stated that this addition is in Opelika Power Services and Alabama Power service territory.

Motion to grant final plat approval with staff recommendations

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

C. CONDITIONAL USE - Public Hearing

4. John Randall Wilson, authorized representative for Trinity Presbyterian Church, accessed at Calhoun Drive, McLure Avenue and Renfro Avenue, R-2, Athletic field and gymnasium for Trinity Christian School

Mr. Mosley presented the staff report to the Planning Commission for the proposed conditional use request for an athletic field and gymnasium for Trinity Christian School accessed at Calhoun Drive, McLure Avenue, and Renro Avenue. He stated that staff recommends approval subject to the following conditions:

1. **Provide a landscape plan providing base points & parking lot points required and obtained and add the type of residential buffer adjacent to the R-2 and R-5 zones.**
2. **A photometric plan must be provided to show lighting must not exceed one footcandle measured from a property line adjacent to a residential zoned property at such time lights are added.**
3. **All equipment and mechanical must be screened to meet the Gateway Corridor Section 7.6, 6., d.**
4. **Any exterior speakers shall be oriented away from residential properties to the greatest extent possible.**

Mr. Parker provided the reports for the Engineering, Opelika Water, and Opelika Power Services. He stated that the City is working on an agreement with the church for the donation of the property adjacent to McLure Avenue. This agreement will state that the City will construct an extension of Gwin Mill Drive past the tennis courts and to the property line. The City is also planning on upgrading and dedicating the existing Calhoun Drive and installing a multiuse path on both roadways.

Engineering has no other comments or concerns regarding the proposed Conditional Use approval.

He stated that Water (6" Main) is available from McLure Avenue and Renfro Avenue. It is likely required that connections be made at both locations to provide adequate fire protection to gymnasium. He stated that this subdivision is in Opelika Power Services territory.

Chair Cannon opened the public hearing.

Robin Weyant, 809 Shelby Avenue, asked if Calhoun Drive is going to be widened?

Mr. Parker stated yes.

Robin Weyant suggested the parking places be moved away from in between the tennis courts and the creek because they create traffic.

Mr. Parker stated that they are going to detach the parking from the road. He stated that there might be some parallel on-street parking, but there will not be any pull-in parking there. He stated that they will also install walkways.

Chair Cannon closed the public hearing.

Motion to grant conditional use approval with staff recommendations

RESULT: Passed

MOVER: Mayor Gary Fuller

SECONDER: Mike Hilyer

DISCUSSION: Mr. Sweatman asked if there will be any improvements to the four-way stop?

Mr. Parker stated that at this time they are not planning on doing that. He

stated that it will just be a two-way stop at this time.

Mr. Sweatman asked if the facilities would be open to the public or be private for the school.

Mr. Mosley stated that this will primarily be an athletic facility for the school.

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

NAYS: None

ABSTAIN: None

5. Brandon Hays, authorized representative for Southside Opelika, LLC, C-2, accessed at 410 Geneva Street, 4 townhome units.

Mr. Mosley presented the staff report to the Planning Commission for the proposed conditional use request for 4 townhome units accessed at 410 Geneva Street. He stated that staff recommends conditional use approval subject to the following:

- 1. Approve a 5 foot waiver from the minimum 25 foot front yard setback on Geneva Street. The approval allows the four townhomes to be 20 feet from the front property line.**

Mr. Parker provided the reports for the Engineering, Opelika Water, and Opelika Power Services. He stated that water is available from Geneva Street. He stated that this property is in Opelika Power Services territory.

Chair Cannon opened the public hearing.

No comments.

Chair Cannon closed the public hearing.

Motion to grant conditional use approval with staff recommendations and the condition that the garage entrance share conflict be resolved to create a better access point between the homes.

RESULT: Passed

MOVER: Director John Sweatman

SECONDER: Sheldon Whittelsey

DISCUSSION: Chair Cannon stated that the garages are a problem and asked if the house that is positioned backwards could have a rear entry garage?

Mr. Mosley stated that it is possible but that staff would have to speak with the applicant.

Hayes Eiford, authorized applicant, stated that they could look at making that a rear entry garage. He stated that they could also put some regulations on it to make sure those garages weren't blocked. He stated that they are happy to add a condition to it and work with staff.

Mr. Whittelsey made a motion to amend the motion to require that the garage entrance share conflict be resolved to create a better access point between the homes.

Mr. Walters seconded the amendment to the motion.

	Ayes: Chair Cannon, Walters, Whatley, Whittelsey, Hilyer, Mayor Fuller, Director Sweatman
	Nays: None.
	Abstain: None.
AYES:	Chair Cannon, Walters, Whatley, Whittelsey, Hilyer, Mayor Fuller, Director Sweatman
NAYS:	None
ABSTAIN:	None

6. Lee Tharp, Kadre Engineering, authorized representative for Terry McCollum, accessed at 20 Veterans Parkway, C-2, GC-P, 124 apartment units.

Mr. Mosley presented the staff report to the Planning Commission for the proposed conditional use request for 124 apartment units accessed at 20 Veterans Parkway. He stated that staff recommends approval with the following conditions.

- 1. Provide a landscape plan based on the Landscape Regulations with base and parking lot points and plant material for the 20' landscape buffers along the north, east, and west property lines. A Gateway Corridor buffer along the east property line (Veterans Parkway) is required. Plant evergreen trees/shrubs along the north property line adjacent to existing single family homes providing an impervious visual barrier.**
- 2. The restaurant dumpster must be screened on all sides and gate with opaque material.**
- 3. The apartment exterior materials and amenity buildings must meet 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.

The applicants engineer will coordinate with the City Engineering to determine the needs of turn lanes in conjunction with future City projects on this roadway

Engineering has no other comments or concerns regarding the proposed Conditional Use approval.

He stated that water is available from Veteran's Parkway. There is also a 12" water main that parallels the northern Power Line ROW near the south side of this development. We are unable to tell from this conceptual plan, but the 12" main could be on south edge of this development. He stated that this property is in Opelika Power Services territory.

Chair Cannon opened the public hearing.

No comments.

Chair Cannon closed the public hearing.

Motion to grant conditional use approval with staff recommendations

RESULT: Passed

MOVER: Mike Hilyer

SECONDER: Mayor Gary Fuller

DISCUSSION: Mr. Sweatman asked if there is any enforcement for keeping the screened dumpster doors closed.

Mr. Mosley stated that it can be a difficult issue to regulate.

Mr. Whittelsey asked if the garages could be moved from Veterans Parkway to the interior road?

Lee Tharp, authorized representative, stated that along this section of Veterans Parkway, the road is lower than the property and there will be a buffer fronting the street. He stated that they will try to maintain as much vegetation as possible and mitigate that with landscaping along the frontage.

Tom Walker, Village Creek Development, stated that they have studied this and the reason they are facing Veterans Parkway now is because there are single family houses across the street and the intent is to not have any house looking at the rear of another house. He stated that the topography fluctuates and the pine trees might be 10 feet above the road.

Chair Cannon asked if there is room in the driveway for a second car?

Tom Walker stated yes.

Chair Cannon stated that they will be parked right in front of the front door.

Tom Walker stated that if it would be better to have the parking directly behind, that's what they have done in the past. He stated that this is one of the reasons they added so much green space to the site plan so that there is more common lawn which will be maintained by a professional company.

AYES: Walters, Whatley, Whittelsey, Hilyer, Mayor Fuller, Director Sweatman

NAYS: Chair Cannon

ABSTAIN: None

7. Blake Rice, Barrett-Simpson, authorized representative for Sun Self Storage, Inc, C-2, accessed at 1615 Thomason Drive, climate control self storage buildings (Sun Self Storage).

Mr. Mosley presented the staff report to the Planning Commission for the proposed conditional use request for climate control self storage buildings (Sun Self Storage) accessed at 1615 Thomason Drive. He stated that staff recommends approval subject to:

- **Must confirm right-of-way vacations for this property.**
- **Combine the lot to be one with the existing Sun Self-Storage front lot.**
- **Applicants are required to meet all flood plain requirements and approvals prior to starting any land development or applying for any permits.**
- **Provide a landscape plan to meet all the landscape requirements in the zoning ordinance and conditions including residential buffer 20 foot natural and undisturbed nearly impervious visual barrier.**

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.

Engineering has no other comments or concerns regarding the proposed Conditional Use approval.

He stated that water is available from Thomason Drive. He stated that this property is in Opelika Power Services territory.

Chair Cannon opened the public hearing.

Blake Rice, Barrett Simpson, stated that the developer has no issues with the majority of the conditions except for the comment about combining the plat with the parcel in front of it. He stated that that is problematic for a number of reasons. He stated that there could be different ownership interests, financial concerns, or the projects work differently. He stated that what the developer is proposing instead is providing an access easement through the front parcel to the rear parcel.

Chair Cannon asked if the easement would run with the property?

Blake Rice stated that the parcel is not landlocked and has right-of-way frontage, but yes, the easement would run with the property in perpetuity.

Mr. Sweatman asked if the new development would use the same access off of Thomason as the existing one?

Blake Rice stated that it would. He noted that there is a secondary fire apparatus access for fire code reasons that would come from the east, but it would be a gated access and only accessible for emergency vehicles.

Chair Cannon closed the public hearing.

Mr. Mosley stated that there is also access on Monroe and Penland, although they are gravel roads that may need some repair. He stated that this lot does appear to meet the requirements for access along the frontage, and if the Commission is ok with this being served by an easement, staff wouldn't have a concern with that.

Motion to grant conditional use approval with staff recommendations and providing an access easement through the front lot instead of combining it with the existing Sun Self Storage lot.

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

8. Jason Horne, Horne Brothers LLC, C-3, accessed at the 2000 block of Cunningham Drive, office-warehouse building.

Mr. Mosley presented the staff report to the Planning Commission for the proposed conditional use request for an office-warehouse building accessed at the 2000 block of Cunningham Drive. He stated that staff recommends denial of the conditional use for filling the floodplain due to the potential effects it will have on the floodplain and city infrastructure. If Planning Commission does recommend approval, it should do so subject to the following:

- 1. Outside storage shall not be allowed.**
- 2. A full landscape plan including residential buffer shall be submitted.**
- 3. A dumpster is not shown on site plan. If dumpster installed then dumpster must be enclosed with an opaque fence and gate at a height so dumpster is not seen outside the enclosure.**
- 4. Utility service lines shall be underground.**

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.

There have been some concerns of the fill and parking area on top of the existing sanitary sewer line. This line may need to be relocated outside of the building area.

The flood plain mitigation through FEMA will be required prior to approval of the site plans and relevant permits.

Engineering has no other comments or concerns regarding the proposed Conditional Use approval.

He stated that water is available on Cunningham Drive. He stated that this property is in Opelika Power Services and Alabama Power service territory.

Chair Cannon opened the public hearing.

Brian Lee, ACAI Engineering, stated that the revised plan does meet the current sanitary sewer setback requirements.

John Gwin, Public Works Director, stated that it is based off of the size of the easement, which is based off of the depth. He stated that right now, they are not meeting that requirement.

Mr. Hilyer stated that if something happens to the sewer line, there are OSHA regulations on setting back how far you have to open the hole. He stated that it would probably be 28 feet.

Mr. Whittelsey asked if you could relocate the sewer line as part of the project?

Mr. Hilyer stated that he didn't think they would be able to get the elevations right.

John Gwin stated that he didn't think that relocation would be possible here. He stated that based off of the depth, there is a lot of fill on top of an already deep pipe. He stated that it is an existing pipe and the condition of the pipe comes into play as well. He stated that the depth of the pipe governs the size of the easement. He stated that if something went wrong with the pipe,

to get a trench in there you would have to have an easement much larger than what you have there.

Chair Cannon closed the public hearing.

Motion to deny the conditional use request based on staff recommendations.

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

D. Rezoning and Conditional Use - Public Hearing

9. (a) Amendment to the Future Land Use Map, 1001 1st Avenue, 10,890 square foot lot, from a general commercial land use category to a light commercial land use category.

(b) Rezoning Request, Josh O'Neal, authorized representative for Barnes & Horton, LLC, 10,890 square foot lot, at 1001 1st Avenue, from C-3, GC-S to C-1, GC-S.

Mr. Mosley presented the staff report to the Planning Commission for the rezoning request for a 10,890 square foot lot accessed at 1001 1st Avenue from C-3, GC-S to C-1, GC-S. He stated that staff recommends a positive recommendation to City Council to rezone from C-3 to C-1.

Mr. Parker provided the reports for the Engineering, Opelika Water, and Opelika Power Services. He stated that water is available from 1st Avenue & 10th Street. He stated that this property is in Opelika Power Services territory.

Chair Cannon opened the public hearing.

No comments.

Chair Cannon closed the public hearing.

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

RESULT:	Passed
MOVER:	Mayor Gary Fuller
SECONDER:	Sheldon Whittelsey
AYES:	Walters, Whatley, Whittelsey, Mayor Fuller, Director Sweatman
NAYS:	Chair Cannon
ABSTAIN:	Mike Hilyer

Motion to approve the Amendment to the Future Land Use Map

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

10. Josh O'Neal, authorized representative for Barnes & Horton, LLC, C-1, GC-S (pending rezoning), at 1001 1st Avenue, lounge and event center.

Mr. Mosley presented the staff report to the Planning Commission for the proposed conditional use request for a lounge and event center accessed at 1001 1st Avenue. He stated that while the C-1 zone is appropriate here, there are some concerns that need to be addressed prior to approval. Of particular concern are the safety issues raised by the Police and Fire Departments and how the area behind the building will be altered. If the use is approved the Planning Department recommends the following conditions:

1. **Subject to approval of the rezoning from C-3 to C-1.**
2. **The building must be upgraded to meet the building and fire code requirements.**
3. **The entryways shall be clarified to ensure that any queues or lines do not interfere with pedestrian or vehicular access.**
4. **Any dumpsters shall be fully screened with a privacy fence and/or landscaping meeting the requirements for the C-1 zone.**
5. **The applicant shall reduce or abate the noise leaving the building and comply with city noise ordinances.**
6. **The applicant shall coordinate with the Police and Fire Departments to ensure that emergency access to the building shall be maintained.**

Mr. Parker provided the reports for the Engineering, Opelika Water, and Opelika Power Services. He stated that water is available from 1st Avenue & 10th Street. He stated that this property is in Opelika Power Services territory.

Chair Cannon opened the public hearing.

Josh O'Neal, authorized representative, stated that he has five other businesses in the downtown community of Columbus, Georgia and they are very safe. He stated that they wanted to come to Opelika because of how many people drive to Columbus to patron their establishments.

Herman Barnes, applicant, stated that he didn't want to change the zoning unless the conditional use was approved. He stated that he wanted the rezoning to be contingent on the approval of the lounge.

Mr. Mosley stated that the applicant would have the opportunity prior to the City Council hearing to withdraw if this did not move forward the way he wanted it to.

Chair Cannon closed the public hearing.

Motion to table the item to the November 19, 2024 Planning Commission meeting.

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

E. VACATION OF RIGHT-OF-WAY - Public Hearing

11. Petition to vacate a portion of right-of-way on 6th Street at the Chamber of Commerce building.

Mr. Mosley presented the staff report to the Planning Commission for the petition to vacate a portion of the right-of-way on 6th Street at the Chamber of Commerce building. He stated that staff recommends a positive recommendation to the Opelika City Council to vacate the right-of-way on S. 6th Street.

Mr. Parker provided the reports for the Engineering, Opelika Water, and Opelika Power Services. He stated that Water has no objections as long as access rights are maintained to water meter near intersection of Avenue A and S. 6th Street.

Chair Cannon opened the public hearing.

No comments.

Chair Cannon closed the public hearing.

Motion to send a positive recommendation for vacation of right-of-way to City Council.

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

V. ADJOURN

Motion to adjourn at 4:44 p.m.

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

Lucinda Cannon, Chair

Matt Mosley, Secretary

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: November 19, 2024

Subdivision: Sentinel Hills, Phase 3

Agenda Item #: A-1

Action Requested: Preliminary Approval

Location of Property: Lee Road 2192 (accessed from Lee Road 177)

Property Owner(s): Edgar Hughston Builder, Inc
Brandon Bolt, Bolt Engineering LLC, authorized representative

Current Land Use: Undeveloped

Current Zoning: PJ (Planning Jurisdiction)

Flood Zone: FEMA Map # 01080C0085G & 01081C0105G– Nov 2, 2011
No portion of property falls within a designated flood zone.
In Zone X (outside the 0.2% annual chance floodplain)

Staff Comments:

The applicant is requesting preliminary plat approval for 18 lots located in the Planning Jurisdiction. The subdivision is about 2 miles northeast of Exit 66 on Interstate 85. Three previous phases of the Sentinel Hill subdivision were approved in 2011, 2018, and 2020 that total 56 single family home lots.

On a previous plat, a stub-out was added “60’ ROW for a future road” from Lee Road 2192 so the 18 lots front on a new cul-de-sac street. In the Planning Jurisdiction, the minimum lot size is 15,000 sf (R-2 standards apply concerning lot size.). The 18 single family home lots range in size from 33,766 square feet to 4.4 acres. Most lots are over 100’ wide. Lots 12 and 13 (2.7 acres each lot) are adjacent flag lots with a 30 foot wide pole section (driveway) extending to the new street. The lots meet the minimum 15,000 square foot lot size requirement for a subdivision in the planning jurisdiction.

Staff recommends preliminary plat approval subject to the following:

1. Change subdivision name “Fox Path Subdivision” in the Engineer’s and Surveyor’s certificates to Sentinel Hills Phase 3.

2. Change the year for all certificates from 2023 to 2024.
3. Add a signature line for the City Planner, the City Engineer, Opelika Power Services, Opelika Water Board, and Public Works.
4. Add the parent plat 'Sentinel Hills Phase A, as recorded in Plat Book 33, Page 68' as a reference.
5. On final plat add the street name or Lee County road number for the new street.

Engineering Department Report

The applicant will be required to submit a site construction and grading plan for the drainage, utility, post construction detention, and roadway installation to the Engineering and Public Works Departments and Lee County Highway Department 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 by the Opelika Engineering Department.

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

Opelika Water Report

This development is in Beulah Water's Service Area.

Opelika Power Services Report

This subdivision is outside of the Opelika Power service territory.



000422-2024 AGENDA ITEM # 1

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



DEADLINE: 11/5/24 MEETING: 11/19/24

SITE ADDRESS: 0 LEE RD 2192, CUSSETA, AL

PROPERTY OWNER: EDGAR HUGHSTON BUILDER, INC.

APPLICANT/AUTHORIZED REPRESENTATIVE: BRANDON BOLT

MAILING ADDRESS: PO BOX 584, OPELIKA, AL 36803

PHONE NUMBER: 334-744-4016

FAX NUMBER: _____

EMAIL ADDRESS: BRANDON@BOLTENGINEERING.NET

TYPE OF PLAT APPROVAL REQUESTED

☐ SKETCH PLAN ☐ ADMINISTRATIVE ☐ PRELIMINARY ☒ FINAL ☐

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

☐ Annexation

☐ Rezoning

☐ Other _____

PARCEL INFORMATION

Subdivision Name: SENTINEL HILLS, PHASE 3

Current Land Use: UNDEVELOPED

Current Zoning: RURAL PRESERVE DISTRICT

Proposed use of the Subdivision: _____

☒ Residential

☐ Commercial

☐ Manufacturing/Industrial

☐ Office/Institutional

Number of Lots: 18 x \$3.00 = \$54

Number of APO: 19 x \$7.00 = \$133
(Adjacent Property Owners)

Fee: \$75.00

TOTAL = 262

PAID _____

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

OWNERS/AUTHORIZED

REPRESENTATIVE SIGNATURE: Brandon Bolt

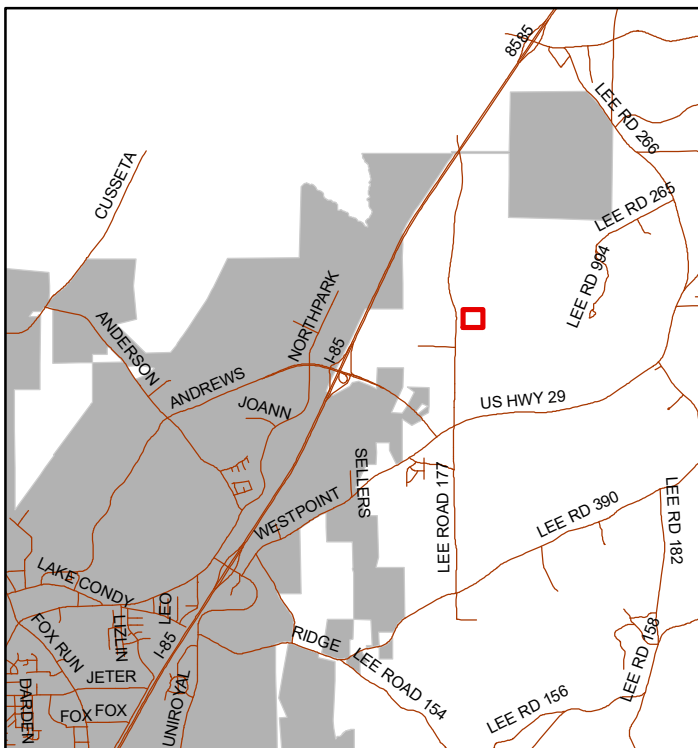
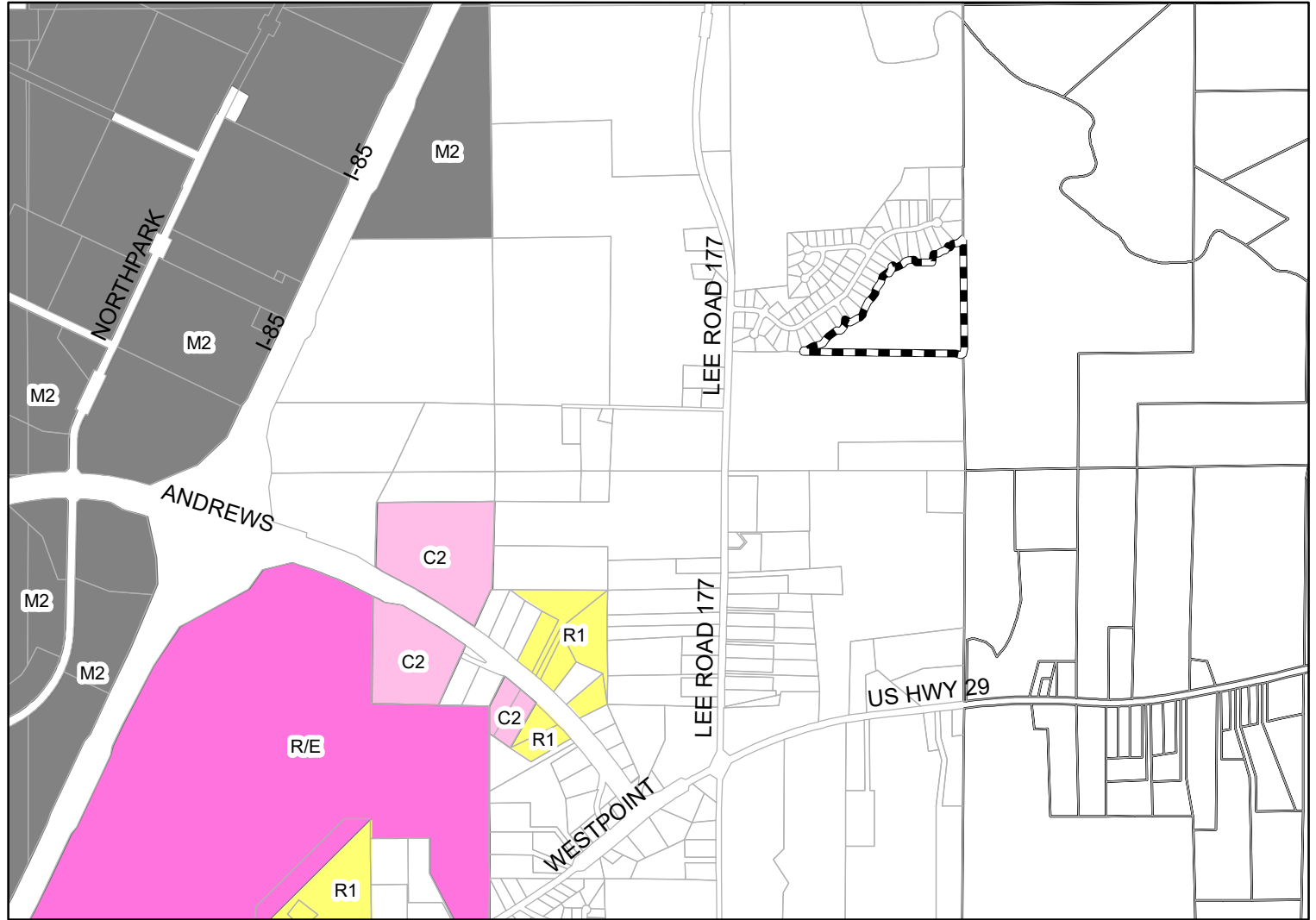
(PRINT NAME)

Brandon Bolt

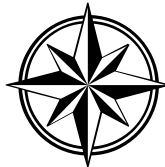
DATE

11/4/24

**SENTINEL HILLS PHASE 3 SUBDIVISION
LEE ROAD 2192
PRELIMINARY APPROVAL, A-1**



The applicant is requesting approval for 18 lots in the Planning Jurisdiction. The subdivision is for single family homes. Minimum lot size is 15,000 sf. The lots range from 34,780 sf to 4.4 acres.



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.

ENGINEER'S CERTIFICATION

STATE OF ALABAMA
COUNTY OF LEE

I, BRANDON A. BOLT, A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF ALABAMA, LICENSE NUMBER 31585, DO HEREBY CERTIFY THAT THE STREETS AND DRAINAGE SYSTEM FOR FOX PATH SUBDIVISION HAVE BEEN DESIGNED UNDER MY SUPERVISION. I FURTHER CERTIFY THAT THE DRAINAGE SYSTEM HAS BEEN DESIGNED TO MEET THE YEAR STORM CRITERIA. THIS DESIGN MEETS THE REQUIREMENTS OF THE LEE COUNTY SUBDIVISION REGULATIONS FOR STORMWATER DETENTION. I FURTHER CERTIFY THAT THE STREETS ARE DESIGNED FOR A DESIGN SPEED OF 35 MPH TO MEET APPLICABLE DESIGN CRITERIA FOR SAFETY, GEOMETRY, PROFILE, AND TYPICAL SECTIONS ACCORDING TO THE CURRENT EDITION OF THE ALABAMA DEPARTMENT OF TRANSPORTATION'S "COUNTY ROAD DESIGN POLICY."

NAME _____ P.E. # _____
TITLE _____ FIRM _____
DATE _____

SURVEYOR'S CERTIFICATION

STATE OF ALABAMA
COUNTY OF LEE

I, MARK D. STROZIER, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALABAMA, FOR SURVEY COMPANY STATE THAT THIS IS A PLAT OF AN ACTUAL FIELD SURVEY OF LOTS THROUGH _____ INCLUSIVE OF FOX PATH SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

I FURTHER STATE THAT THIS SURVEY AND PLAT MEETS THE CURRENT STANDARDS OF PRACTICE AS SET FORTH BY THE ALABAMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS IN RULE 330X-14-02 (G) ON MARCH 31, 1990 (OR MOST CURRENT REVISED RULE) TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

THIS THE _____ DAY OF _____, 2023.

MARK D. STROZIER ALABAMA LICENSE # _____

DEDICATION

EDGAR HUGHSTON BUILDER, INC., THE OWNER(S) OF SAID LANDS SURVEYED BY MARK D. STROZIER, DO HEREBY CERTIFY THAT TITLE WAS AND IS VESTED IN SAID OWNER(S) AND, AS STATED IN CODE OF ALABAMA 1975, § 55-50-01 ET SEQ., DO HEREBY CERTIFY THAT IT WAS AND IS MY (OUR) INTENTION TO DIVIDE SAID LANDS INTO LOTS AS SHOWN BY SAID PLAT AND DO HEREBY DEDICATE, GRANT, AND CONVEY FOR PUBLIC USE THE STREETS, ALLEYS AND PUBLIC GROUNDS AS SHOWN ON SAID PLAT.

SIGNED AND SEALED IN THE PRESENCE OF:

CEO OF EDGAR HUGHSTON BUILDER, INC.

ACKNOWLEDGMENT

STATE OF ALABAMA
COUNTY OF LEE

I, _____, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT JACK HUGHSTON, WHOSE NAME AS CEO OF EDGAR HUGHSTON BUILDER, INC. IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY THAT HE WAS INFORMED OF THE CONTENT OF THE INSTRUMENT, HEIR AS SUCH OFFICER AND WITH MY AUTHORITY, HEIR SIGNED THE SAME VOLUNTARILY FOR AND AS THE ACT OF SAID CORPORATION.

GIVEN UNDER MY HAND AND OFFICIAL SEAL

THIS THE _____ DAY OF _____, 2023

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

THE UNDERSIGNED, AS COUNTY ENGINEER OF THE COUNTY OF LEE ALABAMA, HEREBY CERTIFIES AS EVIDENCED BY CERTIFICATE AND

REQUIRED BY STATE LAW, THAT THE PLANNING COMMISSION APPROVED THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF LEE COUNTY, ALABAMA.

THIS THE _____ DAY OF _____, 2023.

COUNTY ENGINEER _____

COUNTY OF LEE, ALABAMA

CERTIFICATE OF APPROVAL LEE CO. PLANNING COMMISSION

THE UNDERSIGNED, AS AUTHORIZED BY THE LEE COUNTY PLANNING COMMISSION, HEREBY APPROVED THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF LEE COUNTY, ALABAMA.

THIS _____ DAY OF _____, 2023.

PLANNING DIRECTOR _____

CERTIFICATE OF APPROVAL BY THE CITY OF OPELIKA PLANNING COMMISSION

THE WITHIN PLAT OF _____ LEE COUNTY, ALABAMA, IS HEREBY APPROVED BY THE PLANNING COMMISSION OF OPELIKA, ALABAMA.

THIS THE _____ DAY OF _____, 2023

CHAIRMAN, PLANNING COMMISSION _____

OPELIKA, ALABAMA

CERTIFICATE OF APPROVAL BY BEULAH UTILITIES

THE UNDERSIGNED, AS AUTHORIZED BY BEULAH UTILITIES HEREBY APPROVED THE WITHIN PLAT FOR THE RECORDING OF THE SAME IN THE PROBATE OFFICE OF LEE COUNTY, ALABAMA

THIS THE _____ DAY OF _____, 2023

PROJECT MANAGER _____

BEULAH UTILITIES

CERTIFICATE OF APPROVAL BY THE LEE COUNTY HEALTH DEPARTMENT

THE LOT(S) ON THIS PLAT ARE SUBJECT TO APPROVAL OR DELETION BY THE LEE COUNTY HEALTH DEPARTMENT. THE APPROVALS MAY CONTAIN CERTAIN CONDITIONS PERTAINING TO THE ON-SITE WASTEWATER TREATMENT SYSTEM(S) THAT COULD RESTRICT THE USE OF THE LOT(S) OR OBLIGATE THE OWNER TO SPECIAL MAINTENANCE AND REPORTING REQUIREMENTS. THESE CONDITIONS ARE ON FILE WITH THE SAID HEALTH DEPARTMENT AND ARE MADE A PART OF THIS PLAT AS IF SET OUT HEREON. I HEREBY APPROVE THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF LEE COUNTY, ALABAMA.

THIS _____ DAY OF _____, 2023

HEALTH OFFICER _____

N/F HARTZDOG DANIEL JASON

132 LEE RD 2192

CUSSETA, AL 36852

PARCEL No. 43-03-06-24-0-000-023.000

DB 2673 PG 132

N/F PARKER PATRICK E

134 LEE RD 2192

CUSSETA, AL 36852

PARCEL No. 43-03-06-24-0-000-024.000

DB 2510 PG 427

N/F CRITTENDEN HOPE

146 LEE RD 2192

CUSSETA, AL 36852

PARCEL No. 43-03-06-24-0-000-023.000

DB 2673 PG 132

N/F JASTRAN KELLY GENE JR

146 LEE RD 2192

CUSSETA, AL 36852

PARCEL No. 43-03-06-24-0-000-023.000

DB 2673 PG 132

N/F CRITTENDEN HOPE

146 LEE RD 2192

CUSSETA, AL 36852

PARCEL No. 43-03-06-24-0-000-023.000

DB 2673 PG 132

N/F CRITTENDEN HOPE

146 LEE RD 2192

CUSSETA, AL 36852

PARCEL No. 43-03-06-24-0-000-023.000

DB 2673 PG 132

N/F CRITTENDEN HOPE

146 LEE RD 2192

CUSSETA, AL 36852

PARCEL No. 43-03-06-24-0-000-023.000

DB 2673 PG 132

N/F CRITTENDEN HOPE

146 LEE RD 2192

CUSSETA, AL 36852

PARCEL No. 43-03-06-24-0-000-023.000

DB 2673 PG 132

N/F CRITTENDEN HOPE

146 LEE RD 2192

CUSSETA, AL 36852

PARCEL No. 43-03-06-24-0-000-023.000

DB 2673 PG 132

N/F CRITTENDEN HOPE

146 LEE RD 2192

CUSSETA, AL 36852

PARCEL No. 43-03-06-24-0-000-023.000

DB 2673 PG 132

N/F CRITTENDEN HOPE

146 LEE RD 2192

CUSSETA, AL 36852

PARCEL No. 43-03-06-24-0-000-023.000

DB 2673 PG 132

N/F CRITTENDEN HOPE

146 LEE RD 2192

CUSSETA, AL 36852

PARCEL No. 43-03-06-24-0-000-023.000

DB 2673 PG 132

N/F CRITTENDEN HOPE

146 LEE RD 2192

CUSSETA, AL 36852

PARCEL No. 43-03-06-24-0-000-023.000

DB 2673 PG 132

N/F CRITTENDEN HOPE

146 LEE RD 2192

CUSSETA, AL 36852

PARCEL No. 43-03-06-24-0-000-023.000

DB 2673 PG 132

N/F CRITTENDEN HOPE

146 LEE RD 2192

CUSSETA, AL 36852

PARCEL No. 43-03-06-24-0-000-023.000

DB 2673 PG 132

N/F CRITTENDEN HOPE

146 LEE RD 2192

CUSSETA, AL 36852

PARCEL No. 43-03-06-24-0-000-023.000

DB 2673 PG 132

N/F CRITTENDEN HOPE

146 LEE RD 2192

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PARCEL No. 43-03-06-24-0-000-023.000

DB 2673 PG 132

N/F CRITTENDEN HOPE

146 LEE RD 2192

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DB 2673 PG 132

N/F CRITTENDEN HOPE

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PARCEL No. 43-03-06-24-0-000-023.000

DB 2673 PG 132

N/F CRITTENDEN HOPE

146 LEE RD 2192

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PARCEL No. 43-03-06-24-0-000-023.000

DB 2673 PG 132

N/F CRITTENDEN HOPE

146 LEE RD 2192

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PARCEL No. 43-03-06-24-0-000-023.000

DB 2673 PG 132

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PARCEL No. 43-03-06-24-0-000-023.000

DB 2673 PG 132

N/F CRITTENDEN HOPE

146 LEE RD 2192

CUSSETA, AL 36852

PARCEL No. 43-03-06-24-0-000-023.000

DB 2673 PG 132

N/F CRITTENDEN HOPE

146 LEE RD 2192

CUSSETA, AL 36852

PARCEL No. 43-03-06-24-0-000-023.000

DB 2673 PG 132

N/F CRITTENDEN HOPE

146 LEE RD 2192

CUSSETA, AL 36852

PARCEL No. 43-03-06-24-0-000-023.000

DB 2673 PG 132

N/F CRITTENDEN HOPE

146 LEE RD 2192

CUSSETA, AL 36852

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DB 2673 PG 132

N/F CRITTENDEN HOPE

146 LEE RD 2192

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DB 2673 PG 132

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N/F CRITTENDEN HOPE

146 LEE RD 2192

CUSSETA, AL 36852

PARCEL No. 43-03-06-24-0-000-023.000

DB 2673 PG 132

N/F CRITTENDEN HOPE

146 LEE RD 2192

CUSSETA, AL 36852

PARCEL No. 43-03-06-24-0-000-023.000

DB 2673 PG 132

N/F CRITTENDEN HOPE

146 LEE RD 2192

CUSSETA, AL 36852

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: November 19, 2024

Subdivision: Firefly SD, Redivision of Lots 1 and 3,
Redivision of Lots 31 to 40 & 96 Phase

Agenda Item #: B-2

Action Requested: Preliminary and Final Approval

Location of Property: Summer Street

Property Owner(s): Mike Maher, authorized representative
Daniel Holland, Holland Homes, LLC

Current Land Use: Single family homes and Townhomes under construction

Current Zoning: PUD

Flood Zone: FEMA – Nov 2, 2011 – MAP#01081C0089G and 01081C0084H--
No portion of property is in in 100-year flood zone. Property in
Flood Zone “X” which is outside the 0.2% annual chance flood plain

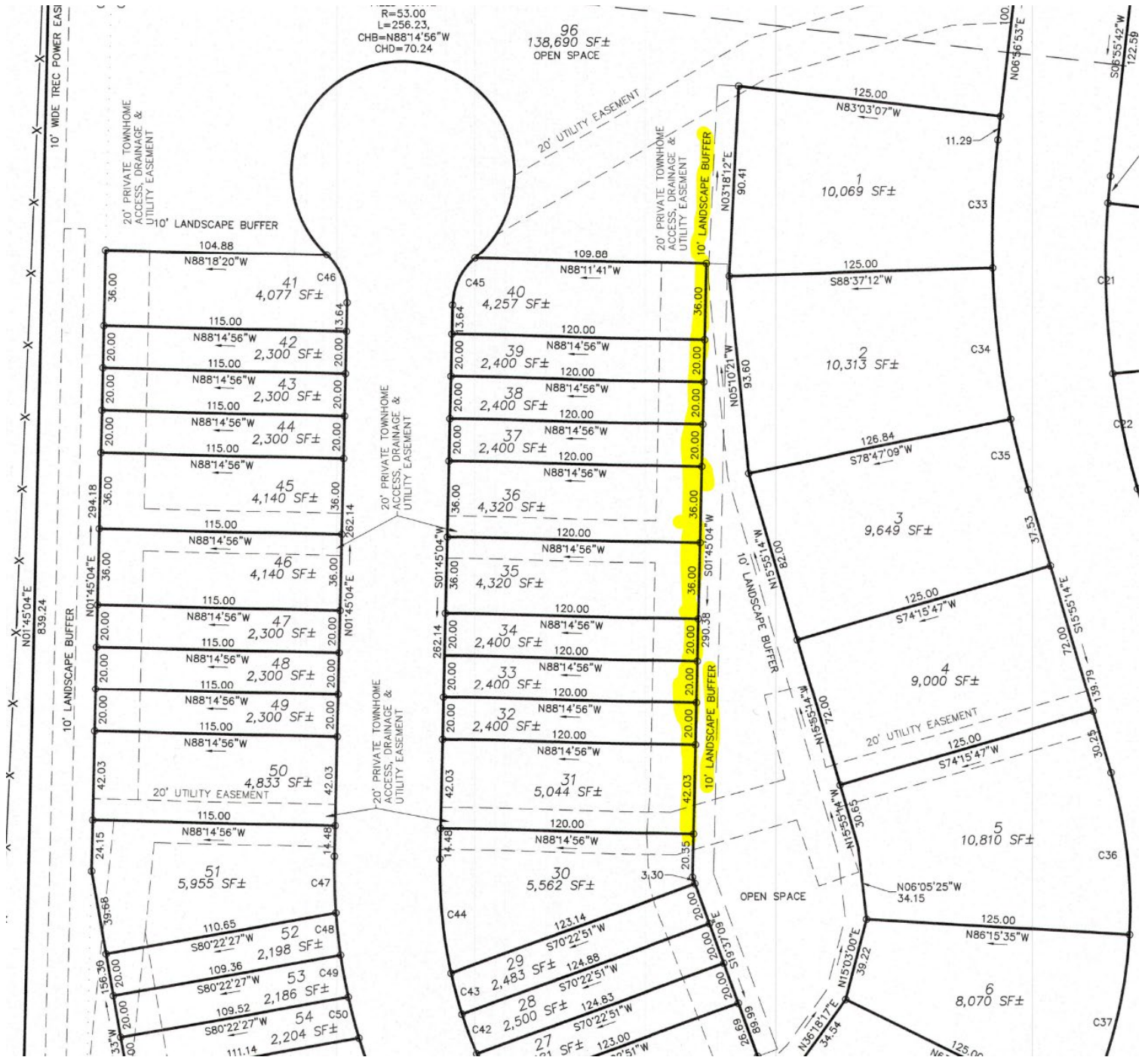
Staff Comments:

The applicant is requesting preliminary and final approval to add 20 feet to the length of townhome Lots 31 to 35 so the lots are 140’ long. The 20 feet is provided from an open space lot, Lot 96. In the Firefly PUD master plan, Lots 31 to 35 are five townhome lots attached. In September, a building permit for townhome construction was permitted and construction is now complete. The five townhome units front along Summers Drive but driveway access to each unit as shown on the master plan required a 20’ rear yard entry access easement. Also, two off-street parking spaces on each townhome lot are accessed from the rear entry driveway.

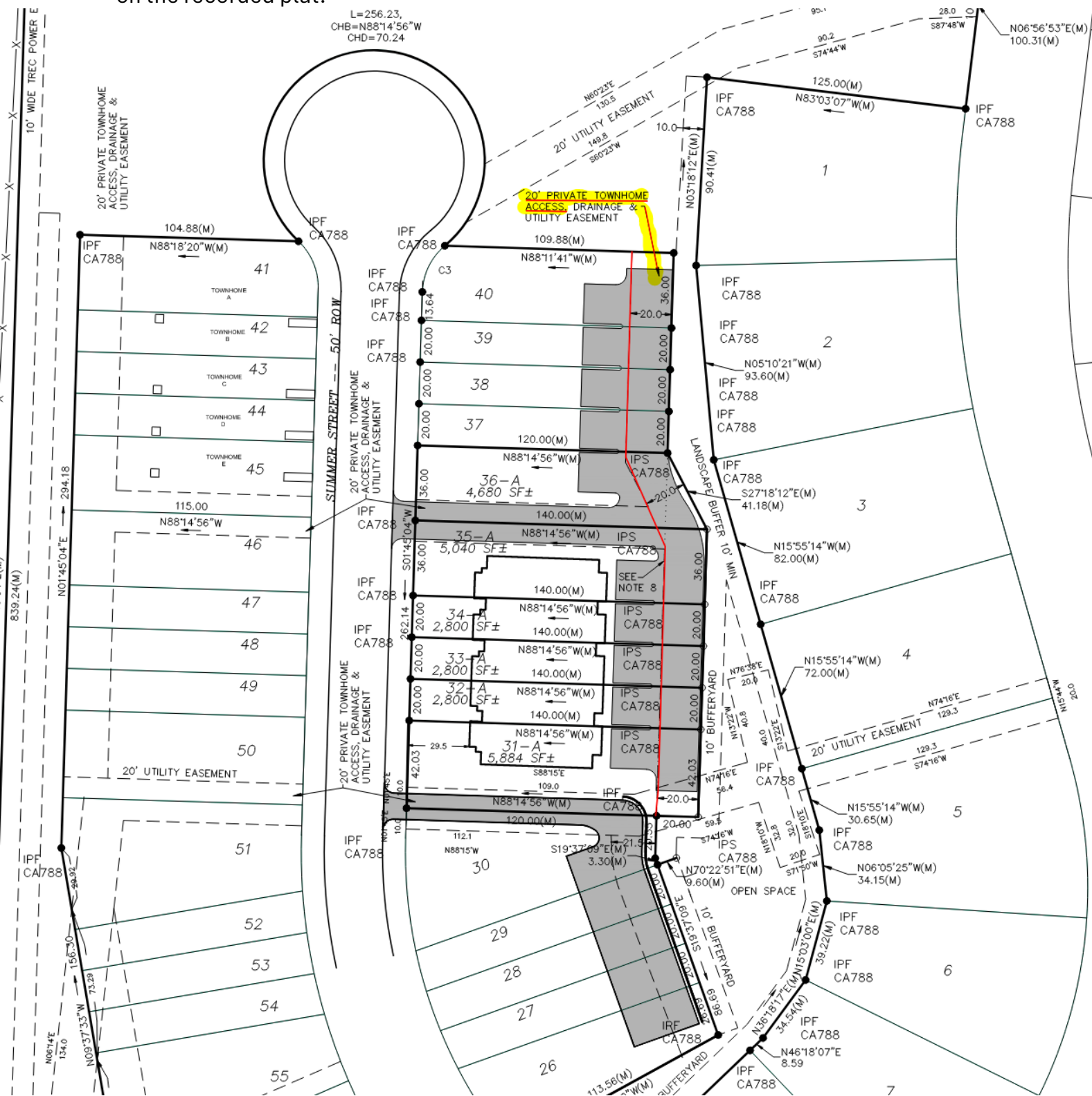
The applicant determined that when the five townhome units were staked-out for construction the townhomes were erroneous setback 29.5 feet from the front property line. The minimum front setback on Summers Street is 10 feet. The applicant thought that all the townhomes would be accessed from Summer Street not a rear entry driveway. The townhomes setback 29 feet prevents adequate rear yard space for the 20’ driveway and two parking spaces for each townhome unit. To correct the mistake, a 20’ strip of property was obtained from the required adjacent open space lot and added to the townhome lots. A portion of the open space lot was also added to Lot 36. The applicant is requesting preliminary and final approval so Lots 31 to 35 are 140 feet long providing adequate space for the 20’ driveway and two parking spaces for each of the 5 townhome lots. The open space lot with a 10’ buffer is required to provide separation between the single family homes and the town homes.

The lot layouts on Page 2 and 3 below, and in your packet, are a comparison of the recorded Firefly plat and today's proposed plat. The 29.5 foot front setback error required a 2,960 square foot open space area distributed to 5 lots. The additional open space area provides adequate space for vehicles to maneuver while entering & exiting the 20' driveway and parking at each townhome lot. The 2,960 sf open space distributed to each lot provided a 20' access driveway and parking spaces for each townhome.

Firefly SD Recorded Plat, August 8, 2024



Shaded areas on plat below are access driveways and parking spaces. The red line separates the parking spaces from the 20' driveway. Lots 37 to 40 remain the same as on the recorded plat.



Recommendation

The subdivision corrects the townhouse lot stake-out error so the 20' rear access driveway and parking spaces are adequate size. A total of 2,960 sf of open space buffer area is added to townhome lots so minimum site plan requirements are met.

Staff recommends preliminary and final plat approval.

Engineering Department Report

The Engineering Department has no other comments or concerns with this proposed preliminary and final plat.

Opelika Water Report

There are no objections or concerns with adjustments made to these lots.

Opelika Power Services Report

This subdivision is outside of the Opelika Power service territory.



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



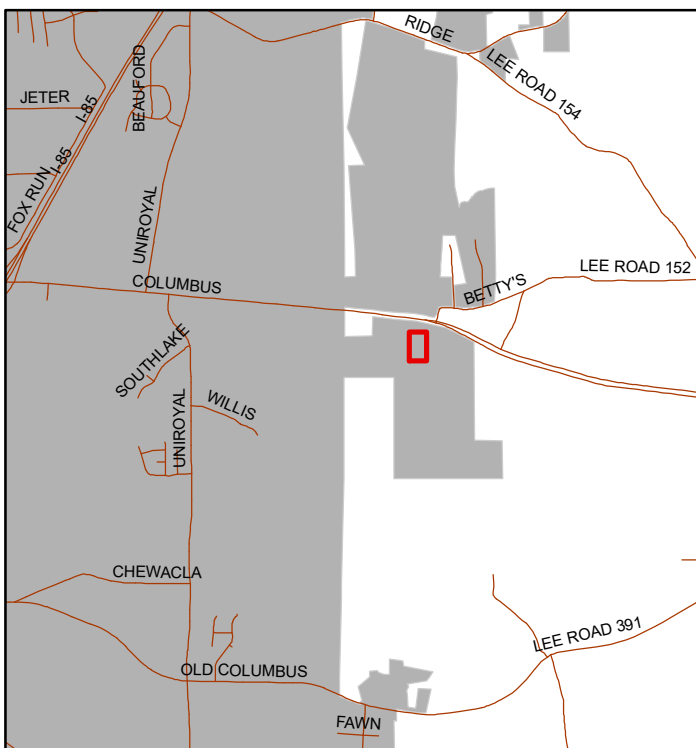
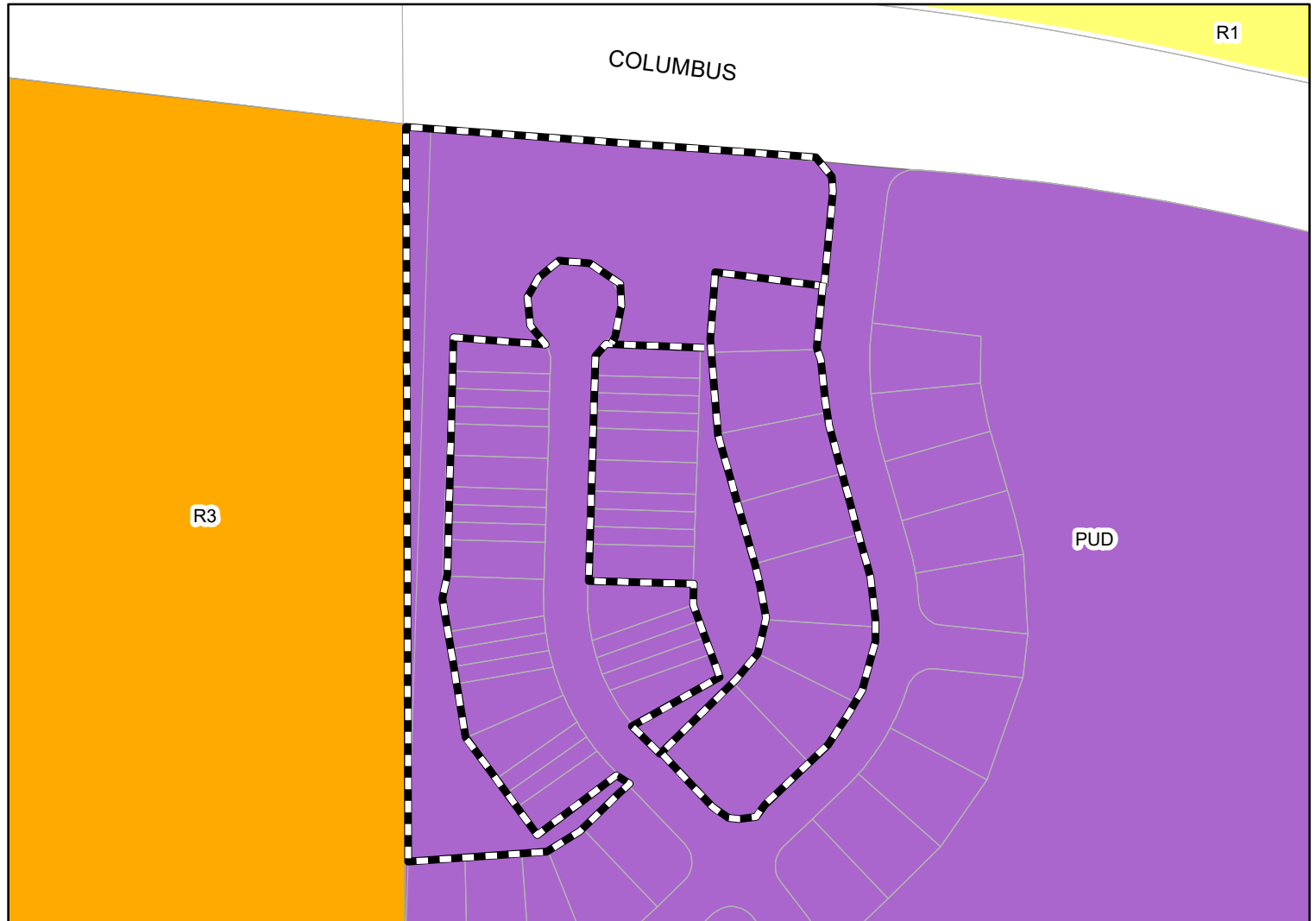
DEADLINE: _____ MEETING: _____

SITE ADDRESS: <u>Firefly Subdivision - Summer Street</u>		
PROPERTY OWNER: <u>Holland Homes</u>		
APPLICANT/AUTHORIZED REPRESENTATIVE: <u>Daniel Holland</u>		
MAILING ADDRESS: <u>421 Opelika Rd, Auburn, AL 36830</u>		
PHONE NUMBER: <u>405-509-0134</u>		FAX NUMBER: <u>334-821-4044</u>
EMAIL ADDRESS: <u>mike.precisionsur@gmail.com</u>		
TYPE OF PLAT APPROVAL REQUESTED		
☐ SKETCH PLAN	☐ ADMINISTRATIVE	☐ PRELIMINARY
		☒ FINAL
Does the subdivision require any other official action by the City?		
☐ Annexation	☐ Rezoning	☐ Other _____
PARCEL INFORMATION Subdivision Name: <u>Firefly Phase 1 rediv 31-40</u> Current Land Use: <u>townhomes</u> Current Zoning: <u>r4</u> Proposed use of the Subdivision: <u>townhomes</u> ☒ Residential ☐ Commercial ☐ Manufacturing/Industrial ☐ Office/Institutional		Number of Lots: <u>11</u> x \$3.00 = \$ <u>33</u> Number of APO: <u>5</u> x \$7.00 = \$ <u>35</u> (Adjacent Property Owners) Fee: <u>\$75.00</u> TOTAL = <u>143</u> PAID _____
I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) <u>firefly phase 1 31-40</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: (PRINT NAME) <u>Daniel Holland</u>		11-5-2024 DATE

FIREFLY PHASE 1, REDIVISION LOT 31-40 & 96 SUBDIVISION

SUMMERS STREET

PRELIMINARY AND FINAL APPROVAL, B-2



The applicant is requesting approval to modify lot lines of 10 lots in the Firefly SD. The adjustment of lot lines provides adequate space from the rear access driveway to the two parking spaces for each townhome unit.



Subject Property

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

State of Alabama
Lee County

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

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

Notary Public: _____

My commission expires: _____

State of Alabama
Lee County

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

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

Daniel Holland as member of Holland Holding Company LLC

State of Alabama
Lee County

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

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

My 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 Water Board, Opelika, Alabama:

FIREFLY SUBDIVISION
REDIVISION OF LOTS 1 AND 3
Redivision of Lots 31-36 & 96
SECTION 14 T 19 N R 27 E
OPELIKA LEE COUNTY ALABAMA

Opelika Water Board: _____ Date: _____

Approved by the Opelika City Engineer, Opelika, Alabama:

Engineer: _____ Date: _____

Reviewed by Opelika Power Services, Opelika, Alabama:

Opelika Power Services: _____ Date: _____

Approved by the Opelika Public Works Department:

Public Works Director: _____ Date: _____

NOTES:

1. SOURCE OF INFORMATION: PLAT BOOK 50, PAGE 102 (FIRELY SUBDIVISION, REDIVISION OF LOTS 1 AND 3, SHEET 2 OF 3); PLAT BOOK 48, PAGE 110 (FIRELY SUBDIVISION); DEED BOOK 2696, PAGE 557 AND 554 (JONES TO HOLLAND HOLDING AND FIRELY DEVELOPMENT); DEED BOOK 1295, PAGE 3 (JONES TO HOLLAND HOLDING).

2. DATE OF FIELD SURVEY: 10-31-2014; DATE OF OFFICE WORK: 11-5-2014

3. BEARINGS BASED ON STATE PLANE COORDINATES, NAD 1983, ALABAMA EASEMENT SURVEY CO. COORDINATES SET USING RTK GPS, ALDOT CARS AS CONTROL.

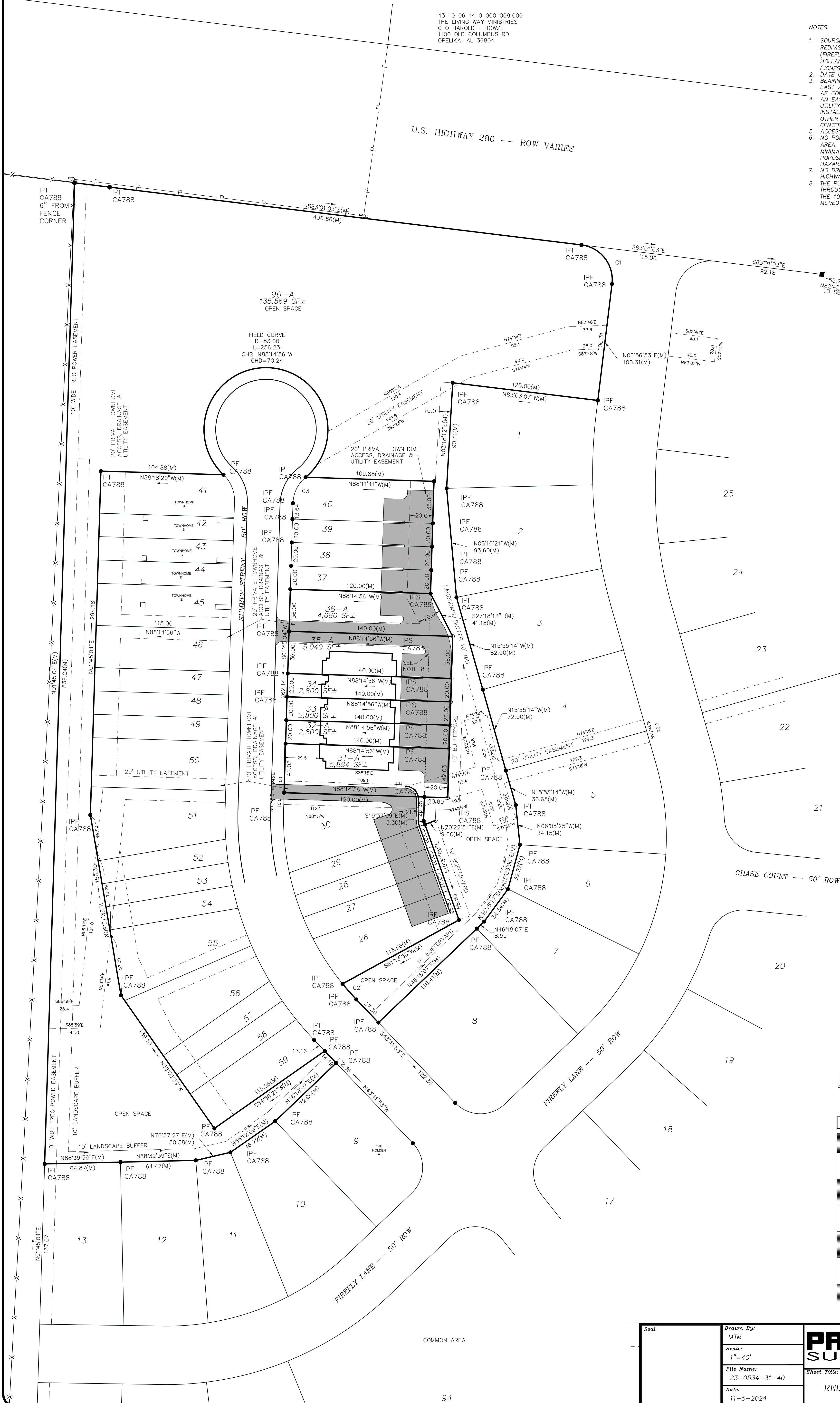
4. AN EASEMENT IS HEREBY GRANTED TO THE CITY OF OPELIKA AND TO ANY UTILITY COMPANIES SERVING THE CITY OF OPELIKA FOR THE PURPOSES OF INSTALLING, OPERATING, AND MAINTAINING POLE LINES, GUY WIRES AND OTHER UTILITIES. EASEMENT TO BE TEN (10) FEET WIDE AND SHALL BE CENTERED ALONG THE CENTER LINE OF THE EASEMENT.

5. THE EASEMENT TO LOT 2-A TO BE GRANTED BY DEDICATED RIGHT OF WAY.

6. NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA. ALL PARTS OF THIS PROPERTY IS IN FLOOD ZONE X (AREA OF MINOR FLOODING) PER FEMA FIRM 01081C0086G DATED 11-02-2010. THE POPOSED FLOOD FIRM 01081C0084H ALSO PLACES NO SPECIAL FLOOD HAZARD AREAS ON THIS PROPERTY.

7. NO PUBLIC ACCESS TO THE PROPERTY TO U.S. HIGHWAY 280. ACCESS TO HIGHWAY TO BE BY DEDICATED PUBLIC RIGHT OF WAY.

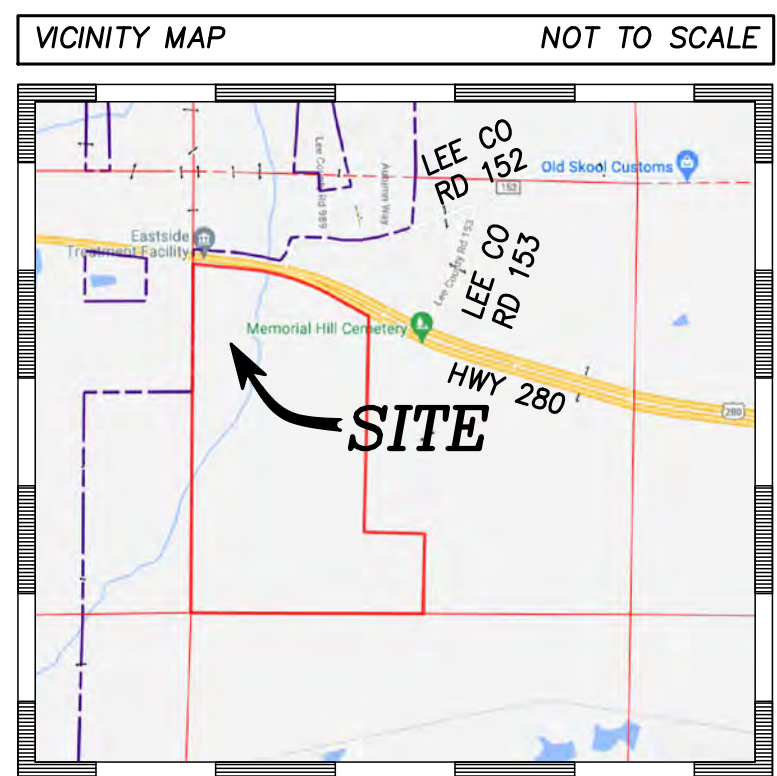
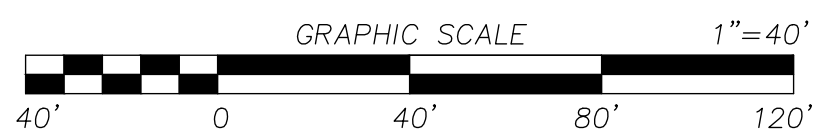
8. THE PURPOSE OF THIS PLAT IS TO ADD 20.00' TO THE REAR OF LOTS 31 THROUGH 35. THE NET LOSS TO THE OPEN SPACE LOT 90 IS 3120sqft. THE 10' BUFFERARY ALONG THE EAST LINE OF LOT 96 (OPEN SPACE LOT 96) MOVED EAST WITH THE REVED LINES.



Curve Table				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD DIST
C1	30.00'	47.11'	N38°02'05"W	42.41'
C2	225.00'	17.82'	S41°25'45"E	17.81'
C3	30.00'	25.39'	S26°00'00"W	24.64'

LEGEND

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



Seal	Drawn By: MTM		2124 Moores Mill Road Suite 110 Auburn, Alabama 36830 Phone (334) 821-0105 www.precisionsurveying.biz
	Scale: 1"=40'		
	File Name: 23-0534-31-40	Sheet Title: FIREFLY SUBDIVISION REDIVISION OF LOTS 1 AND 3 SHEET 2 OF 3 REDIVISION OF 31-36 AND 96	
	Date: 11-5-2024		

State of Alabama
Lee County

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

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

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

State of Alabama
Lee County

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

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

Daniel Holland as member of Firefly Development Lee LLC

State of Alabama
Lee County

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

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

Notary Public: _____
My commission expires: _____

State of Alabama
Lee County

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

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

Daniel Holland as member of Holland Holding Company LLC

State of Alabama
Lee County

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

In witness whereof, I have hereunto set my hand and seal on this the _____ day of _____, 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 Water Board, Opelika, Alabama:

FIREFLY SUBDIVISION
REDIVISION OF LOTS 1 AND 3
Redivision of Lots 31-36 & 96
SECTION 14 T 19 N R 27 E
OPELIKA LEE COUNTY ALABAMA

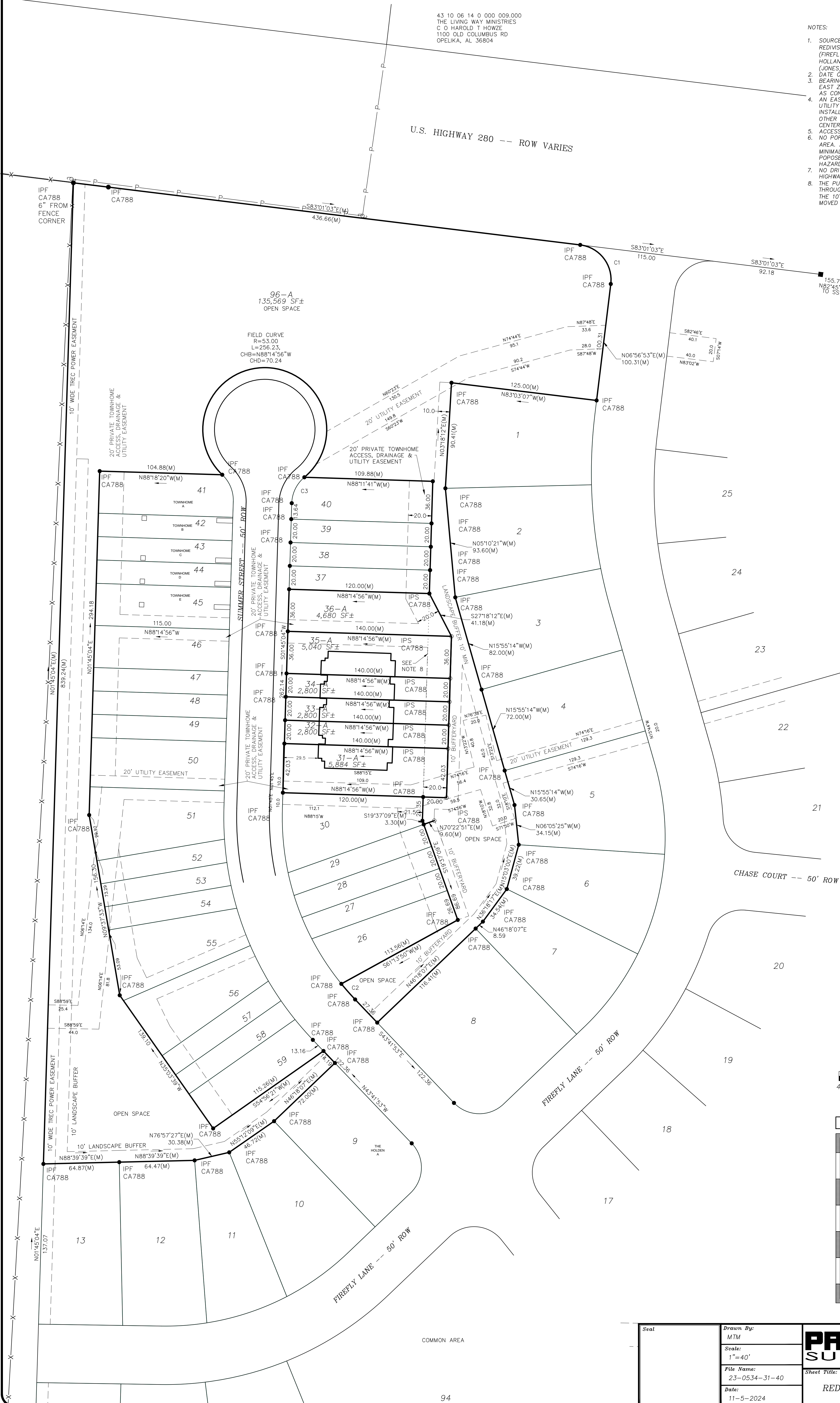
Opelika Water Board: _____ Date: _____

Approved by the Opelika City Engineer, Opelika, Alabama:
Engineer: _____ Date: _____

Reviewed by Opelika Power Services, Opelika, Alabama:
Opelika Power Services: _____ Date: _____

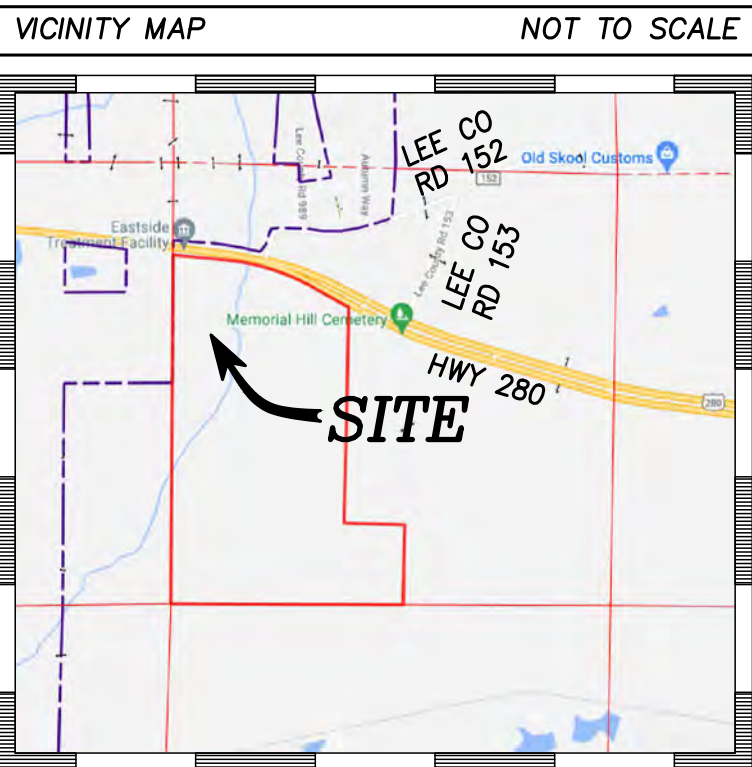
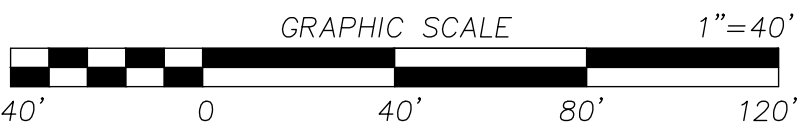
Approved by the Opelika Public Works Department:
Public Works Director: _____ Date: _____

- NOTES:
- SOURCE OF INFORMATION: PLAT BOOK 50, PAGE 102 (FIREFLY SUBDIVISION, REDIVISION OF LOTS 1 AND 3, SHEET 2 OF 3); PLAT BOOK 48, PAGE 110 (FIREFLY SUBDIVISION); DEED BOOK 2696, PAGE 557 and 554 (JONES TO HOLLAND HOLDING AND FIREFLY DEVELOPMENT); DEED BOOK 1295, PAGE 3 (JONES).
 - DATE OF FIELD SURVEY: 10-31-2024; DATE OF OFFICE WORK: 11-5-2024.
 - BEARINGS BASED ON STATE PLANE COORDINATES, NAD 1983, ALABAMA EAST ZONE, US FOOT. COORDINATES SET USING RTK GPS, ALDOT CORS AS CONTROL.
 - AN EASEMENT IS HEREBY GRANTED TO THE CITY OF OPELIKA AND TO ANY UTILITY COMPANIES SERVING THE CITY OF OPELIKA FOR THE PURPOSE OF INSTALLING, OPERATING, AND MAINTAINING POLE LINES, GUY WIRES AND OTHER FACILITIES. EASEMENT TO BE TEN (10) FEET WIDE AND SHALL BE CENTERED ALONG THE FRONT AND SIDE LOT LINES OF EACH LOT.
 - NO ACCESS TO LOT 2-A TO BE GRANTED BY DEDICATED RIGHT OF WAY.
 - NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA. ALL PARTS OF THIS PROPERTY IS IN FLOOD ZONE X (AREA OF MINIMAL FLOODING) PER FEMA FIRM 01081C0089G DATED 11-02-2011. THE PROPOSED FEMA FIRM 01081C0084H ALSO PLACES NO SPECIAL FLOOD HAZARD AREAS ON THIS PROPERTY.
 - NO DRIVEWAY ACCESS IS PERMITTED TO U.S. HIGHWAY 280. ACCESS TO HIGHWAY TO BE BY DEDICATED PUBLIC RIGHT OF WAY.
 - THE PURPOSE OF THIS PLAT IS TO ADD 20.00' TO THE REAR OF LOTS 31 THROUGH 35. THE NET LOSS TO THE OPEN SPACE LOT 96 IS 3120.62'. THE 10' BUFFERYARD ALONG THE EAST LINE OF LOT 96 (OPEN SPACE) MOVED EAST WITH THE REVISED LINES.



Curve Table				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD DIST
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 - = CALCULATED POINT
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 - x- = WIRE FENCE
 - H- = WOOD FENCE
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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: 23-0534-31-40		
	Date: 11-5-2024		
		Sheet Title: FIREFLY SUBDIVISION REDIVISION OF LOTS 1 AND 3 SHEET 2 OF 3 REDIVISION OF 31-36 AND 96	

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: November 19, 2024

Subdivision: Taylin Subdivision

Agenda Item #: B-3

Action Requested: Preliminary and Final Approval

Location of Property: Hanson Street

Property Owner(s): Tim Moore, Owner
Jim McCrory, Surveyor

Current Land Use: Vacant

Current Zoning: R-2

Flood Zone: No portions of this property are shown to fall into a flood plain per FEMA FIRM PANEL Nov 2, 2011 – MAP#010810090G

Staff Comments:

The applicant is requesting preliminary and final plat approval for a eight lot subdivision located in the R-2 zoning district. These lots meet the minimum lot requirements for the R-2 zoning districts. The lots range in size from 15,000 square feet to about 8 acres; lot width ranges from 30 (flag lot) feet to 80 feet.

The application states these lots will be single-family homes. Lot 4 intersects with Interstate 85 right-of-way; a natural buffer should be maintained along the rear to shield travel noise from Interstate traffic. A 30-foot access easement should be added and shared between Lot 3 and 4. Underground utilities and sidewalks are required.

The plat appears to meet most of the minimum requirements with modification recommended preliminary and final plat approval.

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

1. All utilities shall be underground.
2. Sidewalks are required.
3. The point symbols on West Point Parkway are not shown.
4. Did you intend to show the point numbers at the corners?

5. The deed book and page referenced in Note 4 needs to be filled out.
6. As this plat is on the Planning Board agenda, it needs a certificate for the Chairman of the Planning Commission.
7. The right of way width of Hanson Street should be shown.
8. The parcels' acreages should be given.

Engineering Department Report

Lots 3 and 4 shall have shared driveway access.

The Engineering Department has no other comments or concerns with this proposed preliminary and final plat.

Opelika Water Board Report

There are two water mains on Hanson Street in this area. The 16" main on the east side of the street is used for transmission, so the development would need to utilize the 6" main on the west side of the roadway for individual water service connections to each lot.

Opelika Power Services Report

This subdivision is located inside the Opelika Power service territory.

000429-2024

AGENDA ITEM #

3



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

DEADLINE: 11/5/24 MEETING: 11/19/24SITE ADDRESS: 1801 Hanson St., Opelika, AL 36801PROPERTY OWNER: Timothy J. Moore

APPLICANT/AUTHORIZED REPRESENTATIVE: _____

MAILING ADDRESS: 402 Hillflo Ave., Opelika, AL 36801PHONE NUMBER: (334) 750-2036 FAX NUMBER: _____EMAIL ADDRESS: timjmoore30@yahoo.com

TYPE OF PLAT APPROVAL REQUESTED

☐ SKETCH PLAN ☐ ADMINISTRATIVE ☐ PRELIMINARY ☒ FINAL
Does the subdivision require any other official action by the City? No☐ Annexation☐ Rezoning☐ Other _____**PARCEL INFORMATION**Subdivision Name: Taylin SubdivisionCurrent Land Use: Vacant WoodlandCurrent Zoning: R-2Proposed use of the Subdivision: R-2 Single-Family☒ Residential☐ Commercial☐ Manufacturing/Industrial☐ Office/InstitutionalNumber of Lots: 8 x \$3.00 = \$ 24Number of APO: 7 x \$7.00 = \$ 49
(Adjacent Property Owners)

Fee: \$75.00

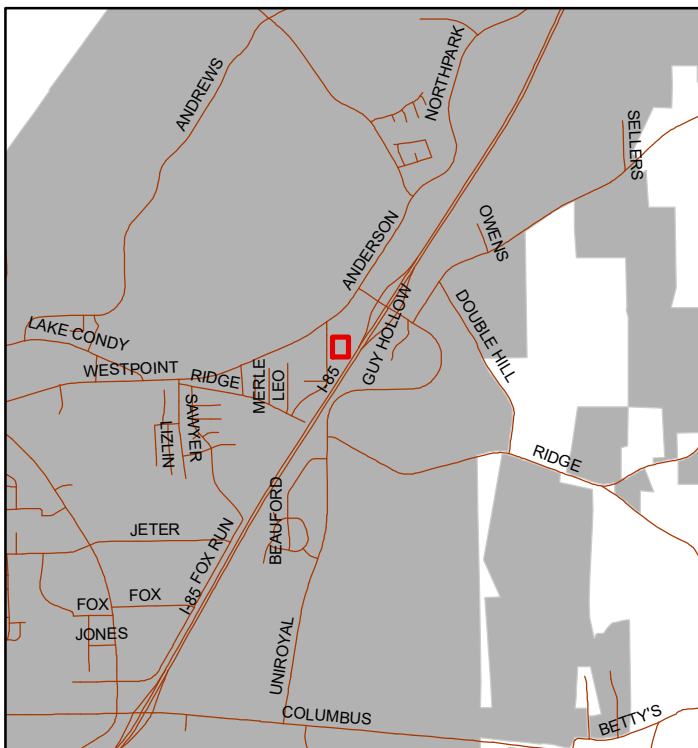
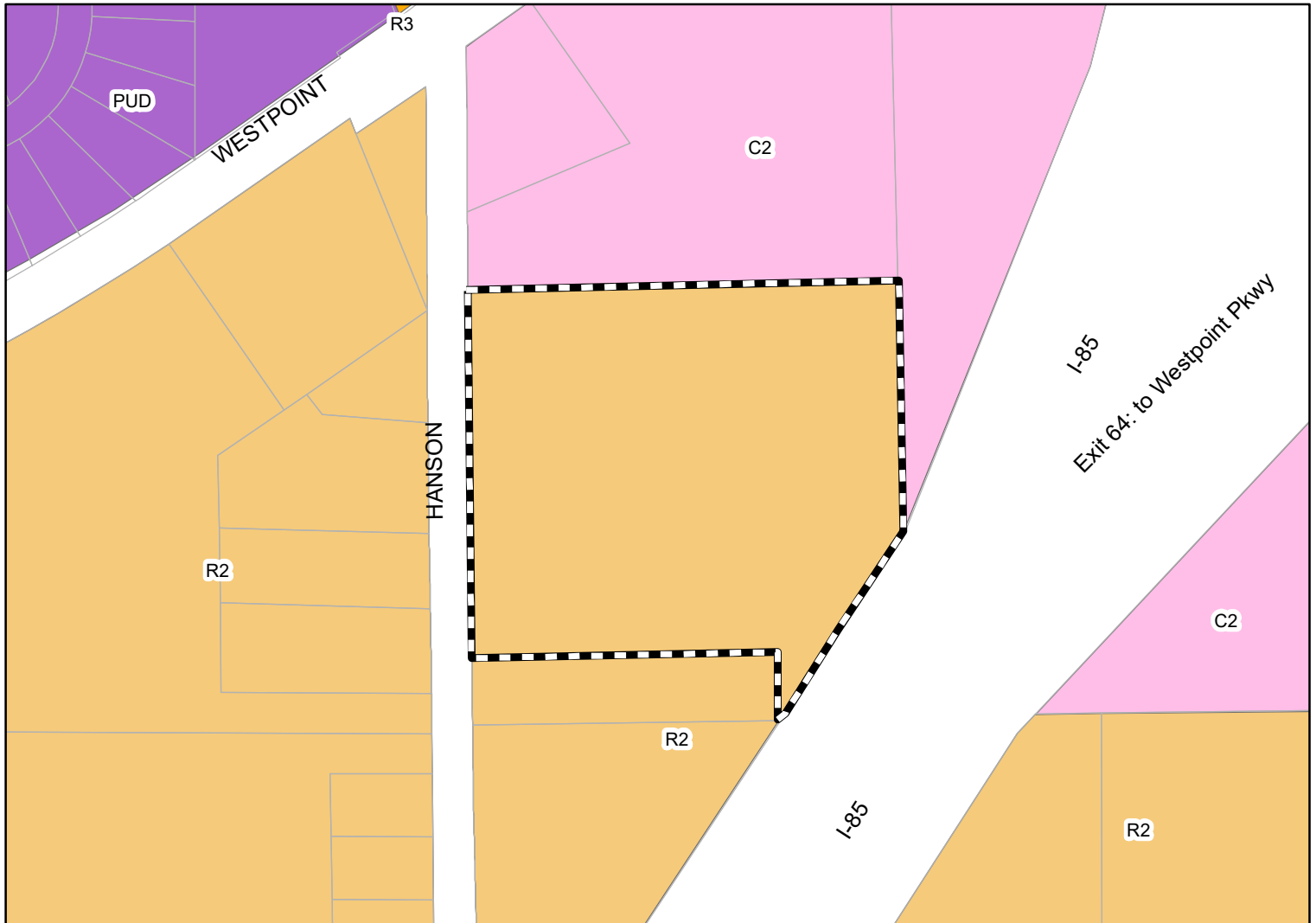
TOTAL = 148.00**PAID** _____

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

OWNERS/AUTHORIZED

REPRESENTATIVE SIGNATURE: Timothy J. Moore(PRINT NAME) Timothy J. MooreDATE 11/5/2004

TAYLIN SUBDIVISION HANSON STREET PRELIMINARY AND FINAL APPROVAL, B-3

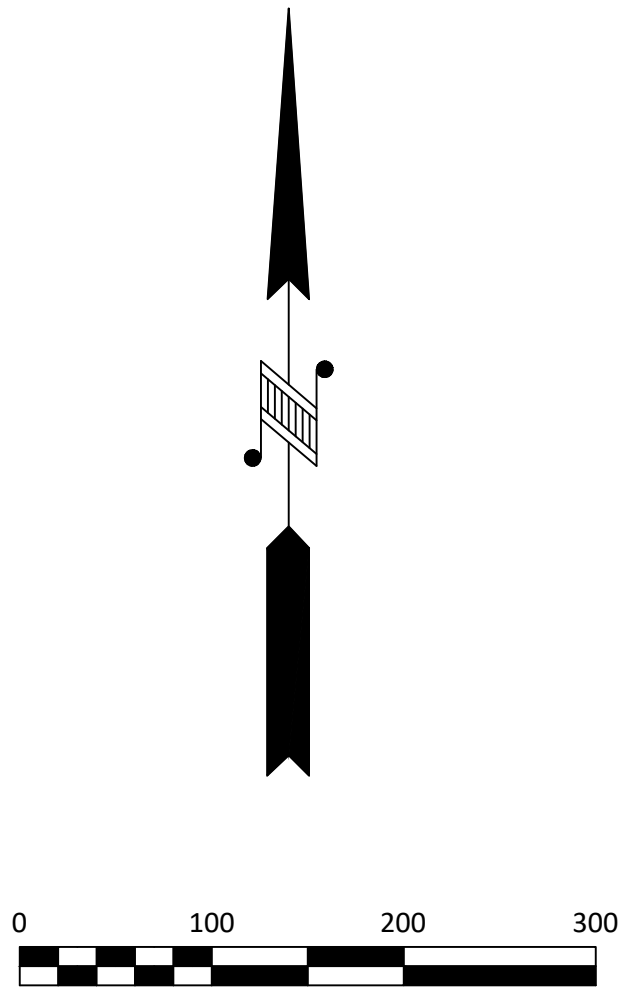


The applicant is requesting approval for 8 single family home lots in the R-2 zoning district. Minimum lot size is 15,000 sf. The lots range from 15,200 sf to 4 acres.



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.



I, James L. McCrory, a Professional Land Surveyor in the State of Alabama, hereby certify that the map or plat shown hereon is a true and correct record of a survey made by me of the following described real property, to wit: Taylin Subdivision; that said plat correctly shows the relation of the land surveyed and subdivided to the Government Survey; that it accurately shows the lengths and bearings of the boundaries of each lot and its number and the bearings, widths, and names of the streets, avenues, highways, etc.; that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Land Surveying in the State of Alabama.

WITNESS MY HAND this the 5th day of November, 2024

James L. McCrory, PLS
Alabama Registration No. 12493

I, Timothy J. Moore, as owner of the real property shown and being re-subdivided on this plat, hereby join in the statement of James L. McCrory and certify that it was and is my intent to subdivide the land so platted into lots as shown hereon.

WITNESS MY HAND this the _____ day of _____, 2024.

Timothy J. Moore, Owner

State of Alabama

County of Lee

I, the undersigned authority, a Notary Public for the State of Alabama, hereby certify that Timothy J. Moore, whose name, as owner of the real property shown on this plat, is signed to the foregoing certificate and who is known to me, acknowledged before me on this date that being informed of the contents of said certificate, she executed the same voluntarily on the day the same bears date.

Notary Public

My Commission Expires _____

An easement is hereby granted to the City of Opelika, and to any telephone companies serving the City of Opelika, for the purpose of installing, operating and maintaining poles, lines, guy wires and other facilities. Easement to be ten (10) feet wide, being five (5) feet wide on each side of the front and side lot lines.

REVIEWED ON BEHALF OF THE OPELIKA POWER SERVICES OF THE CITY OF OPELIKA, LEE COUNTY, ALABAMA.

Opelika Power Services _____ Date _____

REVIEWED ON BEHALF OF THE WATER BOARD OF THE CITY OF OPELIKA, LEE COUNTY, ALABAMA.

OPELIKA WATER BOARD _____ Date _____

APPROVED BY THE PUBLIC WORKS DEPARTMENT OF THE CITY OF OPELIKA, LEE COUNTY, ALABAMA.

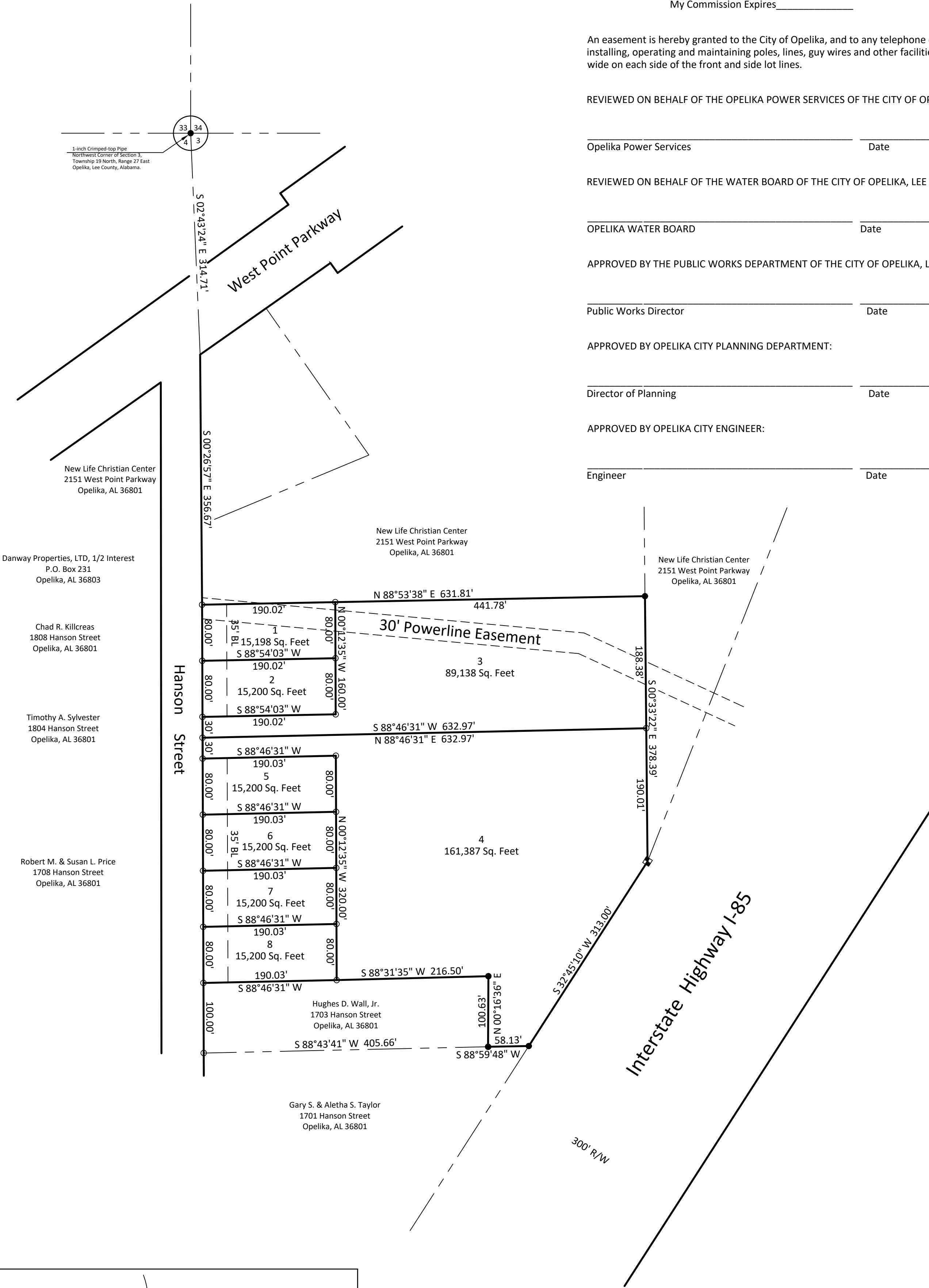
Public Works Director _____ Date _____

APPROVED BY OPELIKA CITY PLANNING DEPARTMENT:

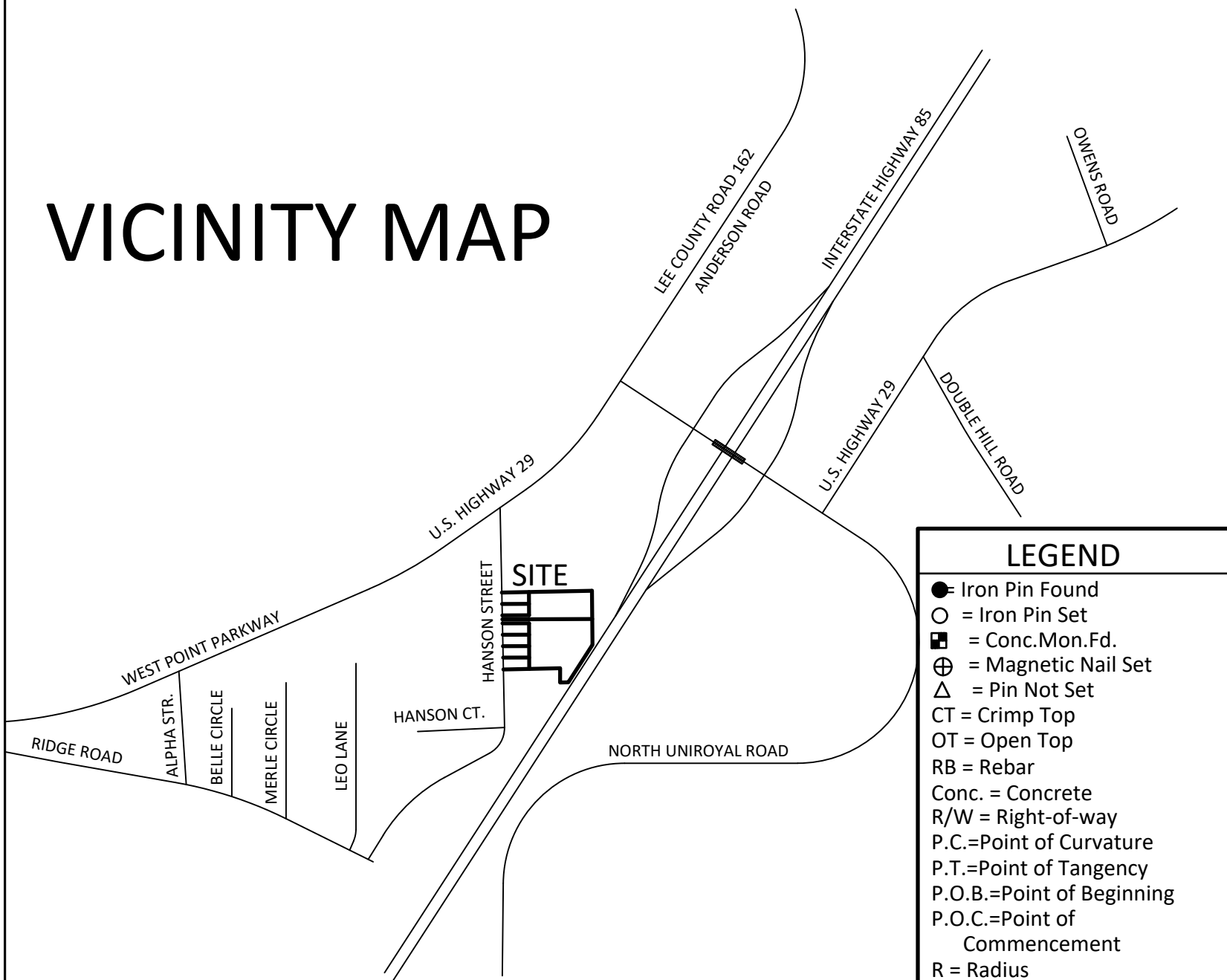
Director of Planning _____ Date _____

APPROVED BY OPELIKA CITY ENGINEER:

Engineer _____ Date _____



VICINITY MAP



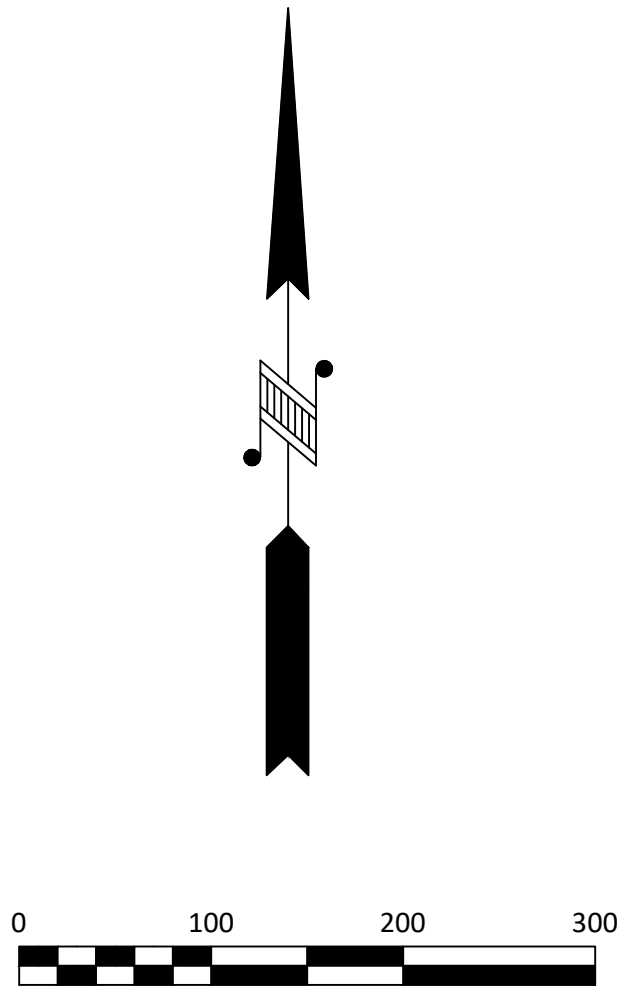
James L. McCrory, PLS #12493
3703 Flintwood Lane
Opelika, Alabama 36804-7611
Telephone: (334) 740-3220

LEGEND

- Iron Pin Found
- = Iron Pin Set
- = Conc.Mon.Fd.
- ⊕ = Magnetic Nail Set
- △ = Pin Not Set
- CT = Crimp Top
- OT = Open Top
- RB = Rebar
- Conc. = Concrete
- R/W = Right-of-way
- P.C.=Point of Curvature
- P.T.=Point of Tangency
- P.O.B.=Point of Beginning
- P.O.C.=Point of Commencement
- R = Radius
- L = Arc Length
- (M) = Measured
- (R) = Recorded
- (C) = Calculated
- B.L. = Building Line
- P — = Power Line

- Surveyor's Notes:
- Bearings Computed From Grid North, NAD 83, Alabama East, Using GPS Equipment.
 - All iron pins set are capped 1/2" rebar;
 - Subject to all easements and rights-of-way of record.
 - Deed References: Deed Book _____, Page _____ in the Office of the Judge of Probate of Lee County, Alabama.
 - Date of Last Field Survey: November 5, 2024.
 - Current Zoning: R-2
 - Sewerage: City of Opelika Sanitary Sewer
 - Potable Water: Opelika Water Board;
 - Street Paving: City of Opelika Asphalt w/Concrete Curb
 - Flood Hazard Area X as Shown on National Flood Insurance Rate Map, Community Panel 01081C00906, effective on 11/2/2011.

Taylin Subdivision
Located in Section 3, Township 19 North, Range 27 East
Opelika, Lee County, Alabama



I, James L. McCrory, a Professional Land Surveyor in the State of Alabama, hereby certify that the map or plat shown hereon is a true and correct record of a survey made by me of the following described real property, to wit: Taylin Subdivision; that said plat correctly shows the relation of the land surveyed and subdivided to the Government Survey; that it accurately shows the lengths and bearings of the boundaries of each lot and its number and the bearings, widths, and names of the streets, avenues, highways, etc.; that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Land Surveying in the State of Alabama.

WITNESS MY HAND this the 5th day of November, 2024

James L. McCrory, PLS
Alabama Registration No. 12493

I, Timothy J. Moore, as owner of the real property shown and being re-subdivided on this plat, hereby join in the statement of James L. McCrory and certify that it was and is my intent to subdivide the land so platted into lots as shown hereon.

WITNESS MY HAND this the _____ day of _____, 2024.

Timothy J. Moore, Owner

State of Alabama

County of Lee

I, the undersigned authority, a Notary Public for the State of Alabama, hereby certify that Timothy J. Moore, whose name, as owner of the real property shown on this plat, is signed to the foregoing certificate and who is known to me, acknowledged before me on this date that being informed of the contents of said certificate, she executed the same voluntarily on the day the same bears date.

Notary Public

My Commission Expires _____

An easement is hereby granted to the City of Opelika, and to any telephone companies serving the City of Opelika, for the purpose of installing, operating and maintaining poles, lines, guy wires and other facilities. Easement to be ten (10) feet wide, being five (5) feet wide on each side of the front and side lot lines.

REVIEWED ON BEHALF OF THE OPELIKA POWER SERVICES OF THE CITY OF OPELIKA, LEE COUNTY, ALABAMA.

Opelika Power Services _____ Date _____

REVIEWED ON BEHALF OF THE WATER BOARD OF THE CITY OF OPELIKA, LEE COUNTY, ALABAMA.

OPELIKA WATER BOARD _____ Date _____

APPROVED BY THE PUBLIC WORKS DEPARTMENT OF THE CITY OF OPELIKA, LEE COUNTY, ALABAMA.

Public Works Director _____ Date _____

APPROVED BY OPELIKA CITY PLANNING DEPARTMENT:

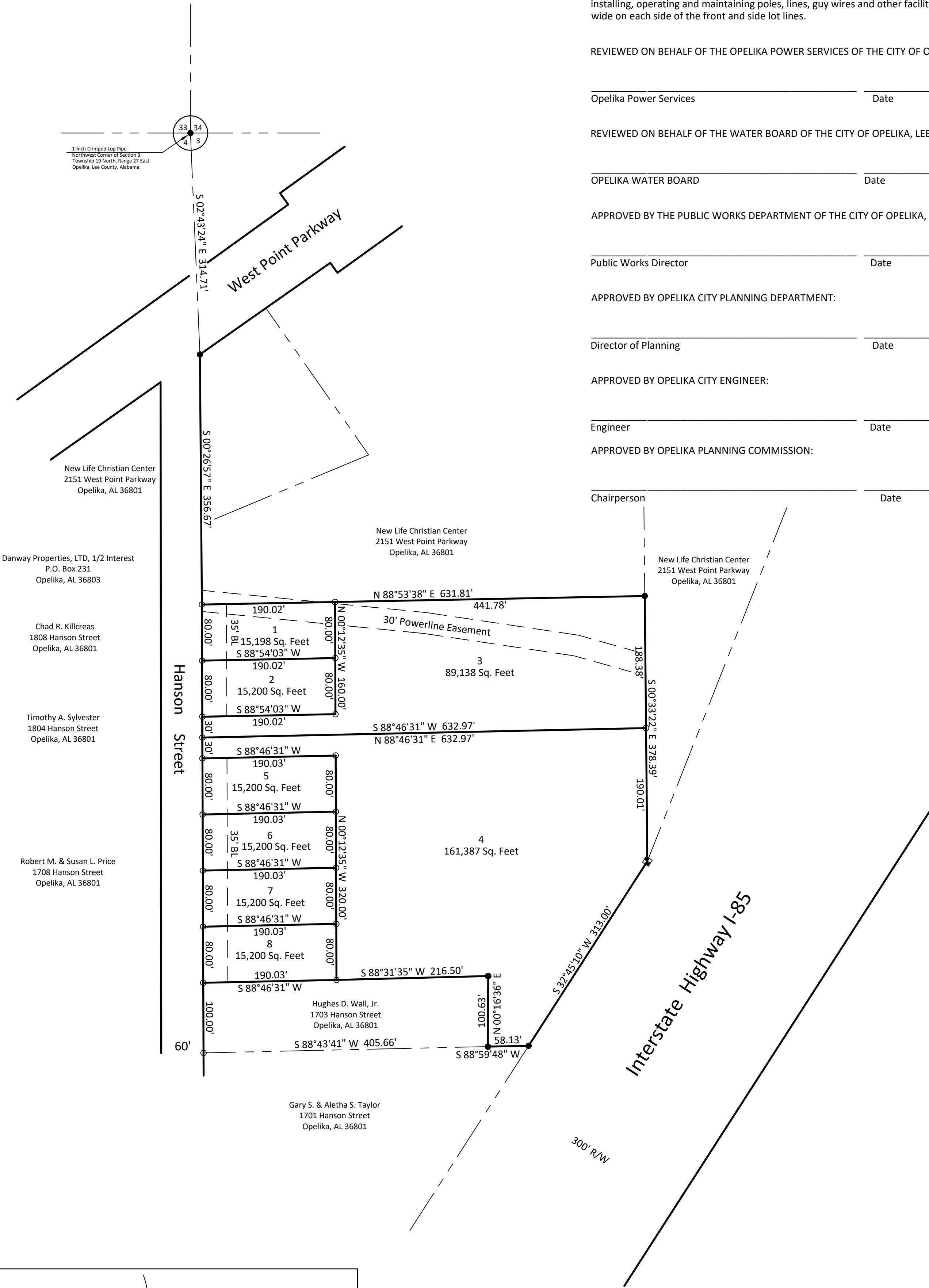
Director of Planning _____ Date _____

APPROVED BY OPELIKA CITY ENGINEER:

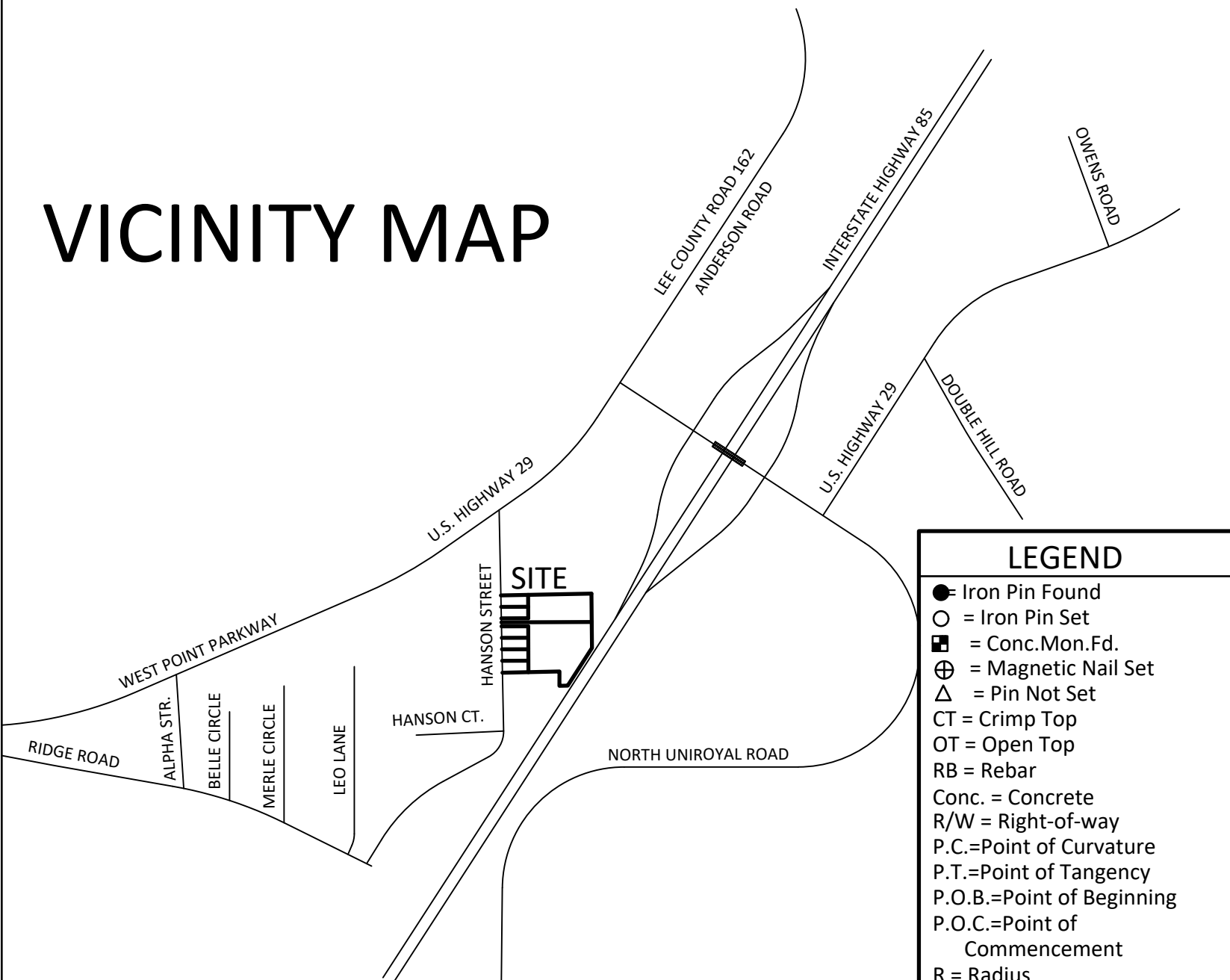
Engineer _____ Date _____

APPROVED BY OPELIKA PLANNING COMMISSION:

Chairperson _____ Date _____



VICINITY MAP



James L. McCrory, PLS #12493
3703 Flintwood Lane
Opelika, Alabama 36804-7611
Telephone: (334) 740-3220

LEGEND

- = Iron Pin Found
- = Iron Pin Set
- = Conc. Mon.Fd.
- ⊕ = Magnetic Nail Set
- △ = Pin Not Set
- CT = Crimp Top
- OT = Open Top
- RB = Rebar
- Conc. = Concrete
- R/W = Right-of-way
- P.C.=Point of Curvature
- P.T.=Point of Tangency
- P.O.B.=Point of Beginning
- P.O.C.=Point of Commencement
- R = Radius
- L = Arc Length
- (M) = Measured
- (R) = Recorded
- (C) = Calculated
- B.L. = Building Line
- P — = Power Line

Surveyor's Notes:

- Bearings Computed From Grid North, NAD 83, Alabama East, Using GPS Equipment.
- All iron pins set are capped 1/2" rebar;
- Subject to all easements and rights-of-way of record.
- Deed References: Deed Book 2733, Page 496 in the Office of the Judge of Probate of Lee County, Alabama.
- Date of Last Field Survey: November 13, 2024.
- Current Zoning: R-2
- Sewerage: City of Opelika Sanitary Sewer
- Potable Water: Opelika Water Board;
- Street Paving: City of Opelika Asphalt w/Concrete Curb
- Flood Hazard Area X as Shown on National Flood Insurance Rate Map, Community Panel 01081C0090G, effective on 11/2/2011.

Taylin Subdivision
Located in Section 3, Township 19 North, Range 27 East
Opelika, Lee County, Alabama

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: November 19, 2024

Agenda Item #: C-4

Action Requested: Conditional Use – Townhome Development – 62 units

Location of Property: End of Yarbrough Drive

Property Owner(s): Staley Fincher
Robert Thorington, authorized representative

Current Land Use: Undeveloped

Current Zoning: C-3 (General Commercial)

**Surrounding Zoning Districts
And Land Uses:**

North	C-3	Undeveloped
South	C-3	Undeveloped
East	R-3	Undeveloped=
West	R-3	Single family homes

Proposal

This agenda item – Yarbrough Townhomes- was approved at the August 2024 Planning Commission meeting. The applicant is requesting an increase in townhome units. The August approval was for 56 townhome units on 11.4 acres with density at 4.9 units per acre. The townhome development is in a C-3 zoning district and maximum density allowed is 16 dwelling units per acre. The applicant is requesting to add 12 additional townhome units for a total of 68 units; density for 68 units is 5.9 dwellings per acre on the 11.4 acres. The increase in density of 1 dwelling unit from 4.9 to 5.9 du/a is minor considering the C-3 zone allows 16 dwellings per acre.

The 12 additional townhomes increased the total building area from 56,000 square feet to 69,700 square feet and increases ISR (Impervious Surface Area) from 112,358 sf to 142,100 sf. Eight of the additional 12 townhomes were added in the middle or center of the development. This center area is bordered by a private street on all sides. The August 2024 site plan had 16 townhome units on a 1.44 acre center area and included a 10,960 sf common-greenspace area. The center area on the revised November site plan has 24 townhomes in a larger 1.56 acre area but no open space.

The development has adequate greenspace-common area along the perimeter lot lines. The nearest adjacent single family home lot is about 86 feet from a townhome lot. A natural buffer and open space area about 100 feet wide is along the east and south side property lines, and a residential buffer is required on the west side adjacent to single family homes. A homeowner's association will be established to maintain the required residential buffer on west side, natural buffers, open space, and common green space near the townhome lots.

As approved at the August 2024 meeting, Yarbrough Drive will be extended about 200 feet to the driveway entrance of the development. A 4-foot sidewalk is shown on both sides of the private streets. The sidewalk will need to meet City and ADA (Americans with Disabilities Act) standards.

Each unit shares a common wall with the adjacent townhome unit(s). A property line is located on the wall and extends to the front and rear property lines. The 68 townhome lots exceed the 1,800-sf minimum lot size and 20-foot lot width required for a townhouse development. Most of the townhome lots are 25 feet wide and 2,375 square foot lot size. The lots on the end of a townhome group are wider (35') and have a larger lot size at 3,325 sf. Townhome ownership includes a front and rear yard area. Either the front yard or the rear yard area of each townhome unit is greater than 50% of the first floor area as required. Example: 1st floor of townhome unit = 965 square feet; 50% of 1st floor = 482 sf; the rear yard area is 511 sf.

The townhomes meet the minimum setbacks of the C-3 zoning district (30' front yard, 10' side, 20' rear yard) and the 20 foot minimum separation between townhome groups. The 10 townhome groups consisting of 6 units are at least 25 feet apart. The eight unit townhome group will front along Yarbrough Drive.

The exterior material of the townhomes must comply with the Gateway Corridor standards in Section 7.6. (Townhome elevations for all sides in packet). The exterior material is hardie board (fiber cementous siding).

The landscape plan is conceptual and a revision of the plan is necessary so minimum base and parking lot points are provided. Shrubs are shown in the front yard near parking spaces of most townhome lots for parking lot points. A buffer consisting of evergreen hollies¹ is shown along the 8 townhome units that face Yarbrough Street extension as required. The residential buffer options listed in Section 10 Landscape Regulations must be followed. The buffer may be a natural wooded area if buffer

¹ Nellie R Stevens holly shrubs are a broadleaf shrub that at maturity grow 15 to 30 feet in height and 8 to 25 feet in width. The shrubs should be adequate in providing a visual buffer.

provides a near impervious visual buffer. If a 6 foot fence and evergreen trees are selected as an option, the fence must be located between the evergreen trees and the townhome unit. The evergreens are between the eight townhome lots and the Yarbrough Drive extension providing a visual screen between the street and the rear yard of townhomes.

The open space or common area that encircle the 68 townhome lots is about 5.2 acres including the residential buffers.

If conditional use approval is granted, a preliminary plat will be submitted at a future PC meeting.

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, install an opaque visual screen with evergreen trees/shrubs. Fencing for these townhome units must be between the landscape buffer and the townhome units, so the evergreen buffer faces Yarbrough Drive extension.
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.

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 applicant will need to extend Yarborough Drive as a public City Street to the entrance of the development. Right of Way shall be donated to the limits of the property for a connection to the future Veterans Parkway extension.

Engineering has no other comments or concerns regarding the proposed Conditional Use approval.

Opelika Water Report

The 8-inch water main on Yarbrough Drive must be extended to and through this development and then stubbed out for connection in future roadway.

Opelika Power Services Report

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

000425-2024

AGENDA ITEM #

4



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



PC DEADLINE: 11/5/2024 PC MEETING: 11/19/2024

SITE ADDRESS: Dead End of Yarbrough Drive

PROPERTY OWNER: Staley Fincher

APPLICANT/ AUTHORIZED REPRESENTATIVE: Staley Fincher

MAILING ADDRESS: PO Box 485 Arab, AL 35016

PHONE NUMBER: 334-531-4227

FAX NUMBER: _____

EMAIL ADDRESS: Robert@screalabama.com

PARCEL INFORMATION

Project name: Yarbrough Townhouses Address/Location: Dead End of Yarbrough Dr.

Current Land Use: None

Current Zoning: C3

Adjacent Zoning Districts: North: C3 South: I1 & R4M East: C3 West: R3

Description of Proposed Use: Town Houses

AUTHORIZATION TO ACT AS APPLICANT (if applicable)

I, Staley Fincher, being owner of the property which is the subject of this conditional use application hereby authorize Robert Thorington, 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: 10-31-2024

STATE OF ALABAMA,

COUNTY OF LEE

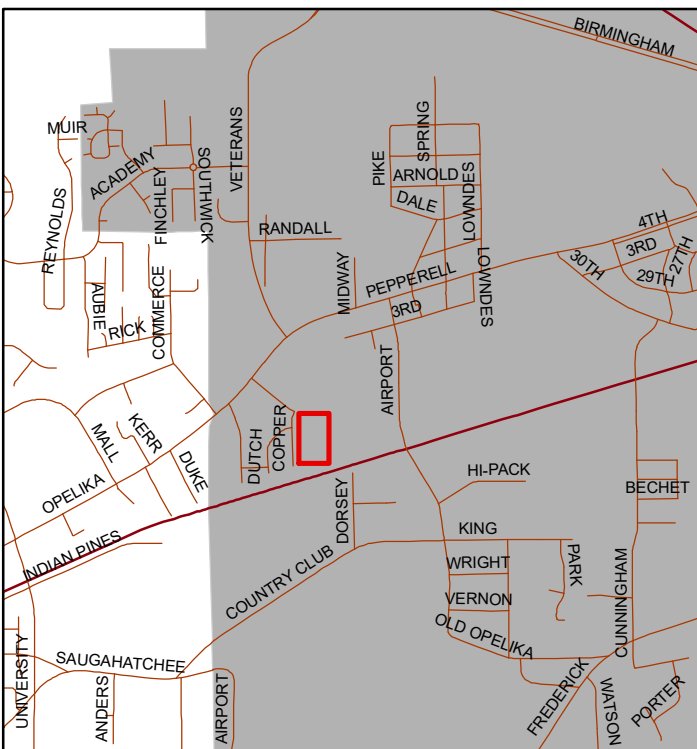
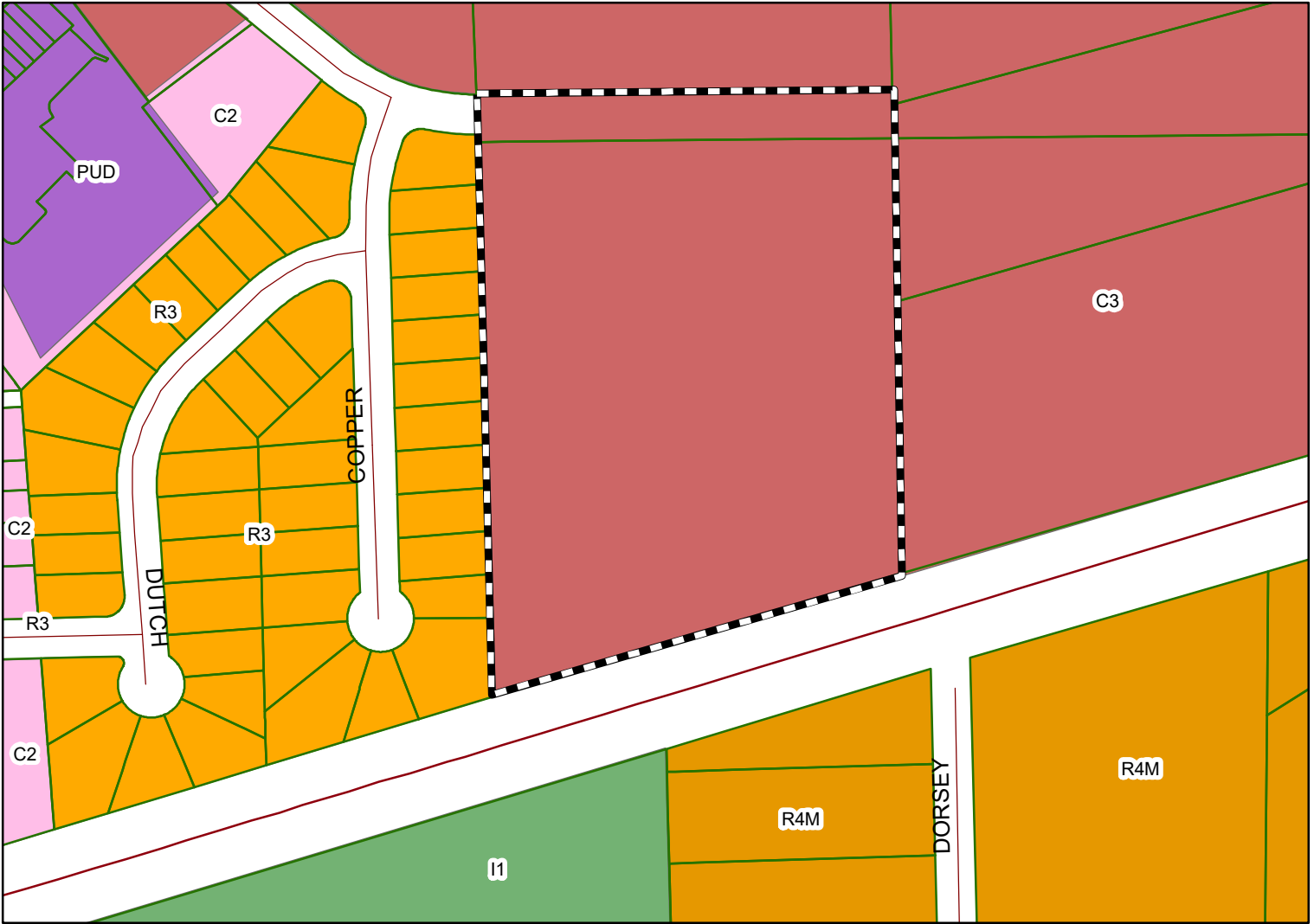
I, Holly Helms, a Notary Public in and for said County and State, hereby certify that Staley Fincher, whose name is signed to the foregoing document, and who is known to me or acknowledged before me on this day, that being informed of the contents of said document, did execute the same voluntarily on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

Given my hand and seal of office this 31 day of October,

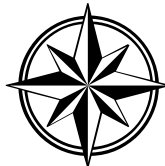
Holly Helms
Notary Public

My Commission Expires: 06/24/28

YARBROUGH TOWNHOMES TERMINUS OF YARBROUGH DRIVE CONDITIONAL USE, C-4



At the August 2024 meeting, 56 townhome units were approved at this location that includes an extension of Yarbrough Drive. The applicant desires to add 6 units for a total of 62 townhome units. The townhomes are in a C-3 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



SQUARE FOOTAGE OF DEVELOPED AREA	
BASE POINTS REQUIRED	BASE POINTS OBTAINED
PARKING LOT POINTS REQUIRED	PARKING LOT POINTS OBTAINED
RESIDENTIAL BUFFER REQUIRED	YES
PARKING LOT BUFFER REQUIRED	NO

SCIENTIFIC NAME	COMMON NAME	QUANTITY	SIZE	POINTS	SYMBOL
PARKING LOT POINTS (PP)					
ACER RUBRUM	RED MAPLE		3" CALIPER		
LAGERSTROEMIA INDICA	CREPE MYRTLE		8" HEIGHT		
ILEX VOMITORIA "NANA"	DWARF YAUPOH HOLLY		3 GALLON		
ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY		7" HEIGHT		
MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA		3" CALIPER		
TOTAL PARKING LOT POINTS =					

SCIENTIFIC NAME	COMMON NAME	QUANTITY	SIZE	POINTS	SYMBOL
BASE POINTS					
ACER RUBRUM	RED MAPLE		3" CALIPER		
LAGERSTROEMIA INDICA	CREPE MYRTLE		8" HEIGHT		
ILEX VOMITORIA "NANA"	DWARF YAUPOH HOLLY		3 GALLON		
ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY		7" HEIGHT		
MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA		3" CALIPER		

LEGEND:	
	PROPERTY LINE
	SETBACK LINES
	LOT PROPERTY LINE
	NATURAL BUFFER
	RIGHT OF WAY
	CONCRETE
	PRIVATE DRIVE
	CITY STREET
	SOD

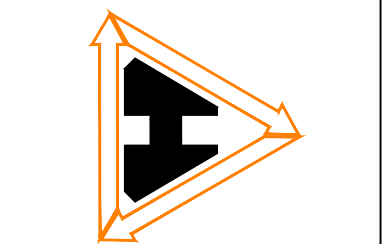


VICINITY MAP

PROJECT NOTES:

1. SITE = 11.22 ACRES
2. ZONING DISTRICT: C3
3. ADJACENT ZONING: NORTH-C3, SOUTH-I1 & R4M, EAST-C3, WEST-R3.
4. CURRENT LAND USE: VACANT
5. THIS PARCEL IS NOT IN THE FLOOD PLAIN AS SHOWN ON FIRM COMMUNITY PANEL NUMBER 01081C00686.
6. BUILDING SETBACKS: 30' FRONT, 20' REAR, AND 10' SIDES.
7. PROPOSED BUILDING AREA= 69,700 SQ. FT.
8. IMPERVIOUS AREA= 142,100 SF FAR = .14 ISR = .29
9. PARKING SPACES REQUIRED = 138
PROPOSED PARKING = 148 (INCLUDING GARAGES)

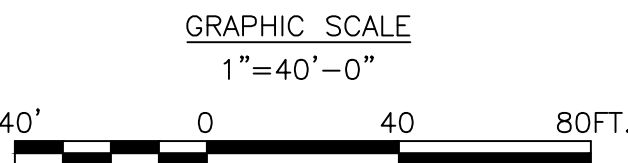
HARMON ENGINEERING & CONTRACTING CO., INC.
ENGINEERING • CONTRACTING • ENVIRONMENTAL MANAGEMENT
13376 C.L. Torbert, Jr. Parkway / Lafayette, Alabama 36862
(334) 864-9135 / FAX (334) 864-8046



REVISIONS:	
NO.	DESCRIPTION:

SITE PLAN
YARBROUGH HILLS TOWNHOUSES
H & H DEVELOPMENTS LLC
OPELIKA, ALABAMA

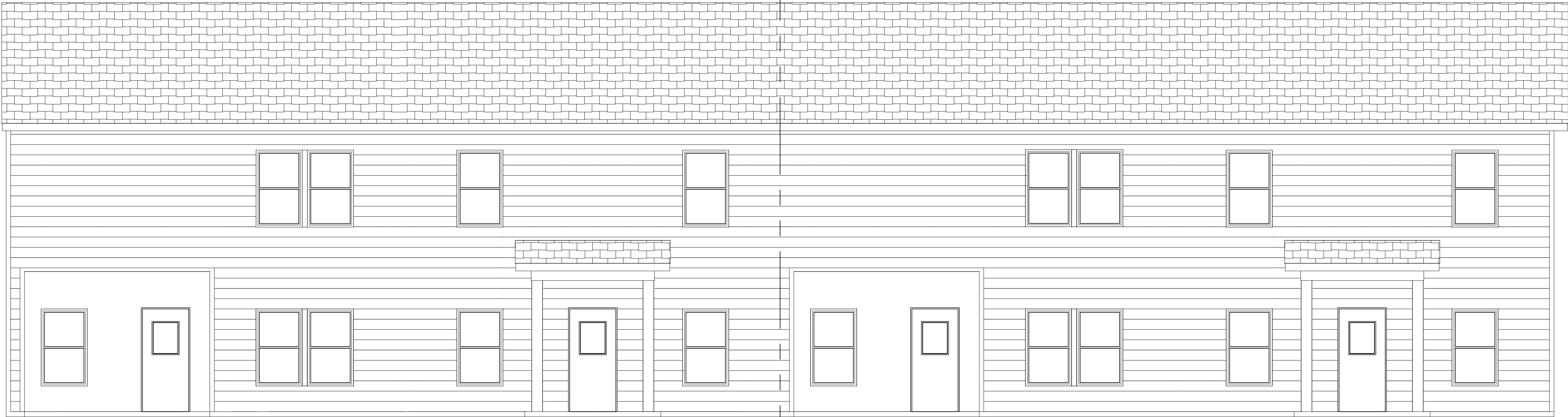
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CHECKED	MAT
FILENAME	SYTECHNICAL\976-01 YARBROUGH HILLS.DWG
DATE	11/4/24
PROJECT	976-01-24
SCALE	1" = 40'-0"
FIGURE	C2.0



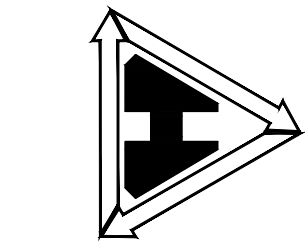
SITE PLAN
SCALE: 1" = 40'-0"



FRONT BUILDING ELEVATION
NOT TO SCALE



BACK BUILDING ELEVATION
NOT TO SCALE



HARMON ENGINEERING & CONTRACTING CO., INC.
ENGINEERING • CONTRACTING • ENVIRONMENTAL MANAGEMENT
13376 C.L. Torbert, Jr. Parkway / LaFayette, Alabama 36862
(334) 864-9135 / FAX (334) 864-8046

REVISIONS:		DESCRIPTION:	
NO.	DATE	BY	
1			
2			
3			
4			
5			

BUILDING ELEVATION
YARBROUGH HILL TOWNHOUSES
H & H DEVELOPMENT PARTNERS LLC
OPELIKA, AL

DRAWN	AWH/MRA
CHECKED	MAT
FILENAME	DRIVE:\FOLDER\DRAWINGS
DRAWING NAME.DWG	
DATE	06 AUG 2024
PROJECT	976-01-24
SCALE	1" = 20'-0"
FIGURE	C3.0



NOT TO SCALE



NOT TO SCALE

ENGINEERING • CONTRACTING • ENVIRONMENTAL MANAGEMENT
13376 C.L. Torbert, Jr. Parkway / LaFayette, Alabama 36862
(334) 864-9135 / FAX (334) 864-8046

[illegible]

BUILDING ELEVATIONS
YARBROUGH HILL TOWNHOUSES
H & H DEVELOPMENT PARTNERS LLC
OPELIKA, AL

DRAWN	AWH/MRA
CHECKED	MAT
FILENAME	DRIVE:\FOLDER\DRAWINGS
DRAWING	NAME.DWG
DATE	06 AUG 2024
PROJECT	976-01-24
SCALE	NOTED
FIGURE	C3.1

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: November 19, 2024

Agenda Item #: C-5

Action Requested: Revised Conditional Use – Apartments - 309 units.

Location of Property: 3310 Society Hill Road

Property Owner(s): Broad Metro, LLC
Brett Basquine, Foresite Group, LLC, authorized representative

Current Land Use: Undeveloped

Current Zoning: C-2

Surrounding Zoning Districts

And Land Uses:	North R-1/C-2	Undeveloped/Proposed Townhomes
	South R-1	Residential
	East PUD	Opelika-Auburn News (Wyndham PUD)
	West PUD	Capps Landing Development (Golf Suites)

The applicant is requesting conditional use approval for a 309-unit apartment development on 26.05 acres; a creek runs through the property, and adjacent to creek is a 25' wide natural undisturbed buffer and small pond. The previous approval included 336 units. This proposal moves the location of the clubhouse and apartments. The apartments are rental units not condo or fee simple ownership. The previous version of this development proposed 228 one-bedroom units, 76 two-bedroom units, and 19 three-bedroom units. The property frontage along Society Hill Road is 525 feet. Two points of ingress and egress are shown on the site plan, one from Society Hill Road and a potential connection to an extension of Freddie Way. The apartment amenities include a clubhouse next to a swimming pool, and a dog park to the rear.

Sidewalks are shown in front of all apartment buildings. A sidewalk should be connected to the clubhouse area. There are currently only 16 parking spaces shown at the amenity, which means that most people would need to walk to the amenity.

The proposed development consists of eight apartment building groups that with a total of 309 rental units. The apartment group exterior materials are not noted but staff recommends they meet the

Gateway Corridor requirements and should include a significant use of masonry materials. Photos of apartment elevations are attached and buildings should be substantially similar in terms of materials, roofline, fenestration, and other design features. The buildings are designed with the topography, so many of the buildings will be three stories on one side and four on the other. The property meets the maximum 40 percent maximum building area. The four story buildings do not exceed the maximum building height of 75 feet. The property meets the setback requirements for a C-2 zone.

In a C-2 zone, 16 dwelling units are allowed. The proposed density is 11.9 dwelling units per acre. The surrounding properties are zoned R-1, C-2 and PUD. This property connects to The Landing commercial development.

The development is requesting to reduce the overall amount of parking required. The minimum off-street parking requirements are 618 parking spaces required and they are providing 524 spaces. The applicant was granted a variance from the Zoning Board of Adjustments to reduce the parking spaces provided to 1.1 parking spaces per bedroom and 10 percent for visitors. The applicant notes that over 2/3rds of the units are one-bedroom units. The current standard for all residential units is 2 spaces per unit. It is very unlikely that most of the one bedroom units would have two vehicles.

The site does not show any dumpsters or trash containers. Dumpsters or a compactor need to be shown on the site plan. These containers need to be enclosed and screened with corridor approved materials and landscaping.

Based on the size the development is required to have 1,495 landscaping points. Add a defined residential buffer as required along the northeast and south property lines to buffer the adjacent properties in a R-1 residential zoning district from the multi-family development. The buffer must consist of the options provided in the Landscape Regulations. However, the landscape plan shows a total of 524 parking lot points (one point per parking space is required). The size of trees and shrubs on landscape plans must meet the minimum size requirements as provided in the Landscape Regulation. Staff also recommends that some landscaping be placed along the frontage adjacent to Society Hill Road.

Overall Planning staff believe the development of apartments on this property appropriate.

Staff recommends approval subject to the following:

- 1. Add residential buffers on the northeast and south sides per the requirements of the zoning ordinance. If an undisturbed buffer is used, additional planting will need to be added to insure the screening is appropriate.**
- 2. Adjust the landscape plan to meet the minimum requirements of the plan.**
- 3. Add trees along the Society Hill Road frontage consistent with the Gateway Corridor parking buffer requirements.**
- 4. Note the materials proposed for the units. All four sides of the development we recommend meet the Gateway Corridor cladding requirements with use of masonry consistent with the provided elevations. Buildings shall be substantially similar in terms of materials, roofline, fenestration, and other design features with the provided elevations.**
- 5. 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.**
- 6. All utilities shall be underground except overhead required transmission lines.**
- 7. All mechanical and hvac units shall be screened from the public right-of-way.**
- 8. Any gates will need to be coordinated and approved by Opelika public safety departments for emergency entry.**
- 9. At least two entry points meeting life safety codes shall be required. Both access shall provide access for residents.**
- 10. Add a sidewalk to connect the apartments to the amenity. It is currently over 1,000 feet from the bulk of the apartments.**

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.

Improvements and turn lanes on Society Hill Road shall be implemented according to the submitted plans.

Engineering has no other comments or concerns regarding the proposed Conditional Use approval.

Opelika Water Report

Water service is available from the 16" main along Society Hill Road. Due to the number of total units, it is recommended that the development install a second feed from Freddy Way (Capps Landing) along the proposed private drive for water redundancy.

Opelika Power Services Report

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



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



PC DEADLINE: _____ PC MEETING: _____

SITE ADDRESS: 3310 Society Hill Road

PROPERTY OWNER: Broad Metro, LLC

APPLICANT/ AUTHORIZED REPRESENTATIVE: Foresite Group, LLC

MAILING ADDRESS: 2301 Ogletree Village Lane, Suite 200

PHONE NUMBER: (334) 887-6064

FAX NUMBER: (770) 368-1944

EMAIL ADDRESS: bbasquin@fg-inc.net

PARCEL INFORMATION

Project name: Society Hill Apartments Address/Location: 3310 Society Hill Road

Current Land Use: Vacant Current Zoning: C-2

Adjacent Zoning Districts: North: R-1 South: R-1 East: PUD West: C-2

Description of Proposed Use: Proposed Apartment Development (323 Units)

AUTHORIZATION TO ACT AS APPLICANT (if applicable)

I, Broad Metro, LLC, being owner of the property which is the subject of this conditional use application hereby authorize Foresite Group, LLC, 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.

See separate authorization to act as Applicant form.

Property Owner's Signature: _____ Date: _____

**STATE OF ALABAMA,
COUNTY OF LEE**

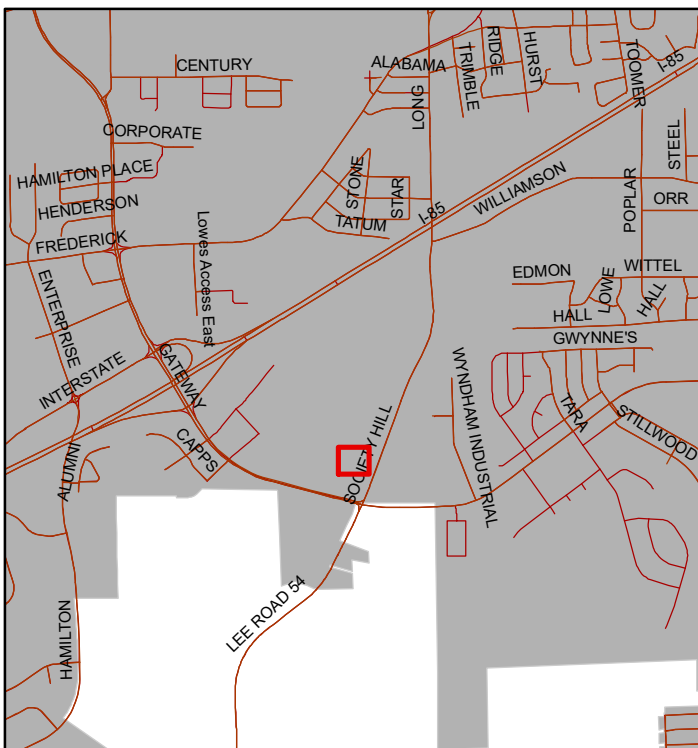
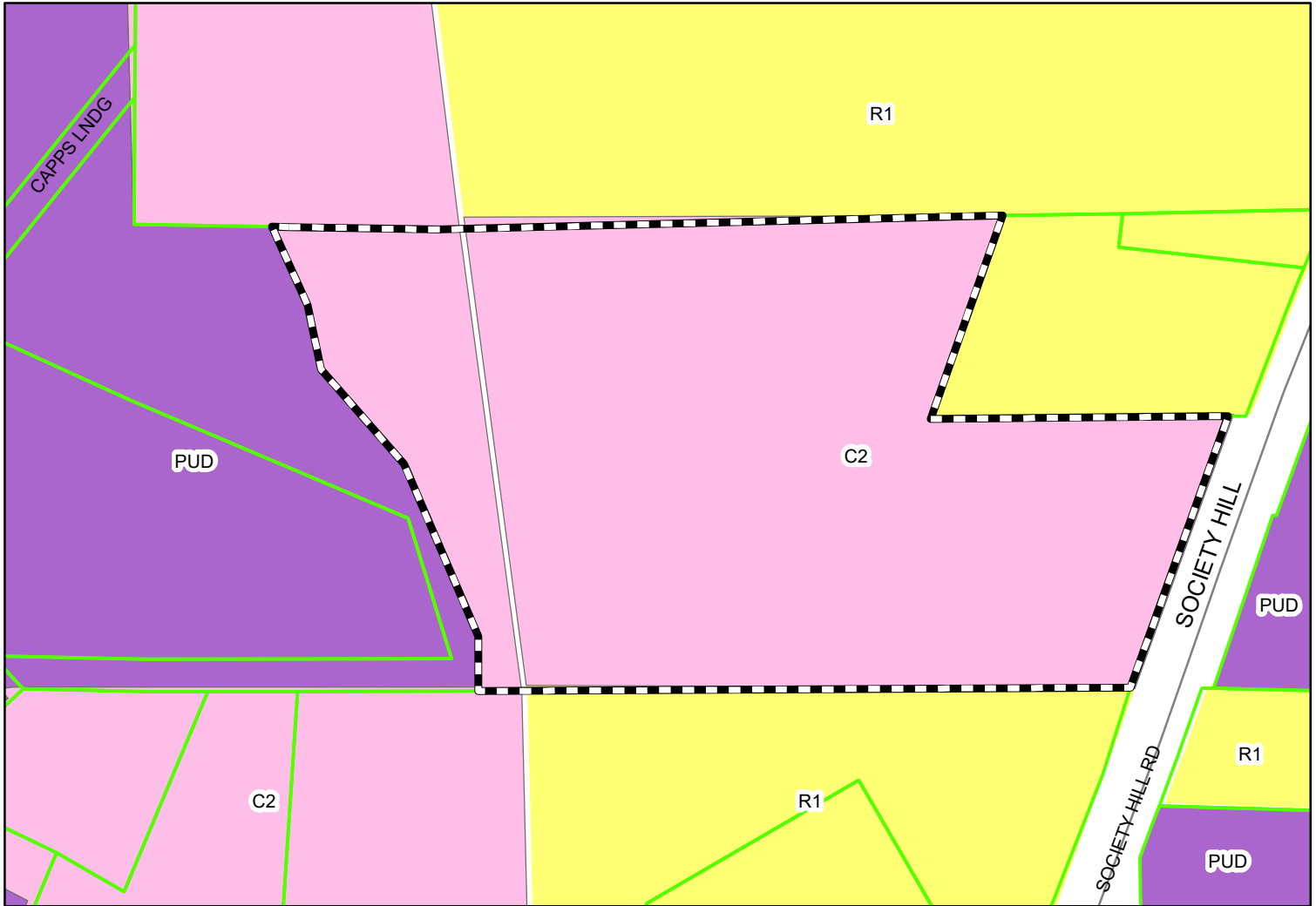
I, _____, a Notary Public in and for said County and State, hereby certify that _____, whose name is signed to the foregoing document, and who is known to me or acknowledged before me on this day, that being informed of the contents of said document, did execute the same voluntarily on the day that bears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

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

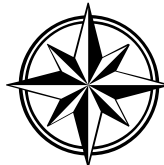
Notary Public

My Commission Expires: _____

**SOCIETY HILL APARTMENTS
3310 SOCIETY HILL ROAD
CONDITIONAL USE APPROVAL, C-5**



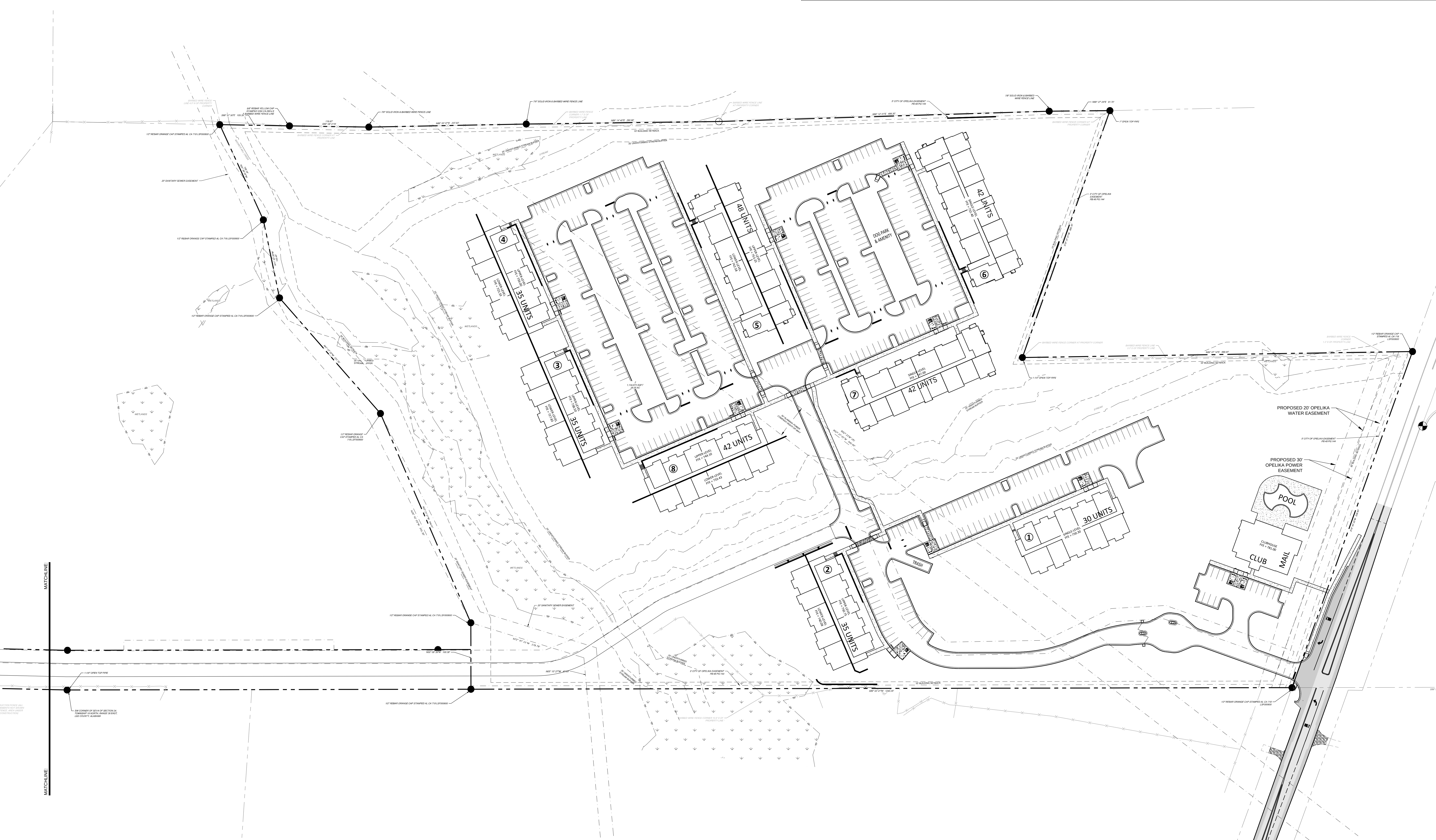
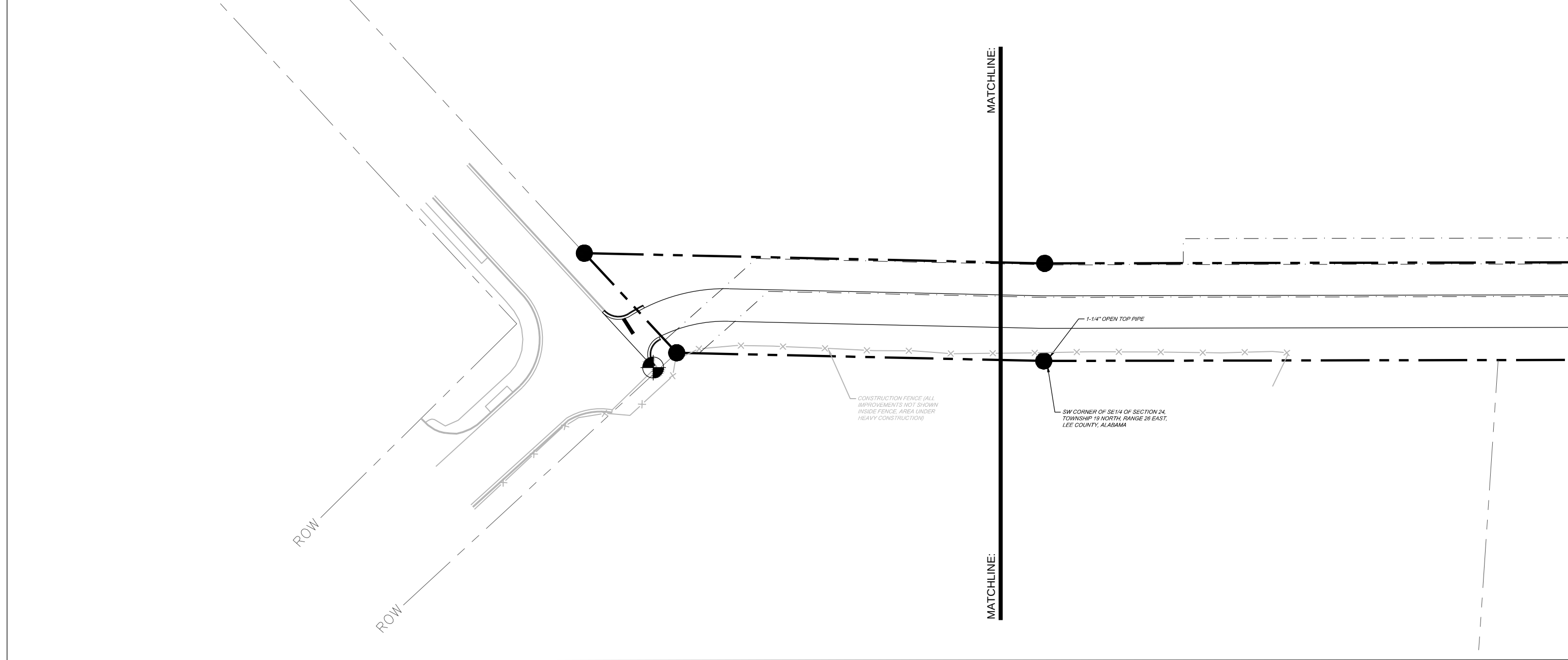
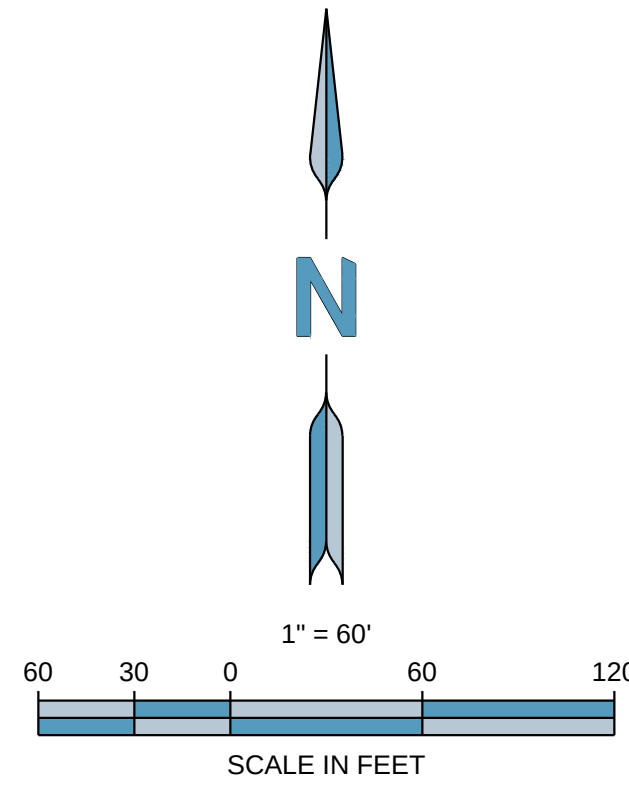
The applicant is requesting approval for 323 apartment units on 26 acres. The primary access to the apartments is from Society Hill Road; the apartments will also be accessed from an extension of Freddie Way.



Subject Property

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

SITE DATA		
PROJECT:	A MULTIFAMILY DEVELOPMENT WITH ASSOCIATED INFRASTRUCTURE	
ZONING:	C-2 (OFFICE/RETAIL)	
ADJACENT ZONING:	R-1 (RURAL), PUD (PLANNED UNIT DEVELOPMENT)	
CURRENT LAND USE:	VACANT	
PARCEL IDENTIFICATION NUMBER:	43 09 06 24 0 000 012.001	
LOCATION:	SECTION 24, TOWNSHIP 19 N, RANGE 26 E	
TOTAL SITE AREA:	27.31 AC.	
PERVIOUS SURFACE AREA:	17.89 AC.	
IMPERVIOUS SURFACE AREA:	9.42 AC.	
IMPERVIOUS SURFACE RATIO:	9.42 AC. ÷ 9.34 = 1.01	
MAXIMUM IMPERVIOUS SURFACE RATIO:	N/A	
BUILDING SETBACK - FRONT:	30 FT	
BUILDING SETBACK - SIDE:	10 FT	
BUILDING SETBACK - REAR:	30 FT	
MAXIMUM BUILDING AREA:	40%	
MAXIMUM BUILDING HEIGHT:	75 FT	
MAXIMUM DENSITY ALLOWED:	16 UNITS/ACRE	
DENSITY PROPOSED:	11.9 UNITS/ACRE	
PROPOSED UNITS:	309	
PARKING RATIO REQUIRED - PER UNIT:	1.64 REQUIRED SPACES PER UNIT. 309 UNITS × 1.64 = 507 REQUIRED SPACES	
PARKING PROVIDED:	524 SPACES	



ENGINEER:

FORESITEgroup

ForeSite Group, LLC
2301 Cypress Village Lane
Suite 200
Auburn, AL 36830
P 334.887.6054
F 334.887.6024
W www.foresitegroup.net

DEVELOPER:

OPELIKA 26, LLC
6250 SHILOH ROAD, SUITE 100
ALPHARETT, GA 30005
(404) 398-7240

CONTACT:
REBBY DOUGHERTY

PROJECT:

THE LANDING MULTI-FAMILY PROJECT

2900 SOCIETY HILL ROAD
OPELIKA, LEE COUNTY, AL 36804
SECTION 24, TOWNSHIP 19 N, RANGE 26 E

SEAL:

REVISIONS	DATE

PROJECT MANAGER:	CBM
DRAWING BY:	ZLR
JURISDICTION:	OPELIKA, AL
DATE:	10/24/2024
SCALE:	1" = 60'
TITLE:	

CONDITIONAL USE SITE PLAN

SHEET NUMBER:
1 OF 1

COMMENTS:
<NOT RELEASED FOR CONSTRUCTION>

JOB FILE NUMBER:
2240.001

GENERAL LANDSCAPE NOTES:

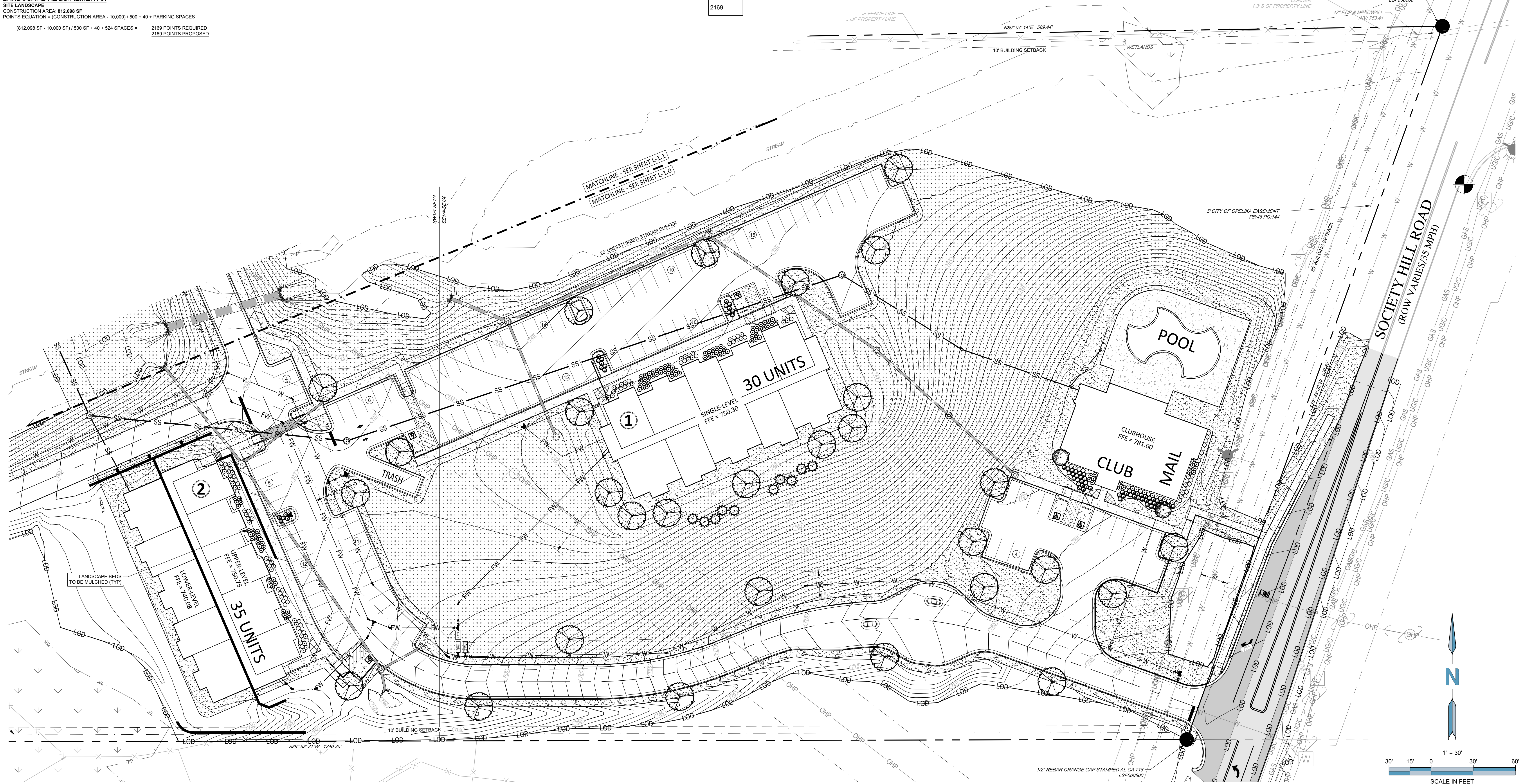
- WARRANTY: ALL PLANTS SHALL BE WARRANTED TO REMAIN ALIVE, HEALTHY, AND IN THRIVING CONDITION FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE
- PLANTS SHALL MEET DOT SPECIFICATIONS AND AMERICAN STANDARD FOR NURSERY STOCK STANDARDS
- PLANTS SHALL BE SPECIMEN QUALITY. PLANTS SHALL BE SOUND, HEALTHY, AND VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED, WHEN IN LEAF.
- HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO THE MAIN BODY OF THE PLANT AND NOT FROM BRANCH TIP TO TIP. IF A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE AS LARGE AS THE MAXIMUM SIZE SPECIFIED.
- SHADE TREES SHALL BE STRAIGHT UNLESS OTHERWISE SPECIFIED
- PLANTS SHALL BE SUBJECT TO REVIEW BY OWNERS REPRESENTATIVE. OWNERS REPRESENTATIVE SHALL BE THE SOLE JUDGE OF THE QUALITY AND ACCEPTABILITY OF MATERIALS AND PLACEMENT.
- PLANTING PLANS INDICATE DIAGRAMMATIC LOCATIONS ONLY. SITE ADJUSTMENTS OF PLANTING DESIGN AND RELOCATION OF PLANT MATERIAL INSTALLED PRIOR TO OWNER REPRESENTATIVE'S APPROVAL SHALL BE DONE WITHOUT PENALTY OR ADDITIONAL COST TO OWNER. STAKE PLANT LOCATIONS AT SITE AND OBTAIN OWNER REPRESENTATIVE'S APPROVAL PRIOR TO PLANT INSTALLATION.
- PLACE PLANTS UPRIGHT AND TURNED SO THAT THE MOST ATTRACTIVE SIDE IS VIEWED.
- BE FAMILIAR WITH UNDERGROUND UTILITIES BEFORE DIGGING. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGE OF UTILITY LINES
- PROVIDE SHOVEL-CUT TRENCH AT SHRUB BEDS IN LAWN AREAS UNLESS OTHERWISE NOTED.
- PROVIDE 3" THICKNESS MULCH AT ALL PLANTS AND PLANTING BEDS. MULCH MUST BE 3" THICK AT TIME OF FINAL WALK-THROUGH. MULCH IN SHRUB AND TREE PLANTING BEDS SHALL BE PINE STRAW UNLESS OTHERWISE NOTED. MULCH IN GROUNDCOVER BEDS TO BE SHREDDED HARDWOOD UNLESS OTHERWISE NOTED.
- MAINTENANCE WORK SHALL BE PERFORMED UNTIL DATE OF FINAL ACCEPTANCE BY OWNERS REPRESENTATIVE.
- CONTRACTOR'S PRICES SHALL INCLUDE ALL LABOR AND MATERIAL NECESSARY TO COMPLETE THE WORK, I.E. MULCH, PLANTING, SOIL MIX, WOOD AND WIRE STAKING MATERIAL, ETC.
- QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWING SHALL BE FURNISHED. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE OWNERS REPRESENTATIVE ASSUMES NO LIABILITY FOR OMISSION OR ERRORS. HIS ESTIMATES ARE ONLY AN AID FOR CLARIFICATION OF UNITS AND A CHECK FOR THE CONTRACTOR TO COMPARE WITH HIS OWN ESTIMATES. DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF OWNERS REPRESENTATIVE. NO EXTRA COMPENSATION SHALL BE ALLOWED FOR EXTRA QUANTITIES NECESSARY TO COMPLETE THE WORK.
- WHERE LANDSCAPING AREAS ADJOIN GRASSED RIGHTS-OF-WAY, SUCH AREAS SHALL BE CONSIDERED PART OF THE LANDSCAPED AREA FOR PURPOSES OF MAINTENANCE, AS OF COMPLETION OF SITE IMPROVEMENTS. THE PROPERTY OWNER SHALL HAVE AN IMPLIED EASEMENT OF THE RIGHT-OF-WAY EXTENDING FROM THE SITE TO THE ROAD PAVEMENT IN ORDER TO COMPLETE THE REQUIRED MAINTENANCE.
- CONTRACTOR TO DESIGN-BUILD IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE OF NEW PLANT MATERIAL. IRRIGATION HEADS TO BE INSTALLED FLUSH WITH GRADE.

LANDSCAPE REQUIREMENTS:

SITE LANDSCAPE
CONSTRUCTION AREA: **812,898 SF**
POINTS EQUATION = (CONSTRUCTION AREA - 10,000) / 500 + 40 + PARKING SPACES
(812,098 SF - 10,000 SF) / 500 SF + 40 + 524 SPACES = 2169 POINTS REQUIRED
2169 POINTS PROPOSED

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL	POINTS
TREES					
	16	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY	B & B	2" CAL	5
	24	ILEX X 'NELLIE R STEVENS' / NELLIE STEVENS HOLLY	B & B	2" CAL	5
	2	MAGNOLIA VIRGINIANA 'JIM WILSON' / MOONGLOW® SWEETBAY MAGNOLIA	B & B	2" CAL	8
	40	QUERCUS PHELLOS / WILLOW OAK	B & B	2" CAL	11
	27	QUERCUS SHUMARDII / SHUMARD OAK	B & B	2" CAL	8
SHRUBS					
	81	CAMELLIA HIEMALIS 'SHISHIGASHIRA' / SHISHIGASHIRA CAMELLIA	3 GAL	36" o.c.	1
	123	GARDENIA JASMINOIDES 'KLEIM'S HARDY' / KLEIM'S HARDY GARDENIA	3 GAL	36" o.c.	1
	208	HYDRANGEA QUERCIFOLIA 'PEE WEE' / OAKLEAF HYDRANGEA	3 GAL	36" o.c.	1
	437	ILEX CORNUTA 'NEEDLEPOINT' / NEEDLEPOINT HOLLY	3 GAL	36" o.c.	1
	150	ILEX GLABRA / INKBERRY HOLLY	3 GAL	36" o.c.	1
	138	ILEX VOMITORIA 'NANA' / DWARF YAUPON HOLLY	3 GAL	36" o.c.	1
	50	ILICIJUM PARVIFLORUM 'FLORIDA SUNSHINE' / FLORIDA SUNSHINE ANISE TREE	3 GAL	48" o.c.	1
	110	LOROPETALUM CHINENSE RUBRUM 'PILC-II' / PURPLE DAYDREAM® DWARF LOROPETALUM	3 GAL	36" o.c.	1
GROUND COVERS					
	332	CHASMANTHIUM LATIFOLIUM / WOOD OATS	FLAT	12" o.c.	
SOD/SEED					
	118,493 SF	CYNODON DACTYLON 'TIF 419' / BERMUDA GRASS	SOD		
	217,897 SF	SEEDING	SEED		
					TOTAL POINTS
					2169



ENGINEER:
FORESITEgroup
ForeSite Group, LLC
2301 Cypress Village Lane
Suite 200
Auburn, AL 36830
P | 334.887.6054
F | 334.887.6054
W | www.foresitegroup.net

DEVELOPER:
OPELIKA 26, LLC
6250 SHILOH ROAD, SUITE 100
ALPHARETT, GA 30005
(404) 398-7240
CONTACT:
REBBY DOUGHERTY

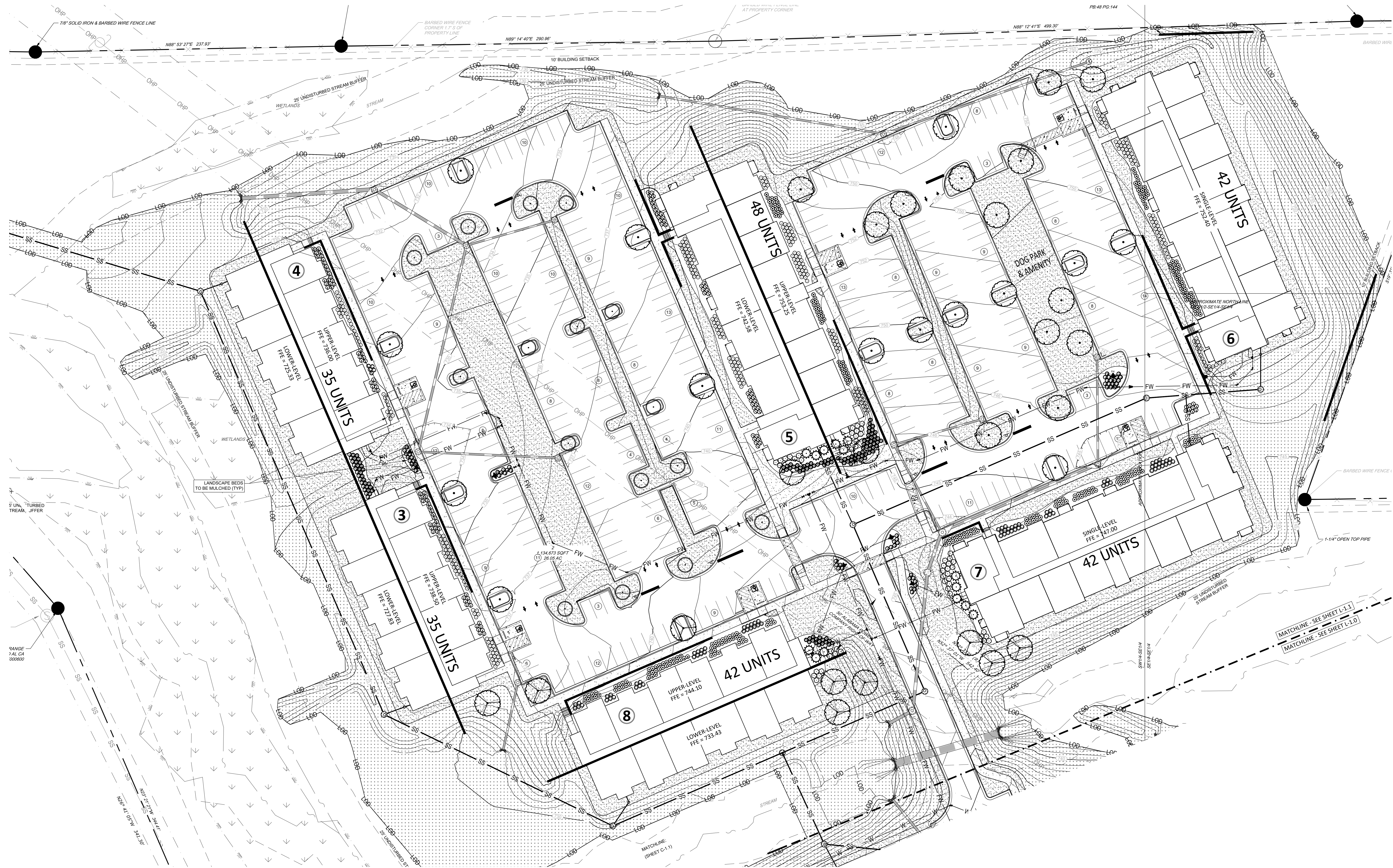
PROJECT:
SOCIETY HILL APARTMENTS
SECTION 24, TOWNSHIP 19 NORTH, RANGE 26 EAST
OPELIKA, LEE COUNTY, ALABAMA

SEAL:

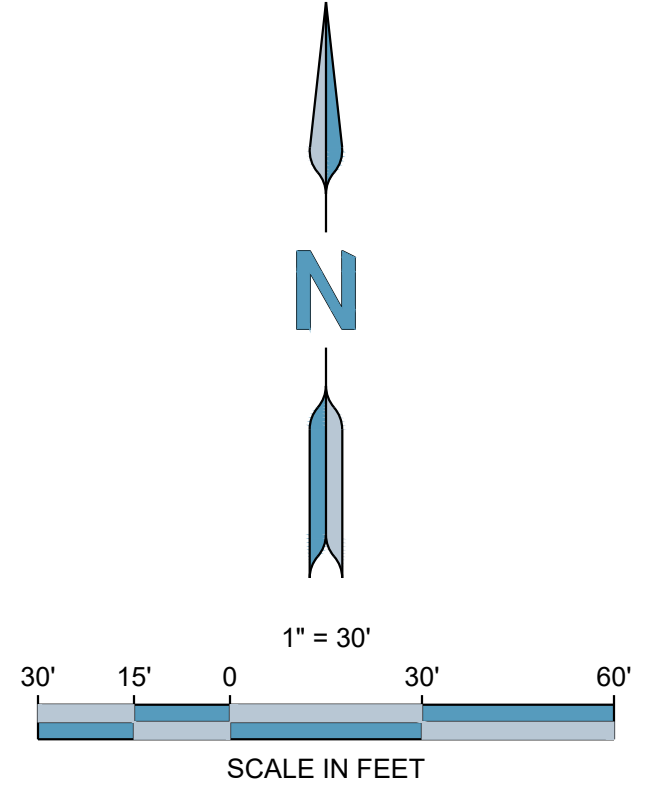
REVISIONS	DATE

PROJECT MANAGER:	CBM
DRAWING BY:	SE
JURISDICTION:	OPELIKA, AL
DATE:	2024-11-01
SCALE:	1" = 30'
TITLE:	

PRELIMINARY LANDSCAPE PLAN
SHEET NUMBER:
L-1.0
COMMENTS: NOT RELEASED FOR CONSTRUCTION
JOB FILE NUMBER: 2240.001



NOTE: SEE SHEET L-1.0 FOR GENERAL LANDSCAPE NOTES AND PLANT SCHEDULE



FORESITEgroup

ENGINEER:

ForeSite Group, LLC
2301 Coliseum Village Lane
Suite 200
Auburn, AL 36830

9 | 334.887.6054
9 | 334.887.6054
w | www.foresitegroup.net

DEVELOPER:

OPELIKA 26, LLC
6250 SHILOH ROAD, SUITE 100
ALPHARETT, GA 30005
(404) 398-7240

CONTACT:

REBBY DOUGHERTY

PROJECT:

SOCIETY HILL APARTMENTS

SECTION 24, TOWNSHIP 19 NORTH, RANGE 26 EAST
OPELIKA, LEE COUNTY, ALABAMA

SEAL:

REVISIONS	DATE

PROJECT MANAGER:	CBM
DRAWING BY:	SE
JURISDICTION:	OPELIKA, AL
DATE:	2024-11-01
SCALE:	1" = 30'
TITLE:	

PRELIMINARY
LANDSCAPE PLAN

SHEET NUMBER:

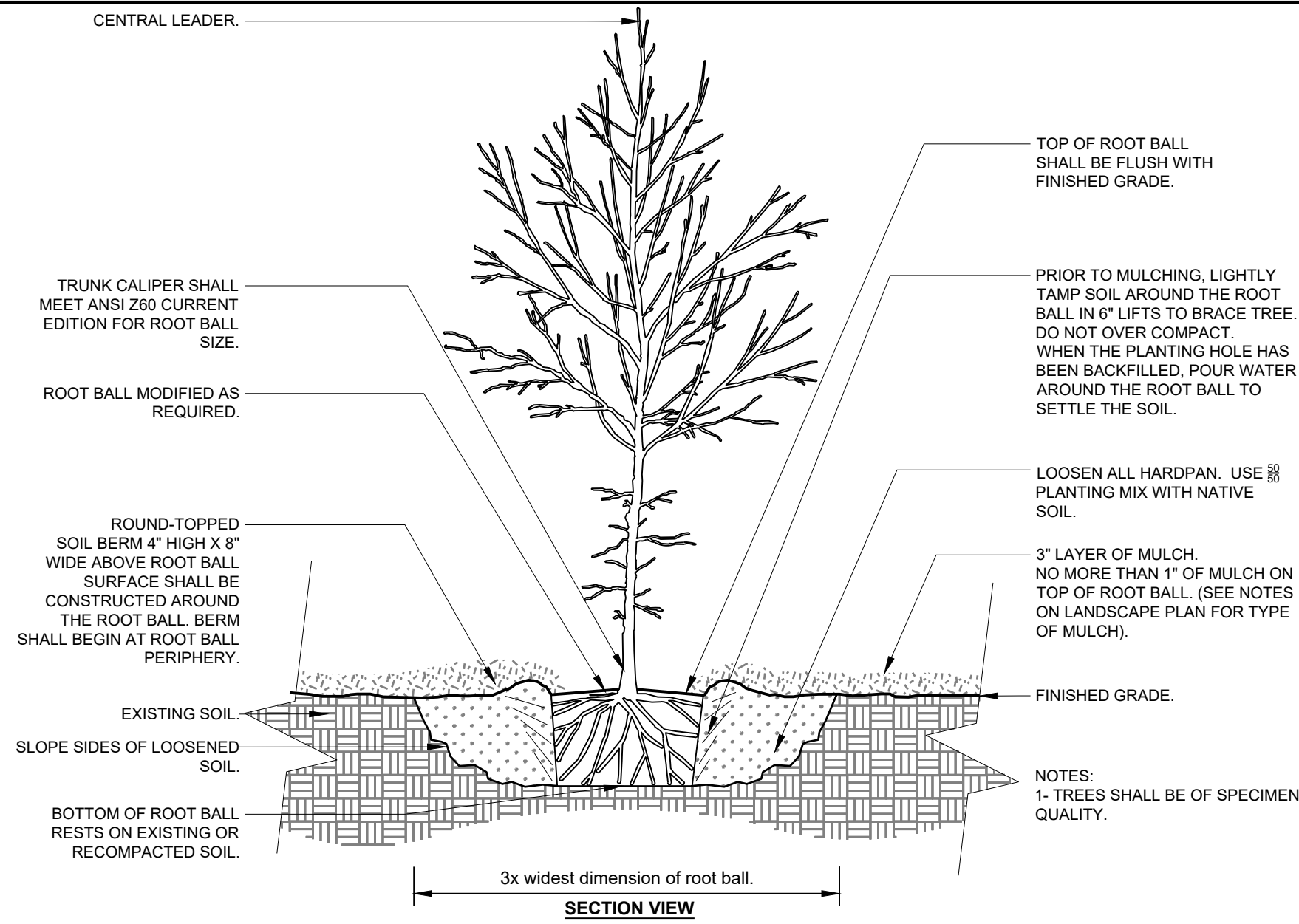
L-1.1

COMMENTS:

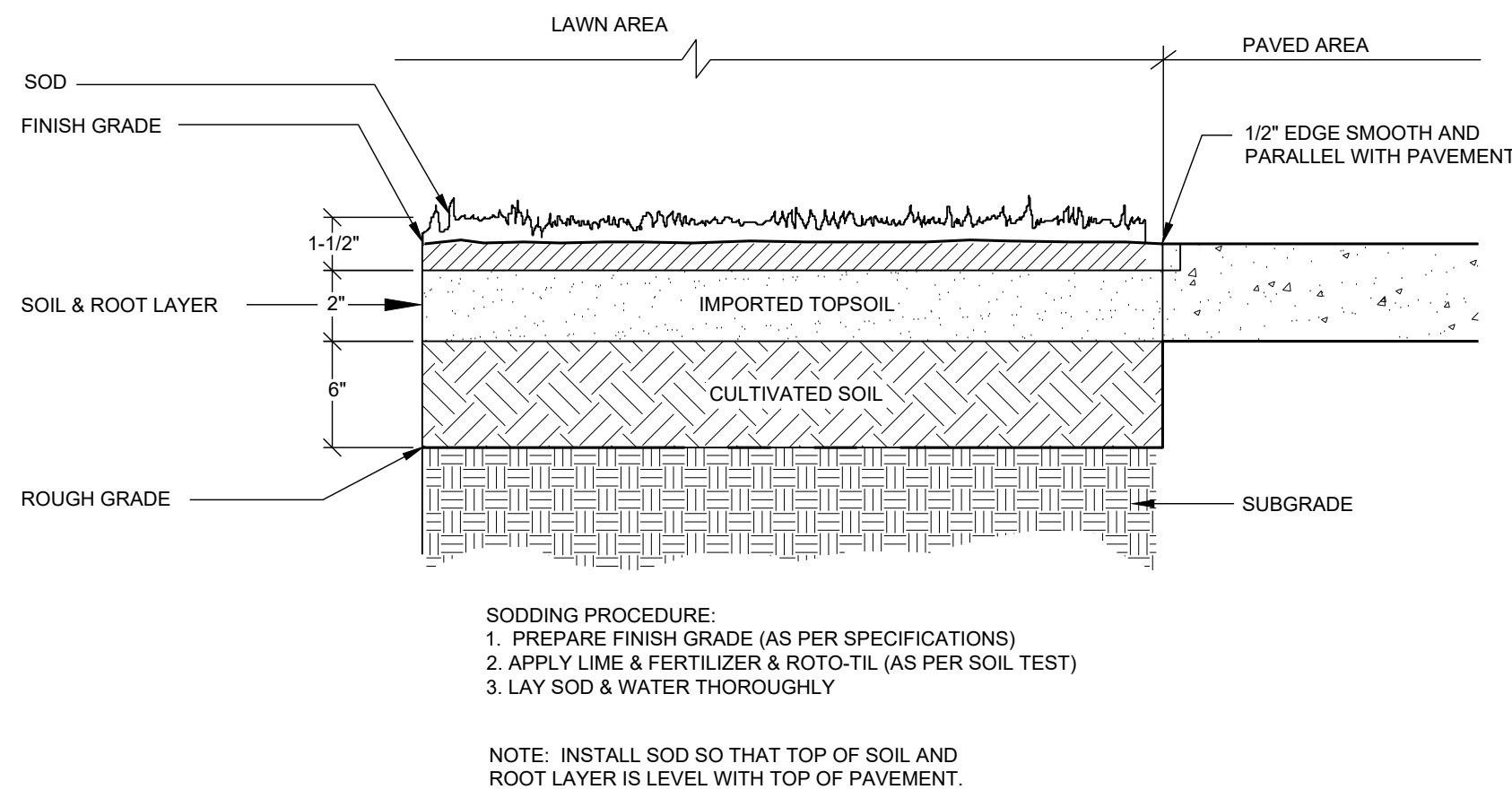
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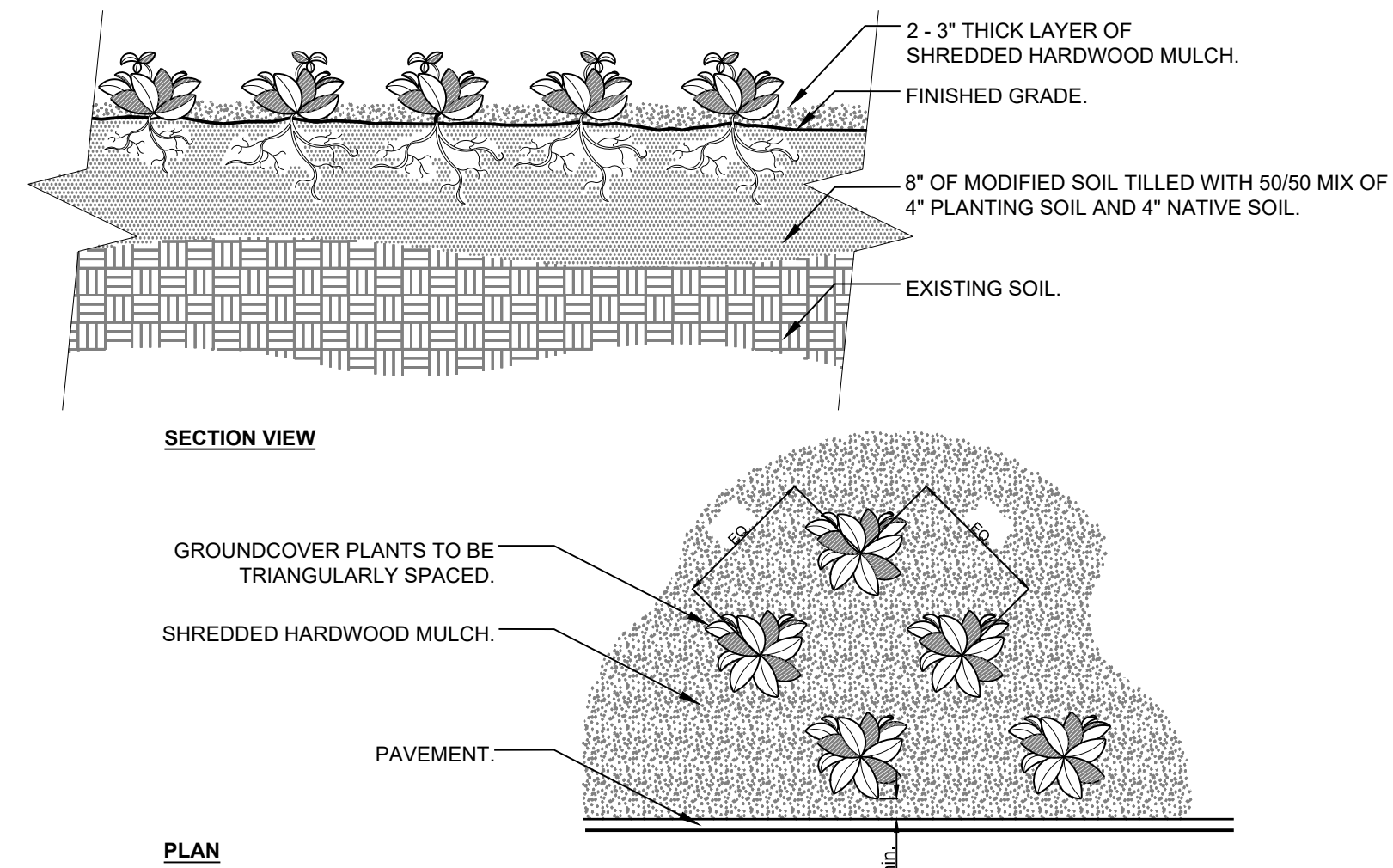
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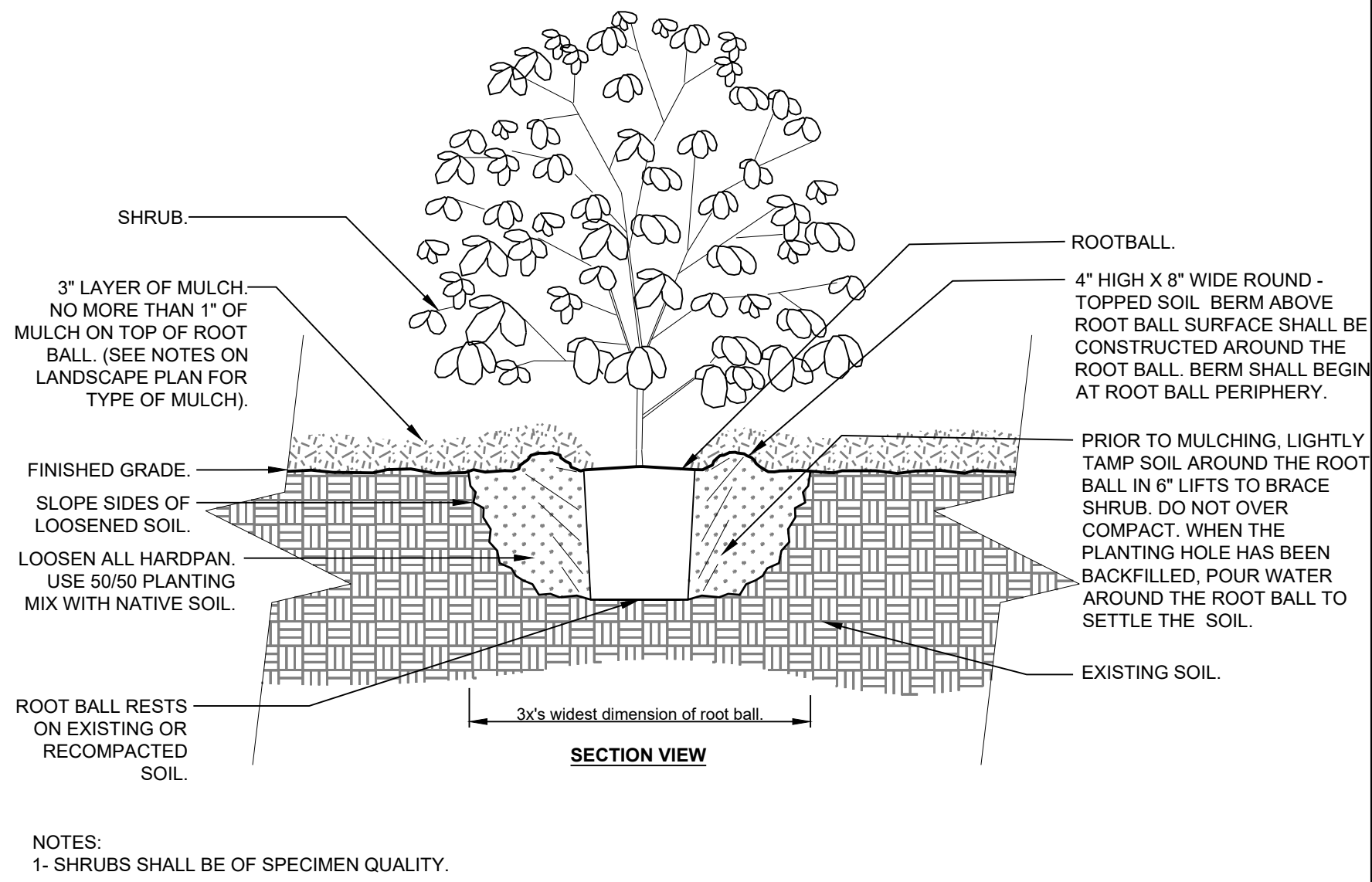
4 TREE PLANTING
1/2" = 1'-0"



1 SOD INSTALLATION
NOT TO SCALE



2 GROUNDCOVER
3/4\"/>



3 SHRUB PLANTING
3/4\"/>

ENGINEER:
FORESITEgroup

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2301 Opeltree Village Lane
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DEVELOPER:

OPELIKA 26, LLC
6250 SHILOH ROAD, SUITE 100
ALPHARETT, GA 30005
(404) 398-7240

CONTACT:
REBBY DOUGHERTY

PROJECT:

SOCIETY HILL APARTMENTS
SECTION 24, TOWNSHIP 19 NORTH, RANGE 26 EAST OPELIKA, LEE
COUNTY, ALABAMA ----

SEAL:

REVISIONS	DATE

PROJECT MANAGER:	CBM
DRAWING BY:	SE
JURISDICTION:	OPELIKA, AL
DATE:	2024-11-01
SCALE:	AS SHOWN
TITLE:	

LANDSCAPE DETAILS

SHEET NUMBER:

L-2

COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOB/FILE NUMBER: 2240.001

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

Action Requested:	Rezoning: 12.6 acres – from R-3 to PUD “Hidden Lakes Addition Subdivision”
Location of Property:	Lake Condly Road
Property Owner:	Linda Laurene Bence Dixon, Melania Densen Bence Harrison and Laura Nell Bence Hartley Blake Rice, Barrett-Simpson, Inc., Authorized Representative
Current Zoning:	R-3
Proposed Zoning:	PUD (Planned Unit Development)
Existing Land Use:	Undeveloped

Surrounding Zoning Districts And Land Uses:	North	R-3 & I-1	Undeveloped, Opelika Sportsplex
	South	R-3	Undeveloped
	East	R-3	Undeveloped/future Single-family homes
	West	R-3	Single family homes

Amendment to the Future Land Use Map

The 2030 Future Land Use Map shows the 12.61 subject property in a “medium density residential” land use category. The adjacent properties on the south and west sides are also designated as medium density residential. On the east side is the Hidden Lakes PUD property (154 acres) that was rezoned in 2022, and therefore, is in a planned unit development/mixed use land use category. This PUD is an addition to the Hidden Lakes PUD. On the north side, the Opelika Sportsplex, a public facility on 75 acres, is an institutional land use category. Currently, the adjacent south and west adjacent properties in medium density residential properties are single family homes fronting along Lake Condly Road. The proposed residential use for the rezoning property is 19 single family homes. For comparison, based on lot sizes, these lots would be in a “medium density land use category”. The topography of the rezoning property provides a stream that will be preserved. The undeveloped preserved area is about 2.96 acres of the total 12.61-acre rezoning property.

Staff Recommendation

If the property is rezoned by City Council, Staff recommends approval of an amendment to the Future Land Use map for the 12.61 acres from a “medium density residential” land use category to a “planned unit development” land use category.

Rezoning

The 12.61 acre rezoning request is from an R-3 zoning district (medium density residential) to a PUD (planned unit development) zoning district. The rezoning property Hidden Lakes Addition Subdivision access to Lake Condry Road and through Hidden Lakes Subdivision. The number of access points to the public right-of-way should be sufficient to handle the 20 number of lots. The plan also shows cross-access to the adjoining Hidden Lakes which this PUD will function as a part of. The rezoning property consists of 19 single family home lots and approximately 2.96 acres of open space area.

19 lots - 80'x150 = 12,000 square feet,

1 lot – open space = 2.96 acres

The 12,000-sf lot size is larger our R-3 zoning district requirements of 10,000 sf lot area and 70' lot width. The overall density is approximately 0.95 units per acre.

The minimum setbacks for all lots are:

Front: 20 feet

Rear: 25 feet

Sides: 7 feet

Side on Street: 15 feet

This master plan does not show any buffers along the outside of the PUD or at the entrance on Lake Condry Road. Add a 25-foot-wide buffer along Lake Condry Road for the side lot lines of Lots 10 and 13. Provide an undisturbed landscape buffer for Lots 10 and 13 with the sides of homes fronting on Lake Condry. Provide an undisturbed buffer surrounding the PUD development on the outside edges of lots 12, rear of Lot 11, 6, 5, 4, 3, and open space lot. The buffers along the street should better maintain the current character and hide uses common in the back yard of residences. These buffers should either be undisturbed buffers where plant material creates a near full screen or if the areas are graded or disturbed, they should utilize landscaping and berms to create a similar buffer. Any alternative landscape plans must be reviewed by the Planning Department.

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

Staff Recommendation

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

1. Provide sidewalks on both sides of the street.
2. All utilities shall be located underground.
3. Provide a minimum of one tree per yard for single-family lots. Trees may be placed in the adjacent right-of-way with approval of city staff.
4. Vinyl or aluminum siding shall not be the primary cladding material for single-family homes.
5. Buffers shall be undisturbed unless an alternate plan is approved. The undisturbed buffers shall be supplemented in any areas where the buffer does not provide a near full screen.
6. Work with City staff to examine pedestrian access and determine if there is any ability partner with the City in development of a walking trail through the open space.

Engineering Department Report

Engineering has no comments regarding the proposed rezoning.

Opelika Water Report

Water is available along Lake Condry Road (8" Main) and should be connected to the piping network inside the subdivision for system redundancy.

Opelika Power Services Report

This Subdivision is located in Opelika Power and the TREC service territory.

000426-2024

AGENDA ITEM # 6

**REZONING APPLICATION**

PLANNING DEPARTMENT

700 FOX TRAIL

OPELIKA, AL 36801



PC DEADLINE: 11/5/24 PC MEETING: 11/19/24

PROPERTY OWNERS/

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

MAILING ADDRESS: 223 S. 9th St. Opelika, AL 36801

PHONE NUMBER: 334-745-7026 Email: brice@barrett-simpson.com

PARCEL INFORMATION

Site Address: Lake Condry Road

Description of proposed use: Single-family Residential

Tax Parcel Number: 43-10-03-05-1-000-002.000 & 43-10-02-04-2-000-003.000

Adjacent Zoning Districts: North: I1 South: R3 East: PUD West: R3

Current Land Use: Vacant

Current Zoning: R3

Proposed Zoning: PUD

Number of APO: 6 x \$7.00 = \$ 42.00
(Adjacent Property Owners)

Fee: \$125.00

TOTAL = \$167.00**PAID:** _____

I hereby request my property located at (street address) Lake Condry Road, Tax Map parcel number 43-10-03-05-1-000-002.000 & 43-10-02-04-2-000-003.000 be rezoned from R3 to PUD. A copy of the tax area map, a survey of the property, a copy of the deed for the property, and the names and addresses of all adjoining property owners are enclosed. I understand that the City may require additional information, or waive certain requirements, at any time during the process.

OWNERS OR AUTHORIZED
REPRESENTATIVE SIGNATURE:

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

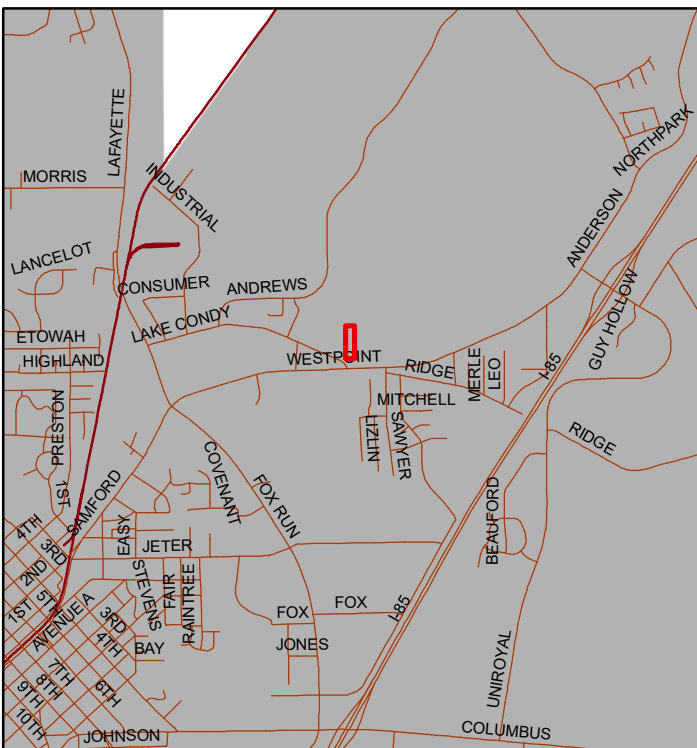
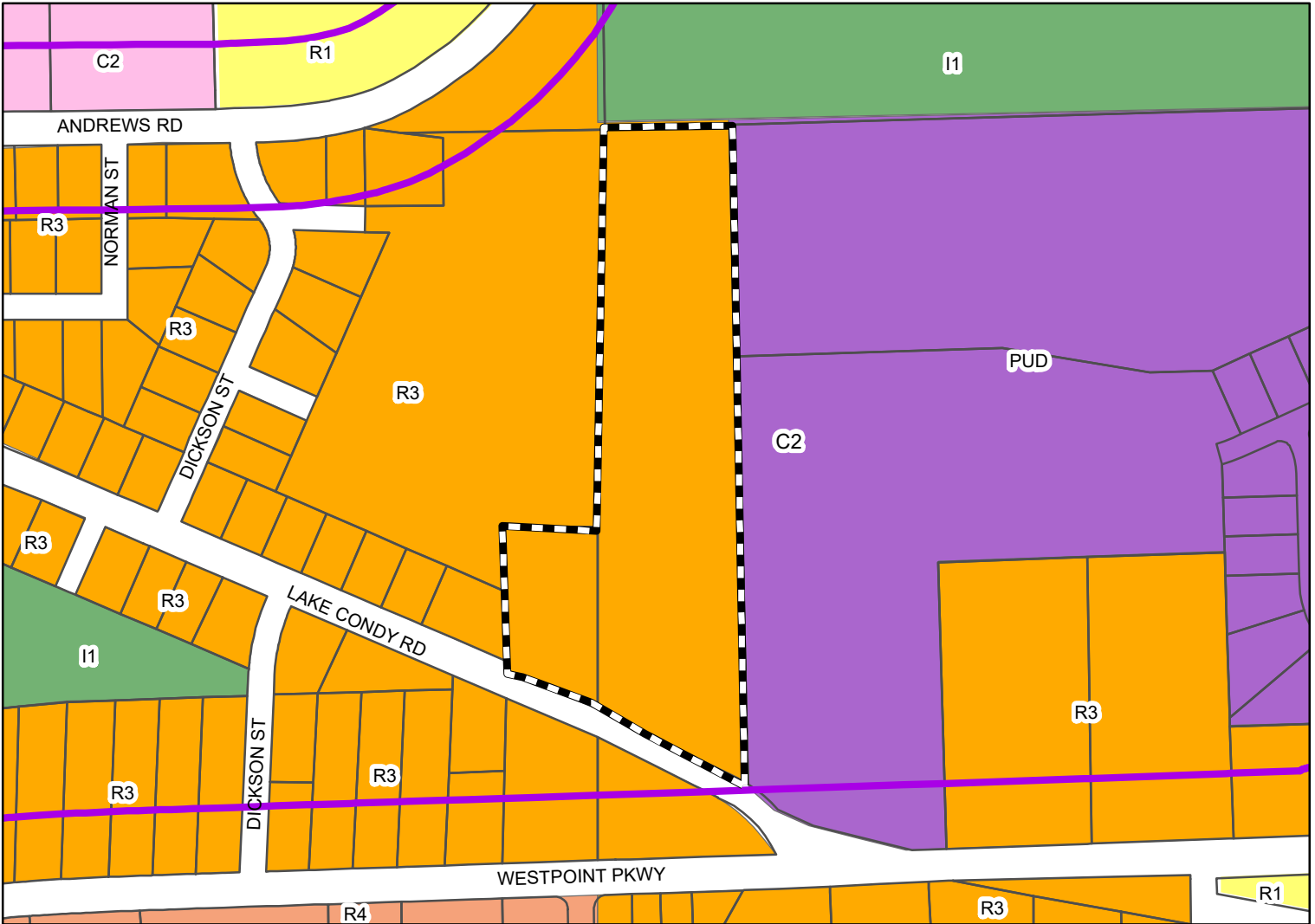
11/4/24

DATE

REZONING - HIDDEN LAKES ADDITION

900 BLOCK LAKE CONDY ROAD

R-3 TO PUD, D6a - D6b



The rezoning adds 12,6 acres to the Hidden Lakes PUD. The rezoning property is accessed from Lake Condy Road and near the West Point Parkway intersection. Single family homes are proposed; the lot sizes and widths will be compatible to other lots in Hidden Lakes.



Subject Property

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HIDDEN LAKES ADDITION



November 5,
2024

Master Development Plan Narrative



BARRETT-SIMPSON, INC.

Civil Engineers & Land Surveyors

PHENIX CITY • EUFAULA • OPELIKA

Hidden Lakes Addition

MASTER DEVELOPMENT PLAN NARRATIVE



INTRODUCTION

Hidden Lakes Addition Subdivision is envisioned to be part of Hidden Lakes Subdivision, a master planned development. The addition of approximately 12.61 acres will be professionally planned and developed as a Planned Unit Development (PUD), with careful attention paid to protection of the natural environment.

Barrett-Simpson, Inc., the Applicant, on behalf of the Owners, Linda Laurene Bence Dixon, Melania Densen Bence Harrison and Laura Nell Bence Hartley, respectfully requests that the Opelika Planning Commission rezone the proposed Hidden Lakes Addition to a PUD. Currently, the subject property is zoned R-3. The proposed PUD will match the existing PUD zoning, offering medium density single-family residential uses.

The following narrative outlines important aspects of the requested PUD rezoning.

1

Location

The Property for the proposed Hidden Lakes Addition is located within the City of Opelika, along Lake Condry Road and adjoining Hidden Lakes Subdivision. The Development will be accessed from Lake Condry Road and through Hidden Lakes Subdivision.



2

Concept

Hidden Lakes Addition has been master planned to be consistent with the general development of the existing Hidden Lakes Subdivision, located on the southern side of Sportsplex Parkway, and bounded on the south by West Point Parkway. The proposed PUD shows a projected density of less than .95 units per acre.

Hidden Lakes Addition will share amenities and the Homeowners Association (HOA) with Hidden Lakes Subdivision. The existing HOA will be responsible for property maintenance of all common areas and amenities. Architectural guidelines, building regulations and use restrictions will be governed by Covenants, Conditions and Restrictions, as well as the established Home Owners Association.



3

Site Details

The Property encompasses approximately 12.61 acres, and is bordered by Lake Condry Road to the west and Hidden Lakes Subdivision to the east.

Stormwater detention/retention will be provided within the development of Hidden Lakes Subdivision.

The development will make use of the natural topography during construction and when possible, natural tree lines will be preserved between phases of development.



4

Setbacks and Buffers

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

5

Utilities

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

6

Net Impact of Proposed Development

The proposed rezoning of the property from R-3 designation to PUD is necessary to bring the proposed lots into the already established Hidden Lakes Subdivision PUD. The proposed rezoning request does not adversely impact the City of Opelika or its infrastructure in any way. Rather, the rezoning proposed for the development represents a net benefit to the City upon implementation through its completion.

7

Accompanying Exhibits

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

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

REZONING EXHIBIT OF
LAKE CONDY

BEING A PART OF SECTIONS 04, TOWNSHIP 19 NORTH, RANGE 27 EAST,
OPELIKA, LEE COUNTY, ALABAMA

THIS IS NOT A PROPERTY BOUNDARY SURVEY.
This exhibit is for information purposes only. The
purpose of this exhibit is to show areas to be
rezoned from R3 to PUD zoning.

CITY OF OPELIKA
PO BOX 390
OPELIKA, AL 36803

280 LAND COMPANY LLC
1130 OLD COUNTRY RD
AUBURN, AL 36830

AREA TO BE REZONED
468,894 SQFT
10.76 AC±

10 02 04 2 000 003.000
MORRIS LOUIE
1200 MORRIS AVE
OPELIKA, AL 36801

OPELIKA PUBLIC PARK &
RECREATION BOARD
204 S 7TH ST
OPELIKA, AL 36801

RAYMER CAROL LOWE
2932 CEDARWOOD CT
FULLERTON, CA 92835

JRBC HOLDINGS LLC
PO BOX 2857
OPELIKA, AL 36803

AREA TO BE REZONED
80,429 SQFT
1.85 AC±

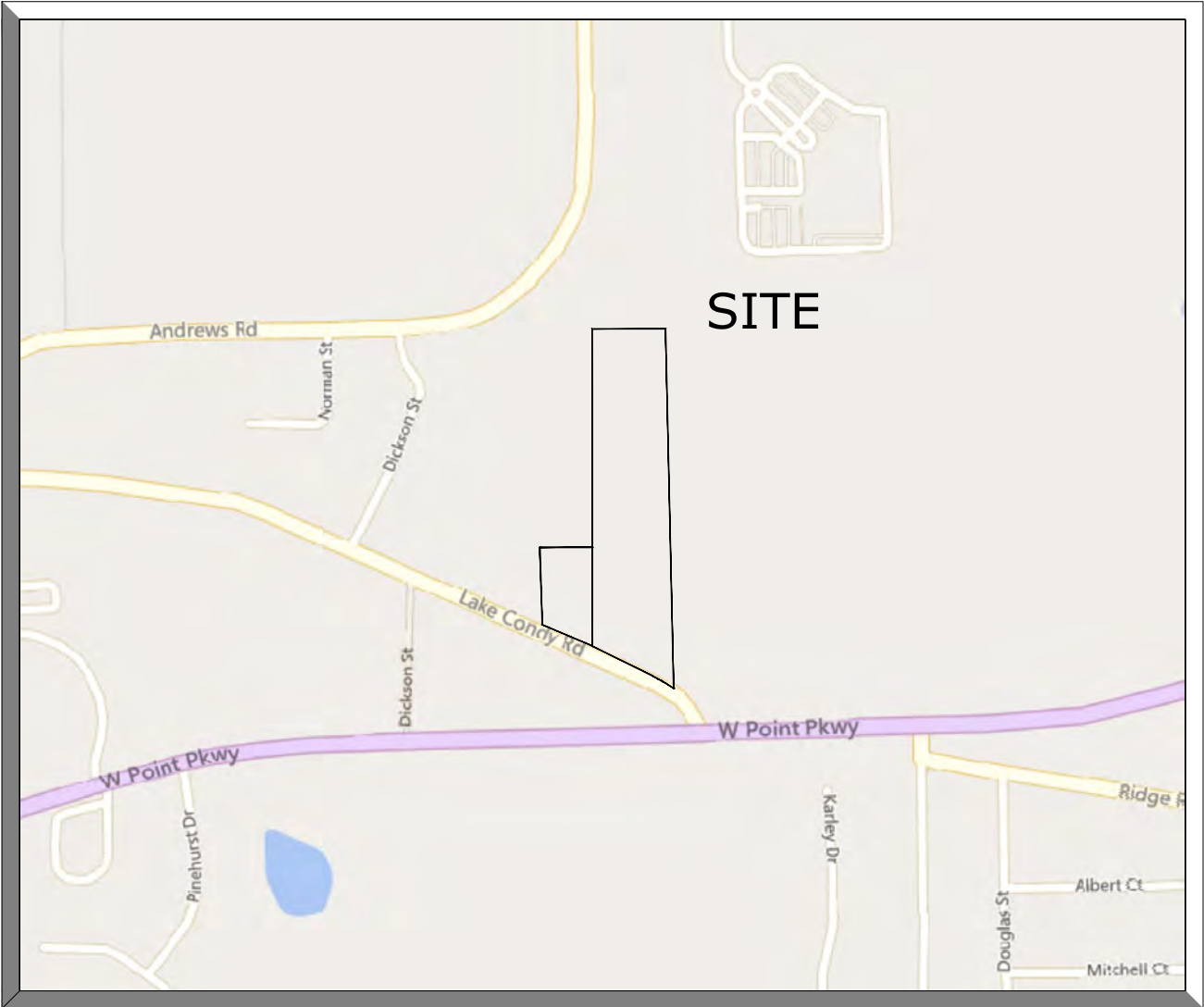
10 03 05 1 000 002.000
MORRIS LOUIE
1200 MORRIS AVE
OPELIKA, AL 36801

ZHANG YAOQI
2414 HERITAGE DR
OPELIKA, AL 36804

ZHANG YAOQI
2414 HERITAGE DR
OPELIKA, AL 36804

HD ESTATES LLC
2115 ROCKLEDGE CIR
OPELIKA, AL 36801

SLAY EDNA S
905 LAKE CONDY RD
OPELIKA, AL 36801

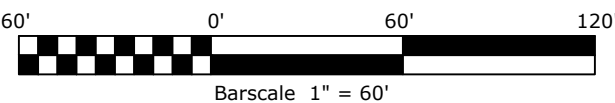
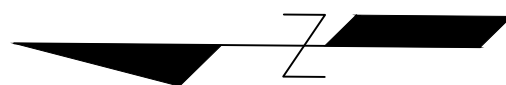


VICINITY MAP
NOT TO SCALE
LAKE CONDLY ROAD
OPELIKA, AL 36801



BARRETT-SIMPSON, INC.
Engineers & Land Surveyors

706 12th STREET, PHOENIX CITY, AL 36868 (PH 334-297-2423, FAX 334-297-2449)
121 W. BROAD STREET, EUFALUA, AL 36827 (PH 334-687-4257, FAX 334-687-8820)
223 SOUTH 9th STREET, OPELIKA, AL 36801 (PH 334-745-7026, FAX 334-745-4367)



FIELD BY: N/A
DRAWN BY: BES

PROJECT NO: 24-0214
FIELD DATE: N/A
DRAW DATE: 11/4/2024

REZONING EXHIBIT OF
LAKE CONDY

BEING A PART OF SECTIONS 04, TOWNSHIP 19 NORTH, RANGE 27 EAST,
OPELIKA, LEE COUNTY, ALABAMA



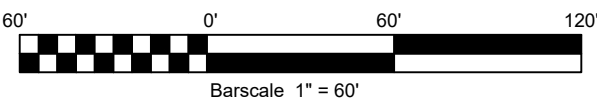
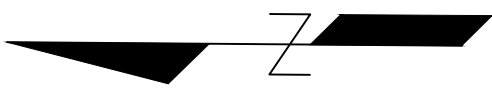
NOTES:

1. This Conceptual Plan was prepared for the exclusive benefit of BSI client. Boundary Information taken from Lee County Tax Maps, not surveyed Topographic Information taken from Lee County GIS Data.

2. This drawing represents a conceptual plan for the development of the subject property. There may be factors that could affect the development, use and/or yield of the property which would only be disclosed by a thorough site assessment, including survey, topographic survey, environmental assessment, wetlands delineation and utility availability, which may have not been performed for the purpose of this conceptual plan. There is no assurance by Barrett-Simpson, Inc. that the property can be developed according to this plan, or a reasonable cost.

3. Development Data:

-Total Property Area:	12.61 Acres±
-Proposed Use:	Single Family Residential
-Current Zoning:	R3
-Required Zoning:	PUD
-Typical Lot Size:	85' x 150'
-Total Area of Open Space & Buffers	2.86 Acres±
-Total Number of Residential Lots:	19
-Total Number of Open Space Lots:	1
-Total Number of Lots:	20



City of Opelika
Planning Commission
Planning Department Report

Meeting Date: November 19, 2024
Action Requested: Vacate a portion of Spring Drive
Agenda Item #: E-7
Location of Property: 1109 Spring Drive (corner of Spring Drive and Dallas Avenue)
Property Owner(s): Lee County Youth Development Center
Current Land Use: Right-of-way
Current Zoning: I-1 (Institutional)
Flood Zone: None

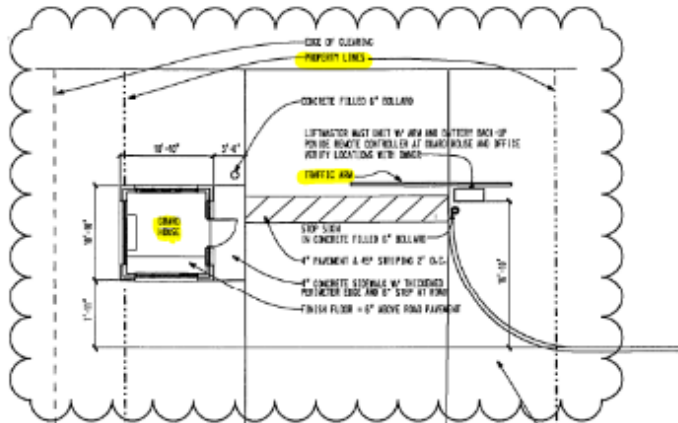
Staff Comments:

The petitioner is requesting to vacate a portion of Spring Drive right-of-way at the entrance to the Lee County Youth Development Center, 1109 Spring Drive. The Youth Development Center property is about 21 acres. For 40 years, LCYDC has provided services and care for the youth and their families.

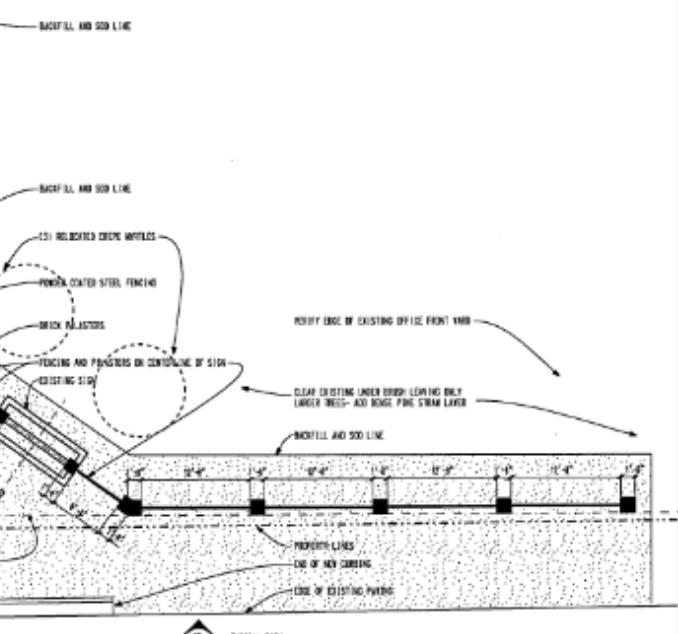
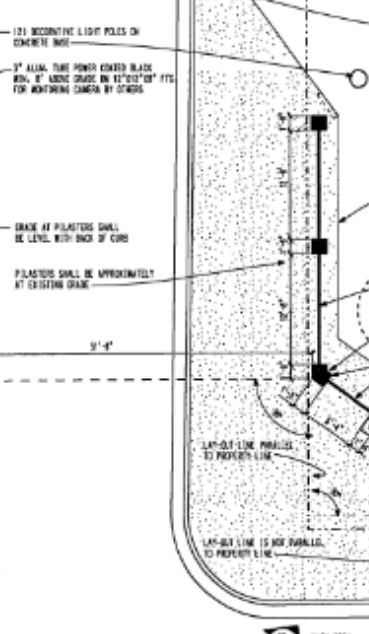
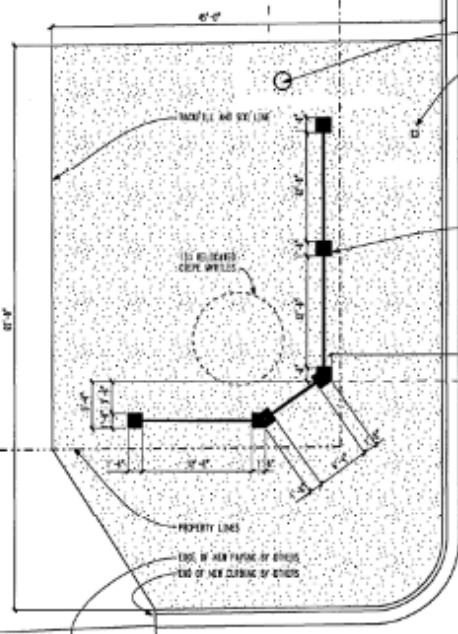
The request to vacate right-of-way is for the installation of access control improvements near the entrance to the facility. Years ago, the Lee County Youth Development Center's monument sign and about 160 feet of fencing supported by brick columns were installed at the entrance. The proposed security improvement is to construct a 10.8' x 10.8' guard house with traffic arm (electronic vertical security gate/swing gate) near the existing fence (See page 2 or in your packet for site plan). The guard house and gate will control access at the entrance and increase security.

Recommendation

Staff recommends a positive recommendation be sent to City Council to vacate a portion of Spring Drive for the guard house and traffic arm.



SPRING DRIVE



DALLAS AVENUE

Engineering Department Report

Engineering has no comments regarding the proposed ROW Vacation.

Opelika Water Report

There is a 10" Water Main along Spring Drive in the current roadway. Opelika Water must be given access to this main in case of emergency. If the Guard Building is unoccupied, Opelika Water must have a way to access the property. Opelika Water should be granted a water line easement for any portion of Spring Drive where ROW is vacated and for service lines to meters that serve various buildings on the campus.

Opelika Power Services Report

No report at this time.



**APPLICATION FOR
VACATION FOR STREET, ALLEY
OR EASEMENT**
PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801



Date Submitted: October 29, 2024	Meeting Deadline:
Agenda Item#	Meeting Date:

PART I. OWNER/APPLICANT INFORMATION:

Lee County Youth Development Center 1109 Spring Drive 3347492996

Owner Name	Address	Phone
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Laura Cooper 1109 Spring Drive Opelika, AL 3347031612

Agent Name (if applicable)	Address	Phone
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PART II. STREET/ALLEY/EASEMENT INFORMATION:

Street/Easement Address: 1109 Spring Drive

Current Zoning: _____

Current Land Use: Residential facility for at-risk youth

a) Is the Petition signed and notarized by all Property Owners listed on the deed of adjoining the proposed Street/Alley/Easement? N/A

b) Does the Vacation of Street/Alley/ Easement deprive other property owners of their rights of ingress/egress or adversely affect other properties? No

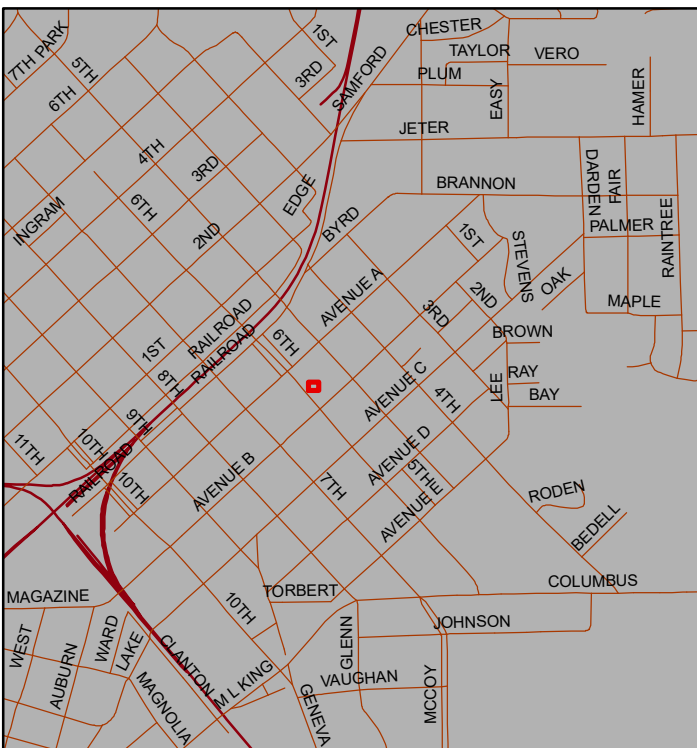
If yes, explain: _____

PART III. PROVIDE AN EXPLANATION FOR THE REQUEST:

LCYDC's main campus is clearly marked private property and we must
protect the privacy and safety of residents, staff and authorized guests.

A guard building and mobile arm is needed to deter interlopers who are

LEE COUNTY YOUTH DEVELOPMENT CENTER VACATE A PORTION OF SPRING DRIVE 1101 SPRING DRIVE

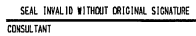


LCYDC is requesting to vacate a 10X10 portion of Spring Drive right of way for a guard house and vertical lift gate. The Planning Commission votes to send a recommendation to City Council.

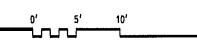
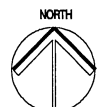


Subject Property

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.



FILENAME	17110
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City of Opelika
Planning Commission
Planning Department Report

Meeting Date: November 19, 2024

Action Requested: Vacate Unimproved Right-of-Way in Operell Subdivision

Agenda Item #: E-8

Location of Property: 1615 Thomason Drive

Property Owner(s): Sun Self Storage, Inc.
Steve Benson, authorized representative

Current Land Use: Right-of-way

Current Zoning: C-2 (office-retail) and R-5 (residential) zone

Flood Zone: FEMA – Nov 2, 2011 – MAP#01081C0069G. A Flood zone shown on flood maps have been removed.

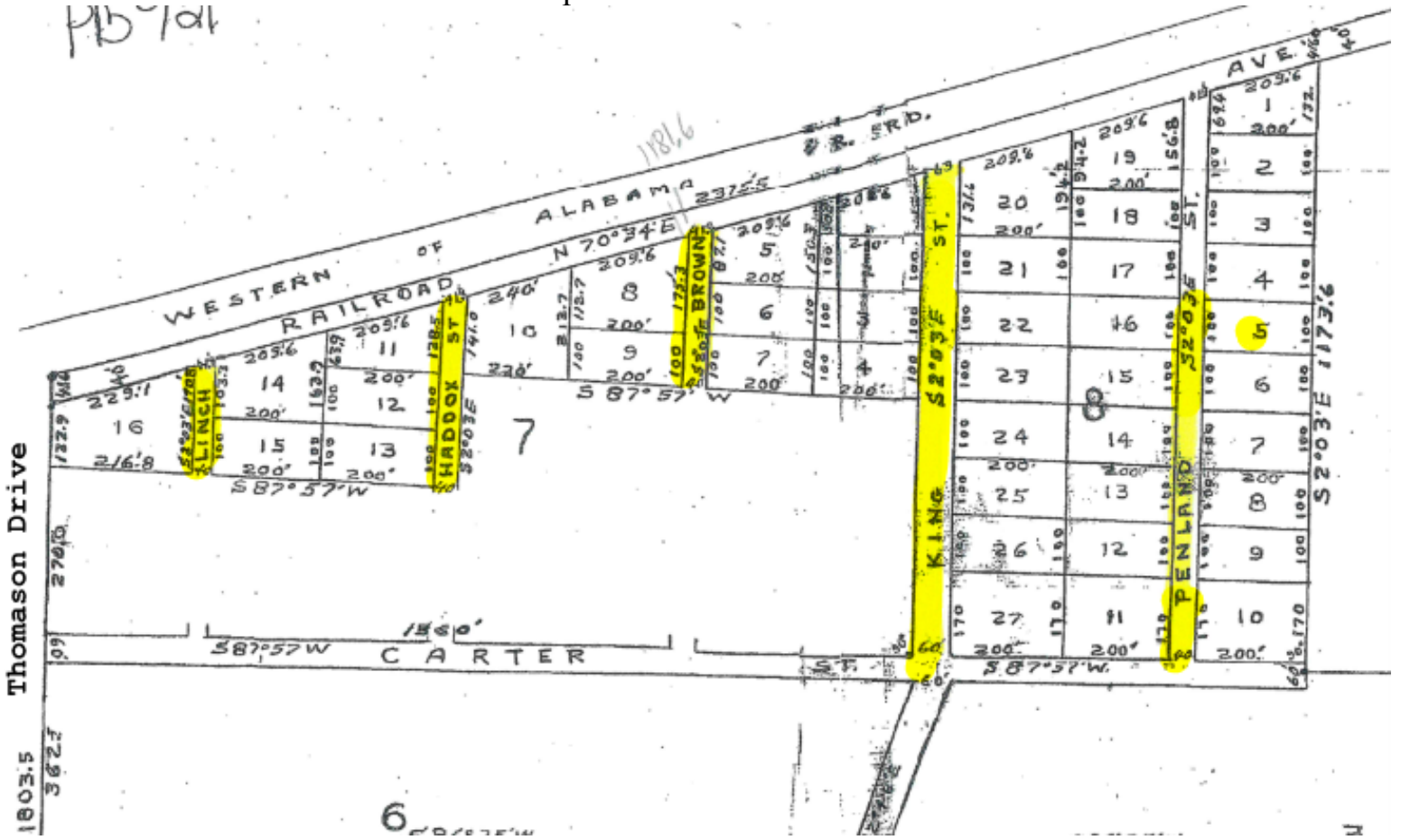
Staff Comments:

The petitioner is requesting to vacate five streets and a portion of Penland Steet as shown on the Operell Subdivision (see plat on page 2 or in your packet). At the October 2024 meeting, the Planning Commission approved conditional use at this same location to add twelve warehouse buildings (see page 2) adjacent to the applicant's existing warehouse buildings. The 12 warehouse buildings on a 9 acre area total 210,365 square feet and include boat and RV storage. On the 9 acres are five unimproved right-of-ways as shown on the Operell Subdivision plat recorded in 1942. Approval to vacate the right of ways allows the applicant to build the warehouses. The applicant owns the property on both sides of the five right of ways. The applicant is requesting that the unimproved right of ways be vacated.

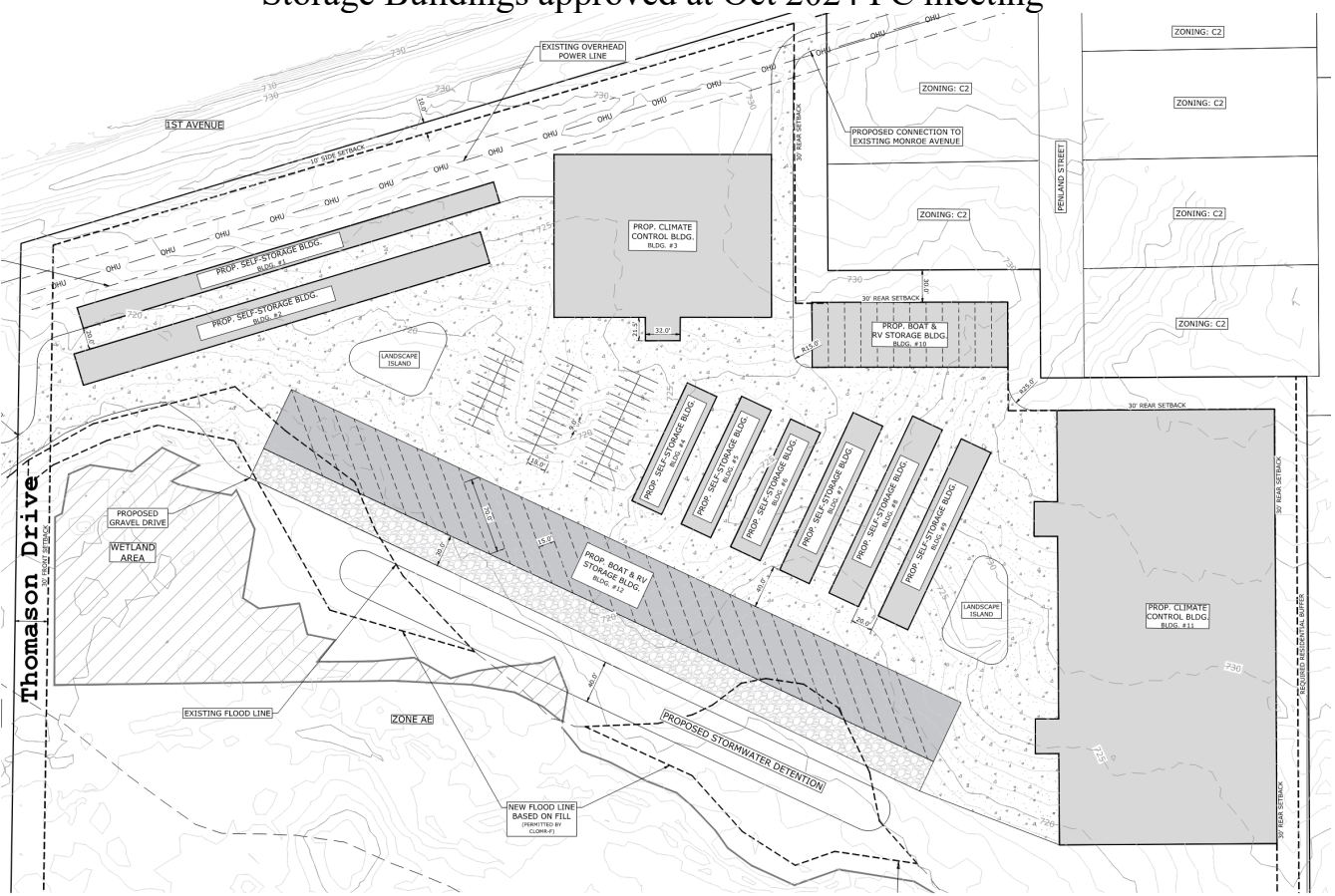
Recommendation

Staff recommends a positive recommendation be sent to City Council to vacate the right of ways as shown on the Operell Subdivision as recorded in Plat book 3, page 21.

Operell Subdivision



Storage Buildings approved at Oct 2024 PC meeting



Engineering Department Report

Engineering has no comments regarding the proposed ROW Vacation.

Opelika Water Report

Although there are no known active water lines in this area, the property owner will be responsible for notifying Opelika Water of any active water mains or service lines found after vacation of ROW. Opelika Water shall be granted access as needed to disconnect water lines, if any are found.

Opelika Power Services Report

No report at this time.

000423-2024

8



**APPLICATION FOR
VACATION FOR STREET, ALLEY
OR EASEMENT**
PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801



Date Submitted:	Meeting Deadline:
Agenda Item#	Meeting Date:

PART I. OWNER/APPLICANT INFORMATION:

<u>SUN SELF STORAGE, INC.</u>	<u>1704 FREDERICK RD.</u>	<u>334-744-3680</u>
Owner Name	Address	Phone
<u>STEPHEN BENSON</u>	<u>1704 FREDERICK RD.</u>	<u>334-744-3680</u>
Agent Name (if applicable)	Address	Phone

PART II. STREET/ALLEY/EASEMENT INFORMATION:

Street/Easement Address: SEE ATTACHED EXHIBIT "A"

Current Zoning: _____

Current Land Use: VACANT

a) Is the Petition signed and notarized by all Property Owners listed on the deed of adjoining the proposed Street/Alley/Easement? YES

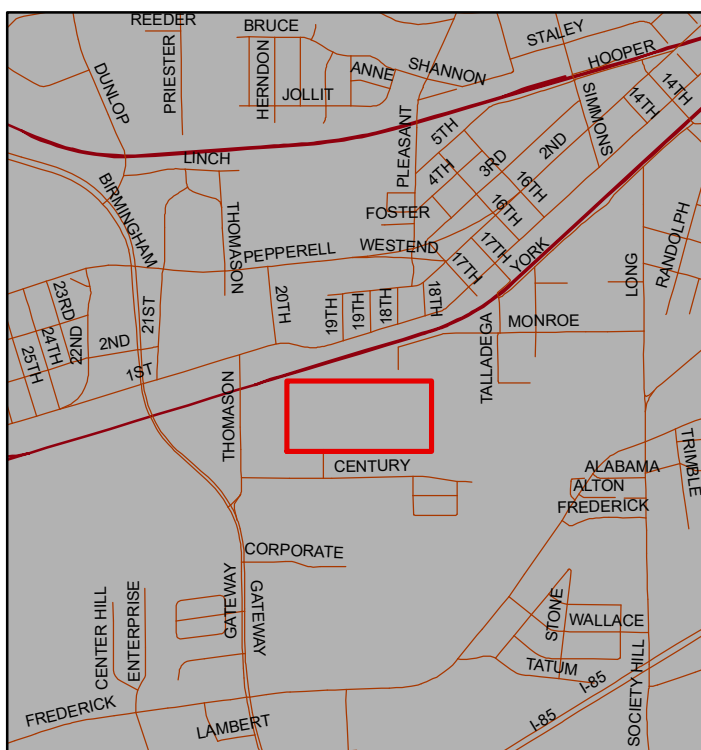
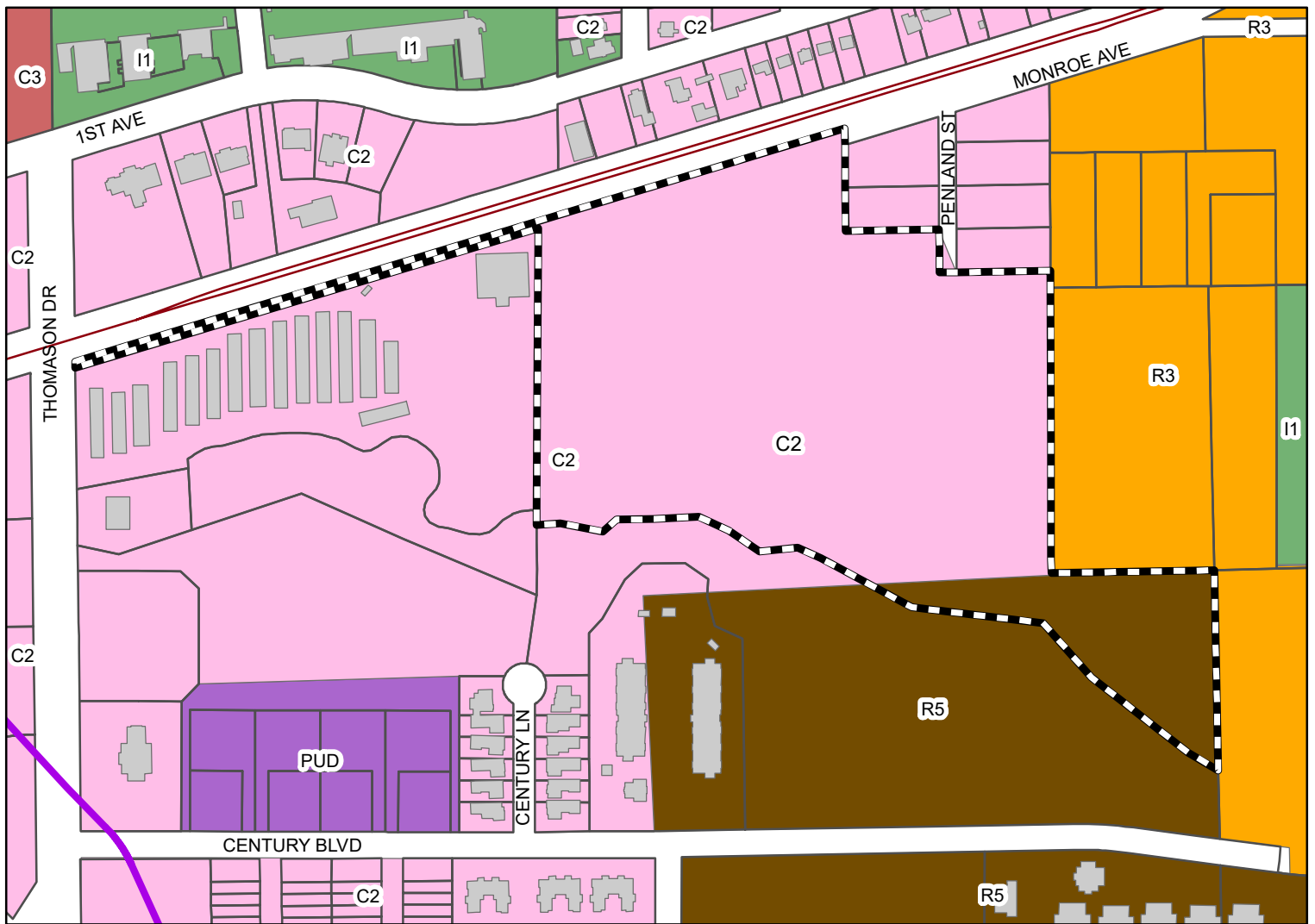
b) Does the Vacation of Street/Alley/ Easement deprive other property owners of their rights of ingress/egress or adversely affect other properties? NO

If yes, explain: _____

PART III. PROVIDE AN EXPLANATION FOR THE REQUEST:

VACATION OF PLASTERED STREETS NEVER
BUILT

VACATE STREETS ON OPERELL SUBDIVISION PLAT 1615 THOMASON DRIVE



Requesting to vacate five undeveloped right-of-ways as shown on Operell Subdivision plat (1942) and vacate a portion of Penland Street from Lots 5 thru 16 as recorded in Plat Book 3 at page 21 in Lee County courthouse. The Planning Commission votes to send a recommendation to City Council.



Subject Property

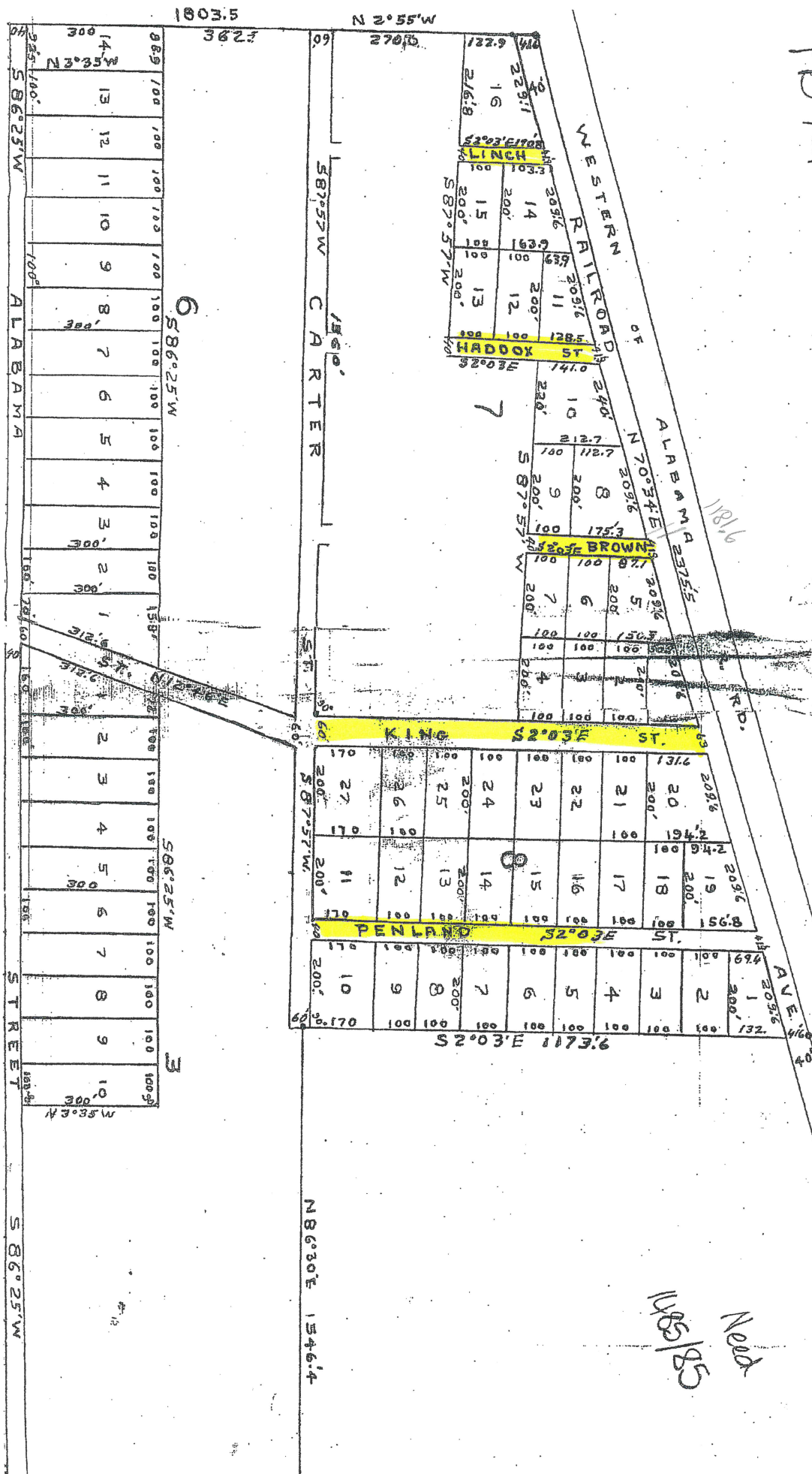
The City of Opelika does not guarantee this map to be free from errors or inaccuracies. The City of Opelika, Alabama disclaims any responsibility or liability for interpretations from this map or decisions based thereon. The information contained on this map is a general representation only and is not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

EXHIBIT "A"

REQUEST TO VACATE PLATTED STREETS, NEVER CONSTRUCTED AS NAMED LINCH, HADDOX AND BROWN IN OPERELL SUBDIVISION AS RECORDED IN PLAT BOOK 3, AT PAGE 21 IN THE OFFICES OF THE JUDGE OF PROBATE LEE COUNTY, ALABAMA AND AS CONTAINED WITHIN LOT 1, HAMILTON STATION SUBDIVISION AS RECORDED IN PLAT BOOK 12, AT PAGE 178 IN THE OFFICES OF THE JUDGE OF PROBATE LEE COUNTY, ALABAMA.

AND ALSO VACATE KING STREET AND A PORTION OF PENLAND STREET WHICH FRONTS ON LOTS 5 THRU 16 WHICH WERE PLATTED IN OPERELL SUBDIVISION AS RECORDED IN PLAT BOOK 3, AT PAGE 21 IN THE OFFICES OF THE JUDGE OF PROBATE LEE COUNTY, ALABAMA AND AS CONTAINED IN LOT 2 CENTURY PARK SUBDIVISION, OPERELL SECTION AS RECORDED IN PLAT BOOK 39, AT PAGE 94 IN THE OFFICES OF THE JUDGE OF PROBATE LEE COUNTY, ALABAMA.

Head
11/25/25

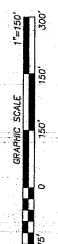
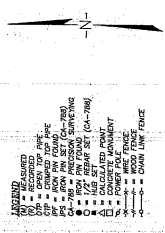


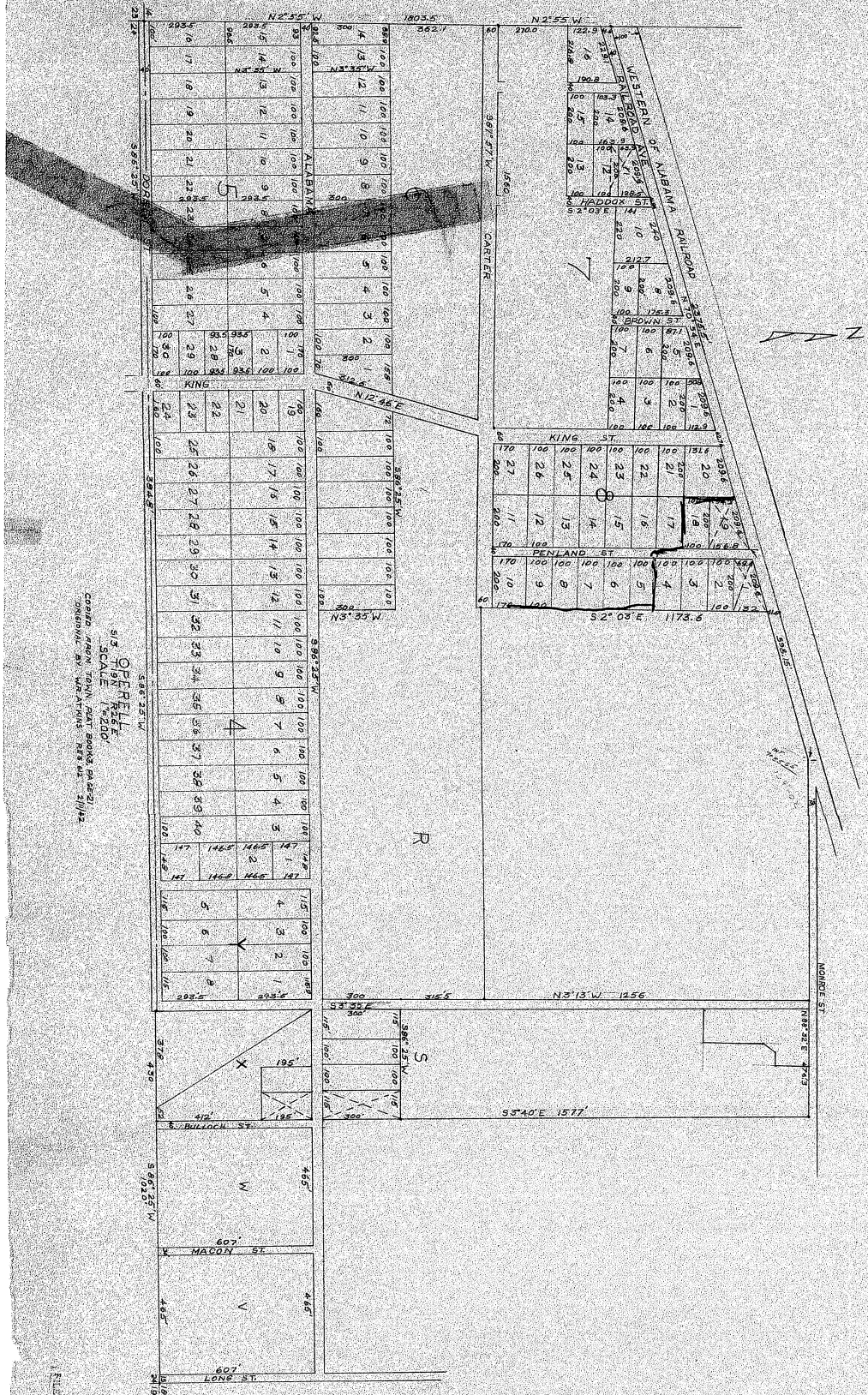
[illegible]

NOTES

1. THIS REPORT IS BASED ON ALABAMA STATE PLANE COORDINATES, ALABAMA EAST ZONE, NAD 83, U.S. FOOT, 1983 EDITION.

2. SOURCES OF INFORMATION: DEED BOOK 2446, PAGE 527 (4th ed); 6-24-2010 (2nd ed); 6-24-2010 (3rd ed); 6-24-2010 (4th ed); 6-24-2010 (5th ed); 6-24-2010 (6th ed); 6-24-2010 (7th ed); 6-24-2010 (8th ed); 6-24-2010 (9th ed); 6-24-2010 (10th ed); 6-24-2010 (11th ed); 6-24-2010 (12th ed); 6-24-2010 (13th ed); 6-24-2010 (14th ed); 6-24-2010 (15th ed); 6-24-2010 (16th ed); 6-24-2010 (17th ed); 6-24-2010 (18th ed); 6-24-2010 (19th ed); 6-24-2010 (20th ed); 6-24-2010 (21st ed); 6-24-2010 (22nd ed); 6-24-2010 (23rd ed); 6-24-2010 (24th ed); 6-24-2010 (25th ed); 6-24-2010 (26th ed); 6-24-2010 (27th ed); 6-24-2010 (28th ed); 6-24-2010 (29th ed); 6-24-2010 (30th ed); 6-24-2010 (31st ed); 6-24-2010 (32nd ed); 6-24-2010 (33rd ed); 6-24-2010 (34th ed); 6-24-2010 (35th ed); 6-24-2010 (36th ed); 6-24-2010 (37th ed); 6-24-2010 (38th ed); 6-24-2010 (39th ed); 6-24-2010 (40th ed); 6-24-2010 (41st ed); 6-24-2010 (42nd ed); 6-24-2010 (43rd ed); 6-24-2010 (44th ed); 6-24-2010 (45th ed); 6-24-2010 (46th ed); 6-24-2010 (47th ed); 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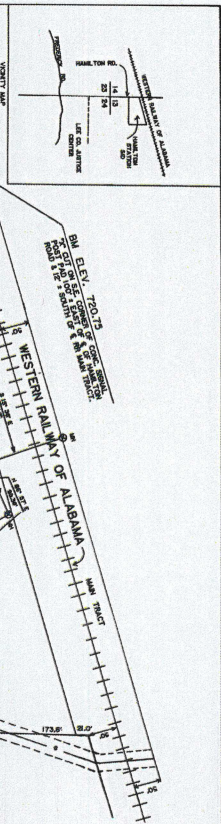




5/8
SCALE 1"=200'
CORRED. MACON TOWN EAST BOUND (P. 4622)
ORIGINATED BY W. L. WATKINS, PER M.S. 21142

FILED 1987 MAR 19
 1987 MAR 19
 1987 MAR 19

HAMILTON STATION SUBDIVISION
 SEC. 13
 T 19 N
 R 26 E
 OPELIKA, LEE COUNTY
 SCALE 1" = 100'
 MARCH 19, 1987
 L.S. ALA. REG. NO. 7364



- NOTES**
1. ALL SANITARY SEWER EASEMENTS ARE 20 FEET WIDE, BEING 10 FEET ON EACH SIDE OF THE EXISTING SANITARY SEWER CENTERLINE.
 2. SUBJECT TO ANY EASEMENTS, RIGHTS-OF-WAY, OR RESTRICTIONS OF RECORD.
 3. BEARING STRUCTURE BASED ON N 0° 07' 42" E AS E OF HAMILTON ROAD FROM SECTION CORNER.

STATE OF ALABAMA, LEE COUNTY
 I, T. Richard Fuller, a Registered Land Surveyor of Alabama, hereby certify that the subdivision, in the corporate City Limits of Opelika, Lee County, Alabama, this said Survey that it accurately shows the bearing and distance of each lot and the monument and the bearings, width and names of the streets and avenues.
 In Witness Whereof, I have hereunto set my hand and seal on this 12th day of March, 1987.

STATE OF ALABAMA, LEE COUNTY
 I, T. Richard Fuller, a Registered Land Surveyor of Alabama, hereby certify that the subdivision, in the corporate City Limits of Opelika, Lee County, Alabama, this said Survey that it accurately shows the bearing and distance of each lot and the monument and the bearings, width and names of the streets and avenues.
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 In Witness Whereof, I have hereunto set my hand and seal on this 12th day of March, 1987.

STATE OF ALABAMA, LEE COUNTY
 I, T. Richard Fuller, a Registered Land Surveyor of Alabama, hereby certify that the subdivision, in the corporate City Limits of Opelika, Lee County, Alabama, this said Survey that it accurately shows the bearing and distance of each lot and the monument and the bearings, width and names of the streets and avenues.
 In Witness Whereof, I have hereunto set my hand and seal on this 12th day of March, 1987.

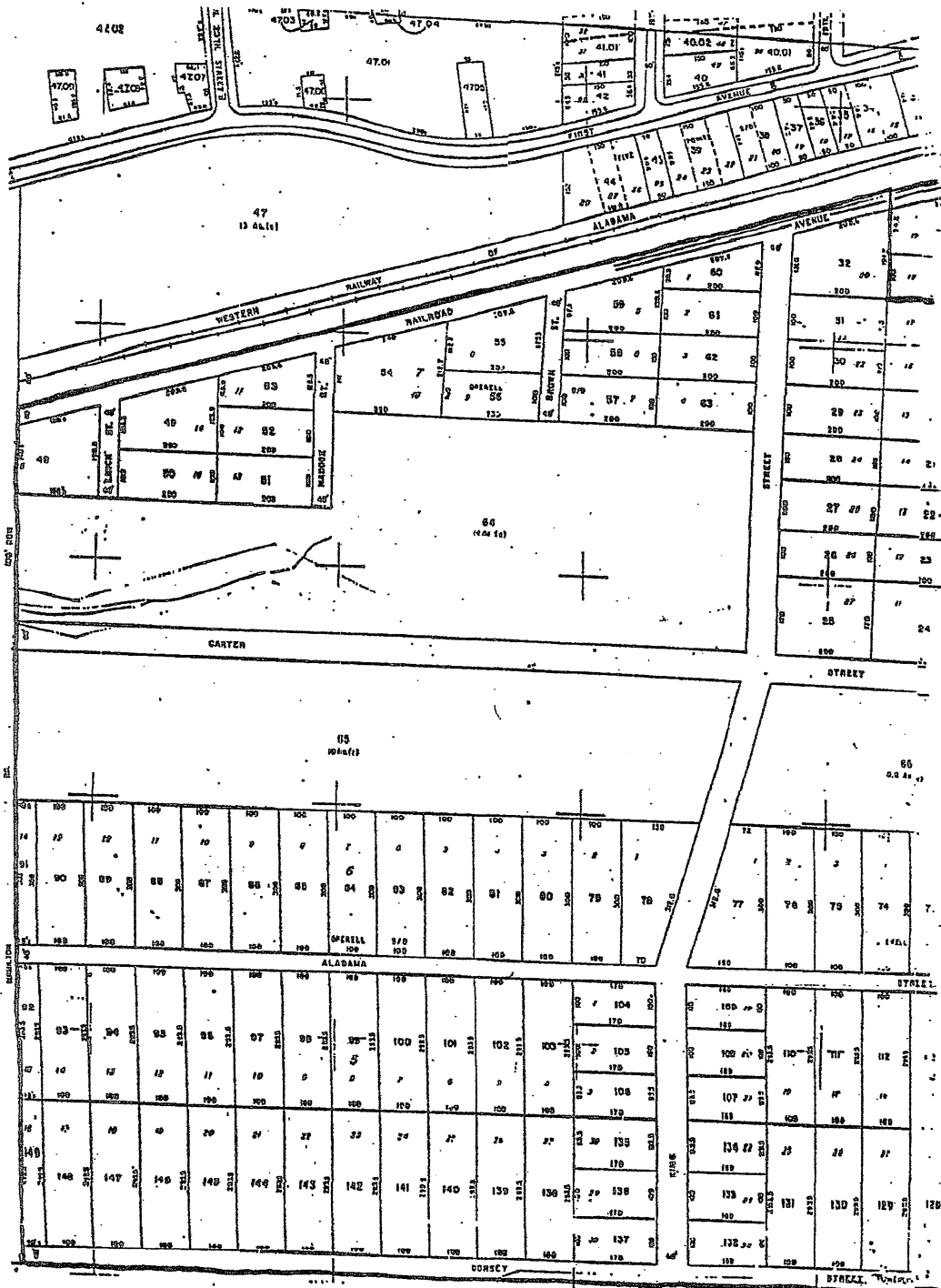
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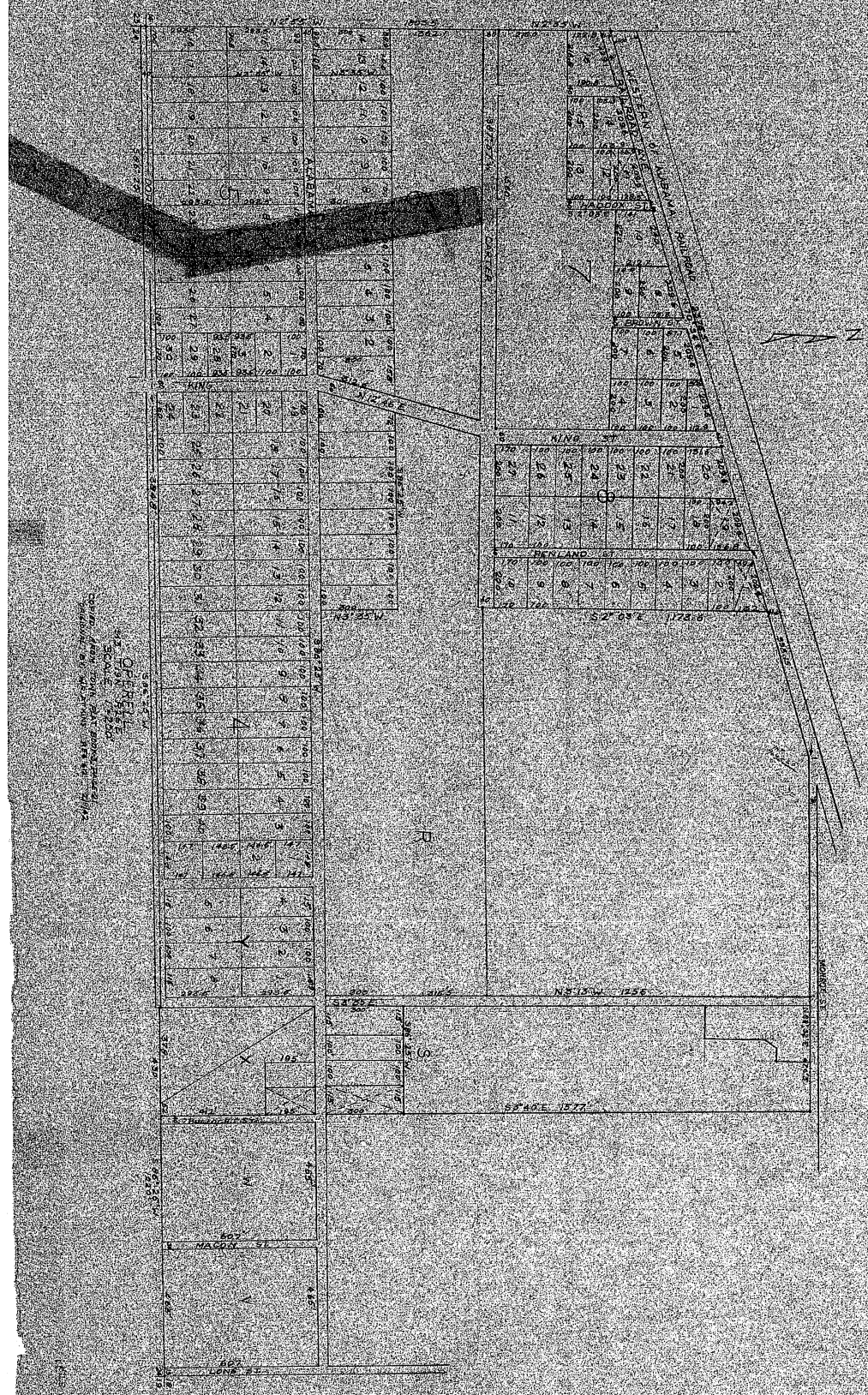
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 In Witness Whereof, I have hereunto set my hand and seal on this 12th day of March, 1987.



63982

BOOK 1297 PAGE 315
FILED IN PROBATE OFFICE
LEE COUNTY, ALA.
1987 APR 17 AM 11:07
HAL SMITH, JUDGE
MORTGAGE TAX 50
DEED TAX 50





ORVILLE
SCALE 1:2500
CONTOUR DATA FROM AIR PHOTOGRAPHIC
SURVEY OF 1954-55

CITY OF OPELIKA
Planning Commission
Planning Department Report

Meeting Date: November 19, 2024

Agenda Item: F-9

Action Requested: Annexation

Location of Property: 448 Lee Road 174, Albright Road

Property Owner: Tim Moore, Moore Construction LLC

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

Proposed Zoning: R-1

Existing Land Use: Undeveloped

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

Staff Comments:

The applicant is requesting to annex a 6.09-acre lot. This property is located at 448 Lee Road 174 also known inside the city limits as Albright Road. The city limits are adjacent to the annexation property on two sides. The property owner plans to develop this property as single-family residential. The property owner is requesting to be annexed into the city.

Section 5.3 of the City of Opelika Zoning Ordinance states that all properties annexed into the City will receive an R-1 zoning designation. The lot meets the requirements of the Code of Alabama to petition for annexation. It is contiguous to a property currently in the city limits.

Staff recommends the Planning Commission send a positive recommendation to the City Council to annex the 6.09 acres.

Engineering Department Report

Engineering has no comments regarding the proposed annexation.

Opelika Water Report

This development is outside of Opelika Water's Service Area.

Opelika Power Services Report

This Property is located outside of the Opelika Power service territory.

000416-2024

9

AGENDA ITEM #



PETITION FOR ANNEXATION

PLANNING DEPARTMENT

700 FOX TRAIL

OPELIKA, AL 36801

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

PC DEADLINE: 11/5/24 PC MEETING: 11/19/24



SITE ADDRESS: 448 LEE RD 174 Opelika AL

PROPERTY OWNER: Moore's Construction LLC

APPLICANT: Timothy S Moore

MAILING ADDRESS: 402 HIGLEY AVE Opelika AL 36801

PHONE NUMBER: 334 750-2036 FAX NUMBER:

EMAIL ADDRESS: timismore302@yahoo.com

PARCEL INFORMATION

Tax Parcel Number: 030420000001001

Street Address: 448 LEE RD 174 Opelika AL ?

Current Land Use: residential Proposed Zoning: R-1

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

Description of proposed use: single-family

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

1. Is this property(s) contiguous with Opelika City limits? yes
2. What is the population of proposed annexed area? None NO
3. What is the population by race? White, Black, Hispanic, Asian, Other Don't NO
4. How many registered voters reside in proposed annexed area? Don't NO
5. Are there any businesses in proposed annexed area? Don't NO

List type of business and location:

Proposed Zoning: R-1

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

TOTAL = \$250.00 one building

PAID \$250.00 ck# 2595

OWNERS SIGNATURE:

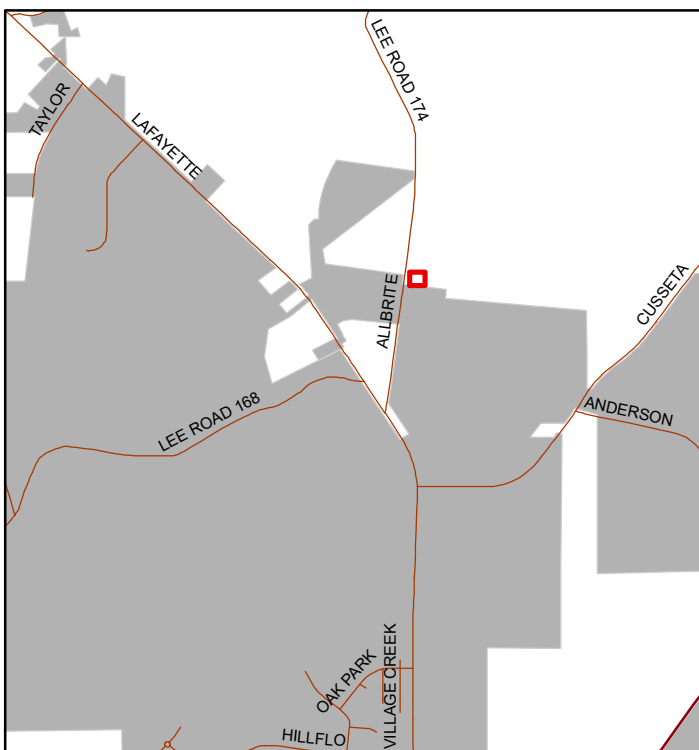
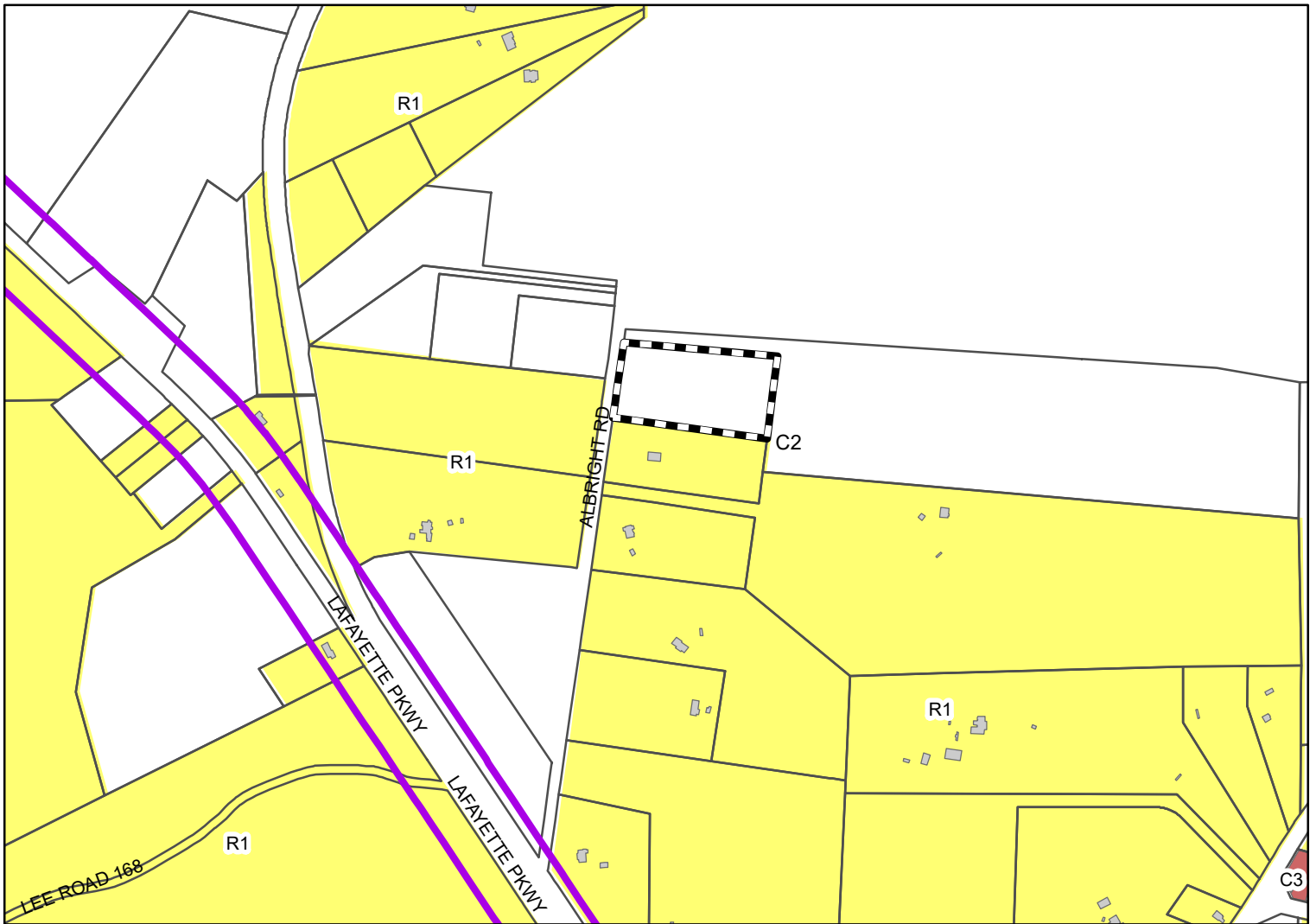
(PRINT NAME)

Timothy S Moore

DATE:

10-23-24

MOORE'S ANNEXATION
448 LEE ROAD 174
R-1 ZONE REQUESTED



The petitioner is requesting to annex 6.1 acres on Lee Road 174 (Albright Road). R-1 zone requested for single family homes. The Planning Commission recommends annexations to City Council.



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.

Lee County Alabama
2024 - Public GIS
W18/M1111 - T16.2-d24.1.1 - LeeAL - 09-15-2024

Parcel Details

[FavLink](#) [NewSrch](#) [Back](#) [Print](#)

Parcel

Delta Pin: 22195

Parcel No: 43 03 04 20 0 000 010.001

Prop Addr: 448 LEE RD 174

Deed Acres: 6.09

Deed Info: B 2691 P 291 D 04-14-2023

Plat Info: B SUB0021 P D --

Neighborhood: DIST05--

Tax District: 05-County

Owner

Name: JACKSON DAVID E *LIFE ESTATE*

Address: 448 LEE RD 174

City, State, ZIP: OPELIKA, AL 36801

Values

Land Total: \$126,000.00

Building Total: \$0.00

Appraised Value: \$126,000.00

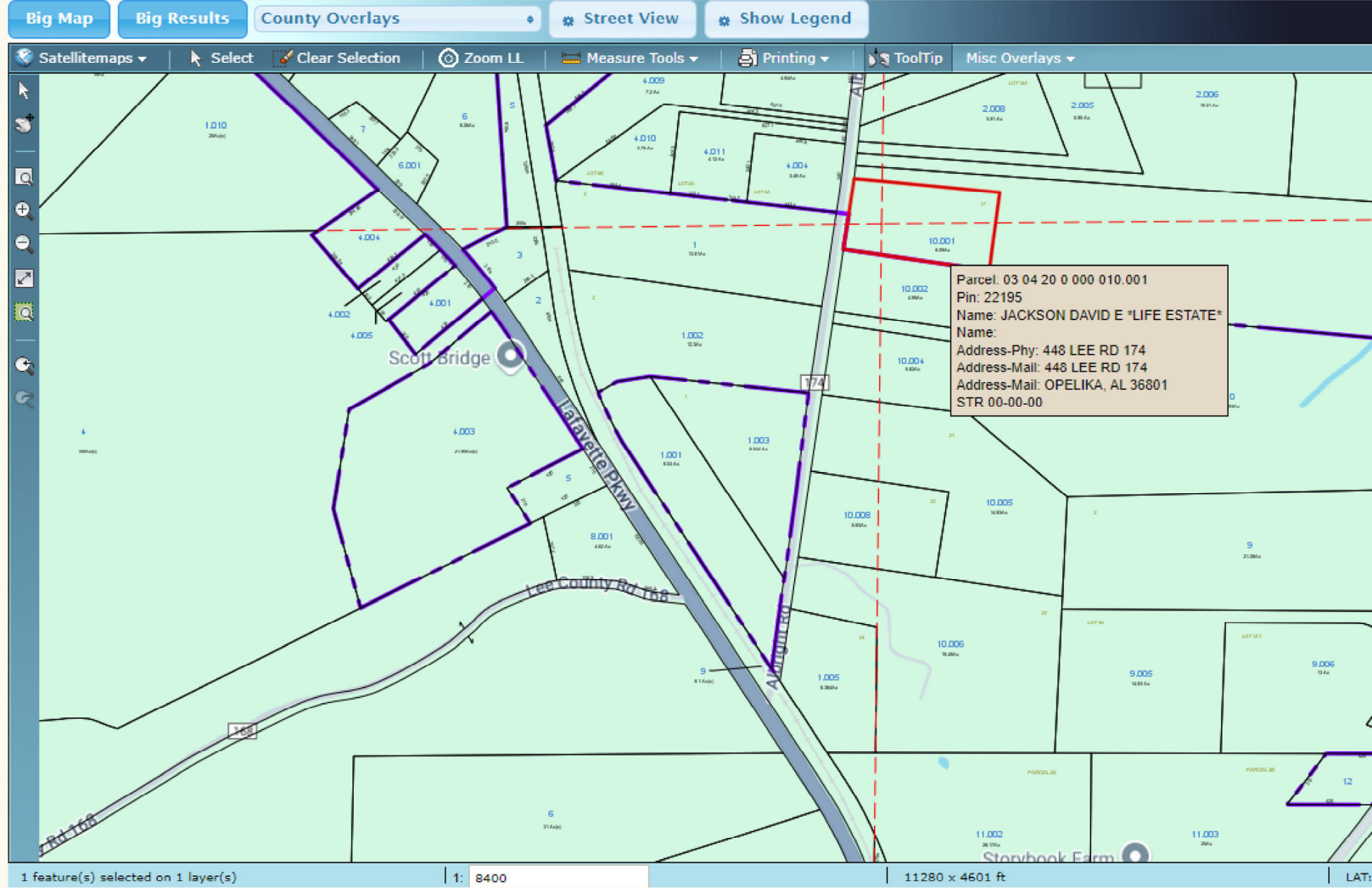
Yrly Tax: 516.6

Tax History

Tax Year	Date Paid	Amount Paid
2024		\$516.60
2023	12/02/2023	\$374.53
2022	11/24/2022	\$349.93

Basic | Parcel | Land | Bldg | Imp

Subscription Site has more data, features and high resolution aeriels; [Go to Subscription Website](#)



LeeAL - 2024 - BASIC PARCEL SUMMARY - 1 Records

Subscription Site has more data and features; [Go to Subscription Website](#)

Row	Info	Pin	Parcel	Name	Parcel Address	Land	Imp	TMkt	Acreage	Tax Dist
1		22195	43 03 04 20 0 000 010.001	JACKSON DAVID E *LIFE ESTATE*	448 LEE RD 174	\$126,000	\$0	\$126,000	6.09	County

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: November 19, 2024

Agenda Item G-10

Action Requested: Approved a 10-foot side yard setback waiver from the 20-foot side yard setback requirement

Location of Property: 3025 Pepperell Parkway

Current Zoning: PUD, GC-P

Property Owner: Opelika Equities Partners, LLC

Proposal:

Section 7.3 A. Note #7¹ of the Zoning Ordinance allows the Planning Commission to approve a setback variance for a proposed development in the Gateway Corridor Overlay district if the development has an alternative street or driveway and will not be using a designated Gateway Corridor as direct access. The proposed Tidal Wave Car Wash building (6,625 sf) will be constructed on Pepperell Parkway near the intersection of 30th Street (see site plan attached). In an effort to meet the City requirements to not face the opening of car wash directly towards the Gateway Corridor, the applicant is proposing to shift the building further to the east towards the vacant commercial property closest to the intersection. This part of the PUD is designated for commercial uses including restaurants, office, automotive maintenance uses, and similar uses. The shifting of the building will not impact any residential or other uses. As this request is tied to the Gateway Corridor requirements, staff recommends that this approval be tied to an upgraded front façade for the carwash including features like masonry products, storefront windows, a gable or other entry façade features.

Recommendation:

Staff recommends approval of a 10-foot side yard setback waiver (east side yard) from the 20-foot side yard setback requirement provided that this approval is for an upgraded front façade.

¹ GC Overlay District, Setbacks. The setback requirements may be varied by the Planning Commission as part of development plan approval (see Section 7.6); if an alternative access, roadway/driveway is provided/available so that access is not taken directly from the designated corridor. It is recommended that access be provided via a perpendicular access road in order to protect the integrity of the subject corridor.

Engineering Department Report

Engineering has no comments or concerns regarding the proposed setback variance.

Opelika Water Report

No objections.

Opelika Power Services Report

This development would be inside the Opelika Power service territory.



November 5, 2024

Mr. Matt Mosley
City of Opelika
700 Fox Trail
Opelika, AL 36801

Re: *The Ballfields Commercial Setback Waiver*

Dear Mr. Mosley:

Per our recent conversations, I am writing this letter to request a side yard setback waiver on Lot 1-B of The Ballfields Plat No. 4 along Ballfields Loop and Pepperell Parkway.

The Opelika Zoning Ordinance states the following:

“The setback requirements may be varied by the Planning Commission as part of development plan approval (see Section 7.6); if an alternative access, roadway/driveway is provided/available so that access is not taken directly from the designated corridor. It is recommended that access be provided via a perpendicular access road in order to protect the integrity of the subject corridor.”

Tidal Wave Auto Spa is proposing a new automated car wash at this location and is willing to provide a side access tunnel along the front of the proposed building to shield view from Pepperell Parkway as shown on the accompanying site plan and elevations. In order to do this, they are requesting the side yard setback be varied from 20’ to 10’ to allow for this extra width to the building. Per the ordinance verbiage above, this is under the Planning Commission’s purview as Ballfields Loop was built specifically to allow access to the lots in a manner other than directly from Pepperell Parkway.

Thank you for your consideration.

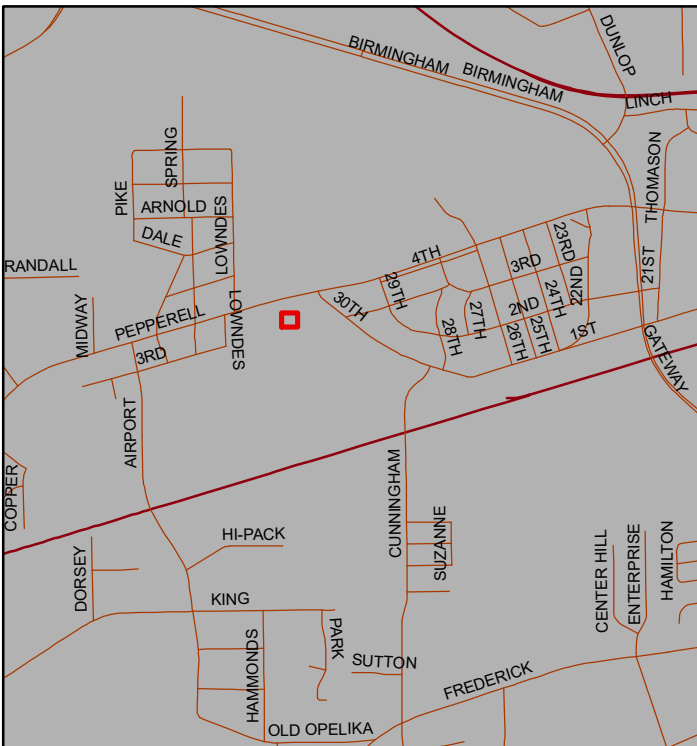
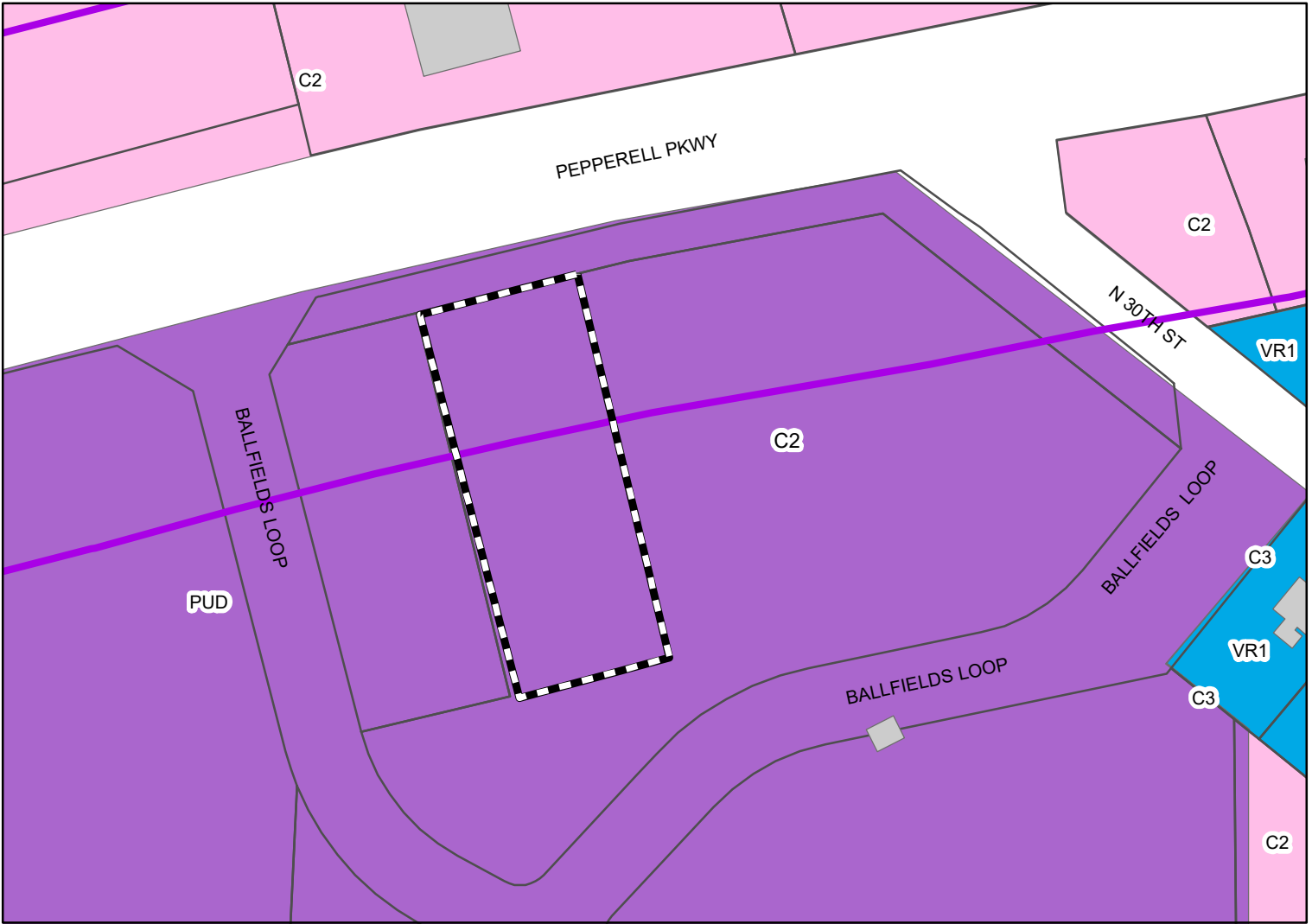
Sincerely,
Barrett-Simpson, Inc.

M. Blake Rice, P.E.
Vice President

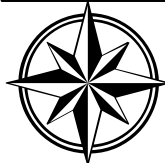
TIDAL WAVE AUTO SPA - DEVELOPMENT REVIEW

PEPPERELL PARKWAY & BALLFIELDS LOOP

SETBACK WAVIER, G-10



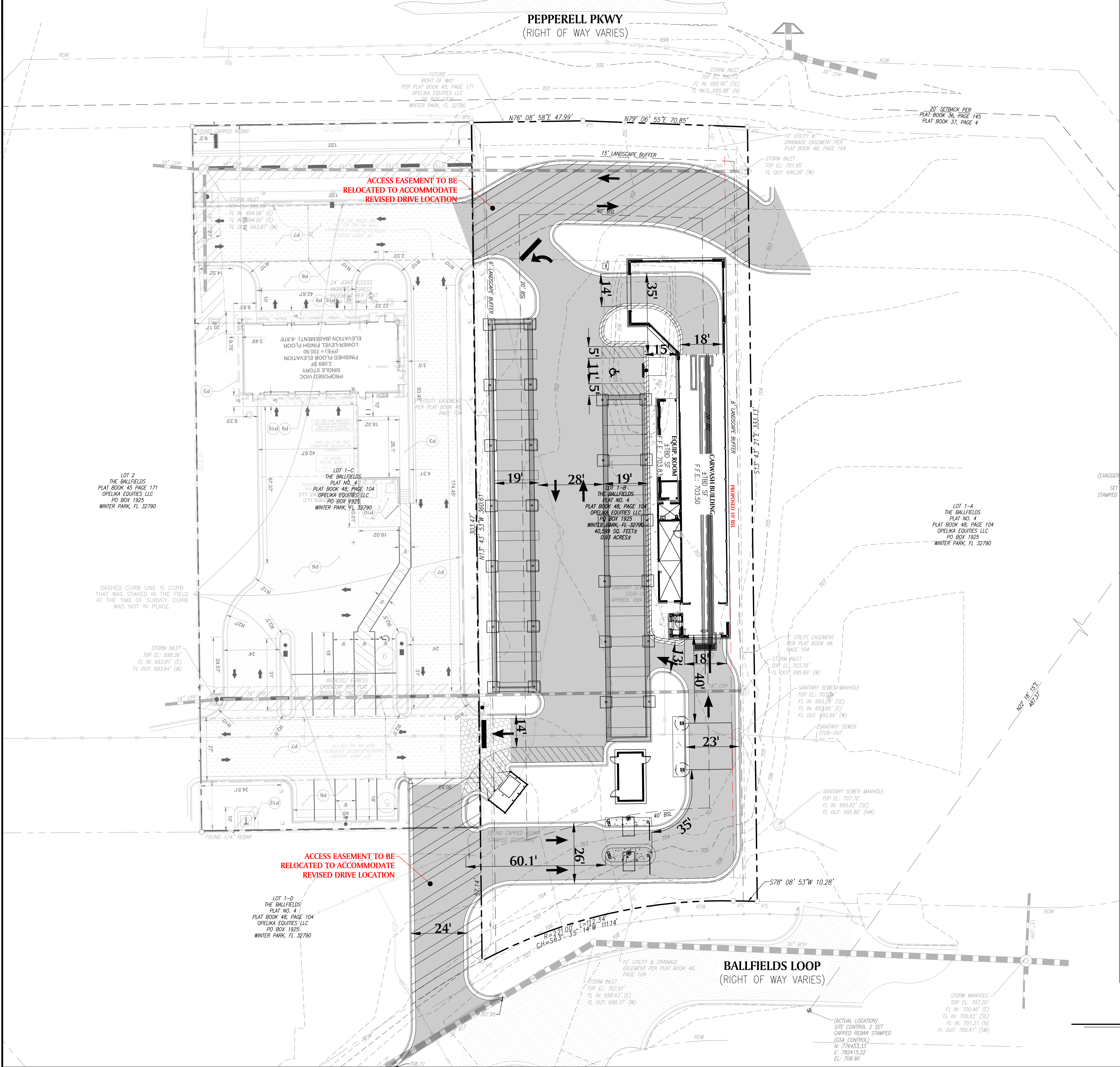
The applicant is requesting a 10 foot setback variance from 20' minimum to add building width and allows vehicle side access to tunnel providing visual screen of tunnel from Pepperell Pkwy - a Gateway Corridor. The Commission is allowed to vary setbacks during the development review process if direct access to lot is not to Gateway Corridor.



Subject Property

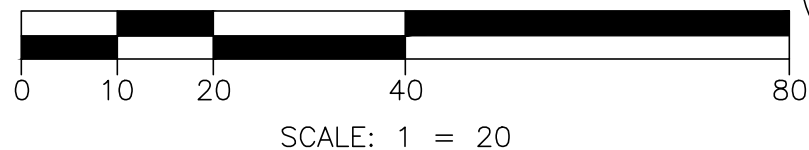
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I:\DATA\2024\237c\01\20241217.dwg, 2024, 12/17/2024, 9:15:09 AM



ZONING AND SITE DATA	
CLASSIFICATIONS	
JURISDICTION	CITY OF OPELIKA
EXISTING ZONING	PUD
OVERLAY DISTRICT	GATEWAY COORIDOR PRIMARY
ZONING ACTION REQUIRED	BSL VARIANCE
BUILDING SETBACKS	
FRONT	40"
SIDE	20"
REAR	40"
BUFFERS	
LANDSCAPE STRIP	15'/6"
ZONING BUFFER	XXX
OPEN SPACE REQUIREMENT	XX%
STACKING REQUIREMENTS	
MINIMUM STACKING REQUIRED	UNKN.
ENVIRONMENTAL	
FLOODPLAIN (FEMA)	NOT PRESENT
WETLANDS (NWI)	NOT PRESENT
STREAMS (NWI)	NOT PRESENT
SITE ANALYSIS	
TWAS PARCEL	0.93 ACRES
VACUUM SPACES PROVIDED	23 SPACES
CAR WASH TUNNEL TYPE	Custom BLDG
ADA SPACES PROVIDED	1 SPACE

SITE ON SURVEY



LAND PLANNERS
ENGINEERS • SURVEYORS
TRANSPORTATION
LANDSCAPE ARCHITECTS

85-A MILL STREET
SUITE 200
ROSWELL, GEORGIA 30075
VOICE 770.650.7685
FAX 770.650.7684
www.paulsonmitchell.com

PAULSON MITCHELL
INCORPORATED

PROJECT:

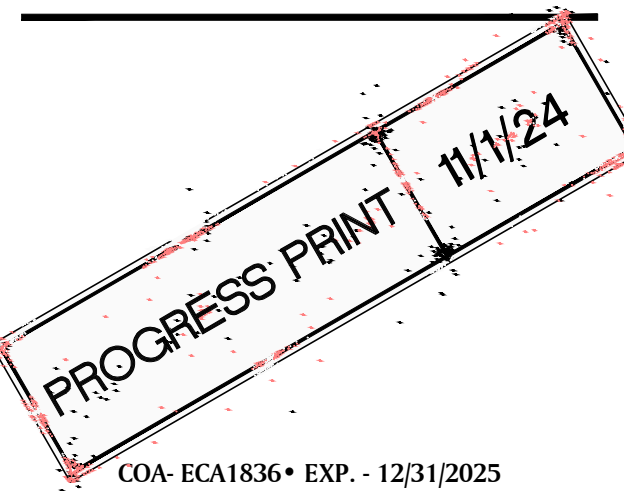
TIDAL WAVE AUTO SPA

3045 PEPPERELL
PARKWAY
CITY OF OPELIKA
LEE COUNTY, ALABAMA

FOR:

**SHJ
DEVELOPMENT,
LLC**

124 EAST THOMPSON STREET
THOMASTON, GEORGIA 30286



REVISIONS



24 HR EMERGENCY CONTACT
MR. JOHN WELLS
706-647-0414

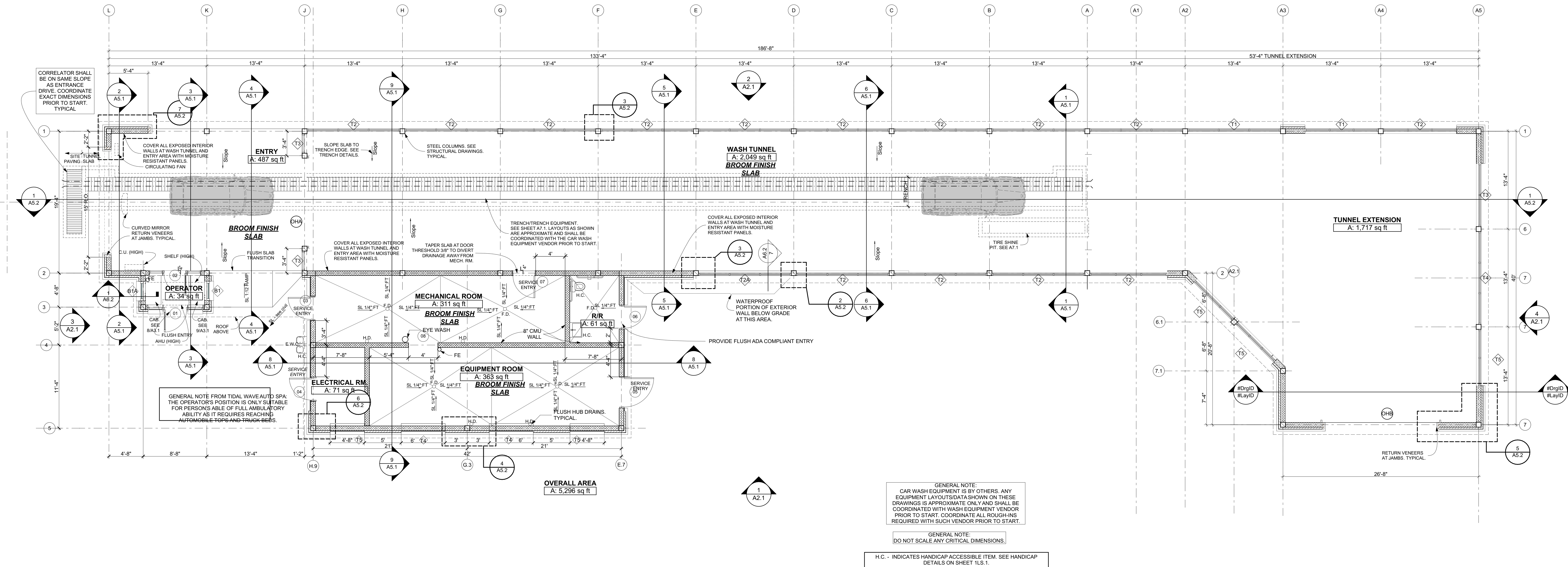
2024237c.dwg

MM.DD.YY

SITE ON SURVEY

SHEET

S-1



1 OVERALL FLOOR PLAN

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



STUCCO OR EIFS
COLOR: SW 9102 QUINOA



CULTURED STONE VENEER
BUCKS COUNTY LEDGESTONE
BY CENTURION



EXPOSED STRUCTURAL STEEL
(BEAMS, TRUSSES & COLUMNS)
PAINT COLOR: "BLACK"
DO NOT PAINT UNDERSIDE OF ANY
EXPOSED ROOF PANELS



PREFINISHED METAL ROOF
R PANEL COLOR = REGAL BLUE
ROOF FLASHING, FASCIA, SOFFIT, GUTTER, AND
OVERHANG TRIM TO MATCH ROOF COLOR.



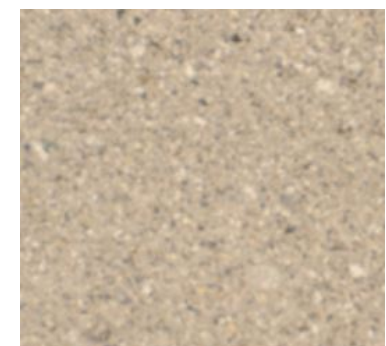
GLASS: CLEAR



STOREFRONT FRAMES,
LOUVERS
COLOR - BRONZE



WATER TABLE:
SPLIT FACE "SILL" BLOCK
WHITE RANGE. OLD CASTLE.



SPLIT FACE BLOCK
BEIGE RANGE. OLD CASTLE.



HM DOORS AND FRAMES
PAINT COLOR: SW 2735 ROCKWEED

EXTERIOR FINISH SCHEDULE

ROOM FINISH SCHEDULE					
NAME	FLOOR	BASE	WALL	CEILING	REMARKS
ELECTRICAL RM.	BROOM FINISHED SLAB	NONE	EXPOSED CMU	NO CEILING	
ENTRY	BROOM FINISHED SLAB	NONE	COVER WITH M.R. PANELS	M.R. PANELS OVER 1X4 FURRING OVER FRAMING	
EQUIPMENT ROOM	BROOM FINISHED SLAB	NONE	EXPOSED CMU	NO CEILING	
MECHANICAL ROOM	BROOM FINISHED SLAB	NONE	EXPOSED CMU	NO CEILING	
OPERATOR	RUSTOLEUM 2 PART EPOXY W/ COLOR FLAKES	NONE	PAINTED CMU. SW9102	M.R. PANELS OVER 1X4 FURRING OVER FRAMING	BROOM FINISH FLOOR SLAB THEN PAINT
OVERALL AREA	BROOM FINISHED SLAB	NONE	EXPOSED CMU	NO CEILING	
R/R	CERAMIC TILE DALTILE VOLUMN 1 0 12X24 INTENSITY PEBBLE	CERAMIC SANITARY COVE BASE DALTILE VOLUMN 1 REVERB ASH	CER. TILE DALTILE VOLUMN 1 12 X24 REVERB ASH. SEE REMARKS.	M.R. PANELS OVER FURRING OVER 2X6 FRAMING @ 16" O.C. 6H	WALL CERAMIC TILE IS TO BE FULL HEIGHT @ PLUMBING WALL & 6H @ OTHER 3 WALLS. PROVIDE SEALANT TILE JOINT AT ALL CORNERS. FLOOR TILE TO BE "NON-SLIP".
TUNNEL EXTENSION	BROOM FINISH SLAB	NONE	COVER WITH M.R. PANELS	M.R. PANELS OVER 1X4 FURRING OVER FRAMING	
WASH TUNNEL	BROOM FINISH SLAB	NONE	COVER WITH M.R. PANELS	M.R. PANELS OVER 1X4 FURRING OVER FRAMING	

NOTE: AUXILIARY BUILDINGS - REFERENCE RELATED PLANS FOR ADDITIONAL INFORMATION.

M. TODD ALBRITTON
ARCHITECT
202 EAST MAIN STREET
THOMASTON, GEORGIA
30286
PH 770-550-3275
mtoddalbrittonarchitect@gmail.com

THESE DESIGNS AND DRAWINGS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE COPIED OR REUSED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.
THESE DRAWINGS SHALL BE USED ON THE ORIGINAL PROJECT LOCATION ONLY AND SHALL NOT BE REUSED AT OTHER LOCATIONS.

TIDAL WAVE AUTO SPA



NEW TIDAL WAVE
AUTO SPA
####

OWNER:
TIDAL WAVE AUTO SPA
EAST THOMPSON STREET
THOMASTON, GEORGIA
30286

PLAN DATE
1/5/23

MARK DATE DESCRIPTION

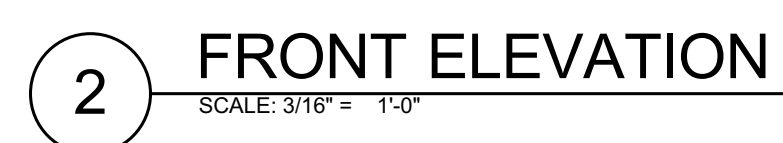
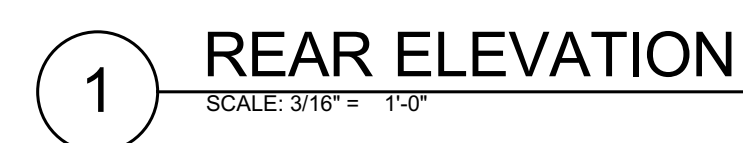
SHEET TITLE
FIRST FLOOR PLAN

PROJECT DATE: #####

PROJECT NUMBER: ##

DRAWN BY: Name

A1.1



A2.1

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

Meeting Date: November 19, 2024 (tabled at October 22 meeting)

Agenda Item #: H-11

Action Requested: Conditional Use – Lounge

Location of Property: 1001 1st Avenue

Property Owner(s): Barnes and Horton, LLC.
Joshua O’Neal, authorized representative

Current Land Use: Warehouse

Current Zoning: C-3 (proposed rezoning to C-1), GC-S

**Surrounding Zoning Districts
And Land Uses:**

North: C-3/GC-S (commercial)
South: C-2/GC-S (depot warehouse)
East: C-1/GC-S (warehouse)
West: C-3/GC-S (office)

Proposal:

The applicant requests conditional use approval for a lounge (Whisky Rail Saloon) serving beer, wine, and liquor. The same applicant previously received conditional use approval for a similar use at the former Twice Baked on S. Railroad Avenue. This site is approximately 10,890 square feet located at the intersection of 1st Avenue and the ramp from S. 10th Street on to N. Railroad Avenue. The building is parallel to the 10th Street overpass adjacent to the railroad.

The applicant’s hours of operation are primarily 8:00 p.m. to 2:00 a.m., with occasional events opening at 2:00 p.m. on Saturdays. The operation would include live music and dancing. No food will be served.

The floor plan shows the entire building is 7,500 square feet (sq. ft.). The lounge, bar, and live music area is approximately 5,000 sq. ft. on the floor plan. The applicant expects occupancy based on preliminary layouts to be in the range of 500 to 600 patrons (final occupancy will be determined by the architectural plans and building and fire codes). The applicant expects to have about ten (10) employees on the busiest shift. The remaining areas will be bathrooms, ingress and egress, and an office. This business will have a bar area, stage area for live music,

¹ Lounge. Any place or premise in which liquor or wine is offered for sale or consumption within the building in which the establishment is located and which meets the minimum requirements of the Alabama Alcoholic Beverage and Control Board and Chapter 3, Alcoholic Beverages of the Opelika City Code.

and dancing. All the life safety and building codes will have to be met, including but not limited to multiple egress areas, increase restroom facilities, and fire suppression systems.

The property is in the C-3 zoning district, but the applicant has requested to rezone the property to C-1. In the C-1 district, there are no minimum parking spaces or landscape requirements. There is some area behind the building that could potential provide some parking areas. Most of the parking would have to come from surrounding public parking. This site is a two blocks from the last location which will make it slightly farther from a majority of downtown parking. There are approximately 16 spaces adjacent under the bridge. Other spaces would be along North and South Railroad Avenue and near the Depot. Due to the operational hours, many downtown businesses will likely be closed and will not compete for parking.

At the last conditional use request there was some concern over noise. This site appears to be better situated to prevent noise impacting other uses. There should still be some attempts to reduce noise from leaving the building.

It is unclear at this time, whether the building will be improved on the exterior. There are two doors on the exterior of the building including one on the ramp side leading to the sidewalk and one on the internal side of the building. Staff is not sure whether both will be used as primary entrances. If the side along the ramp is used, it is important that the sidewalk remain passable and any lines not interfere with vehicular traffic. If parking is proposed on the rear (internal) side, this should be improved with either concrete or asphalt and include accessible spaces. Both the Police and Fire Department are concerned about how the building could be accessed in an emergency. They have recommended a fire lane be maintained behind this building for access purposes.

Any dumpster located on this site shall be located behind the building and fully screened with a privacy fence and/or landscaping. The site shall meet any screening requirements of the C-1 zone.

Recommendation: While the Planning Department is appropriate here, there are some concerns that need to be addressed prior to approval. Of particular concern are the safety issues raised by the Police and Fire Departments and how the area behind the building will be altered. If the use is approved the Planning Department recommends the following conditions:

- 1. Subject to approval of the rezoning from C-3 to C-1.**
- 2. The building must be upgraded to meet the building and fire code requirements.**
- 3. The entryways shall be clarified to ensure that any queues or lines do not interfere with pedestrian or vehicular access.**
- 4. Any dumpsters shall be fully screened with a privacy fence and/or landscaping meeting the requirements for the C-1 zone.**

¹ Lounge. Any place or premise in which liquor or wine is offered for sale or consumption within the building in which the establishment is located and which meets the minimum requirements of the Alabama Alcoholic Beverage and Control Board and Chapter 3, Alcoholic Beverages of the Opelika City Code.

5. **The applicant shall reduce or abate the noise leaving the building and comply with city noise ordinances.**
6. **The applicant shall coordinate with the Police and Fire Departments to ensure that emergency access to the building shall be maintained.**

Engineering Department Report

Engineering has not comments regarding the proposed Conditional Use application.

Opelika Water Board Report

Water is available from 1st Avenue & 10th Street.

Opelika Power Services Report

This property is located inside the Opelika Power service territory.

¹ Lounge. Any place or premise in which liquor or wine is offered for sale or consumption within the building in which the establishment is located and which meets the minimum requirements of the Alabama Alcoholic Beverage and Control Board and Chapter 3, Alcoholic Beverages of the Opelika City Code.

000395-2024

AGENDA ITEM #

11



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



PC DEADLINE: 10-1-24 PC MEETING: 10-22-24

SITE ADDRESS: <u>1001 First Ave Opelika AL</u>	
PROPERTY OWNER: <u>Herman Barnes</u>	
APPLICANT/ AUTHORIZED REPRESENTATIVE: _____	
MAILING ADDRESS: <u>1471 Cummings Rd Smith AL 36877</u>	
PHONE NUMBER: <u>706 566 2224</u>	FAX NUMBER: _____
EMAIL ADDRESS: <u>Specialty/Event/Recording Thehook34@gmail.com</u>	

PARCEL INFORMATION

Project name: Whiskey Railroad Address/Location: 1001 1st Ave Opelika AL
Current Land Use: Specialty/Event/Recording Current Zoning: _____
Adjacent Zoning Districts: North: _____ South: _____ East: _____ West: _____
Description of Proposed Use: _____

AUTHORIZATION TO ACT AS APPLICANT (if applicable)

I, Herman Barnes, being owner of the property which is the subject of this conditional use application hereby authorize Josh O'Neal, 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.

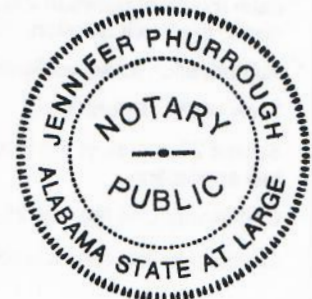
Property Owner's Signature: [Signature] Date: 9/30/24

**STATE OF ALABAMA,
COUNTY OF LEE**

I, Jennifer Phurrough, a Notary Public in and for said County and State, hereby certify that Herman Barnes, 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 30 day of September 2024,
Jennifer Phurrough
Notary Public

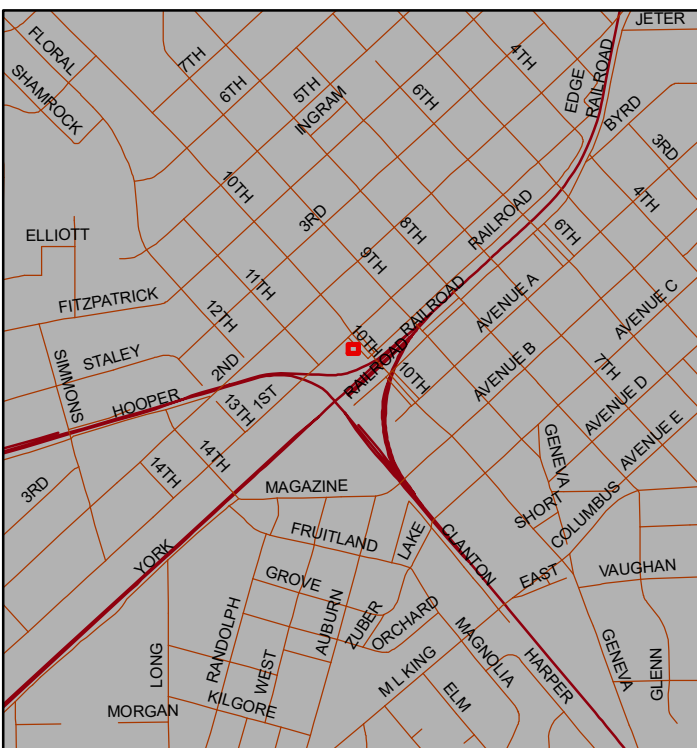
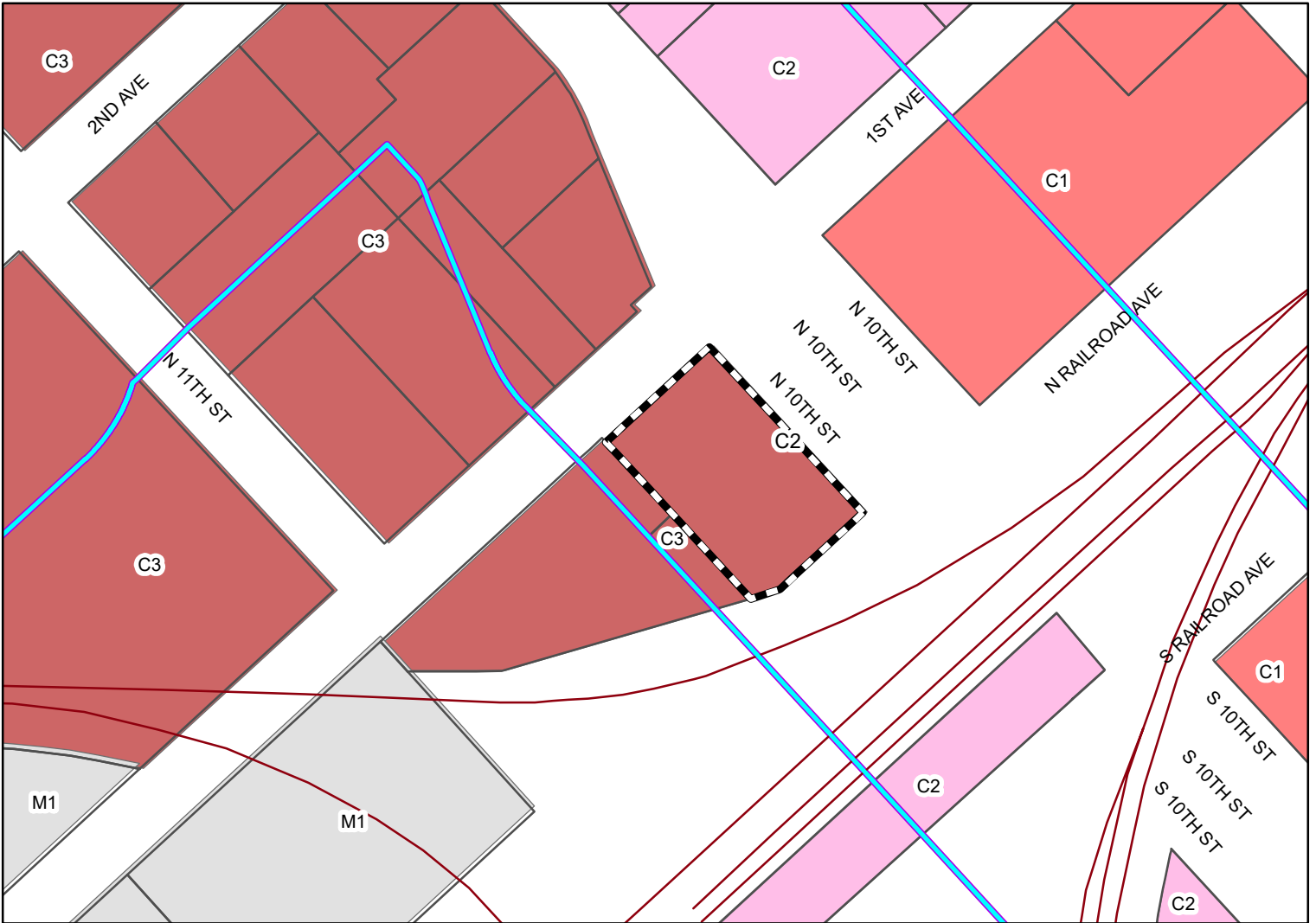
My Commission Expires: 2/21/28



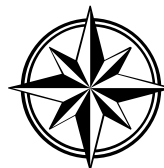
LOUNGE & SPECIAL EVENTS

1001 1ST AVENUE

CONDITIONAL USE, H-11

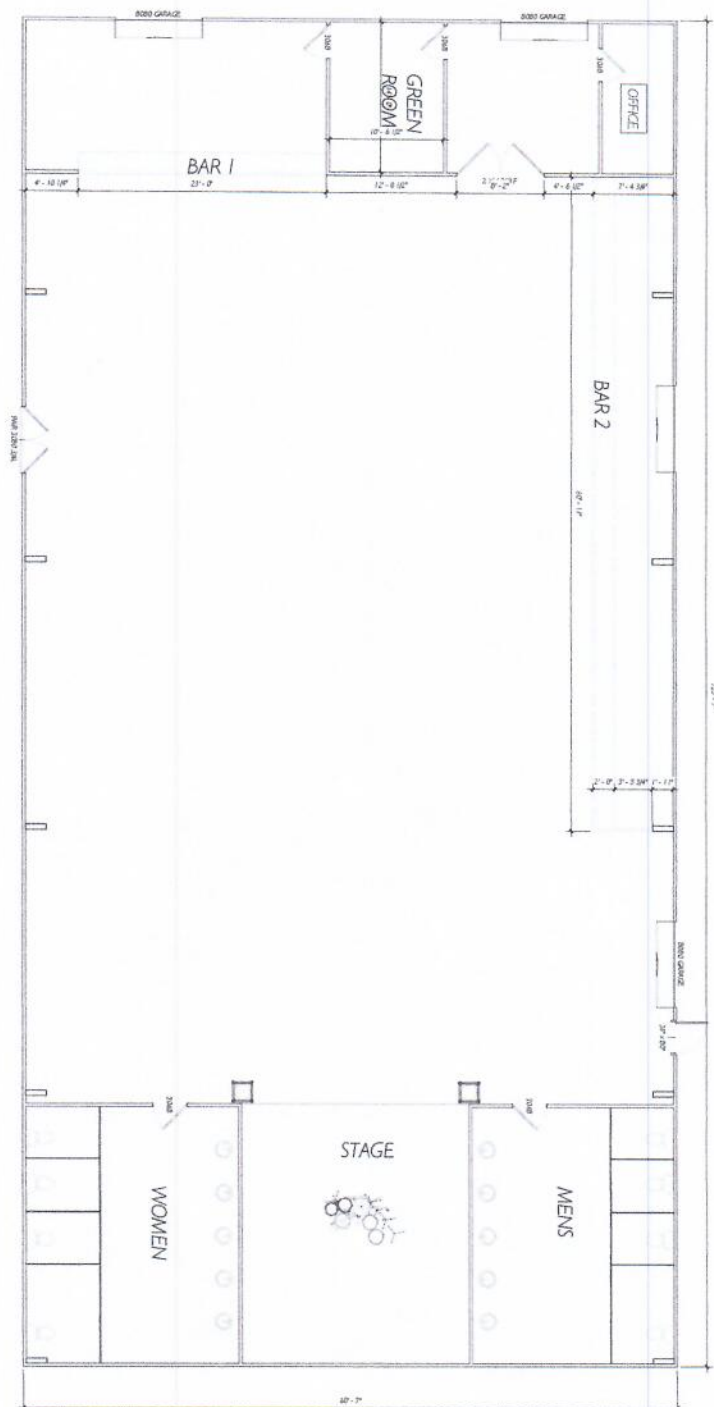


The applicant is requesting approval for a lounge and special event use on a 23,579 sf lot. The property is zoned C-1, GC-S (downtown, gateway corridor-secondary district).



Subject Property

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



O'NEIL

[illegible]

LANDINGS	
WSD 84	1.257
20724	62.7

WALL LEGEND

4-1/2" RETURN VALVE	
2" AIR BACK VALVE	
REPAIR KIT FOR BACK VALVE	
AIR FITTING WALL	

Factor	Level
Factor 1	1
Factor 2	2
Factor 3	3
Factor 4	4
Factor 5	5
Factor 6	6
Factor 7	7
Factor 8	8
Factor 9	9
Factor 10	10
Factor 11	11
Factor 12	12
Factor 13	13
Factor 14	14
Factor 15	15
Factor 16	16
Factor 17	17
Factor 18	18
Factor 19	19
Factor 20	20
Factor 21	21
Factor 22	22
Factor 23	23
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Factor 26	26
Factor 27	27
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Factor 95	95
Factor 96	96
Factor 97	97
Factor 98	98
Factor 99	99
Factor 100	100



1ST AVE

N 10TH ST

N 10TH ST

N 10TH ST

N RAILROAD AVE

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