



**CITY OF OPELIKA  
PLANNING COMMISSION  
REGULAR MEETING AGENDA  
300 Martin Luther King Blvd.  
December 17, 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. **Master Plan Revisions, Major Amendment and PLAT (Preliminary) - Public Hearing**
    1. Major amendment to the Knollwood PUD Master Plan, accessed at 820 Crawford Road, Matthew Richardson, authorized representative of ASH-Evermore Homes of AL, LLC, The amendment decreases lot widths of Lots 2 to 11 from 60' to 55' to add one lot. Lot 44 (9150 sf) is changed from a single family lot to an open space amenity lot.
    2. Knollwood SD, 49 lots, accessed at 820 Crawford Road, Matthew Richardson, authorized representative of ASH-Evermore Homes of AL, LLC, preliminary approval
  - B. **TEXT AMENDMENTS TO THE ZONING ORDINANCE - Public Hearing**
    3. A public hearing to consider a recommendation to the City Council on proposed text amendments to the Zoning Ordinance: Section 5.1 B. Amendment Procedures Definitions; Section 8.17 C. Conditional Use Procedures.
  - C. **TEXT AMENDMENTS TO THE SUBDIVISION REGULATIONS - Public Hearing**
    4. A public hearing to consider a proposed text amendments to the Subdivision Regulations: Section 4.3 B. Preliminary Plat Review and Approval Procedure Requirements; Section 4.4 A. Final Plat Approval General and D. Final Plat Requirements
  - D. **OTHER BUSINESS**
    5. Consider an amendment to the Planning Commission By-Laws, Article V Agenda

*"In compliance with the Americans with Disabilities Act, the City of Opelika will make reasonable arrangements to ensure accessibility to this meeting. If you need special assistance to*

*participate in this meeting, please contact the ADA Coordinator 72 hours prior to the meeting at (334)705-5130.”*



# PLANNING COMMISSION MINUTES

300 Martin Luther King Blvd.

**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

The City of Opelika Planning Commission held its regular monthly meeting November 19, 2024 in the Meeting Chambers, located at the Opelika Municipal Court. Certified letters have been mailed to all adjacent property owners for related issues.

MEMBERS PRESENT: Chair Lucinda Cannon, Mayor Gary Fuller, Dr. Arturo Menefee, Mr. Michael Hilyer, Mr. Sheldon Whittelsey, and Mr. John Sweatman.

MEMBERS ABSENT: Councilman George Allen, Mrs. Leigh Whatley, and Mr. Jay Walters.

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 October 22, 2024

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

III. UPDATE ON PREVIOUS PC CASES

Mr. Mosley stated that the rezoning for the property at 1001 1st Avenue is going to City Council at the December 3rd meeting for its first reading and public hearing.

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

Mr. Mosley presented the staff report to the Planning Commission for the Sentinel Hills Subdivision, Phase 3, accessed from Lee Road 2192. He stated that 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.**

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 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.

He stated that this development is in Beulah Water’s Service Area. He stated that this subdivision is outside of the Opelika Power service territory.

Chair Cannon opened the public hearing.

Christopher Johnson, 310 Lee Road 2192, asked if this means that the quarry is done? He stated that there has been no activity for almost two years, but that they don't know the status of the quarry.

Mr. Parker stated that this doesn't have anything to do with the quarry.

Christopher Johnson stated that his concern was that this would remove the wooded buffer between them and the quarry.

Mr. Mosley stated that there are some undisturbed areas around the stream that will have to remain untouched, but they would develop the rest of the property.

Jim McCrory, 3703 Flintwood Lane, stated that there is a county road named Lee Road.

Hope Crittenden, 168 Lee Road 2192, stated that there are a lot of woods in her backyard and asked how far apart she would be from the development?

Mr. Mosley stated that because this is in the county, we don't have any clearing limits, but it doesn't look like it would go right up to your backyard.

Mr. Whittelsey asked if the stream would remain undisturbed?

Mr. Mosley stated that they are showing a setback buffer along the stream.

Chair Cannon closed the public hearing.

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

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

**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

Mr. Mosley presented the staff report to the Planning Commission for the Firefly Subdivision, Phase 1, accessed from Summers Street. He stated that 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. He stated that staff recommends preliminary and final plat approval.

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

Chair Cannon opened the public hearing.

No comments.

Chair Cannon closed the public hearing.

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

**RESULT:** Passed  
**MOVER:** Arturo Menefee  
**SECONDER:** Sheldon Whittelsey  
**DISCUSSION:** Chair Cannon asked if there was a two-car garage in the back?  
  
Mr. Mosley stated that these don't have garages. He stated that they will have surface parking in the back.  
**AYES:** Chair Cannon, Whittelsey, Hilyer, Menefee, Mayor Fuller, Director Sweatman  
**NAYS:** None  
**ABSTAIN:** None

3. Taylin SD, 8 lots, accessed from Hanson Street, Timothy Moore, preliminary and final approval

Mr. Mosley presented the staff report to the Planning Commission for the Taylin Subdivision accessed from Hanson Street. He stated that 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.**

Mr. Parker provided the reports for Engineering, Opelika Water, and Opelika Power Services. He stated that 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. He stated that 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. He stated that this subdivision is located inside the Opelika Power service territory.

Chair Cannon opened the public hearing.

No comments.

Chair Cannon closed the public hearing.

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

|                    |                                                                                                                                                               |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>RESULT:</b>     | <b>Passed</b>                                                                                                                                                 |
| <b>MOVER:</b>      | Mike Hilyer                                                                                                                                                   |
| <b>SECONDER:</b>   | Director John Sweatman                                                                                                                                        |
| <b>DISCUSSION:</b> | Mr. Whittelsey asked if Lots 3 and 4 will be for commercial use?<br><br>Mr. Mosley stated that no, this is R-2 and they will be single-family detached homes. |
| <b>AYES:</b>       | Chair Cannon, Whittelsey, Hilyer, Menefee, Mayor Fuller, Director Sweatman                                                                                    |
| <b>NAYS:</b>       | None                                                                                                                                                          |
| <b>ABSTAIN:</b>    | None                                                                                                                                                          |

#### **C. CONDITIONAL USE - Public Hearing**

4. Staley Fincher, accessed at the end of Yarbrough Drive, C-3, for 68 townhome units.

Mr. Mosley presented the staff report to the Planning Commission for the proposed conditional use request for 68 townhome units accessed at the end of Yarbrough Drive. He stated that staff recommends conditional use approval subject to the following:

- 1. Extend the townhome sidewalk to the north to Yarbrough Drive.**
- 2. All utilities shall be underground.**
- 3. Add note on site plan/landscape plan who will maintain the open space.**
- 4. Between the townhome units nearest to Yarbrough Drive extension and the north property line, 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.

Mr. Mosley stated that because it will exceed the number of units allowed in the Fire Code on a street with one entry drive, the Fire Department is requiring that they either provide an additional access to Yarbrough Drive or they be required to add a sprinkler system to the units. He stated that this is part of the Fire Code and is not something that needs to be added as a condition of approval.

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 applicant will need to extend Yarbrough 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.

He stated that 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. He stated that this subdivision is located in the Opelika Power and Alabama Power service territory.

Chair Cannon opened the public hearing.

No comments.

Chair Cannon closed the public hearing.

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

|                    |                                                                            |
|--------------------|----------------------------------------------------------------------------|
| <b>RESULT:</b>     | <b>Passed</b>                                                              |
| <b>MOVER:</b>      | Director John Sweatman                                                     |
| <b>SECONDER:</b>   | Mayor Gary Fuller                                                          |
| <b>DISCUSSION:</b> | Chair Cannon asked if there will be sidewalks on both sides of the street? |
|                    | Mr. Mosley stated yes, they will be on both sides of the street.           |
| <b>AYES:</b>       | Chair Cannon, Whittelsey, Hilyer, Menefee, Mayor Fuller, Director Sweatman |
| <b>NAYS:</b>       | None                                                                       |
| <b>ABSTAIN:</b>    | None                                                                       |

5. Foresite Group, LLC, authorized representative for Broad Metro, LLC, accessed at 3310 Society Hill Road, C-2, proposed apartment development (323 units)

Mr. Mosley presented the staff report to the Planning Commission for the proposed conditional use request for a proposed apartment development (323 units) accessed at 3310 Society Hill Road. He stated that 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.**

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.

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.

He stated that 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. He stated that this property is located outside of the Opelika Power Service territory.

Chair Cannon opened the public hearing.

Brett Basquin, Foresite Group LLC, stated that they are in split power territory. He stated that one building will be serviced by Alabama Power and the rest of the buildings and the amenity will be served by Opelika Power. He stated that there is a lot of topography and streams that

they are trying to preserve on this site. He stated that, in regard to residential buffers, the majority of the perimeter of the site is being preserved. He stated that there is a stream to the northeast and there will be 25-foot undisturbed stream buffers on both sides of the stream. He stated that there may be supplementary plantings that they need to add, but they will work with Mr. Mosley on that. He stated that to the west they will need some plantings, but there will be undisturbed stream buffers. He stated that their goal is to utilize the existing vegetation as much as possible in those areas. He stated that in regard to planting Society Hill Road, the city water main, the overhead power line, and the underground telecommunications line are not on the right-of-way but on private property. He stated that they are having to go back and grant easements. He stated that if they have to plant that, the first 30 feet will be utilities where they can't plant anything. He asked to be able to work with Mr. Mosley on the plantings there because of the easements. He noted that they can extend the sidewalk to the clubhouse, but it is very steep and it won't be ADA compliant.

Mr. Parker stated that he believed the ADA parking at the clubhouse would take care of the ADA requirements.

Jim McCrory, 3703 Flintwood Lane, asked if all the traffic would be going out of one driveway to Society Hill Road or if the other access to Gateway Drive is going to be built?

Mr. Mosley stated that as a condition of approval, staff requires two access points.

Chair Cannon closed the public hearing.

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

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

#### **D. REZONING - Public Hearing**

6. (a) Amendment to the Future Land Use Map, accessed at the 900 block of Lake Condé 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 Condé Road, from R-3 to PUD.

Mr. Mosley presented the staff report to the Planning Commission for the rezoning request for 12.6 acres accessed from the 900 block of Lake Condé Road from R-3 to PUD. He stated that 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.

Mr. Parker provided the reports for the Engineering, Opelika Water, and Opelika Power Services. He stated that water is available along Lake Condry Road (8" Main) and should be connected to the piping network inside the subdivision for system redundancy. He stated that this subdivision is located in Opelika Power and the TREC service 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**

|                    |                                                                                                                                            |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| <b>RESULT:</b>     | <b>Passed</b>                                                                                                                              |
| <b>MOVER:</b>      | Arturo Menefee                                                                                                                             |
| <b>SECONDER:</b>   | Mayor Gary Fuller                                                                                                                          |
| <b>DISCUSSION:</b> | Mr. Sweatman asked if there were overhead power lines?                                                                                     |
|                    | Blake Rice, authorized representative, stated that there are overhead TREC lines, and they are working with TREC to move them underground. |
| <b>AYES:</b>       | Chair Cannon, Whittelsey, Hilyer, Menefee, Mayor Fuller, Director Sweatman                                                                 |
| <b>NAYS:</b>       | None                                                                                                                                       |
| <b>ABSTAIN:</b>    | None                                                                                                                                       |

**Motion to approve the Amendment to the Future Land Use Map**

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

**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.

Mr. Mosley presented the staff report to the Planning Commission for the petition to vacate a portion of Spring Drive to construct a 10x10 guard house. He stated that staff recommends a positive recommendation be sent to City Council to vacate a portion of Spring Drive for the guard house and traffic arm.

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

Services. He stated that 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.

Chair Cannon opened the public hearing.

Laura Cooper, authorized representative, started that they don't want a gate, they want an arm. She stated that they are having people come onto the premises for nefarious purposes. She stated that they want to make it more obvious that this is private property. She stated that they would have a guardhouse with an arm and a person in there part-time and that it would be easy for the police, fire, or utilities to come through that with no problem.

Chair Cannon closed the public hearing.

**Motion to send a positive recommendation to vacate a portion of Spring Drive to City Council with staff recommendations**

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

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.

Mr. Mosley presented the staff report to the Planning Commission for the petition to vacate Lynch, Haddox and Brown Street as recorded in Operell Subdivision, and vacate King Street and a portion of Penland Street that fronts on Lots 5 through 16 as platted in Operell Subdivision recorded in Plat Book 3, page 21 as both plats are recorded in the offices of the Judge of Probate, Lee County. He stated that 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.

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

Chair Cannon opened the public hearing.

No comments.

Chair Cannon closed the public hearing.

**Motion to send a positive recommendation to vacate the right-of-ways as shown on the Operell SD as recorded in Plat book 3, page 21 to City Council with staff recommendations**

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

#### 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.

Mr. Mosley presented the staff report to the Planning Commission for an annexation request of 6 acres accessed at 448 Lee Road 174. He stated that staff recommends the Planning Commission send a positive recommendation to the City Council to annex the 6.09 acres.

Mr. Parker provided the reports for the Engineering, Opelika Water, and Opelika Power Services. He stated that this development is outside of Opelika Water's Service Area. He stated that this Property is located outside of the Opelika Power service territory.

#### **Motion to send a positive recommendation for annexation to City Council with staff recommendations**

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

#### 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.

Mr. Mosley presented the staff report to the Planning Commission for the requested setback waiver for a proposed development as provided in Section 7.6 of the Zoning Ordinance. He stated that 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.

Mr. Sweatman asked which elevation would be facing the property to the east?

Mr. Mosley stated that it would be the storefront window elevation. He stated that it needs to meet the corridor requirements.

Mr. Parker provided the reports for the Engineering, Opelika Water, and Opelika Power Services. He stated that this development would be inside the Opelika Power service territory.

**Motion to approve 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.**

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

## 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)*

Mr. Mosley presented the staff report to the Planning Commission for the proposed conditional use request for a lounge and event center 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 Engineering has no comments regarding the proposed Conditional Use application. He stated that water is available from 1st Avenue & 10th Street. He stated that this property is located inside the Opelika Power service territory.

Chair Cannon opened the public hearing.

Josh O'Neal, authorized applicant, stated that he was happy to answer any questions.

Chair Cannon asked if they would be serving food?

Josh O'Neal stated that no, they wanted to set up a green area in the front for food trucks but

nothing inside.

Mr. Sweatman asked if there were any plans for the space between the building they are looking at and the one next door?

Josh O'Neal stated that it would be parking for the building next door and there would be staff parking.

Mr. Sweatman asked if there would be anything to communicate to guests that it is not parking for them?

Josh O'Neal stated yes, they will put signage up.

Chair Cannon closed the public hearing.

**Motion to grant conditional use approval with staff recommendations and the condition of paving and striping the parking lot, including handicap parking.**

**RESULT:** Passed

**MOVER:** Director John Sweatman

**SECONDER:** Sheldon Whittelsey

**DISCUSSION:** Mayor Fuller asked if people would be parking on the south side of the railroad and cross the road?

Mr. Mosley stated that he believed so. He stated that there are about 100 spaces on this side of the railroad tracks and so it is likely that the parking will be used on South Railroad Avenue and beyond. He stated that people will either cross at 9th Street or cross the railroad tracks. He stated that parking is a key concern here.

Mr. Sweatman stated that he felt pedestrian traffic was a concern. He asked if there were any plans for improved pedestrian crossings?

Mr. Mosley stated no there are not. He stated that one of his concerns is the sidewalk along North Railroad. He stated that it is only 5 feet wide and would not be good for a large crowd. He stated that under the bridge there are not really defined sidewalks and there is a gap until the warehouse across the street.

Mr. Sweatman asked if curbside parking is allowed there?

Mr. Mosley stated no.

Chair Cannon asked if parking on the sidewalk was allowed?

Mr. Mosley stated that is not allowed.

Mr. Hilyer asked if the applicant has approval from the railroad to use that back driveway? He asked if they will pave the parking lot?

Mr. Mosley stated that he would defer to the applicant on that.

Mayor Fuller asked if having the parking lot paved and striped could be a requirement of approval?

Mr. Mosley stated that it could be. He stated that there is an area to the south that shows up on some surveys and it would be the extension of North Railroad past the bridge. He stated that there is a curb cut there and it shows up on previous surveys as North Railroad right-of-way. He stated that he hasn't been able to see any delineation between what is the right-of-way for the street and what is the right-of-way for the railroad.

Mayor Fuller made a motion to amend the motion to include the condition of paving and striping the parking lot, including handicap parking.

Mr. Whittelsey seconded the motion.

Ayes: Chair Cannon, Whittlesey, Hilyer, Menefee, Mayor Fuller, Director Sweatman.

Nays: None.

Abstain: None.

**AYES:** Chair Cannon, Whittelsey, Hilyer, Menefee, Mayor Fuller, Director Sweatman

**NAYS:** None

**ABSTAIN:** None

## VII. ADJOURN

### Motion to adjourn at 4:24 p.m.

**RESULT:** Passed

**MOVER:** Director John Sweatman

**SECONDER:** Mayor Gary Fuller

**AYES:** Chair Cannon, Whittelsey, Hilyer, Menefee, Mayor Fuller, Director Sweatman

**NAYS:** None

**ABSTAIN:** None

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

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

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

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**Meeting Date:** December 17, 2024

**Agenda Item #:** A-1

**Action Requested:** Amendment to Knollwood PUD Master Plan  
Rezoning (approved April 2022 by City Council)

**Location of Property:** 820 Crawford Road (Lee Road 169)

**Property Owner(s):** ASH-Evermore Homes of Al, LLC  
Matthew Richardson, authorized representative

**Current Land Use:** Undeveloped

**Current Zoning:** PUD

**Surrounding Zoning Districts  
and Land Uses**

|       |      |                     |
|-------|------|---------------------|
| North | PUD  | Single family homes |
| South | R-4M | Mobile home park    |
| East  | R-3  | Undeveloped         |
| West  | R-3  | Undeveloped         |

At the December 2021 Planning Commission (PC) meeting, the Knollwood rezoning from R-3 to PUD and master plan was reviewed. The PUD consisted of 47 single family home lots and two detention/open space lots. The 17.64 acre PUD is accessed primarily on Crawford Road. A proposed 2<sup>nd</sup> stub-out street on the north property line is provided to connect with Jansen Avenue right-of-way in the Waterford PUD subdivision.<sup>1</sup> The 47 residential lots ranged from 7,800 square feet (sf) to 14,490 sf. Minimum lot width was 60 feet and a minimum 5 foot side yard setback was approved. The Planning Commission sent a positive recommendation to City Council to approve the rezoning subject to installation of sidewalks, underground utilities, residential buffers, preserve natural buffers or install fence & trees, add street trees, minimum 60' lot width noted. In April 2022, City Council approved the PUD rezoning request and master plan.

The revised master plan for the December 2024 PC meeting consists of 47 single family home lots and 3 lots designated “open space/amenity”. The amendment decreases the lot widths of 11 lots from 60 feet to 55 feet to add one single family home lot. Also, the use of Lot 45 (11,875 sf) changed from a residential lot to an “open space amenity lot” because of severe slopes to challenging to build. The density at 2.7 dwellings per acre is the same as the approved 2021 master plan. The 47 single family home lots on the Dec 2024 master plan range from 7,857 sf to

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<sup>1</sup> A 5x50 strip is added at the north property line. The strip will be explained in the next agenda item – Knollwood SD preliminary plat. Staff recommends the strip be removed.

38,800 sf. The minimum setbacks remain as the 2021 master plan - minimum 20 feet front setback, 5 feet from each side property line, 25 feet from the rear property line and 15 feet from a side street. The applicant provided seven home elevation photos with floor plans (see packet). Six of the seven plans show 4 bedrooms with 2 or more bathrooms. The plans show one-story or two-story homes with two-car garages. The exterior walls are a combination of brick & lap-siding. One story homes range from 1,481 sf to 2,258 sf ; two-story 2,155 sf to 2,502 sf.

The applicant said a HOA (Homeowner's Association) for the Knollwood PUD will be established and the Knollwood HOA will be responsible in the preservation and maintenance of the open space-amenity lots as shown on the master plan. The three open space-amenity lots common area lots total 4.4 acres. The lots are primarily undisturbed natural wooded area preserved as open space. The HOA's 'Covenants, Conditions and Restrictions' document must also include building and use restrictions and HOA fees for property owners.

According to the landscape regulations, a residential buffer strip is required along the perimeter property line of the development where it abuts residential zoning districts. As approved at the 2021 review, staff recommends the same residential buffer between the two PUD zoning districts. The buffer provides visual separation and screening to improve compatibility between the PUD residential lots and the adjacent properties. The buffer should provide a near impervious visual buffer between the PUD lots and the adjoining parcels on all sides. The Landscape Regulations has three options for a residential buffer including preserving a 20-foot-wide natural wooded buffer that provides a nearly impervious visual buffer. If the 20-foot natural buffer does not provide an impervious visual buffer, then a 2<sup>nd</sup> option is to plant a staggered double row of evergreen trees; the size of evergreens planted should grow at least 6 feet in height and provide an impervious visual barrier in three years. The site plan for each lot that border a perimeter lot line must include the type of landscape buffer that will be installed before a building permit is issued.

As approved in the 2021 master plan, Staff recommends an additional 5 feet to the standard 20-foot landscape buffer so a 25-foot landscape buffer is reserved and added along Lots 1 to 15 (residential lots), and added along Lots 49 and 50 (two open space/amenity lots). Lots 1 to 15 and Lot 49 and Lot 50 are adjacent to Crawford Road. The new homes constructed on those lots face an internal street, and the rear yard faces Crawford Road. The visual buffer between the residential lots and Crawford Road preserves the character of this area. The buffer also reduces possible interference between the existing commercial, manufacturing, and activities of the proposed residential community. Where a 25-foot natural buffer does not exist, add a 6-foot privacy fence and plantings to meet the equivalent of the 25 foot natural buffer. If a fence is proposed, then fence must be installed between the 25-foot buffer and residential home. The buffer must be shown on the site plan when building permit is requested. If a fence is not installed as a buffer, when the property owners of these lots desire to install a fence, the fence must be installed between the 25-foot buffer and residential home. To be connected to another PUD zoning district is rare, staff feels the addition of landscaping to these lots to be similar to the

adjacent Village at Waterford PUD zoning requirements the developer should add street trees. Specifically, one tree per two lots planted on private property.

Staff recommends sidewalks installed on both sides of all streets and underground utilities provided. Two home structures exist on the property and will be removed prior to this development proceeding.

The PUD also proposes connecting a 5 foot gap in Jansen Avenue at a later date. Section 3.3 B. of the City of Opelika Subdivision Regulations requires:

“When proposed new streets shall extend existing streets or their projections, the widths of the new streets shall be approved by the Planning Commission, but in no case shall the streets be less than the minimum required width, unless variations may be deemed necessary by the Planning Commission for reasons of topography or design. Where, in the opinion of the Planning Commission, it is desirable to provide street access to adjoining property, for public convenience and safety proposed streets shall extend to the boundary of such property.”

In this case connectivity to the Village at Waterford is important from both a safety and connectivity standpoint. Allowing a connection at some unknown time in the future runs contrary to the Subdivision regulations and Public Works Manual.

### **Staff Recommendation**

The revisions from the approved 2021 master plan to today’s master plan is a decrease in lot widths from 60 feet to 55 feet for 11 lots in order to add one residential lot and delaying the access to Village at Waterford for an undetermined period of time. The reduction in lot width, creates a few lots in the subdivision that are smaller than others for the purposes of gaining a single lot. The greater concern is the gap in right-of-way between the two neighborhoods. This request is in conflict with city regulations, fire safety regulations, and general best practices.

**Staff recommends Planning Commission send a negative recommendation to the City Council to amend the Knollwood PUD master plan. Should the Planning Commission desire to send a positive recommendation, staff recommends the following conditions:**

1. All utilities shall be underground.
2. Sidewalks required on both sides of the street.
3. Label/show a PUD residential buffer on master plan and plat as required from the buffer options provided in Section IX Landscape Regulations including the staff recommended buffer between the Waterford PUD zoning district and the Knollwood subdivision.
4. Label/show the 25 foot landscape buffer along the rear lot lines of lots adjacent to Crawford Road along Lots 1-15 and 49-50 on master plan and plat. The buffer planted must be an adequate size to provide a near impervious visual buffer in three years.

5. To be consistent with the adjacent Village at Waterford PUD zoning requirements the developer should add street trees. Specifically, one tree per two lots planted on private property.
6. Add a note on plat and master plan providing the minimum lot size (7,855 sf), lot width (55'), and minimum setbacks (20'F, 5'S, 25'R, 15'SS). The 55' minimum width is defined as minimum unless the lot is located on a cul-de-sac that prevents the 55' minimum width.
7. Revise the master plan exhibit to show the landscape requirements and existing sanitary sewer easement running along the east line of said property.
8. Remove the 5x50 property strip on the north property line and connect the proposed Jansen Avenue right-of-way in the Knollwood subdivision with the existing Jansen Avenue right-of-way in the Waterford subdivision.

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### **Engineering Department Report**

Comments for this subdivision will be provided with the preliminary plat approval

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### **Opelika Water Board Report**

Opelika Water has no objections to the adjustments of these lots.

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### **Opelika Power Services Report**

This subdivision is located inside the Opelika Power Service territory.

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## **Knollwood Subdivision**

### **Proposed PUD Rezoning**

ASH-Evermore Homes of AL, LLC, the Applicant, respectfully requests that the Opelika Planning Commission rezone Knollwood Subdivision to a PUD (Planned Unit Development). The applicant is proposing to create a single-family residential development, governed by a single PUD zoning designation. The proposed rezoning will allow for a reduction in the minimum size of single-family residential lots from 10,000 SF to 7,800 SF.

### **Location**

The Proposed Development is located within the City of Opelika on Crawford Road. The Development proposes a new connection to Crawford Road.

### **Concept**

The Applicant is proposing a planned development, consisting of 47 single family lots and 3 open space lots. The typical lots will be +/- 55' wide and +/- 150' deep. The lots proposed are to be developed for one to two-story, single family homes. All infrastructure will meet City of Opelika standards and at completion of construction, all infrastructure and public utilities will be turned over to the proper authorities for continued maintenance, following acceptance and conclusion of warranty periods.

### **Site Details**

The Proposed Development consists of a total of +/-17.64 acres, which will be subdivide for 47 single family lots. The proposed lot sizes ranges from 0.18 acres to 0.33 acres, with an average size of 0.25 acres. The entire subdivision will be developed in a single phase.

The main access to Knollwood Subdivision will be provided by a proposed driveway on Crawford Road. This road is controlled by ALDOT.

The two proposed open space lots will contain existing vegetation and an existing stream. A homeowner's association will manage the open space lots.

### **Setbacks and Buffers**

Setbacks for the lots are proposed to be a minimum of 20 FT from the front property line, 5 FT from each side property line, 15 FT side on street, and 25 FT from the rear property line. The proposed maximum building lot coverage is 45%.

## **Utilities**

The Proposed Development will be served by City of Opelika sewer and water services. Power and communications will be provided by Opelika Power Services. Natural gas, if used, will be provided by Spire.

## **Net Impact of Proposal**

The proposed rezoning from the current R-3 designation to PUD slightly reduces the typical lot size. The Knollwood Subdivision will provide adequately sized single-family lots that are customary for this area.

The proposed rezoning request does not adversely impact the City of Opelika or its infrastructure in any way. Rather, the rezoning proposed for Knollwood Subdivision represents a net benefit to the City by adding more housing for residents.

## **Accompanying Exhibits**

Attached are several exhibits supporting the application for a PUD for Knollwood Subdivision. The supporting exhibits include the following:

- Adjoining Property Owners Listing
- Preliminary Plat
- Authorization to Act as Applicant
- Deed to Subject Property
- Application for PUD Zoning

STATE OF ALABAMA  
LEE COUNTY

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

ARTHUR R. NETTLES, AL. P.L.S. REG. NO. 23346  
NOT A CERTIFIED SURVEY UNLESS SIGNED AND  
STAMPED WITH MY SEAL

STATE OF ALABAMA  
LEE COUNTY

I, OWNER'S NAME, AS TITLE AND COMPANY, AS OWNER OF THE REAL PROPERTY SHOWN ON THIS  
 PLAT HEREBY JOINS IN THE STATEMENT OF ARTHUR R. NETTLES AND CERTIFY THAT IT IS MY PURPOSE TO  
 SUBDIVIDE LANDS SO PLATTED INTO LOTS AS SHOWN.

IN WITNESS WHEREOF, I HAVE HEREONTO SET MY HAND ON THIS THE \_\_\_\_ DAY OF DECEMBER, 2021.

OWNER'S NAME, TITLE  
COMPANY

STATE OF ALABAMA  
LEE COUNTY

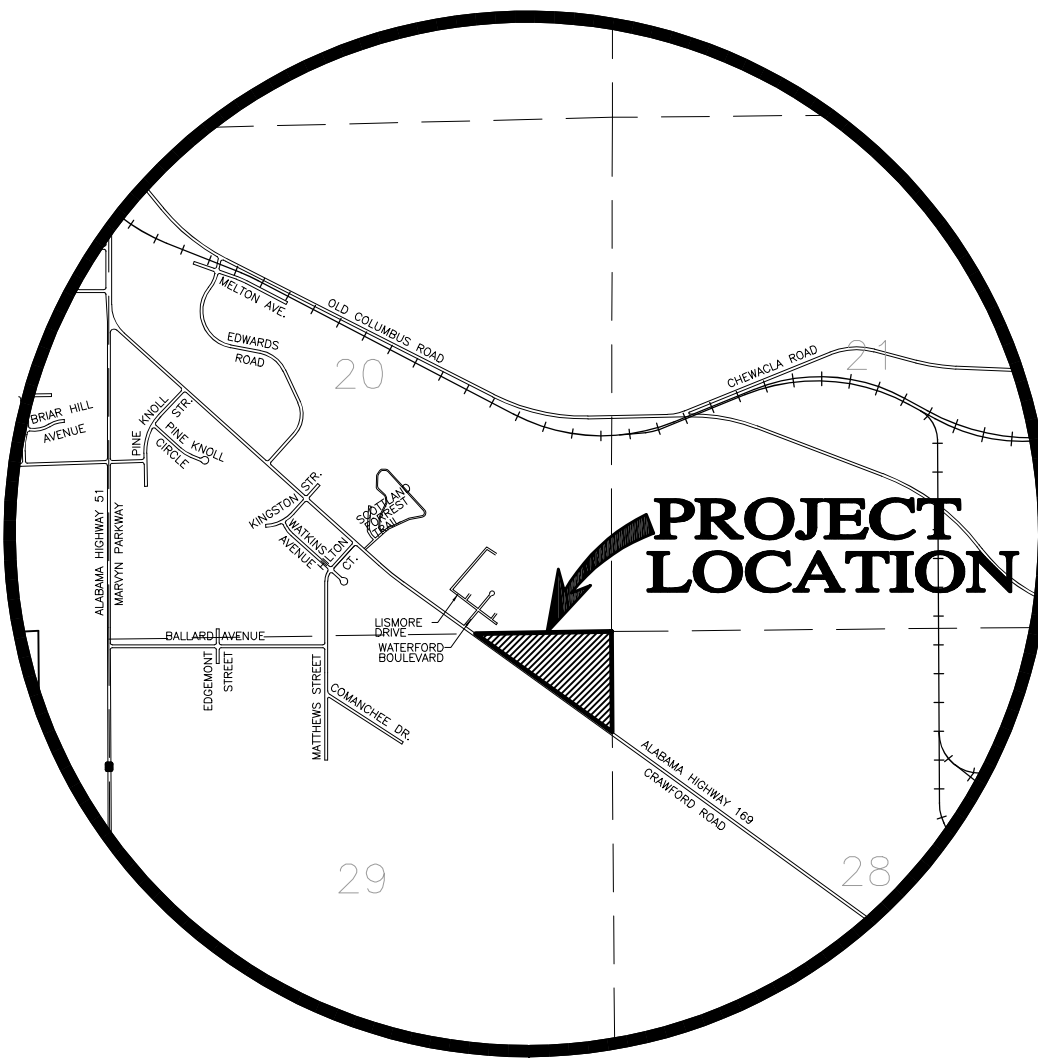
I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT OWNER'S NAME, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT AND WHOSE NAME IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DATE THAT, BEING INFORMED ON THE CONTENTS OF THE INSTRUMENT, HAS EXECUTED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

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

NOTARY PUBLIC:  
MY COMMISSION EXPIRES:

**NOTES:**

1. THIS PARCEL IS SUBJECT TO ANY EASEMENTS, RIGHT-OF-WAY, OR OTHER RESTRICTIONS OF RECORD THAT MAY EXIST.
2. BEARINGS AND ELEVATIONS BASED ON GPS RTK OBSERVATION USING AUSTRALIAN CORRS. HORIZONTAL DATUM IS NAD 83 ALABAMA EAST. VERTICAL PLANE COORDINATE SYSTEM VERT DATUM IS NAVD 83.
3. SOURCES OF INFORMATION USED FOR PREPARATION OF THIS SURVEY INCLUDE:
  - PLAT FOR THE VILLAGE AT WATERFORD SUBDIVISION PHASE 4
  - PLAT BOOK 12, PAGE 134
  - DEED BOOK 1235, PAGE 6
4. NO TITLE SEARCH WAS DONE AS PART OF THIS SURVEY.
5. NORTH IS BASED ON GRID NORTH.
6. AN EASEMENT IS HEREBY GRANTED TO THE CITY OF OPELIKA, ALABAMA, A MUNICIPAL CORPORATION, FOR THE PURPOSE OF INSTALLING AND MAINTAINING GUY WIRES AND ANCHORS TO STABILIZE POLE LINES. EASEMENT TO BE TEN (10) FEET WIDE, BEING FIVE (5) FEET ON EACH SIDE OF THE FRONT AND SIDE LOT LINES.
7. ACQUISITION TO FURNISH RECORD NUMBER 01081022230, FOR THE CITY OF OPELIKA, LEE COUNTY ALABAMA, PANEL NUMBER 230 OF 381, EFFECTIVE DATE NOVEMBER 2, 2011. THE PROPERTY LIES IN ZONE X, WHICH IS NOT A FLOOD PRONE AREA.



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

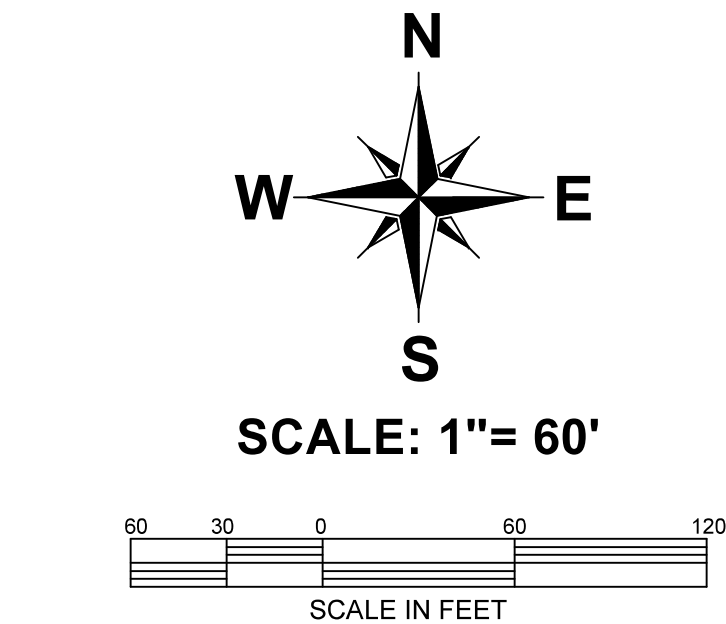
APPROVED BY THE OPELIKA CITY PLANNING DIRECTOR, OPELIKA, ALABAMA:  
PLANNING DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

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

APPROVED BY THE OPELIKA CITY ENGINEER, OPELIKA, ALABAMA:  
CITY ENGINEER: \_\_\_\_\_ DATE: \_\_\_\_\_

APPROVED BY THE OPELIKA UTILITIES BOARD, OPELIKA, ALABAMA:  
OPELIKA UTILITIES BOARD: \_\_\_\_\_ DATE: \_\_\_\_\_

REVIEWED ON BEHALF OF OPELIKA POWER SERVICES, OPELIKA, ALABAMA:  
OPELIKA POWER SERVICES: \_\_\_\_\_ DATE: \_\_\_\_\_



## LEGEND

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

| LOT AREA TABLE |       |          |
|----------------|-------|----------|
| LOT            | Acres | Sq. Feet |
| 1              | 0.24  | 10372.24 |
| 2              | 0.21  | 9005.44  |
| 3              | 0.21  | 9005.44  |
| 4              | 0.21  | 9005.44  |
| 5              | 0.21  | 9005.44  |
| 6              | 0.21  | 9005.44  |
| 7              | 0.21  | 9005.44  |
| 8              | 0.21  | 9005.44  |
| 9              | 0.21  | 9005.44  |
| 10             | 0.21  | 9005.44  |
| 11             | 0.22  | 9317.76  |
| 12             | 0.22  | 9317.76  |
| 13             | 0.22  | 9317.76  |
| 14             | 0.22  | 9317.76  |
| 15             | 0.22  | 9317.76  |
| 16             | 0.22  | 9317.76  |
| 17             | 0.22  | 9317.76  |
| 18             | 0.31  | 13355.76 |
| 19             | 0.26  | 11293.44 |
| 20             | 0.26  | 11293.44 |
| 21             | 0.21  | 9000.00  |
| 22             | 0.21  | 9000.00  |
| 23             | 0.21  | 9000.00  |
| 24             | 0.21  | 9000.00  |
| 25             | 0.21  | 9000.00  |
| 26             | 0.21  | 9000.00  |
| 27             | 0.21  | 9000.00  |
| 28             | 0.31  | 13355.76 |
| 29             | 0.31  | 13355.76 |
| 30             | 0.32  | 14108.80 |
| 31             | 0.32  | 14108.80 |
| 32             | 0.32  | 14108.80 |
| 33             | 0.32  | 14108.80 |
| 34             | 0.32  | 14108.80 |
| 35             | 0.24  | 10372.24 |
| 36             | 0.24  | 10372.24 |
| 37             | 0.24  | 10372.24 |
| 38             | 0.26  | 11293.44 |
| 39             | 0.25  | 10952.00 |
| 40             | 0.25  | 10952.00 |
| 41             | 0.21  | 9000.00  |
| 42             | 0.21  | 9000.00  |
| 43             | 0.21  | 9000.00  |
| 44             | 0.21  | 9000.00  |
| 45             | 0.21  | 9000.00  |
| 46             | 0.30  | 12922.56 |
| 47             | 0.30  | 12922.56 |
| 48             | 0.30  | 12922.56 |
| 49             | 0.30  | 12922.56 |
| 50             | 0.30  | 12922.56 |

### CURVE TABLE

| CURV | RADIUS | ARC LENGTH | CURV LENGTH | CURV BEARING   |
|------|--------|------------|-------------|----------------|
| C1   | 82.95  | 38.97      | 38.97       | S 59.51 3.92 E |
| C2   | 55.00  | 40.40      | 39.50       | S 61.74 3.92 E |
| C3   | 25.00  | 21.62      | 20.95       | S 36.33 2.74 E |
| C4   | 55.00  | 48.13      | 46.61       | S 36.51 2.25 E |
| C5   | 55.00  | 40.40      | 39.50       | S 62.28 1.19 E |
| C6   | 55.00  | 40.40      | 39.50       | S 62.28 1.19 E |
| C7   | 55.00  | 40.40      | 39.50       | N 12.51 0.12 E |
| C8   | 55.00  | 40.40      | 39.50       | N 29.14 1.17 W |
| C9   | 55.00  | 40.40      | 39.50       | N 60.40 1.17 W |
| C10  | 25.00  | 23.25      | 22.42       | N 87.44 0.00 W |
| C11  | 77.75  | 84.40      | 84.36       | N 57.58 2.56 W |
| C12  | 77.75  | 40.40      | 4.71        | N 47.77 0.00 W |
| C13  | 22.25  | 23.27      | 22.25       | N 99.30 2.00 W |
| C14  | 22.25  | 69.62      | 69.35       | N 26.37 4.7 E  |
| C15  | 22.25  | 5.61       | 5.61        | N 17.03 0.05 E |
| C16  | 77.75  | 40.40      | 22.26       | N 88.22 1.13 E |
| C17  | 77.75  | 49.97      | 49.97       | S 88.21 1.13 E |
| C18  | 77.75  | 60.16      | 60.15       | S 84.16 1.56 E |
| C19  | 77.75  | 13.62      | 13.62       | S 81.33 1.18 E |
| C20  | 55.00  | 40.40      | 39.50       | S 88.22 1.13 E |
| C21  | 55.00  | 32.33      | 31.86       | S 45.51 0.00 E |
| C22  | 55.00  | 45.59      | 44.30       | S 86.26 1.12 E |
| C23  | 55.00  | 40.40      | 39.50       | S 86.26 1.12 E |
| C24  | 55.00  | 40.75      | 39.82       | N 06.00 5.00 W |
| C25  | 55.00  | 41.35      | 40.38       | N 38.44 5.44 W |
| C26  | 55.00  | 52.59      | 50.61       | N 85.40 4.00 W |
| C27  | 55.00  | 40.40      | 39.50       | N 85.40 4.00 W |
| C28  | 25.00  | 22.11      | 21.40       | S 73.41 4.48 W |
| C29  | 82.95  | 27.70      | 27.70       | N 81.55 4.11 W |
| C30  | 82.95  | 27.70      | 27.70       | N 81.55 4.11 W |
| C31  | 82.95  | 45.17      | 45.16       | N 88.57 3.57 W |
| C32  | 25.00  | 38.98      | 35.15       | N 45.31 4.22 W |
| C33  | 17.75  | 40.62      | 40.53       | S 05.47 4.71 W |
| C34  | 25.00  | 21.62      | 21.40       | S 36.33 2.74 W |
| C35  | 25.00  | 39.27      | 35.36       | S 80.29 4.00 W |
| C36  | 25.00  | 12.17      | 12.05       | N 40.33 2.39 W |
| C37  | 25.00  | 21.62      | 21.40       | N 12.51 0.12 W |
| C38  | 55.00  | 54.11      | 51.95       | N 31.22 1.18 W |
| C39  | 55.00  | 40.97      | 40.03       | N 80.53 4.66 W |
| C40  | 55.00  | 44.79      | 43.56       | S 24.26 0.06 W |
| C41  | 55.00  | 40.40      | 39.50       | S 24.26 0.06 W |
| C42  | 25.00  | 22.39      | 21.65       | S 09.50 0.08 W |
| C43  | 25.00  | 39.27      | 35.36       | N 80.29 4.00 E |



## VICINITY MAP

NOT TO SCALE

43 10 05 21 0 000 076.000  
CASTONE CORPORATION  
P.O. BOX 747  
1511 OLD COLUMBUS RD  
OPELIKA, AL 36801

43 10 08 28 0 00 004.000  
CRUM BARBARA DUDLEY  
565 OGLETREE RD  
AUBURN, AL 36830

THIS DRAWING IS THE PROPERTY OF BASELINE SURVEYING & DESIGN, LLC. THIS DRAWING IS THE PROPERTY OF BASELINE SURVEYING & DESIGN, LLC, AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED CONSENT, EITHER WRITTEN OR VERBAL FROM BASELINE SURVEYING & DESIGN, LLC.



KNOLLWOOD SUBDIVISION  
PLAT  
SEC. 29 T 19 N Rg 27 E  
OPELIKA LEE COUNTY ALABAMA  
SCALE: 1"=60'  
ARTHUR R. NETTLES, AL. P.L.S. REG. NO. 23346  
ALABAMA CERT. OF AUTH. CA. NO. 922

## AURORA

4 BEDS | 2 BATHS | 1,866 SQ. FT. | 2 CAR GARAGE



**A - Traditional**



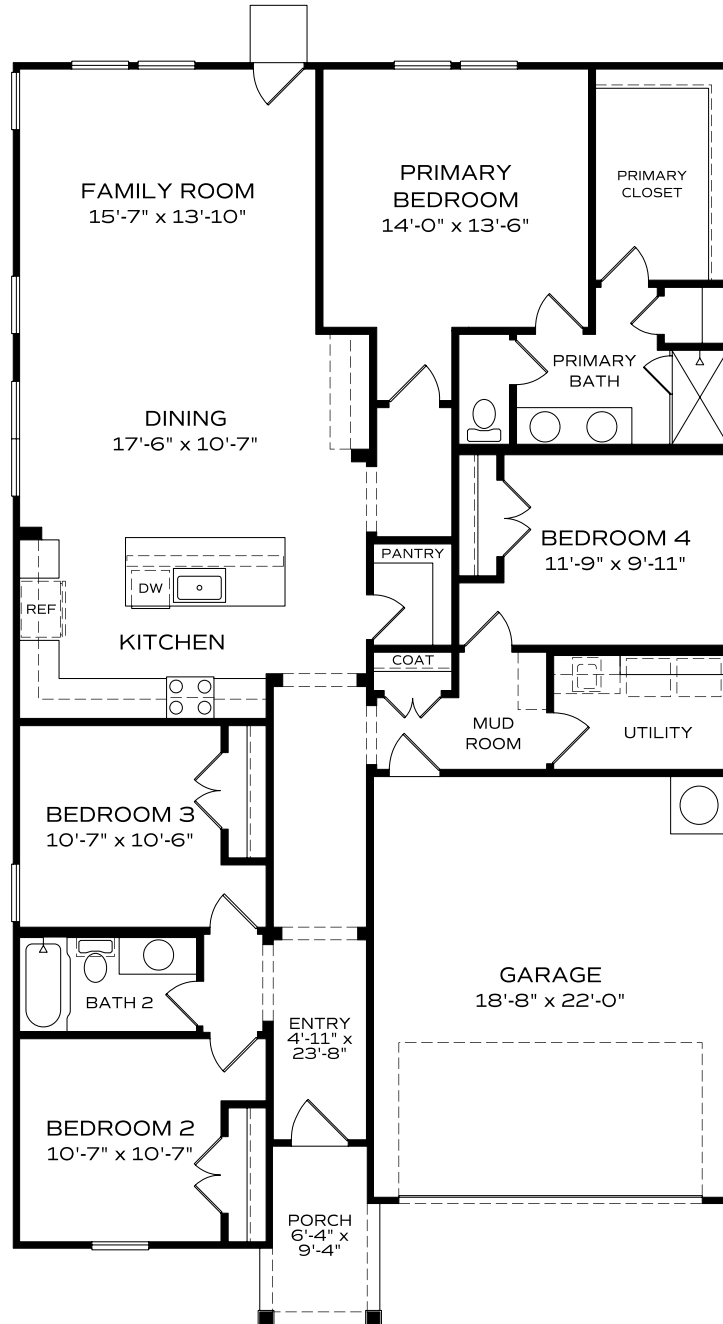
**B - Craftsman**



**D - Farmhouse**

# AURORA

4 BEDS | 2 BATHS | 1,866 SQ. FT. | 2 CAR GARAGE



EvermoreHomes.com



In a continuing effort to improve our product, Evermore Homes reserves the right to make changes or modifications to floor plans, specifications, materials, features, colors, and prices without notice. Certain features including window sizes and styles may vary with choice of exterior elevation. All floor plan and home site square footages are approximate only. Homesite premiums and HOA fees may apply. All maps, plans, landscaping, and elevation renderings are artists' conceptions. Marketed by New Home Star Alabama, LLC. 6.5.2023



**A - Traditional**



**B - Craftsman**

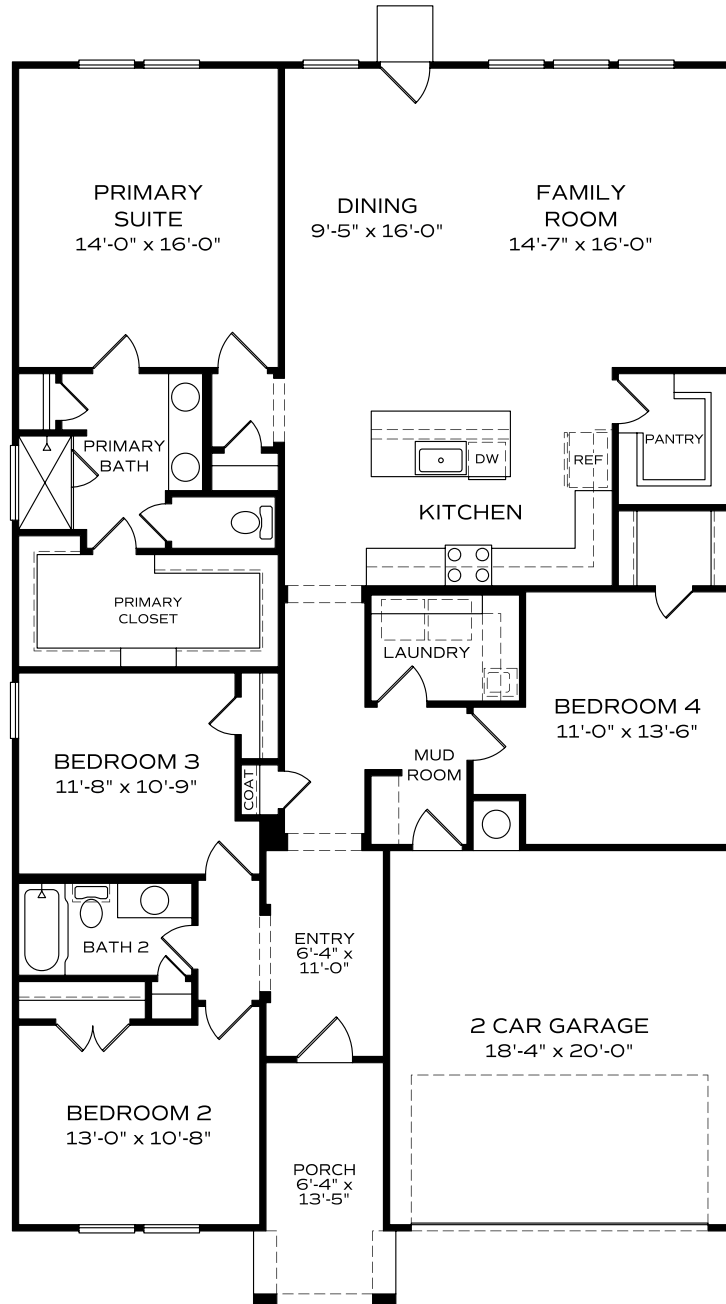


**D - Farmhouse**

# LUNA

4 BEDS | 2 BATHS | 2,005 SQ. FT. | 2 CAR GARAGE

## FIRST LEVEL



EvermoreHomes.com



In a continuing effort to improve our product, Evermore Homes reserves the right to make changes or modifications to floor plans, specifications, materials, features, colors, and prices without notice. Certain features including window sizes and styles may vary with choice of exterior elevation. All floor plan and home site square footages are approximate only. Homesite premiums and HOA fees may apply. All maps, plans, landscaping, and elevation renderings are artists' conceptions. Marketed by New Home Star Alabama, LLC. 6.5.2023

## ORION

4 BEDS | 3 BATHS | 2,258 SQ. FT. | 2 CAR GARAGE



**A - Traditional**



**B - Craftsman**

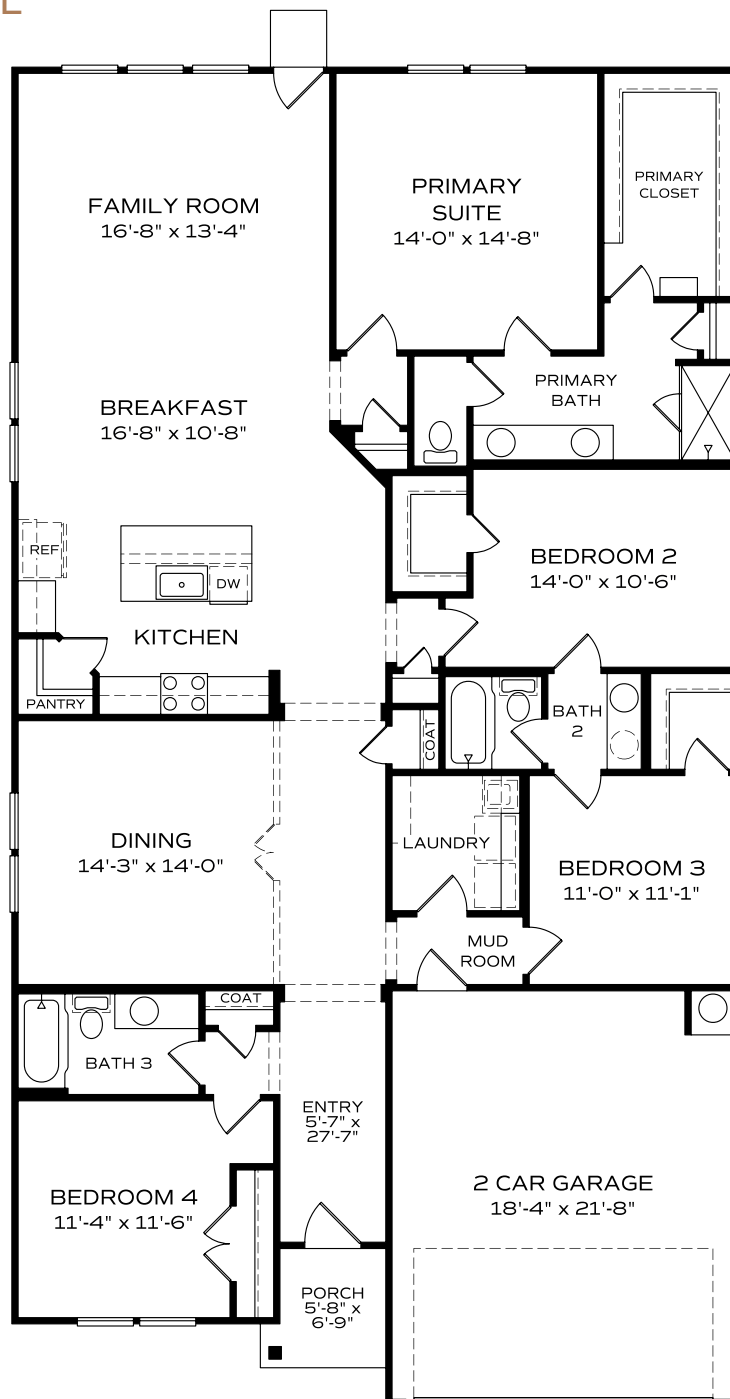


**D - Farmhouse**

# ORION

4 BEDS | 3 BATHS | 2,258 SQ. FT. | 2 CAR GARAGE

## FIRST LEVEL



EvermoreHomes.com



In a continuing effort to improve our product, Evermore Homes reserves the right to make changes or modifications to floor plans, specifications, materials, features, colors, and prices without notice. Certain features including window sizes and styles may vary with choice of exterior elevation. All floor plan and home site square footages are approximate only. Homesite premiums and HOA fees may apply. All maps, plans, landscaping, and elevation renderings are artists' conceptions. Marketed by New Home Star Alabama, LLC. 6.5.2023

## POLARIS

3 BEDS | 2 BATHS | 1,481 SQ. FT. | 2 CAR GARAGE



**A - Traditional**



**B - Craftsman**

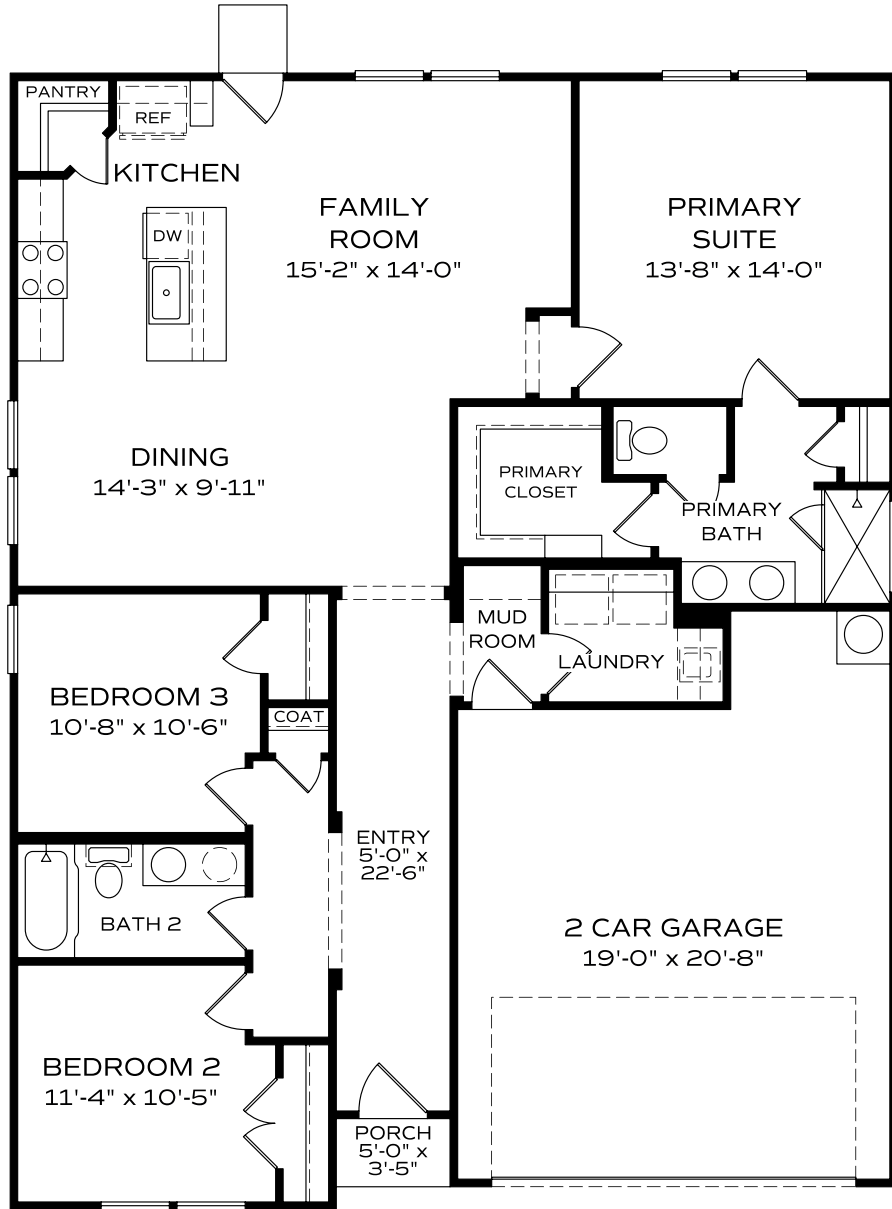


**D - Farmhouse**

# POLARIS

3 BEDS | 2 BATHS | 1,481 SQ. FT. | 2 CAR GARAGE

## FIRST LEVEL



EvermoreHomes.com



In a continuing effort to improve our product, Evermore Homes reserves the right to make changes or modifications to floor plans, specifications, materials, features, colors, and prices without notice. Certain features including window sizes and styles may vary with choice of exterior elevation. All floor plan and home site square footages are approximate only. Homesite premiums and HOA fees may apply. All maps, plans, landscaping, and elevation renderings are artists' conceptions. Marketed by New Home Star Alabama, LLC. 6.5.2023

# RADIANCE

4 BEDS | 3 BATHS | 2,502 SQ. FT. | 2 CAR GARAGE



**A - Traditional**



**B - Craftsman**

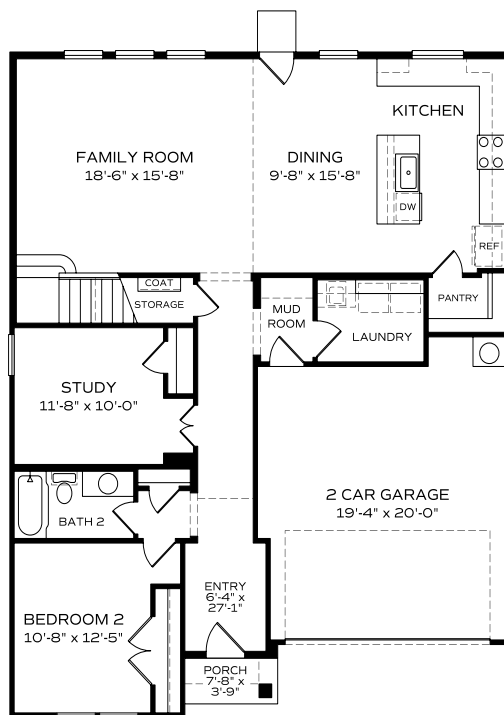


**D - Farmhouse**

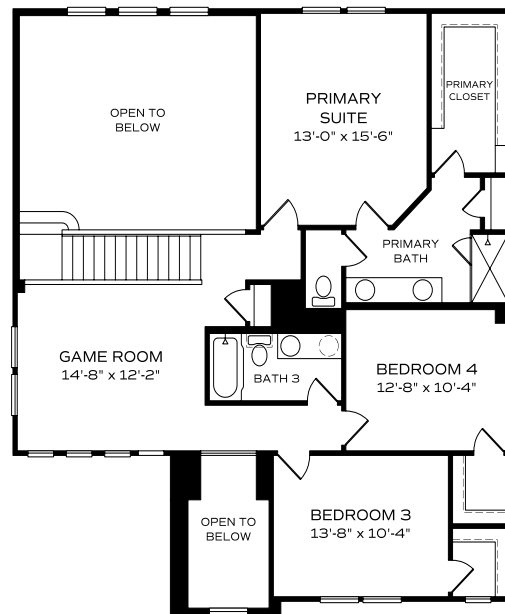
# RADIANCE

4 BEDS | 3 BATHS | 2,502 SQ. FT. | 2 CAR GARAGE

## FIRST LEVEL



## SECOND LEVEL



EvermoreHomes.com



In a continuing effort to improve our product, Evermore Homes reserves the right to make changes or modifications to floor plans, specifications, materials, features, colors, and prices without notice. Certain features including window sizes and styles may vary with choice of exterior elevation. All floor plan and home site square footages are approximate only. Homesite premiums and HOA fees may apply. All maps, plans, landscaping, and elevation renderings are artists' conceptions. Marketed by New Home Star Alabama, LLC. 6.5.2023

## STELLA

4 BEDS | 2.5 BATHS | 2,155 SQ. FT. | 2 CAR GARAGE



**A - Traditional**



**B - Craftsman**

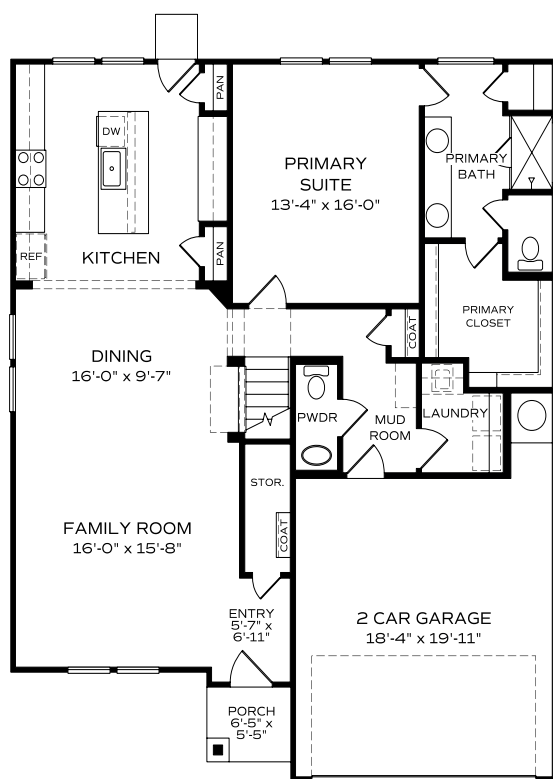


**D - Farmhouse**

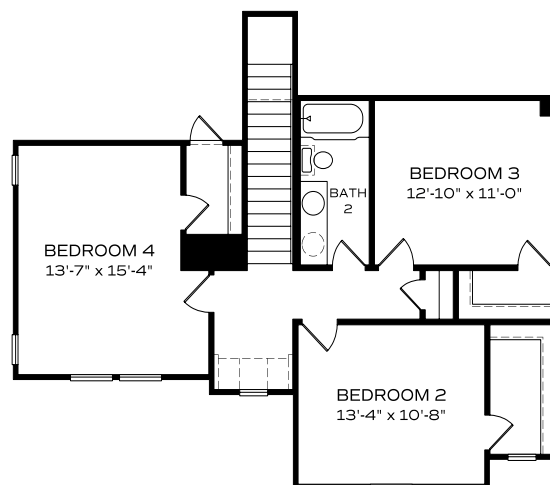
# STELLA

4 BEDS | 2.5 BATHS | 2,155 SQ. FT. | 2 CAR GARAGE

## FIRST LEVEL



## SECOND LEVEL



EvermoreHomes.com



In a continuing effort to improve our product, Evermore Homes reserves the right to make changes or modifications to floor plans, specifications, materials, features, colors, and prices without notice. Certain features including window sizes and styles may vary with choice of exterior elevation. All floor plan and home site square footages are approximate only. Homesite premiums and HOA fees may apply. All maps, plans, landscaping, and elevation renderings are artists' conceptions. Marketed by New Home Star Alabama, LLC. 6.5.2023

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

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**Meeting Date:** December 17, 2024

**Subdivision:** Knollwood Subdivision

**Agenda Item #:** A-2

**Action Requested:** Preliminary Approval

**Location of Property:** Crawford Road and Jansen Avenue

**Property Owner(s):** Mathew Richardson, authorized representative  
ASH-Evermore Homes of AL, LLC, authorized representative

**Current Land Use:** Residential

**Current Zoning:** Knollwood PUD (Planned Unit Development)

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

**Staff Comments:**

The applicant is requesting preliminary plat approval for Knollwood subdivision, a 50-lot subdivision on 17.64 acres zoned (pending) PUD (Planned Unit Development). The property is east of the Village at Waterford PUD subdivision and along Crawford Road. This development is accessed primarily from Crawford Road. A stub-out street right-of-way is shown on the north property line that will connect to an existing Jansen Avenue right-of-way in the adjacent Waterford PUD subdivision. The stub-out allows a 2<sup>nd</sup> access into the Knollwood subdivision from the Waterford subdivision. A 5x50 strip as private property is added by the applicant at the property line. The strip temporarily prevents a right-of-way connection with Jansen Avenue right of way in the Waterford PUD. If a right-of-way connection is in place with the plat, then ALDOT’s access improvement requirements on Crawford Road are required. The applicant understands that the right-of-ways will be connected. He is requesting time for a possible cost-share agreement to lessen the cost burden for the Crawford Road access improvements. Also, the applicant is trying to purchase Waterford lots near the right of way connection to ease those costs. Jansen Avenue will extend into the Knollwood PUD subdivision as shown on plat.

Single family homes will be built on 47 lots. Lots 45, 49, and 50 (4.4 acres total) are reserved as open space or amenity lots. The 47 single family lots range in size from 7,855 square feet (sf) to 14,492 sf. with a minimum 55 foot lot width. The proposed building setbacks are 20 feet in the front, 5 feet in the side yard, 25 feet in the rear yard, and 15 feet on the side on street (corner lots). The plat should note the 55’ minimum lot width standards.

Landscaping is required for developments in a PUD zoning district.<sup>1</sup> A residential buffer<sup>2</sup> is required along the rear lot lines of lots that border an adjacent residential zoning district.

An R-3 zone is adjacent along the east property line. If an existing natural buffer or staggered evergreen row is selected rather than a 6 foot high fence option, the plant material should provide a near impervious visual barrier in three years.

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

Staff cannot recommend approval of the preliminary plat as the subdivision does not meet Section 3.3 B of the Subdivision Regulations that requires connectivity between neighborhoods. This phase would also potentially be in violation of the Fire Safety Codes for the City of Opelika. If the Commission does recommend approval of the PUD to City Council, they may approve the Preliminary Plat subject to the conditions below.

### **Recommendation**

**Staff cannot recommend preliminary plat approval at this time. If the Planning Commission chooses to approve this plat, they should do so based on the following conditions of approval:**

1. The City Council approve the amendment to the Knollwood PUD master plan.
2. The Jansen Avenue right-of-way connection at the north property line is required before final plat approval is submitted.
3. Add the name and address of the owner/developer on final plat.
4. Show the existing dwellings on the property.

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

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

5. Add a note stating the existing dwellings will be removed prior to final plat approval.
6. Install underground utilities.
7. Install sidewalks on both sides of the streets.
8. Locate the existing sanitary sewer easement along the east line of said property.
9. Approve the proposed minimum building setbacks on plat: 20 feet front yard, 5 feet side yard, 25 feet rear yard, and 15 feet side on street (corner lots). Add the 55-foot minimum lot width on the final plat.
10. On final plat add a note providing the minimum building setbacks and lot width.
11. Install a residential buffer along the perimeter property line of the PUD property as required from the buffer options as provided in Section IX Landscape Regulations. The buffer option selected must be shown on the site plan when a building permit is requested for approval.
12. Preserve the 25 foot natural buffer along the rear lot lines of those lots that border Crawford Road, where a 25 natural buffer does not exist, add a 6 foot privacy fence and plantings to meet the equivalent of the 25 foot natural buffer. If a fence is proposed, then fence must be installed between the 25 foot buffer and residential home. Buffer must be shown on the site plan when building permit is requested.
13. On final plat add a note detailing ownership and maintenance of all detention and open space, the Knollwood Subdivision HOA is owner of Lots 48 and 49 as shown on the Knollwood subdivision plat. Lots 48 and 49 are reserved as stormwater detention for the subdivision and open space for the Knollwood property owners. The Knollwood HOA is responsible for the maintenance of all detention/open space on Lots 48 and 49.

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## **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. 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 developer will be required to connect the new subdivision to Jansen Avenue (not Arlee as shown) to the north.

The access and turn lane requirements to connect to Crawford Road will be under the jurisdiction of Alabama Department of Transportation.

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

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## **Opelika Water Board Report**

Water is available from the south side of Crawford Road (ALDOT Permit Required) and from the existing development on Arlee Ave. Connections at both locations will be required.

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## **Opelika Power Services Report**

This subdivision is located inside the Opelika Power Service territory.

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

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

**SITE ADDRESS:** Crawford Road, Opelika, Lee County, AL 36804 (Adjacent to Waterford neighborhood)

**PROPERTY OWNER:** ASH-Evermore Homes of AL, LLC

**APPLICANT/AUTHORIZED REPRESENTATIVE:** ASH-Evermore Homes of AL, LLC; Matthew Richardson

**MAILING ADDRESS:** 105 Von Braun Drive NW, Huntsville, AL 35806

**PHONE NUMBER:** 256.652.1811

**FAX NUMBER:** \_\_\_\_\_

**EMAIL ADDRESS:** mrichardson@evermorehomes.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: Knollwood

Number of Lots: 47 x \$3.00 = \$ 141

Current Land Use: Vacant

Number of APO: 25 x \$6.74 = \$ 168.50  
(Adjacent Property Owners)

Current Zoning: R3

Proposed use of the Subdivision: Single family residential

Fee: \$75.00

**TOTAL** = \$384.50

☒ Residential

☐ Commercial

☐ Manufacturing/Industrial

☐ Office/Institutional

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

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

**OWNERS/AUTHORIZED**

**REPRESENTATIVE SIGNATURE:**

Matthew Richardson

**06/24/2024**

(PRINT NAME)

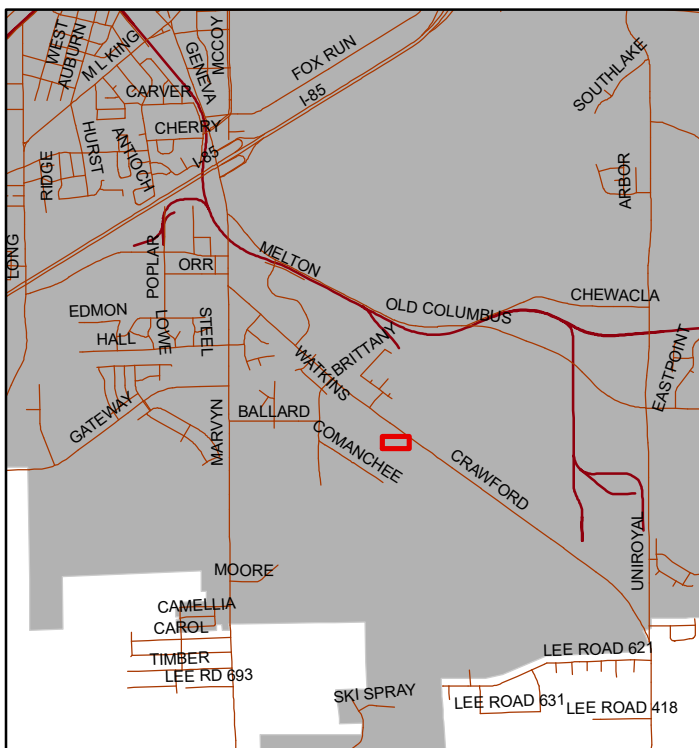
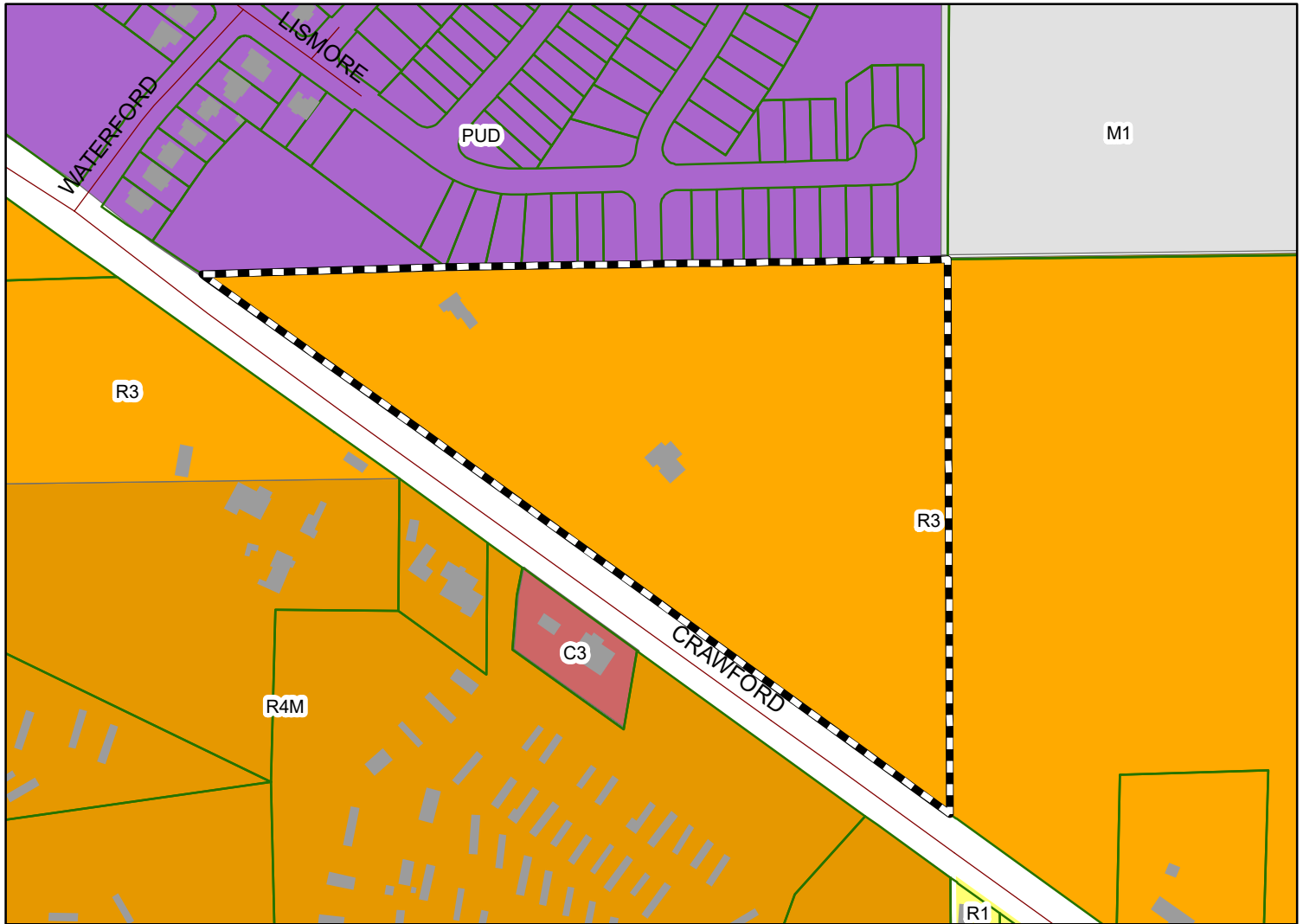
Matthew Richardson

DATE

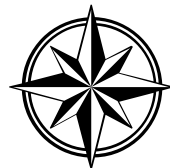
# KNOLLWOOD PUD - MASTER PLAN REVISIONS AND PLAT

## 802 CRAWFORD ROAD (HWY 169)

### MASTER PLAN AMENDMENT & PRELIMINARY PLAT APPROVAL, A-1, A-2



The applicant is requesting master plan amendment to decrease lot widths on 11 single family home lots (60 to 55') and change Lot 44 (9,150 sf) to an amenity lot. Also, requesting preliminary plat approval for 47 single family home lots and two amenity lots. Primary access street is from Crawford Road; a 2nd access is planned on north side.



Subject Property

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

STATE OF ALABAMA  
LEE COUNTY

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

IN WITNESS WHEREOF, I HAVE HEREONTO SET MY HAND AND SEAL ON THIS THE \_\_\_\_ DAY OF DECEMBER, 2024.

ARTHUR R. NETTLES, AL. P.L.S. REG. NO. 23346  
NOT A CERTIFIED SURVEY UNLESS SIGNED AND  
STAMPED WITH MY SEAL.

STATE OF ALABAMA  
LEE COUNTY

I, \_\_\_\_ OWNER'S NAME \_\_\_\_ AS \_\_\_\_ TITLE AND COMPANY \_\_\_\_ AS OWNER OF THE REAL PROPERTY SHOWN ON THIS PLAT HEREBY JOINS IN THE STATEMENT OF ARTHUR R. NETTLES AND CERTIFY THAT IT IS MY PURPOSE TO SUBDIVIDE LANDS SO PLATTED INTO LOTS AS SHOWN.

IN WITNESS WHEREOF, I HAVE HEREONTO SET MY HAND ON THIS THE \_\_\_\_ DAY OF DECEMBER, 2024.

OWNER'S NAME, TITLE  
COMPANY

STATE OF ALABAMA  
LEE COUNTY

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE \_\_\_\_ DAY OF DECEMBER, 2024.

NOTARY PUBLIC:  
MY COMMISSION EXPIRES:

#### NOTES:

- THIS PARCEL IS SUBJECT TO ANY EASEMENTS, RIGHT-OF-WAY, OR OTHER RESTRICTIONS OF RECORD THAT MAY EXIST.
- BEARINGS AND ELEVATIONS BASED ON GPS RTK OBSERVATION USING AUBURN CORS. HORIZONTAL DATUM IS NAD 83 ALABAMA EAST ZONE STATE PLANE COORDINATE SYSTEM. VERTICAL DATUM IS NAVD 88.
- SOURCES OF INFORMATION USED FOR PREPARATION OF THIS SURVEY INCLUDE:
  - PLAT FOR THE VILLAGE AT WATERFORD SUBDIVISION PHASE 4
  - PLAT BOOK 12, PAGE 134
  - DEED BOOK 1239, PAGE 8
  - NO TITLE SEARCH WAS DONE AS PART OF THIS SURVEY.
- NORTH IS BASED ON GRID NORTH.
- AN EASEMENT IS HEREBY GRANTED TO THE CITY OF OPELIKA, ALABAMA, A MUNICIPAL CORPORATION, FOR THE PURPOSE OF INSTALLING AND MAINTAINING GUY WIRES AND ANCHORS TO STABILIZE POLE LINES; EASEMENT TO BE TEN (10) FEET WIDE, BEING FIVE (5) FEET ON EACH SIDE OF THE FRONT AND SIDE LOT LINES.
- ACCORDING TO FEMA FIRM MAP NO. 01081C02303, FOR THE CITY OF OPELIKA, LEE COUNTY, ALABAMA, PANEL NUMBER 230 OF 381, EFFECTIVE DATE NOVEMBER 2, 2011, THE PROPERTY LIES IN ZONE X, WHICH IS NOT A FLOOD PRONE AREA.

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

APPROVED BY THE OPELIKA CITY PLANNING DIRECTOR, OPELIKA, ALABAMA:  
PLANNING DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

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

APPROVED BY THE OPELIKA CITY ENGINEER, OPELIKA, ALABAMA:  
CITY ENGINEER: \_\_\_\_\_ DATE: \_\_\_\_\_

APPROVED BY THE OPELIKA UTILITIES BOARD, OPELIKA, ALABAMA:  
OPELIKA UTILITIES BOARD: \_\_\_\_\_ DATE: \_\_\_\_\_

REVIEWED ON BEHALF OF OPELIKA POWER SERVICES, OPELIKA, ALABAMA:  
OPELIKA POWER SERVICES: \_\_\_\_\_ DATE: \_\_\_\_\_

#### LEGEND

BASELINE PLASTIC CAP ON THE TOP OF 5/8" REBAR  
BEARING BASELINE SURVEYING & DESIGN, LLC'S  
ALABAMA LAND SURVEYING CERTIFICATE OF  
AUTHORIZATION NUMBER CA-922

MCCRORY PLASTIC CAP ON THE TOP OF 5/8" REBAR  
BEARING JAMES L. MCCORRY'S ALABAMA  
SURVEYING REGISTRY NUMBER 12493

CRIMPED TOP  
OPEN TOP

IPFD IRON PIN FOUND

IPS IRON PIN SET

Δ CALCULATED POINT

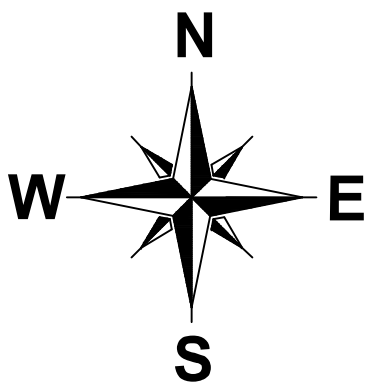
■ CONCRETE MONUMENT FOUND

⊗ SPIKE NAIL SET

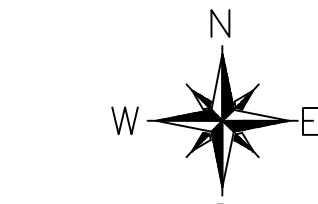
R.O.W. RIGHT-OF-WAY

(F) FIELD MEASUREMENT

(P) PLAT DIMENSION



SCALE: 1" = 60'



#### VICINITY MAP

NOT TO SCALE

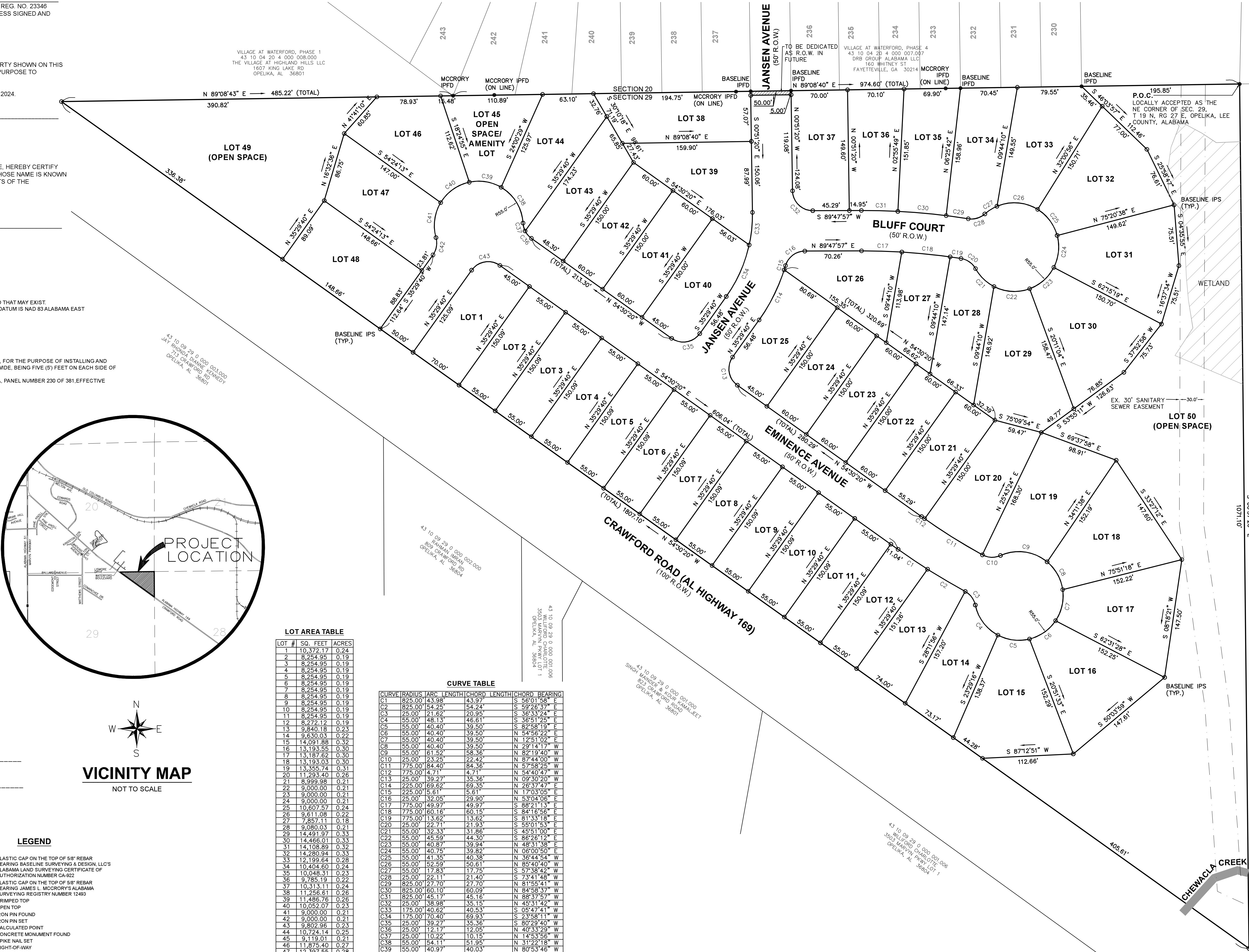
#### LOT AREA TABLE

| LOT # | SQ. FEET   | ACRES |
|-------|------------|-------|
| 1     | 10,372.17  | 0.24  |
| 2     | 8,254.95   | 0.19  |
| 3     | 8,254.95   | 0.19  |
| 4     | 8,254.95   | 0.19  |
| 5     | 8,254.95   | 0.19  |
| 6     | 8,254.95   | 0.19  |
| 7     | 8,254.95   | 0.19  |
| 8     | 8,254.95   | 0.19  |
| 9     | 8,254.95   | 0.19  |
| 10    | 8,254.95   | 0.19  |
| 11    | 8,254.95   | 0.19  |
| 12    | 8,254.95   | 0.19  |
| 13    | 9,840.18   | 0.23  |
| 14    | 9,630.03   | 0.22  |
| 15    | 14,091.88  | 0.32  |
| 16    | 13,193.55  | 0.30  |
| 17    | 13,187.62  | 0.30  |
| 18    | 13,193.03  | 0.30  |
| 19    | 13,355.74  | 0.31  |
| 20    | 11,293.40  | 0.26  |
| 21    | 8,999.98   | 0.21  |
| 22    | 9,000.00   | 0.21  |
| 23    | 9,000.00   | 0.21  |
| 24    | 9,000.00   | 0.21  |
| 25    | 10,607.57  | 0.24  |
| 26    | 9,611.08   | 0.22  |
| 27    | 7,857.11   | 0.18  |
| 28    | 9,080.03   | 0.21  |
| 29    | 14,491.97  | 0.33  |
| 30    | 14,466.01  | 0.33  |
| 31    | 14,108.89  | 0.32  |
| 32    | 14,280.94  | 0.33  |
| 33    | 12,199.64  | 0.28  |
| 34    | 10,404.60  | 0.24  |
| 35    | 10,048.31  | 0.23  |
| 36    | 9,785.19   | 0.22  |
| 37    | 10,313.11  | 0.24  |
| 38    | 11,256.61  | 0.26  |
| 39    | 11,486.76  | 0.26  |
| 40    | 10,052.07  | 0.23  |
| 41    | 9,000.00   | 0.21  |
| 42    | 9,000.00   | 0.21  |
| 43    | 9,802.96   | 0.23  |
| 44    | 10,724.14  | 0.25  |
| 45    | 9,119.01   | 0.21  |
| 46    | 11,875.40  | 0.27  |
| 47    | 12,397.55  | 0.28  |
| 48    | 13,225.27  | 0.30  |
| 49    | 38,801.11  | 0.89  |
| 50    | 143,619.57 | 3.30  |

#### CURVE TABLE

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING |
|-------|--------|------------|--------------|---------------|
| C1    | 825.00 | 43.98      | 43.97        | S 56°01'58" E |
| C2    | 825.00 | 54.25      | 54.24        | S 39°28'37" E |
| C3    | 25.00  | 21.62      | 20.95        | S 36°53'24" E |
| C4    | 55.00  | 48.13      | 46.61        | S 36°51'26" E |
| C5    | 55.00  | 40.40      | 39.50        | S 82°58'19" E |
| C6    | 55.00  | 40.40      | 39.50        | N 54°58'22" E |
| C7    | 55.00  | 40.40      | 39.50        | N 12°51'02" E |
| C8    | 55.00  | 40.40      | 39.50        | N 29°14'17" W |
| C9    | 55.00  | 61.52      | 58.36        | N 82°19'40" W |
| C10   | 25.00  | 23.25      | 22.42        | N 87°44'00" W |
| C11   | 775.00 | 84.40      | 84.36        | N 57°58'25" E |
| C12   | 775.00 | 47.71      | 47.71        | N 54°40'47" W |
| C13   | 25.00  | 39.27      | 35.36        | N 09°30'20" W |
| C14   | 225.00 | 69.62      | 69.35        | N 26°37'47" E |
| C15   | 225.00 | 5.81       | 5.61         | N 17°03'05" E |
| C16   | 25.00  | 32.05      | 29.90        | N 53°04'08" E |
| C17   | 775.00 | 49.97      | 49.97        | S 88°21'13" E |
| C18   | 775.00 | 60.16      | 60.15        | S 84°16'56" E |
| C19   | 775.00 | 13.62      | 13.62        | S 81°33'18" E |
| C20   | 25.00  | 22.71      | 21.93        | S 55°01'53" E |
| C21   | 55.00  | 32.33      | 31.86        | S 45°51'00" E |
| C22   | 55.00  | 45.59      | 44.30        | S 86°26'12" E |
| C23   | 55.00  | 40.87      | 39.94        | N 48°31'38" E |
| C24   | 55.00  | 40.75      | 39.82        | N 08°00'50" E |
| C25   | 55.00  | 41.35      | 40.38        | N 38°44'54" W |
| C26   | 55.00  | 52.59      | 50.61        | N 85°40'40" W |
| C27   | 55.00  | 17.83      | 17.75        | S 57°38'42" W |
| C28   | 25.00  | 22.11      | 21.40        | S 73°41'48" W |
| C29   | 825.00 | 27.70      | 27.70        | N 81°55'41" W |
| C30   | 825.00 | 60.10      | 60.09        | N 84°58'37" W |
| C31   | 825.00 | 45.17      | 45.16        | N 89°37'57" W |
| C32   | 25.00  | 38.98      | 35.15        | N 45°31'42" W |
| C33   | 175.00 | 40.62      | 40.53        | S 05°47'41" W |
| C34   | 175.00 | 70.40      | 69.93        | S 2°58'11" W  |
| C35   | 25.00  | 39.27      | 35.36        | S 80°29'40" W |
| C36   | 25.00  | 12.17      | 12.05        | N 40°33'29" W |
| C37   | 25.00  | 10.22      | 10.15        | N 14°53'58" W |
| C38   | 55.00  | 54.11      | 51.95        | N 31°22'18" W |
| C39   | 55.00  | 40.97      | 40.03        | N 80°53'48" W |
| C40   | 55.00  | 44.79      | 43.56        | S 54°26'06" W |
| C41   | 55.00  | 45.05      | 43.80        | S 07°36'30" W |
| C42   | 25.00  | 22.39      | 21.65        | S 09°50'08" W |
| C43   | 25.00  | 39.27      | 35.36        | N 80°29'40" E |

## KNOLLWOOD SUBDIVISION PLAT



43 10 05 21 0 000 076.000  
CASTONE CORPORATION  
P.O. BOX 747  
1511 OLD COLUMBUS RD  
OPELIKA, AL 36801

43 10 08 28 0 000 004.000  
OPELIKA CITY  
565 COLLEGE RD  
AUBURN, AL 36830

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2024 Vantage Drive, Ste A  
Opelika, Alabama 36801  
Phone: (334) 748-9200  
Web: www.baseline-llc.com



KNOLLWOOD SUBDIVISION  
PLAT

SEC. 29 T19N R27E  
OPELIKA | LEE COUNTY ALABAMA  
SCALE: 1"=60'  
ARTHUR R. NETTLES AL. P.L.S. REG. NO. 23346  
ALABAMA CERT. OF AUTH. CA. NO. 922

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

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**Meeting Date:** December 17, 2024

**Agenda Item #:** B-3

**Action Requested:** Text Amendment –  
Amend Section 5.1 B Amendment Procedures  
Amend Section 8.17 C. Conditional Use Procedures

The Planning Department has seen sustained and increased agenda length and has more complex items being submitted to Planning Commission. Currently, items for Planning Commission are required to be submitted 21 days prior to the meeting date. In a review of various cities within Alabama, we determined that most cities have deadlines typically between 26-30 days prior to the meeting. To aid staff, we are proposing to increase the submission deadline to 27 days. This would make the deadline, the day following the previous month meeting at the earliest date.

Staff has also clarified what format items need to be submitted in. In some cases the ordinance required over 20 copies of various documents. Now we are simply requesting four full size drawing and a digital copy that can be easily transmitted to reviewing departments. This change is largely through the subdivision regulations and Planning Commission By-Laws.

B. A signed and completed application form and all required materials shall be filed with the City Planner no less than ~~twenty-one (21)~~ twenty-seven (27) days prior to the meeting to which application is made. The City Planner shall review the application as to proper form, and then shall transmit it to the Planning Commission for review.

**SECTION 8.17 CONDITIONAL USE**

**C. Procedure.**

1. Applications for a conditional use permit shall be submitted simultaneously with an application for a building permit unless prior approval has been obtained. Applications must be submitted ~~(21) twenty-one days~~ twenty-seven (27) prior to the Planning Commission meeting at which they are to be heard. Applications for conditional uses in all districts must contain the following information:

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

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

No report.

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

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**Meeting Date:** December 17, 2024

**Agenda Item #:** C-4

**Action Requested:** Subdivision Regulations Amend Section 4.3 Preliminary Plat Review and Approval, B. Procedure Requirements and Section 4.4 Final Plat Approval, A. General

Planning staff is recommending three proposed changes to the subdivision regulations to change the deadlines and submission requirements to allow more thorough reviews.

#### SECTION 4.3 PRELIMINARY PLAT REVIEW AND APPROVAL

##### B. Procedure Requirements

The subdivider or his agent shall submit ~~twenty-six (26)~~ four (4) full-size copies of the Preliminary Plan to the City Planner at least ~~twenty-one (21)~~ twenty-seven (27) calendar days prior to the Planning Commission meeting at which it is to be considered. Four (4) copies of the plat shall be on sheets at 24" x 36" in size and ~~twenty-one (21) copies of the "11 x 17" paper~~ a digital copy in a .pdf or similar format.

The remainder of this section shall remain as is.

#### SECTION 4.4 FINAL PLAT APPROVAL

##### A. General

The final plat shall conform substantially to the preliminary plat as approved and shall be submitted to the Planning Commission ~~in quadruplicate (4)~~ at least ~~twenty-one (21)~~ twenty-seven (27) calendar days prior to the meeting at which it is to be considered. Four (4) copies of the plat shall be on sheets at 24" x 36" in size and a digital copy in a .pdf or similar format.

One copy of which shall be the original drawings.

Final plat approval shall not be given at the same meeting as preliminary plat approval unless the plat does not involve the construction of any public improvements. When public improvements are constructed, a minimum of twenty (20) days shall elapse between preliminary and final approval.

The remainder of this section shall remain as is.

**Staff Discussion:** This proposed change would extend the deadlines for submissions to the Planning Commission. Currently, submissions to the Planning Commission for subdivisions are required to be submitted 21 days prior to the meeting. In a review of other municipalities within the State of Alabama, these times range from 23 days to 45 days with most falling in the range of 26 – 28 days. Staff is recommending this time be moved to 27 days. This will provide additional time for review of submissions allowing for more thorough reviews and allowing us to provide greater detail earlier. This should also prevent the submission date from being prior to the last month's regular meeting. The change also reduces the number of copies required and ensures that digital copy is submitted.

**RECOMMENDATION:** Staff recommends approval of this change to the Opelika Subdivision Regulations.

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION TO AMEND THE SUBDIVISION  
RULES AND REGULATIONS OF THE CITY OF OPELIKA

BE IT RESOLVED by the Planning Commission of the City of Opelika as follows:

1. That Section 4.3, subsection B Preliminary Plat Review and Approval Procedure Requirements of the Subdivision Rules and Regulations of the City of Opelika, as amended, is amended to read as follows

**B. Procedure Requirements**

The subdivider or his agent shall submit four (4) full-size copies of the Preliminary Plan to the City Planner at least twenty-seven (27) calendar days prior to the Planning Commission meeting at which it is to be considered. Four (4) copies of the plat shall be on sheets at 24" x 36" in size and a digital copy in a .pdf or similar format.

The remainder of this section to remain as is.

2. That subsection 4.4, subsection A. General, of the Subdivision Rules and Regulations of the City of Opelika, as amended, is further hereby amended to read as follows:

**A. General**

The final plat shall conform substantially to the preliminary plat as approved and shall be submitted to the Planning Commission at least twenty-seven (27) calendar days prior to the meeting at which is to be considered. Four (4) copies of the plat shall be on sheets at 24" x 36" in size and a digital copy in a .pdf or similar format. One copy of which shall be the original drawings.

Final plat approval shall not be given at the same meeting as preliminary plat approval unless the plat does not involve the construction of any public improvements. When public improvements are constructed, a minimum of twenty (20) days shall elapse between preliminary and final approval.

4. This resolution shall take effect upon adoption and publication as required by law.
5. This resolution shall be published in the Opelika Observer, a newspaper published in and of general circulation within the City of Opelika, Alabama.
6. The Secretary of the Planning Commission is directed to file a certified copy of this resolution with the Probate Judge of Lee County, Alabama.

ADOPTED AND APPROVED this the \_\_\_\_\_ day of December 2024.

\_\_\_\_\_  
CHAIRMAN OF THE PLANNING  
COMMISSION OF THE CITY OF OPELIKA,  
ALABAMA

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

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**Meeting Date:** December 17, 2024

**Agenda Title:** Planning Commission By-Laws

**Agenda Item #:** D-5

**Staff Comments:**

This proposed change to the by-laws would ensure that the by-laws are consistent with the recommended changes to the Zoning Ordinance and Subdivision Regulations.

ARTICLE V – Agenda

Section 1 - Applicants desiring to place any item of business on the agenda for consideration by the Planning Commission shall submit all required supporting data to the office of the City Planner no later than the ~~15~~27 working days previous to the meeting in which the matter is to be considered by the Commission. Applicants desiring to have a subdivision placed on the agenda for Planning Commission shall submit ~~20~~four (4) full size copies of the plat, ~~an 11 x 17 reduction~~, a digital copy in a .pdf or similar format, an application and all supporting data required by the Subdivision Regulation or Zoning Ordinance to the office of the City Planner no later than the ~~15~~ working days previous to the meeting in which the matter is to be considered by the Commission. Applicants desiring to have a zoning map amendment placed on the agenda for consideration by the Planning Commission shall submit ~~20~~four (4) full size copies of any site plan or sketch plan, ~~an 11 x 17 reduction~~ a digital copy in a .pdf or similar format, an application and all supporting data required by the Zoning Ordinance to the office of the City Planner no later than ~~15~~27 working days previous to the meeting in which the matter is to be considered by the Commission.