



**CITY OF OPELIKA  
PLANNING COMMISSION  
REGULAR MEETING AGENDA  
300 Martin Luther King Blvd.  
May 27, 2025  
TIME: 3:00 PM**

I. APPROVAL OF MINUTES

II. UPDATE ON PREVIOUS CASES

III. NEW BUSINESS

A. **PLAT (Preliminary Only) – Public Hearing**

1. The Willows Plat No. 2 SD, 56 lots, Willows Drive, Blake Rice, BSI, Inc., authorized representative for Trademark Quality Homes, LLC, property owner, preliminary approval.

B. **FINAL PLAT**

2. Hidden Lakes West Phase 4B SD, 37 lots, Lake Condry Road/West Point Parkway, Blake Rice, BSI, Inc., authorized representative for SMB Land, LLC, final approval.
3. The Hamlet at Wyndham Gate SD, Pod 10 Phase 1-B, 17 lots, 3200-3434 Hamlet Drive, Mike Maher, authorized representative for DFH Liberty, LLC, property owner, final approval.
4. Fox Run Phase V-B SD, 59 lots, 1201 Fox Run Parkway, Spencer Cothran (Holland Homes LLC), authorized representative for Fox Run Phase V LLC, property owner, final approval.

C. **CONDITIONAL USE – Public Hearing**

5. Brian Lee, Auburn Civil Pros, authorized representative for Horne Brothers, LLC, property owner, 2000 block Cunningham Drive, C-3, office building.

D. **CONDITIONAL USE and PRELIMINARY PLAT - Public Hearing**

6. Hayes Eiford, authorized representative for Hi Pack QOZB I, LLC, property owner, accessed at 3100 block of Hi Pack Drive, C-3, 40 Townhomes units & 39 Townhome units
7. Brookwood Townhomes SD, 77 lots, 3100 block Hi Pack Drive, Hayes Eiford, authorized representative for Hi Pack QOZB I LLC, preliminary approval.

E. **AMENDMENT TO FUTURE LAND USE MAP and REZONING - Public Hearing**

8. (a) Amendment to Future Land Use Map, Logan Drive, 135 Acres, from a low-density residential and general commercial land use category to a mixed use land use category.

(b) Rezoning Request, Hayes Eiford, PE (Samford Group, LLC), Bridgewater, 135 acres, Logan Drive, from R-1 and C-3 to PUD.

**F. ANNEXATION and REZONING - Public Hearing**

9. Annexation Strozier, authorized representative for Perryman Hill, LLC, property owner, Highway 280 & Veterans Parkway, 7.26 acres.
10. Rezoning request, Strozier LLC, authorized representative for Perryman Hill, LLC, Highway 280 & Veterans Parkway, 7.26 acres, from R-1 to C-2, GC-P.

**G. CONDITIONAL USE EXTENSION - Public Hearing**

11. A request by Howard Weissinger to extend conditional use approval for 12 months starting at the current expiration date of May 25, 2025. The conditional use approval is The Townes of Hampshire multi-family development (apartments) in a C-2, GC-P zoning district consisting of 131-units at 2650 Frederick Road approved at the April 2024 Planning Commission meeting.

**IV. OLD BUSINESS**

**H. FINAL PLAT**

12. Dickson Place SD, Phase 2A, 77 lots, 3500 Anderson Road, Ledge Nettles, Baseline Surveying, authorized representative for Andrews & Anderson Development, LLC, property owner, final approval. *(This item was tabled at the April 22, 2025 PC meeting.)*

**I. PRELIMINARY PLAT - Public Hearing**

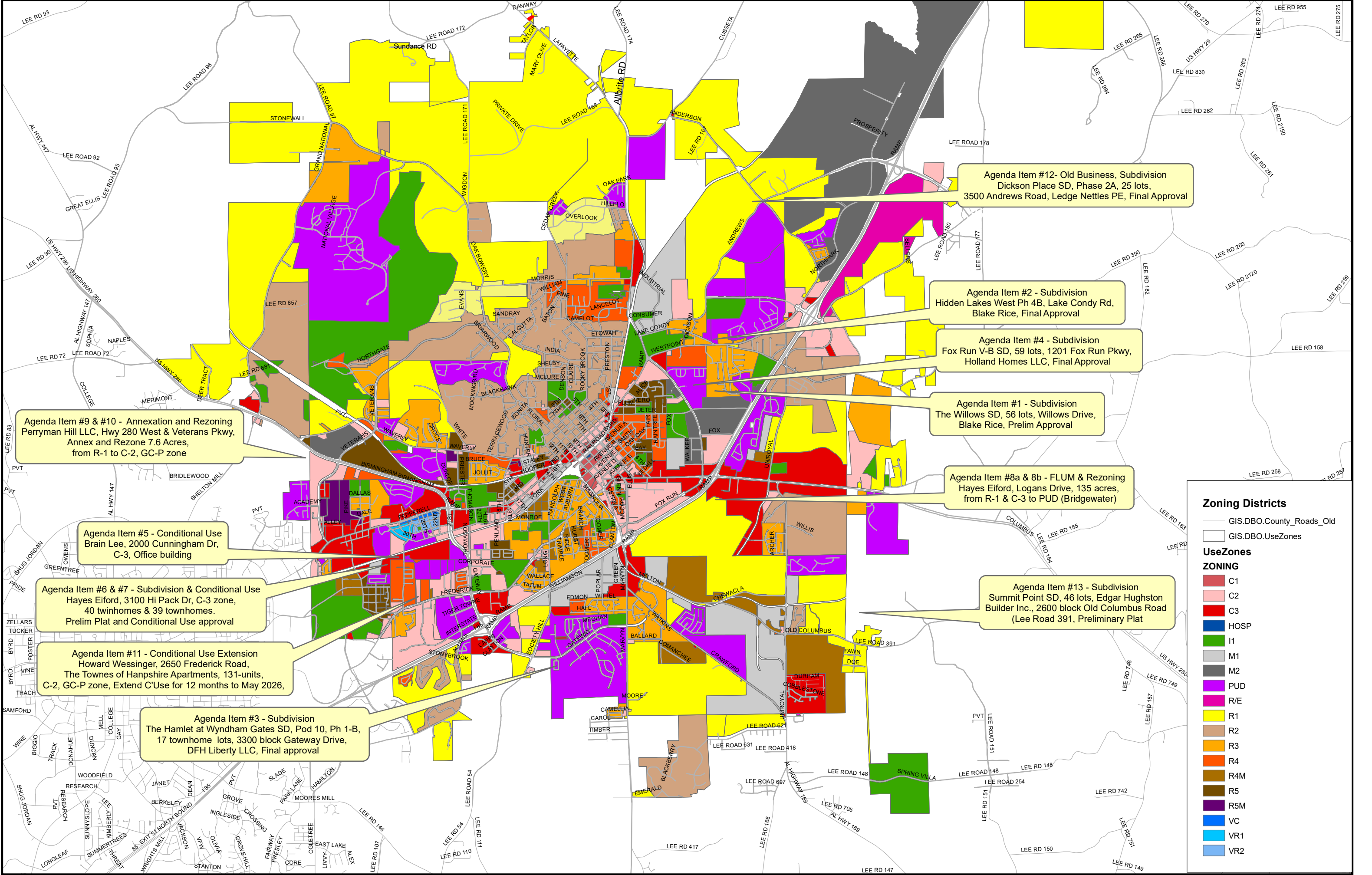
13. Summit Point SD, 46 lots, Edgar Hughston Builder Inc., 2800 block Lee Road 391 (Old Columbus Road), Preliminary Approval. *(This item was tabled at the April 22, 2025 PC meeting.)*

**J. COMPREHENSIVE PLAN**

14. Adoption of Opelika 2040 Comprehensive Plan.

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





Agenda Item #9 & #10 - Annexation and Rezoning Perryman Hill LLC, Hwy 280 West & Veterans Pkwy, Annex and Rezone 7.6 Acres, from R-1 to C-2, GC-P zone

Agenda Item #5 - Conditional Use Brain Lee, 2000 Cunningham Dr, C-3, Office building

Agenda Item #6 & #7 - Subdivision & Conditional Use Hayes Eiford, 3100 Hi Pack Dr, C-3 zone, 40 twinhomes & 39 townhomes. Prelim Plat and Conditional Use approval

Agenda Item #11 - Conditional Use Extension Howard Wessinger, 2650 Frederick Road, The Townes of Hampshire Apartments, 131-units, C-2, GC-P zone, Extend C'Use for 12 months to May 2026,

Agenda Item #3 - Subdivision The Hamlet at Wyndham Gates SD, Pod 10, Ph 1-B, 17 townhome lots, 3300 block Gateway Drive, DFH Liberty LLC, Final approval

Agenda Item #12- Old Business, Subdivision Dickson Place SD, Phase 2A, 25 lots, 3500 Andrews Road, Ledge Nettles PE, Final Approval

Agenda Item #2 - Subdivision Hidden Lakes West Ph 4B, Lake Condy Rd, Blake Rice, Final Approval

Agenda Item #4 - Subdivision Fox Run V-B SD, 59 lots, 1201 Fox Run Pkwy, Holland Homes LLC, Final Approval

Agenda Item #1 - Subdivision The Willows SD, 56 lots, Willows Drive, Blake Rice, Prelim Approval

Agenda Item #8a & 8b - FLUM & Rezoning Hayes Eiford, Logans Drive, 135 acres, from R-1 & C-3 to PUD (Bridgewater)

Agenda Item #13 - Subdivision Summit Point SD, 46 lots, Edgar Hughston Builder Inc., 2600 block Old Columbus Road (Lee Road 391, Preliminary Plat

**Zoning Districts**

- GIS.DBO.County\_Roads\_Old
- GIS.DBO.UseZones

**UseZones**

**ZONING**

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





# PLANNING COMMISSION MINUTES

300 Martin Luther King Blvd.

**April 22, 2025**

**TIME: 3:00 PM**

## I. APPROVAL OF MINUTES

The City of Opelika Planning Commission held its regular monthly meeting on April 22, 2025, 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:

The City of Opelika Planning Commission held its regular monthly meeting on April 22, 2025 in the Meeting Chambers, located at the Opelika Municipal Court. Certified letters have been mailed to all adjacent property owners for related issues.

### MEMBERS ABSENT:

STAFF PRESENT: Mr. Matt Mosley, Planning Director  
Mr. Martin Ogren, Assistant Planning Director  
Mrs. Dana Gafford, 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. She explained that some items have a public hearing and speakers are allowed one five-minute turn at the microphone  
per public hearing

### Approval of Planning Commission Minutes March 25, 2025

|                  |                                                                                                              |
|------------------|--------------------------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>Passed</b>                                                                                                |
| <b>MOVER:</b>    | John Sweatman                                                                                                |
| <b>SECONDER:</b> | Sheldon Whittelsey                                                                                           |
| <b>AYES:</b>     | Chair Cannon, Mayor Fuller, Walters, Whatley, Whittelsey, Hilyer, Councilman Ward 1 Allen, Director Sweatman |
| <b>NAYS:</b>     | None                                                                                                         |
| <b>ABSTAIN:</b>  | Arturo Menefee                                                                                               |

## II. UPDATE ON PREVIOUS PC CASES

There were no updates.

### III. NEW BUSINESS

#### A. **PLAT (Preliminary Only) – Public Hearing**

1. Hidden Lakes-Lake Condé SD, Redivision of Parcel 5, 20 lots, 900 block Lake Condé Road, Blake Rice, BSI, Inc., authorized representative of SMB Land, LLC, preliminary approval.

Mr. Mosley presented the staff report to the Planning Commission. He stated that this item is a request for a preliminary plat approval of Hidden Lakes-Lake Condé. The applicant is Blake Rice of BSI Incorporated representing SMB Land. The request is for a subdivision plat approval of 20 lots located on 12 acres of the 900 block of Lake Condé Road. The setbacks and design style are like those in the previously constructed, but separate PUD of Hidden Lakes. He stated that the Planning Department is recommending preliminary approval, 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. Landscape buffers should be shown on the plat to ensure property owners are aware of the buffer requirements.
6. Provide access to Lot 20 for the final plat.

Mr. Parker provided the reports for Engineering, Opelika Water, and Opelika Power Services. He stated the applicant will be required to provide a construction grading plan for drainage, utility detention and roadway installation for approval. A land disturbance permit and notice of construction will be issued once review is complete. Road names will be approved by the engineering department and placed on the final plat for public roadways to be accepted.

Chair Cannon opened the public hearing.

No comments

Chair Cannon closed the public hearing.

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

|                  |                                                                                                                       |
|------------------|-----------------------------------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>Passed</b>                                                                                                         |
| <b>MOVER:</b>    | Councilman Ward 1 Willie Allen                                                                                        |
| <b>SECONDER:</b> | Sheldon Whittelsey                                                                                                    |
| <b>AYES:</b>     | Chair Cannon, Walters, Whatley, Whittelsey, Hilyer, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Director Sweatman |
| <b>NAYS:</b>     | None                                                                                                                  |
| <b>ABSTAIN:</b>  | None                                                                                                                  |

2. Highline Townhome SD, 56 lots, 2410 Cunningham Drive, Aaron Adams authorized representative for James G. McClain, Jr., property owner, Preliminary approval.

Mr. Mosely stated that this item is for Highline subdivision, located at 2410 Cunningham Drive. The applicant, Aaron Adams, representing James McClain Jr. is seeking preliminary plat approval for a townhouse subdivision on undeveloped property. The proposed townhomes would range in size from 2,200 to 4,200-square-foot lots with 24-to-45-foot lot widths, which exceeds the minimum standards of 1,800 sq. feet for townhomes with a 20-foot lot width. He stated that the Planning Department recommends preliminary approval subject to the following:

1. Install a 5-foot sidewalk along Cunningham Drive right of way, Hi Pack Drive extension, and in the front yard of all townhome groups, and connect sidewalk to open-space lots as described in the February 2025 CU report.
2. All utilities shall be underground.
3. Add a note on plat about the HOAs allowed uses and maintenance responsibilities of the open space lots.
4. Add a lot number for the open space.
5. Add the following on the plat:
  - a. Name and address of the owner/developer.
  - b. Name and address of the adjacent property across Cunningham Drive.
  - c. Addresses of all the adjacent property owners.
  - d. Name and plat book/page number for adjoining subdivisions.
  - e. Flood zone note.
  - f. Certificates for the owner(s)/developer(s), notary statement, and certificates for the city officials are missing.
  - g. Standard Opelika easement statement
  - h. Final drawing(s) must be on a "D"-size (24' X 36").
  - i. Private streets and sidewalks require access easements.

Mr. Parker presented reports from the Engineering Department, Opelika Utilities and Opelika Power Services. He stated the applicant will turn in a site construction grading plan for the drainage utility, post construction and a roadway installation for approval, before a permit is issued. The construction of the infrastructure and utilities is monitored and approved prior to final plat acceptance.

He stated that the City Of Opelika has proposed a project to add a curb, gutter and a 5-foot sidewalk for the length of the project along Cunningham. In addition, they have requested a 15-foot strip of right of way be deeded to the City. The Engineering Department shall approve the road names that will be placed on the final plat for public roadways to be accepted.

On behalf of Opelika Water, he stated that water service is available from a ten-inch main on the west side of Cunningham Drive. An existing water service must be abandoned at the main. The subdivision is both in Opelika Power Services and Alabam Power territory.

Chair Cannon opened the public hearing.

No Comments

Chair Cannon closed the public hearing.

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

**RESULT:** Passed

**MOVER:** Arturo Menefee

**SECONDER:** Sheldon Whittelsey

**Discussion:**

Chair Canon inquired about the trees in the plan.

Mr. Mosely stated that the trees were discussed in the conditional use. There would be a buffer along the south side which might include a fence and a row of evergreen trees. The Planning Department has required specific plants along Cunningham and standard plants around the neighborhood. A drawing is included in the packet.

Mayor Fuller asked if it would be on City sewer.

Mr. Parker affirmed that it would be on City sewer on Cunningham.

Chari Cannon inquired about speed breakers on the long narrow street.

Mr. Mosely and Mr. Parker said no, and explained that this would not be a through street and there would be no need for speed breakers.

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

**NAYS:** None

**ABSTAIN:** None

3. Brookhaven Townhome SD, 49 lots, 2112 Cunningham Drive, 2112 Cunningham Drive, Hayes Eiford, authorized representative for Bobby Joe Burdette, property owner, preliminary approval.

Mr. Mosley stated that this item is a request for preliminary plat approval for a townhouse development, Brookhaven Subdivision, located on 2112 Cunningham Drive. The applicant is Hayes Eiford, representing the owner, Bobby Joe Burdette. This property is undeveloped, zoned R-4 and the preliminary approval request is for 49 townhome lots and two open-space lots. The lots exceed the 1,800-square-foot minimum townhome lot and the 20-foot lot width requirement, as these lots range from 2,450 to 6,909 square-feet and are 20 to 35 feet in width. The Planning Department is recommending preliminary plat approval, subject to the following:

1. Install a 5-foot sidewalk along Cunningham Drive
2. All utilities shall be underground.
3. Add a note on the plat concerning the HOAs allowed uses and maintenance responsibilities of the open space lots.
4. Include the name and address of the owner/developer.
5. Include the adjacent property owner and address that's directly across Cunningham Drive.
6. Add the addresses of the adjacent property owners listed.
7. Add the standard Opelika easement statement:
8. Add the certificates for the owner(s)/developer(s), notary statement, and certificates for the city officials on the plat.
9. The final drawing(s) must be on a "D"-size (24' X 36").
10. Lots 47, 48, and 49 missing a bearing and distance along future road.
11. Label the triangle-shaped lot across the future road.

12. Add easements on private streets and sidewalks.

Mr. Parker presented reports from the Engineering Department, Opelika Water and Opelika Power Services. He stated that the applicant will be required to submit a construction plan for the residential streets, as well as the utilities, detention and drainage plan. Construction and infrastructure utilities will be monitored prior to final plat acceptance. The City of Opelika is working with the applicant on the development agreement of the right of way for the Hi Pack Drive extension. This extension is being constructed by the city and will run through the development to connect Cunningham to Hi Pack Drive.

Opelika Water states that water is available through a 10-inch main on the west side of Cunningham Drive. The developer is required to install a water main in Cunningham Drive along the future road extension.

Opelika Power Services and Alabama Power will both service this site.

Chair Cannon opened the public hearing.

Taylor Britton, 1986 Preserve Drive, Auburn, AL, spoke on behalf of his stepmother, Lisa Britton, who lives north of the proposed subdivision. He stated she was concerned about the impact to the wetland and natural wildlife that is specific to that area. He expressed concern and asked for clarification on the distance of the public right of way to the corner of Lisa's house. Lastly, he wanted to express the family's concern that this road would negatively impact the re-sale value of Ms. Britton's home.

Patricia Randall, 2713 Houston Lane, stated that her house is on the corner of Cunningham. She asked about the future traffic and how that would affect her. She also inquired about the entrance way to the neighborhood, and its relationship to her current home and Cunningham Road.

David Traus, 371 Gardner Drive, Auburn. He was in attendance on behalf of Ms. Britton. He stated that this was an environmentally unique area and inquired as to the existence of an environmental impact study, and if so, could one be provided to Ms. Britton.

Josh Mura, with Samford Group. He stated that there had been a wetland and stream delineation, environmental impact study performed for this site that could be made available to Ms. Britton.

Scott Parker stated that the city has had a wetland and stream delineation created as well, and it can be made available.

Lisa Britton, 2016 Cunningham Drive, stated that she opposes this subdivision. The dam is an easement 30 feet and 485 long and is also her driveway that goes right to the house that she has lived in for 20 years. She owns 10 acres of land that is wetlands/floodplain. Her house is built on a small portion that is not a floodplain. She is also concerned about the disruption to the wildlife that is on her property.

Mr. Parker explained that Engineering is coming up with a plan to reinforce the dam and that all work will be to the south of the property line.

Chariman Cannon asked if the commission are supposed to approve the plat given the

problems?

Mr. Moseley clarified that the preliminary plat approval is based on the subdivision and not the road that has not been built yet.

Mr. Parker stated that she would need to sign and consent to a right of way deed to the city before a road could be built on her property. There would be no encroachment without property owners' permission.

Chair Cannon closed the public hearing.

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

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|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>RESULT:</b>     | <b>Passed</b>                                                                                                                                                                                                                                                                                                                                              |
| <b>MOVER:</b>      | Jay Walters                                                                                                                                                                                                                                                                                                                                                |
| <b>SECONDER:</b>   | Sheldon Whittelsey                                                                                                                                                                                                                                                                                                                                         |
| <b>DISCUSSION:</b> | <p>Mr. Sweatman inquired how the pond releases water.</p> <p>Mr. Parker stated that engineers are currently doing an assessment of the dam and believe there is a pipe system that releases underneath the dam. Part of the geotechnical and roadway engineer's due diligence is to make substantial improvements to the dam, which includes outfalls.</p> |
| <b>AYES:</b>       | Chair Cannon, Walters, Whatley, Whittelsey, Hilyer, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Director Sweatman                                                                                                                                                                                                                                      |
| <b>NAYS:</b>       | None                                                                                                                                                                                                                                                                                                                                                       |
| <b>ABSTAIN:</b>    | None                                                                                                                                                                                                                                                                                                                                                       |

#### **4. ANNEXATION and PLAT (Preliminary) - Public Hearing**

(a) Annexation, Edgar Hughston Builder Inc., 2800 block Lee Road 391 (Old Columbus Road), 94.4 Acres, R-1 zoning district requested.

(b) Summit Points SD, 46 lots, Edgar Hughston Builder Inc., 2800 block Lee Road 391 (Old Columbus Road), Preliminary Approval.

Mr. Mosely stated that this item is a request for annexation and then a preliminary plat request for 94 acres on Lee Road 391. The applicant is Edgar Houston Building, represented by Tyler Findley. Currently outside the city limits, the applicant is proposing to annex and then divide property into 46 lots. The annexation meets current state and city requirements.

The subdivision plat shows one-road access to the 46 plots. Under the City's Building Fire Safety Code, single road access can only be for thirty homes. Thirty-one or more homes would require either a secondary access road, a secondary power access road or a requirement to add a sprinkler system in each home. The county does not have this rule, so it is a unique situation that will require the builders to assess whether to annex or stay in the county. The planning department recommends tabling this item while decisions are made that will possibly change the plat or annexation request.

Chair Cannon opened the public hearing.



Ronald Sinkfield, 3126 Old Columbus Road, stated that he lives behind lots 36 and 37 and asked for clarification on the annexation and what is in and out of the county or city lines. He also inquired about what type of buffer would divide the new buildings from his property. He asked for clarification on the storm ponds proposed on the preliminary plat and inquired about whether the proposed homes would be on city water. Lastly, he inquired about the ability to purchase property to provide a buffer between the new neighborhood and his home.

Chair Cannon closed the public hearing.

#### **Motion to Table**

|                  |                                                                                                                       |
|------------------|-----------------------------------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>Passed</b>                                                                                                         |
| <b>MOVER:</b>    | Director John Sweatman                                                                                                |
| <b>SECONDER:</b> | Jay Walters                                                                                                           |
| <b>AYES:</b>     | Chair Cannon, Walters, Whatley, Whittelsey, Hilyer, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Director Sweatman |
| <b>NAYS:</b>     | None                                                                                                                  |
| <b>ABSTAIN:</b>  | None                                                                                                                  |

#### **B. FINAL PLAT**

5. ~~Dickson Place SD, Phase 2A, 77 lots, 3500 Andrews Road, Ledge Nettles, Baseline Surveying, authorized representative for Andrews & Anderson Development, LLC, property owner, final approval.~~

This item has been withdrawn by the applicant.

6. The Village at Waterford SD, Phase 4C, 65 lots, Arlee Avenue and Jansen Avenue, Andrew Burk, authorized representative for DRB Group Alabama, LLC, property owner, final approval.

Mr. Mosley stated that this item is for The Village At Waterford's final section, Phase C, for final plat approval. Located on Stokes Avenue and Jackson Avenue, there are 65 single-family lots and two detention lots. 44 lots range from 36 to 40-foot-wide, while 21 are 50 to 55-foot-wide lots. He stated that the Planning Department is recommended final plat approval subject to the following:

1. Sidewalks are required on one side of the street.
2. All utilities shall be underground.

Mr. Parker stated that all underground utilities, as well as water and sewer, have been inspected and tested in order to complete the subdivision for approval. The roadway has been approved as well. The Sanitary Sewer has one final day before day of testing before approval and signatures.

Mr. Parker, speaking on behalf of Opelika Water, reported that their infrastructure has been approved; and on behalf of Opelika Power who stated that they would be providing the power for the subdivision.

Opelika Engineering recommends final plat approval.

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

|                  |                    |
|------------------|--------------------|
| <b>RESULT:</b>   | <b>Passed</b>      |
| <b>MOVER:</b>    | Jay Walters        |
| <b>SECONDER:</b> | Sheldon Whittelsey |

|                 |                                                                                                                       |
|-----------------|-----------------------------------------------------------------------------------------------------------------------|
| <b>AYES:</b>    | Chair Cannon, Walters, Whatley, Whittelsey, Hilyer, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Director Sweatman |
| <b>NAYS:</b>    | None                                                                                                                  |
| <b>ABSTAIN:</b> | None                                                                                                                  |

7. The Hamlet at Wyndham Gates SD, Pod 10 Phase 1, 18 lots, 3200-3434 Hamlet Drive, Precision Surveying, authorized representative for DFH Liberty, LLC, property owner, final approval.

Mr. Mosley stated that this item is a request for final plat approval of 16 town home lots in the Hamlet Drive section of the Wyndham Gates Townhouse Development. The applicant is Mike Maher with Precision Survey representing FH Liberty, LLC. The lots meet the minimum requirements for townhome lots. The lots range from 20 to 30 feet in length and from 1,900 to 2,800 square feet. The Planning Department is recommending approval of the final plat, subject to the following:

1. Add the required 25' landscape buffer along Gateway Drive on Lot 201.
2. Add a note about the ownership, use, and maintenance of the open space on the remainder lots or amenities.
3. Label the lots that are Lot 203 and Lot 204 referred to in note #6 on plat.
4. After site inspection, including landscaping, is approved, then plat signatures and recording of final plat is allowed.

Scott Parker stated that because the development's roadways are private, engineering has no exceptions. On behalf of Opelika Water, he stated that the water infrastructure has been accepted. The private metered water system has been mastered by the community. Opelika Power does not serve this community.

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

|                  |                                                                                                                       |
|------------------|-----------------------------------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>Passed</b>                                                                                                         |
| <b>MOVER:</b>    | Jay Walters                                                                                                           |
| <b>SECONDER:</b> | Sheldon Whittelsey                                                                                                    |
| <b>AYES:</b>     | Chair Cannon, Walters, Whatley, Whittelsey, Hilyer, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Director Sweatman |
| <b>NAYS:</b>     | None                                                                                                                  |
| <b>ABSTAIN:</b>  | None                                                                                                                  |

8. Fox Run Phase V-A SD, 79 lots, 1201 Fox Run Parkway, Spencer Cothran (Holland Homes, LLC) authorized representative for Fox Run Phase V, LLC, property owner, final approval.

Mr. Mosley stated that this item is for final plat approval of Fox Run Phase V, located on 1201 Fox Run Parkway. The applicant is proposing a request of 79 lots in the Fox Run Subdivision, which comprises 40 twin-home lots, 36 single-family lots and three open-space lots. Although small, the lots meet the requirements of the PUD standards. The 3000-square-foot twin-home lots are on 25-foot lots, and the 4200-square-foot single-family lots are on 40-foot lots. The Planning Department has reviewed the final plat and is recommending approval subject to the following:

1. Label the sanitary sewer easement located near the west boundary of Parcels A and B and add the easement width. Also, it shows that the easement extends to the north property line of Parcel A.
2. Change the signature line “Opelika Utilities” to “Opelika Water Board”.
3. Install a residential buffer along the rear property line of Lots 117 to 129. Select one of the Buffer options from Section 10 Landscape Regulations.
4. Fences are not allowed in easements, particularly on the rear lot line of Lot 88.
5. The existing right-of-way needs to be vacated (agenda item #10) before the plat is recorded.

Mr. Parker stated that both engineering and the utility companies have been inspecting infrastructure construction. The roadways have been completed and water and sewer have been installed. However, more testing needs to be completed for the water and sewer. Signatures from Opelika Engineering and Opelika Water will be withheld until testing is complete, signs are installed and bonds are completed. He stated that engineering recommends final plat acceptance with these remaining items held until signatures are complete. This development is outside of the Opelika Power jurisdiction.

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

|                  |                                                                                                                       |
|------------------|-----------------------------------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>Passed</b>                                                                                                         |
| <b>MOVER:</b>    | Sheldon Whittelsey                                                                                                    |
| <b>SECONDER:</b> | Mike Hilyer                                                                                                           |
| <b>AYES:</b>     | Chair Cannon, Walters, Whatley, Whittelsey, Hilyer, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Director Sweatman |
| <b>NAYS:</b>     | None                                                                                                                  |
| <b>ABSTAIN:</b>  | None                                                                                                                  |

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

9. Mike Maher, authorized representative for Nick Howell, property owner, Duplex in a R-3 zoning district.

Mr. Mosley presented the staff report to the Planning Commission for the proposed conditional use request of a duplex on 1300 Spring Drive. The subject property is zoned R-3. The lot is currently vacant after a state of disrepair and a subsequent demolition by the City of Opelika in 2024. The property is 14,533 sq. ft. with the proposed building being 3,200 sq. ft. Each unit would be 1600 sq. ft. and consist of 3 bedrooms, 3 bathrooms and a single car garage. He stated that while this property would exceed the density allowed in the base zoning, through the conditional use process the planning commission can approve a higher density than what is allowed. The planning staff believe the re-use of this property would be positive and in character with the surrounding area. If the use is approved, the planning department recommends the following conditions:

1. Exterior cladding materials shall primarily be brick, stone, wood, or fiber cement siding to be in harmony with the surrounding single-family homes.
2. The site shall include additional foundation landscaping and at least two trees which can include any existing trees preserved during construction.

Mr. Parker stated that the two parallel driveways shall be combined at the roadway and will split at the property line.

Mr. Mosely stated that there were no notes from utilities.

Chair Cannon opened the public hearing.

There were no comments.

Chairman Cannon closed the public hearing.

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

|                  |                                                                                                                       |
|------------------|-----------------------------------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>Passed</b>                                                                                                         |
| <b>MOVER:</b>    | Councilman Ward 1 Willie Allen                                                                                        |
| <b>SECONDER:</b> | Sheldon Whittelsey                                                                                                    |
| <b>AYES:</b>     | Chair Cannon, Walters, Whatley, Whittelsey, Hilyer, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Director Sweatman |
| <b>NAYS:</b>     | None                                                                                                                  |
| <b>ABSTAIN:</b>  | None                                                                                                                  |

**D. VACATION OF RIGHT-OF-WAY**

10. Daniel Holland, authorized representative for Fox Run Phase V, LLC, property owner, 1000 block Fox Run Parkway, Requesting to vacate unimproved right-of-way in Fox Run Industrial Park.

Mr. Mosley stated that this item is a request for vacation of the right of way in the Fox Run Industrial Park. This is in the same area as Fox Run Village Phase V, which was discussed earlier in this meeting. This right of way only shows up in plats, as it was never constructed. No utilities have been found or located in this area. No one is currently using this as the sole access to their property. The applicant, Daniel Holland, representing Fox Run Phase V, LLC, is requesting to vacate the right of way, to open a road that is within the areas they surround.

If approved, planning would send this request to the City Council, who would open a public hearing and vote yes or no. The Planning Department does recommend a positive recommendation to the Opelika City Council to vacate this right of way.

Mr. Parker stated that there were no comments from Engineering or Utilities

**Motion for a positive recommendation to the City Council for vacation of right of way.**

|                  |                                                                                                                       |
|------------------|-----------------------------------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>Passed</b>                                                                                                         |
| <b>MOVER:</b>    | Jay Walters                                                                                                           |
| <b>SECONDER:</b> | Director John Sweatman                                                                                                |
| <b>AYES:</b>     | Chair Cannon, Walters, Whatley, Whittelsey, Hilyer, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Director Sweatman |
| <b>NAYS:</b>     | None                                                                                                                  |
| <b>ABSTAIN:</b>  | None                                                                                                                  |

**E. AMENDMENT TO FUTURE LAND USE MAP and REZONING – Public Hearing**

11. (a) Amendment to Future Land Use Map, 401 & 409 Simmons Street, 33,810 sf, from a manufacturing land use category to a light commercial land use category.

(b) Rezoning Request, Gregg Harris - Farpoint Properties, LLC, 33,810 sf (two lots), 401 & 409 Simmons Street, from M-1 to C-2.

Mr. Mosley stated that this item is a request for rezoning and amendment to future land use at 401 and 409 Simmons Street. The applicant is Greg Harris of Farpoint Properties, LLC. Currently the subject property is zoned N1 which is manufacturing and carries a manufacturing land use designation. The Planning Staff is proposing rezoning to C-2, which is retail/office and would go to light commercial zone if the rezoning is approved for future land use. The current property is heavily wooded and undeveloped. The current manufacturing designation allows for heavier uses, but limits use and does not allow for offices and other uses that might be more beneficial to the adjoining property owners. The Planning Department does feel that rezoning is appropriate and positive for the community and therefore recommends a positive recommendation to the City Council.

Mr. Paker stated that there are no notes from Engineering or Utilities.

Chair Cannon opened the public hearing.

No comments.

Chair Cannon closed the public hearing.

#### **Motion for a positive recommendation to City Council**

##### **RESULT:**

**MOVER:** Arturo Menefee

**SECONDER:** Jay Walters

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

**NAYS:** None

**ABSTAIN:** None

#### **Motion for positive approval of future land use**

##### **RESULT:**

**MOVER:** Aurturo Menefee

**SECONDER:** Sheldon Whittelsey

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

**NAYS:** None

**ABSTAIN:** None

#### **IV. ADJOURN**

##### **Motion to adjourn at 4:16 p.m.**

**RESULT:** Passed

**MOVER:** Jay Walters

**SECONDER:** Sheldon Whittelsey

|                 |                                                                                                                          |
|-----------------|--------------------------------------------------------------------------------------------------------------------------|
| <b>AYES:</b>    | Chair Cannon, Walters, Whatley, Whittelsey, Hilyer, Menefee, Mayor Fuller,<br>Councilman Ward 1 Allen, Director Sweatman |
| <b>NAYS:</b>    | None                                                                                                                     |
| <b>ABSTAIN:</b> | None                                                                                                                     |

V. Signatures

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

\_\_\_\_\_ Matt Mosley

Agenda Item

**A1**

The Willows







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



DEADLINE: 4/30/25 MEETING: 5/27/25

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                         |                                                                                                                                                                                                                                         |                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| <b>SITE ADDRESS:</b> <u>Willows Drive</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                         |                                                                                                                                                                                                                                         |                                      |
| <b>PROPERTY OWNER:</b> <u>Trademark Quality Homes, LLC</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                         |                                                                                                                                                                                                                                         |                                      |
| <b>APPLICANT/AUTHORIZED REPRESENTATIVE:</b> <u>Blake Rice, BSI, Inc.</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                         |                                                                                                                                                                                                                                         |                                      |
| <b>MAILING ADDRESS:</b> <u>223 S. 9th St. Opelika, AL 36801</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                         |                                                                                                                                                                                                                                         |                                      |
| <b>PHONE NUMBER:</b> <u>334-745-7026</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                         | <b>FAX NUMBER:</b> <u>334-745-4367</u>                                                                                                                                                                                                  |                                      |
| <b>EMAIL ADDRESS:</b> <u>brice@bsies.com</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                         |                                                                                                                                                                                                                                         |                                      |
| <b>TYPE OF PLAT APPROVAL REQUESTED</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                         |                                                                                                                                                                                                                                         |                                      |
| <input type="checkbox"/> SKETCH PLAN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <input type="checkbox"/> ADMINISTRATIVE | <input checked="" type="checkbox"/> PRELIMINARY                                                                                                                                                                                         | <input type="checkbox"/> FINAL       |
| Does the subdivision require any other official action by the City?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                         |                                                                                                                                                                                                                                         |                                      |
| <input type="checkbox"/> Annexation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                         | <input type="checkbox"/> Rezoning                                                                                                                                                                                                       | <input type="checkbox"/> Other _____ |
| <b>PARCEL INFORMATION</b><br>Subdivision Name: <u>The Willows Plat No. 2</u><br><br>Current Land Use: <u>Vacant</u><br><br>Current Zoning: <u>R3</u><br><br>Proposed use of the Subdivision: <u>Single-family Residential</u><br><br><input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial<br><input type="checkbox"/> Manufacturing/Industrial <input type="checkbox"/> Office/Institutional                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                         | Number of Lots: <u>56</u> x \$3.00 = \$ <u>168.00</u><br><br>Number of APO: <u>6</u> x \$7.00 = \$ <u>42.00</u><br>(Adjacent Property Owners)<br><br>Fee: <u>\$75.00</u><br><br><b>TOTAL</b> = <u>\$285.00</u><br><br><b>PAID</b> _____ |                                      |
| I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) <u>The Willows Plat No. 2</u> Subdivision. I understand that I must provide certain information as noted in Section 4.2, Section 4.3, and/or Section 4.4 of the Opelika Subdivision Regulations in order for the Planning Commission to review my plans. The City may require additional information or requirements, or waive certain requirements, at any time during the process. Failure to provide accurate and complete information may result in disapproval by the Planning Department and/or Planning Commission. This application, plat, and all other information are submitted with the full authorization and knowledge of the property owner(s). The undersigned below hereby swears to be the authorized applicant designated by the property owner(s) as representative or agent for the property owner(s) and therefore authorized to make said application and submit said documents on this request. The undersigned authorizes the City to inspect the subject property as necessary in reviewing the above referenced request. |                                         |                                                                                                                                                                                                                                         |                                      |
| <b>OWNERS/AUTHORIZED REPRESENTATIVE SIGNATURE:</b> <u><i>Blake Rice</i></u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                         |                                                                                                                                                                                                                                         | 4/28/25<br><br>DATE                  |
| (PRINT NAME) <u>Blake Rice, BSI, Inc.</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                         |                                                                                                                                                                                                                                         |                                      |

**AUTHORIZED TO ACT AS APPLICANT FOR PROPERTY OWNER**

I, David Chapman, Trademark Quality Homes, LLC, being owner/authorized manager of the property(s) as described in this Subdivision Application hereby authorize

Blake Rice, Barrett-Simpson, Inc. to act as my representative in all decisions concerning the subdivision of my property(s) before the Opelika Planning Commission and City Council.

Property Owner's Signature \_\_\_\_\_ Date 5/4/21

STATE OF ~~ALABAMA~~ Georgia  
COUNTY OF ~~LEE~~ Meriwether

I, Kristin Nicole Wyrosdick, a Notary Public in and for said County and State, hereby certify

that John D. Chapman, Jr., whose name is signed to the foregoing document, and who is known to me or acknowledged before me on this day, that being informed of the contents of said document, did execute the same voluntarily on the day that bears the same date.

Given my hand and seal of office this 4<sup>th</sup> day of May 2021,

Kristin Nicole Wyrosdick  
Notary Public

My Commission Expires: 7-1-23

**SUBDIVISION APPLICATION REQUIREMENTS AND INFORMATION**

1. Application due 1<sup>st</sup> Tuesday of each month. (Regular Meeting 4<sup>th</sup> Tuesday of each month at 3:00 PM CT; Work Session is 3<sup>rd</sup> Tuesday each month at 3:00 PM CT before each PC Meeting).
2. Application signed by property owner and/or authorized applicant.
3. Complete the 'Authorization to Act as Applicant', if applicable
4. Provide copy of the current Deed for the subdivision property
5. Provide a List of adjacent property owners on separate sheet.
6. Submit 26 copies of the plat (21 – 11 x 17 if legible; 4 – 24 x 36; 1 – 8 x 11). Copies must accompany and be made part of this application.
7. For preliminary plat approval only or preliminary & final approval combined, if allowed: **\$75 application fee, plus \$7.00 each certified letter, plus \$3 each lot** in subdivision. Checks payable to City of Opelika. For final plat approval only or administrative plat approval only: \$75 application fee.
8. Approval of a preliminary plat by the Planning Commission shall expire in one year after approval date; approval of a final plat by the Planning Commission shall be null and void if the plat is not recorded within 120 days after approval date.
9. Final plat approval shall not be given at the same Planning Commission meeting when preliminary approval is requested if public infrastructure improvements are required. When public improvements are required 20 days must lapse between preliminary and final approval.

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

---

**Meeting Date:** May 27, 2025

**Subdivision:** The Willows, Plat No. 2

**Agenda Item No.:** A-1

**Action Requested:** Preliminary Plat Approval

**Location of Property:** Terminus Catherine Drive

**Property Owner(s):** Trademark Quality Homes, LLC  
Blake Rice, authorized representative

**Current Land Use:** Undeveloped

**Current Zoning:** R-3

**Flood Zone:** FEMA – Nov 2, 2011 – MAPNo.01081C0090H - No Portion of property is in a Flood Zone; property in “Flood Zone “X” - Area is outside the 0.2% annual chance flooding

**Staff Comments:**

The applicant is requesting approval for 56 lots titled The Willows, Plat No. 2. At the February 2019 meeting, a preliminary plat for 130 lots was approved for a “Stephens Woods Phase VI”. The property has changed ownership, and the new plat title is “The Willows”. The final plat review for “The Willows Plat No. 1” was for 62 of the 130 lots. The remainder (Lot 116) is being divided into the plat presented as “The Willows Plat No. 2” 56 lots for the remaining single-family lots.

The lots range in size from 10,081 sf to 3.50 acres except for eight lots less than 10,000 sf. In an R-3 zone lots must be the 10,000 square foot (sf) minimum lot size, currently eight lots – Lots 68, 69, 70, 89, 104, 105, 106, and 107 do not meet the minimum area. The lots meet the 70-foot lot width requirement at the property line or meet the 70-foot width at the 30 foot minimum front building setback line.

The Willows Plat No. 2 is accessed from Catherine Drive connection to Willow Drive. Willow Drive will be extended, Wendy Lane and Shine Court created to access the 56 lots. When Fox Run Phase V was approved this plat had expired. A street in that development was stubbed to this property. This road should align with Willows Drive between Lots 84 and 85.

**Recommendation:**

Planning staff recommend preliminary plat approval subject to the following:

1. Increase the size of Lots 68, 69, 70, 89, 104, 105, 106, and 107 must meet the minimum 10,000 square foot lot size for the R-3 zoning district,
2. Add to Lot 117 the “Sanitary Sewer Pump Station” lot (42’x55’) and a note that no residential development is allowed and the use.
3. Extend Willows Drive to connect to Brookstone Drive.
4. Install sidewalks on one side of all streets.
5. Install underground utilities

---

### **Engineering Department Report**

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

- Construction of infrastructure and utilities will be monitored and approved prior to final plat acceptance.
- The road names shall be approved by the Engineering Department and are to be placed on the final plat for the public roadways to be accepted.

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

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### **Opelika Water Report**

Water is available from 6” DI main on Willows Drive. Water must be connected on the East and West sides of this development.

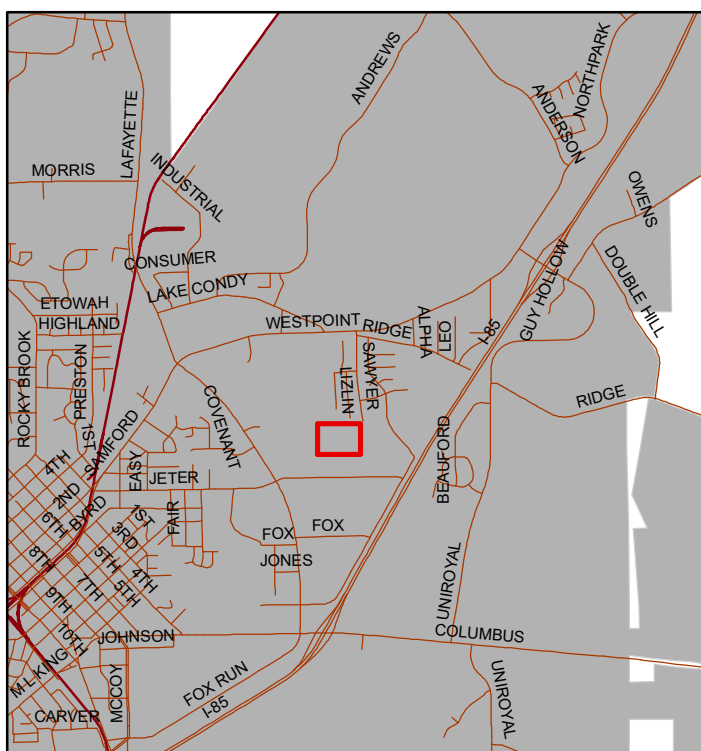
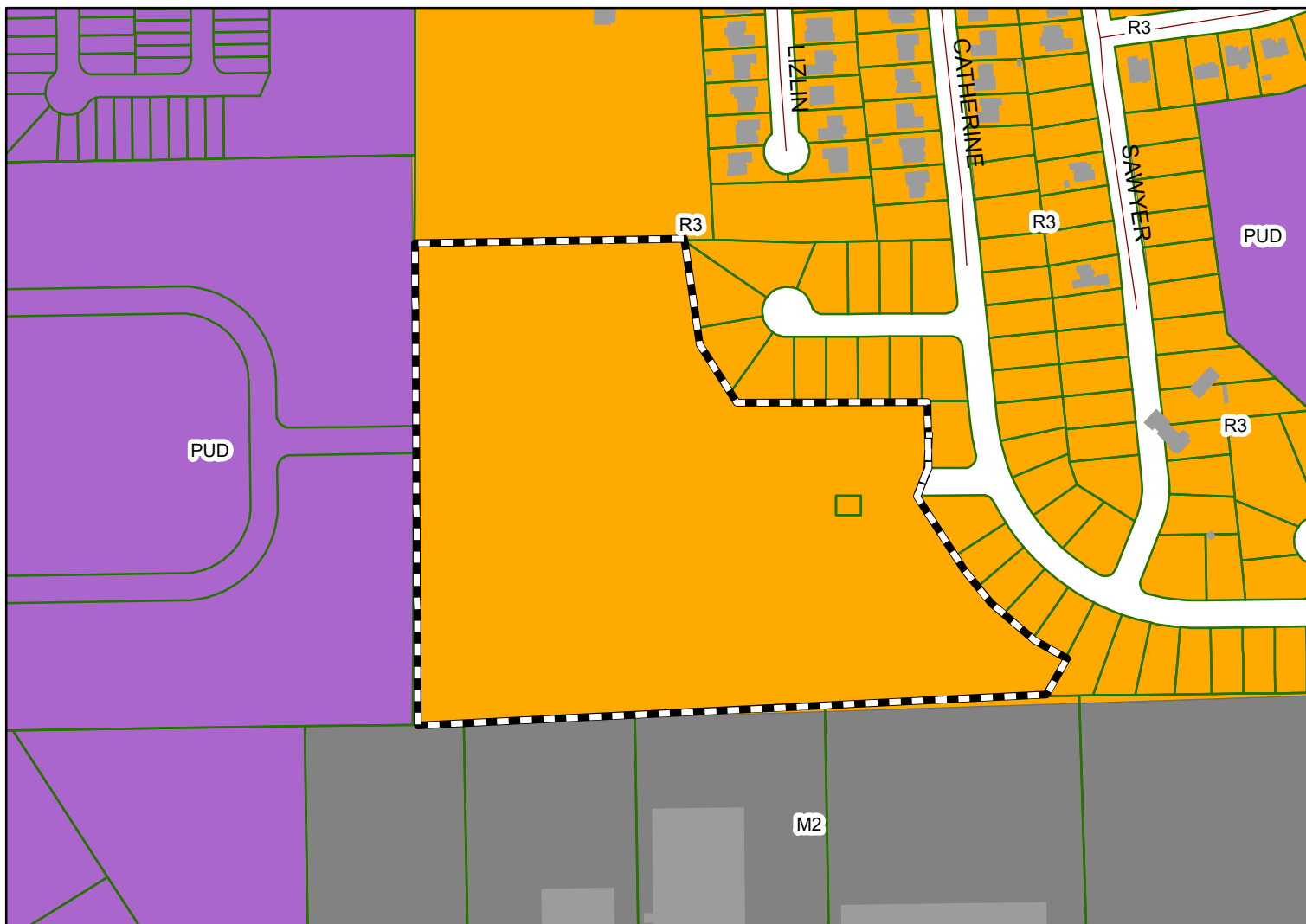
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### **Opelika Power Services Report**

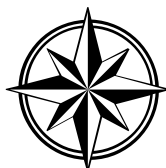
This Property is outside of the Opelika Power service territory.

---

**THE WILLOWS PLAT NO. 2 SUBDIVISION  
WILLOWS DRIVE  
PRELIMINARY APPROVAL, A-1**



The applicant is requesting preliminary approval for 56 single family home lots. The subdivision is zoned R-3.



## 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



NOTES:

- Survey North & Basis for Survey:  
-The Willows, Plat No. 1, Plat Book 45, Page 148, Probate Office, Lee County, Alabama.
- According to the FEMA FIA NFIP Flood Insurance Map (FIRM), Map No. 01081C0090H, effective January 17, 2025, the subject property is located:  
-Zone X (not shaded) - Areas determined to be outside the 0.2% annual chance floodplain.
- Any common areas shown on this plat shall be maintained by the Homeowners Association adopted and/or established with this plat.
- No wetland flags were observed during survey field work and no wetlands report provided by client.
- An easement is hereby granted to the City of Opelika and to any utility company serving the City of Opelika for the purpose of installing, operating, and maintaining poles, lines, guy wires, and other facilities. Total easement width is ten (10) feet wide with five (5) feet off each side of front and side lot lines.
- There is a ten (10) foot utility and drainage easement along the right-of-way of each lot.
- This survey was made without the benefit of an attorney's title opinion of title commitment. The surveyor's search of public records was limited to those matters affecting the boundaries of the subject property only. There may be matters of record such as conveyances, easements, rights-of-way, etc., that affect the title to the subject property which are not known to the surveyor and not disclosed by this survey.
- There was no attempt in the field to determine the location of or the extent of possible encroachments beneath the surface.
- This drawing becomes void if any alterations or changes are made by others.
- This drawing may not be altered or added to without permission from BSI Engineering Surveying, Inc.
- The purpose of this plat is to subdivide Lot 116 of *The Willows, Plat No. 1* into 56 lots for residential development.
- Development Data:  
-Total Number of Lots: 56  
-Area of Largest Lot: Lot 116-A - 3.50 Acres (152,498 Sq. Ft.)  
-Area of Smallest Lot: Lot 104 - 0.21 Acres (9,336 Sq. Ft.)  
-Total Acreage: 24.31 Acres (1,058,919 Sq. Ft.)

| Curve Table |            |        |               |                |
|-------------|------------|--------|---------------|----------------|
| Curve #     | Arc Length | Radius | Chord Bearing | Chord Distance |
| C1          | 39.27'     | 25.00' | N45° 18' 34"W | 35.36'         |
| C2          | 39.27'     | 25.00' | N44° 41' 26"E | 35.36'         |
| C3          | 22.39'     | 25.00' | S64° 39' 02"E | 21.65'         |
| C4          | 19.87'     | 55.00' | S49° 20' 32"E | 19.76'         |
| C5          | 61.91'     | 55.00' | N88° 03' 47"E | 58.69'         |
| C6          | 50.50'     | 55.00' | N29° 30' 47"E | 48.75'         |
| C7          | 50.48'     | 55.00' | N23° 05' 08"W | 48.73'         |
| C8          | 68.68'     | 55.00' | S85° 09' 09"W | 64.31'         |
| C9          | 19.87'     | 55.00' | S48° 43' 23"W | 19.76'         |
| C10(t)      | 271.31'    | 55.00' | N00° 18' 34"W | 68.75'         |
| C11         | 22.39'     | 25.00' | S64° 01' 53"W | 21.65'         |
| C12         | 39.27'     | 25.00' | N45° 18' 34"W | 35.36'         |
| C13         | 20.32'     | 25.00' | S22° 58' 27"W | 19.76'         |
| C14         | 35.35'     | 55.00' | S27° 50' 49"W | 34.74'         |
| C15         | 62.31'     | 55.00' | S23° 01' 10"E | 59.03'         |
| C16         | 57.87'     | 55.00' | S85° 37' 02"E | 55.24'         |
| C17         | 13.34'     | 55.00' | N57° 17' 40"E | 13.30'         |
| C18(t)      | 168.86'    | 55.00' | S41° 41' 49"E | 109.93'        |
| C19         | 12.87'     | 20.00' | N68° 47' 00"E | 12.65'         |
| C20         | 7.84'      | 55.00' | N83° 08' 10"E | 7.83'          |
| C21         | 42.97'     | 55.00' | N56° 40' 27"E | 41.88'         |
| C22         | 49.45'     | 55.00' | N08° 32' 19"E | 47.80'         |
| C23         | 46.02'     | 55.00' | N41° 11' 12"W | 44.69'         |
| C24         | 48.65'     | 55.00' | S89° 30' 12"W | 47.08'         |
| C25         | 50.37'     | 55.00' | S37° 55' 46"W | 48.62'         |
| C26(t)      | 245.28'    | 55.00' | N40° 32' 35"W | 86.96'         |
| C27         | 32.95'     | 25.00' | S49° 27' 25"W | 30.62'         |
| C28         | 23.19'     | 20.00' | N59° 34' 15"W | 21.91'         |
| C29         | 19.69'     | 55.00' | N36° 37' 07"W | 19.59'         |
| C30         | 20.32'     | 25.00' | N23° 35' 36"W | 19.76'         |
| C31         | 39.27'     | 25.00' | N44° 41' 26"E | 35.36'         |

| Line Table |        |               |
|------------|--------|---------------|
| Line #     | Length | Direction     |
| L1         | 30.56' | N89° 41' 26"E |
| L2         | 30.56' | S89° 41' 26"W |
| L3         | 42.00' | S00° 18' 34"E |
| L4         | 55.00' | N89° 41' 26"E |
| L5         | 42.00' | N00° 18' 34"W |

OPELIKA CERTIFICATES

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

Chairman: \_\_\_\_\_ Date: \_\_\_\_\_

Accepted by the Opelika City Planner, Opelika, Alabama:

Planner: \_\_\_\_\_ Date: \_\_\_\_\_

Approved by the Opelika City Engineer, Opelika, Alabama:

City Engineer: \_\_\_\_\_ Date: \_\_\_\_\_

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

Public Works Director: \_\_\_\_\_ Date: \_\_\_\_\_

Accepted by the Opelika Water Board, Opelika, Alabama:

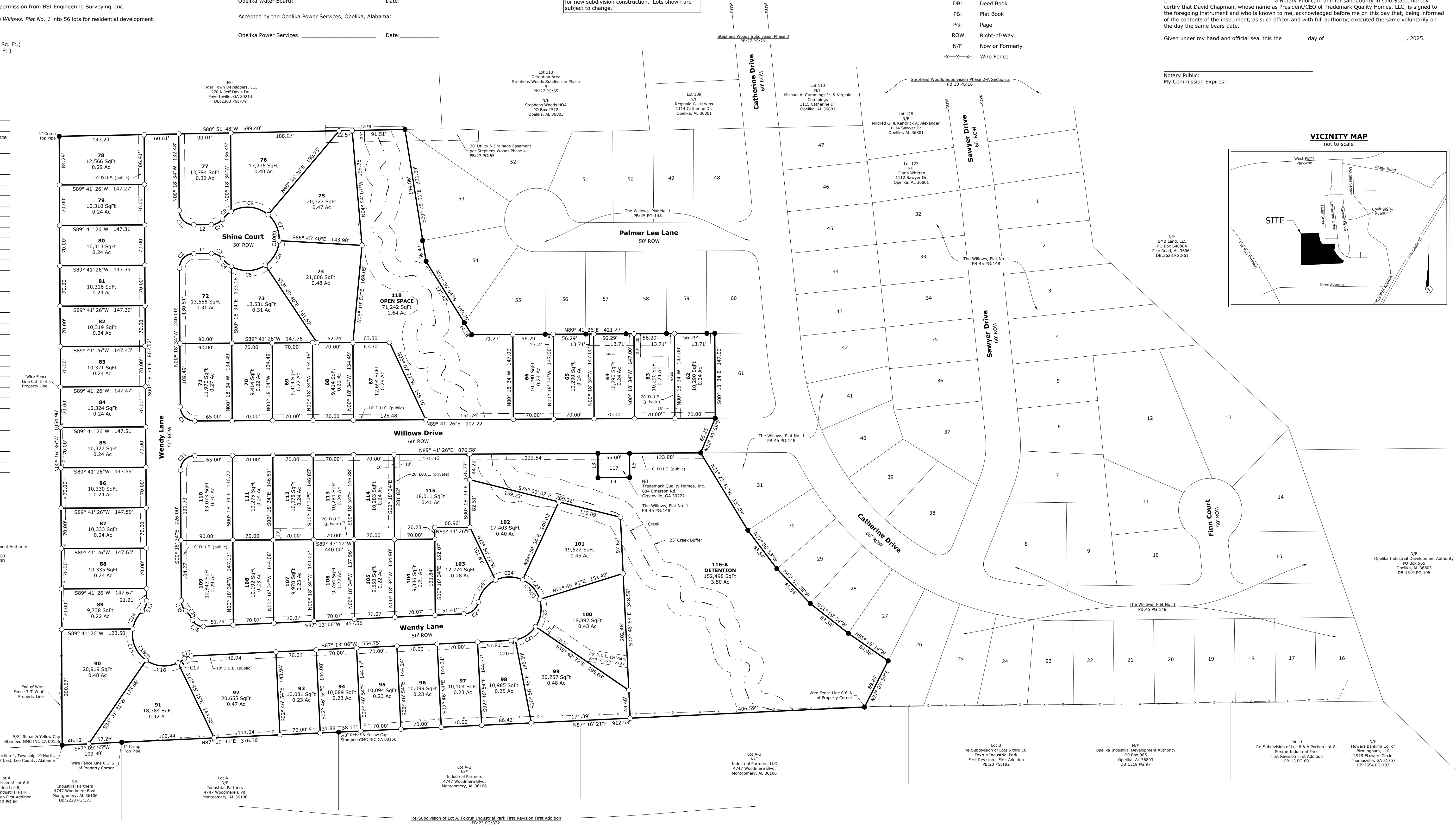
Opelika Water Board: \_\_\_\_\_ Date: \_\_\_\_\_

Accepted by the Opelika Power Services, Opelika, Alabama:

Opelika Power Services: \_\_\_\_\_ Date: \_\_\_\_\_

PRELIMINARY PLAT OF  
**THE WILLOWS, PLAT NO. 2**  
A REDIVISION OF LOT 116 OF *THE WILLOWS, PLAT NO. 1*, RECORDED IN  
PLAT BOOK 45, PAGE 148, PROBATE OFFICE, LEE COUNTY, ALABAMA.  
  
BEING A PART OF SECTION 4, TOWNSHIP 19 NORTH, RANGE 27 EAST,  
OPELIKA, LEE COUNTY, ALABAMA

**THIS IS NOT A PROPERTY BOUNDARY SURVEY.**  
This drawing is for information purposes only. The purpose of this plat is to show preliminary lot layout for new subdivision construction. Lots shown are subject to change.



SURVEYOR CERTIFICATE

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

Jonathan A. Ham, PLS  
Alabama License No. 34761  
Date: 04/10/2025

LEGEND

- 1/2" Rebar Found - Orange Cap Stamped AL CA 718 LSF000600 (unless otherwise noted)
- 1/2" Rebar Set - Orange Cap Stamped AL CA 718 LSF000600
- D.U.E. Drainage & Utility Easement
- DB: Deed Book
- PB: Plat Book
- PG: Page
- ROW Right-of-Way
- N/F Now or Formerly
- Wire Fence

DEDICATION

The State of Alabama  
Lee County

We, Trademark Quality Homes, LLC, as owners of the real property shown on this plat hereby join in the statement of Jonathan A. Ham and certify that it is our purpose to subdivide lands so platted into lots as shown.

In witness whereof, I have hereunto set my hand on this the \_\_\_\_ day of \_\_\_\_\_, 2025.

David Chapman, President/CEO

ACKNOWLEDGEMENT

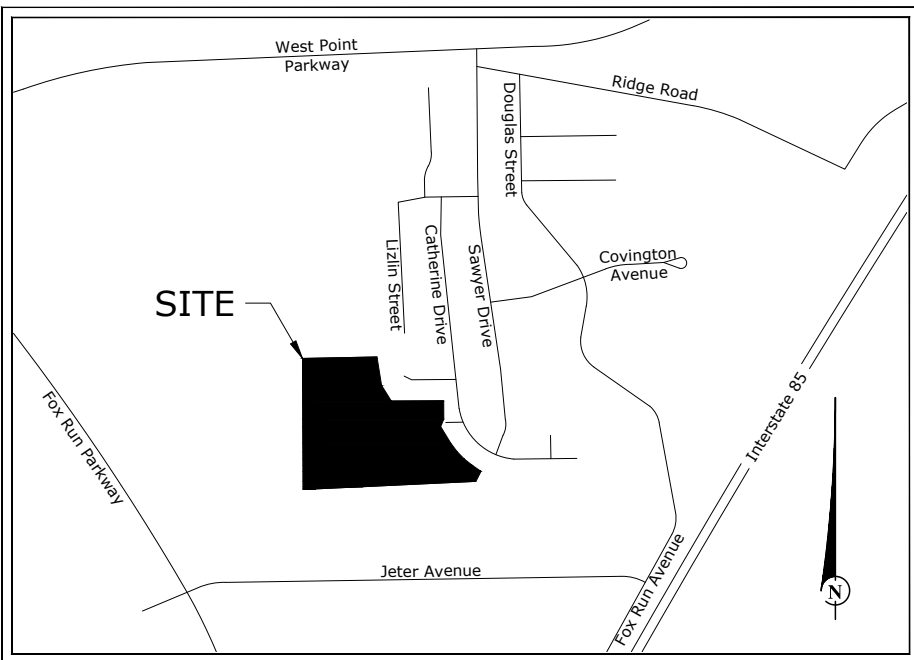
The State of Alabama  
Lee County

I, \_\_\_\_\_, a Notary Public, in and for said County in said State, hereby certify that David Chapman, whose name as President/CEO of Trademark Quality Homes, LLC, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

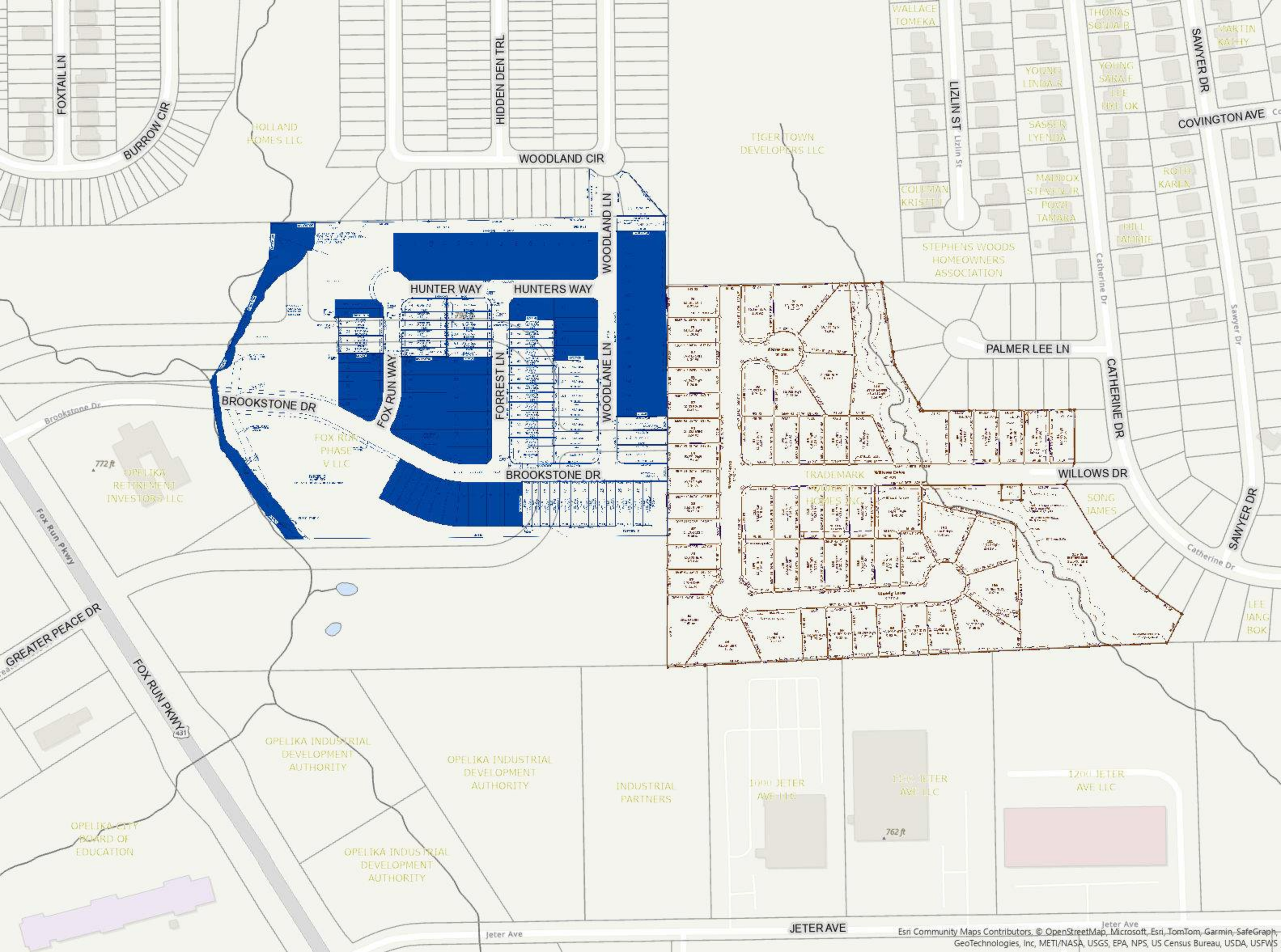
Given under my hand and official seal this the \_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public:  
My Commission Expires:

VICINITY MAP













Agenda Item

**B2**

Hidden Lakes

West 4B





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



DEADLINE: 4/30/25 MEETING: 5/27/25

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                         |                                                                                                                                                                                                                                   |                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|
| <b>SITE ADDRESS:</b> <u>Brock Drive</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                         |                                                                                                                                                                                                                                   |                                |
| <b>PROPERTY OWNER:</b> <u>280 Land Company, LLC</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                         |                                                                                                                                                                                                                                   |                                |
| <b>APPLICANT/AUTHORIZED REPRESENTATIVE:</b> <u>Blake Rice, BSI, Inc.</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                         |                                                                                                                                                                                                                                   |                                |
| <b>MAILING ADDRESS:</b> <u>223 S. 9th St. Opelika, AL 36801</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                         |                                                                                                                                                                                                                                   |                                |
| <b>PHONE NUMBER:</b> <u>334-745-7026</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                         | <b>FAX NUMBER:</b> <u>334-745-4367</u>                                                                                                                                                                                            |                                |
| <b>EMAIL ADDRESS:</b> <u>brice@bsies.com</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                         |                                                                                                                                                                                                                                   |                                |
| <b>TYPE OF PLAT APPROVAL REQUESTED</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                         |                                                                                                                                                                                                                                   |                                |
| <input type="checkbox"/> SKETCH PLAN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <input type="checkbox"/> ADMINISTRATIVE | <input checked="" type="checkbox"/> PRELIMINARY                                                                                                                                                                                   | <input type="checkbox"/> FINAL |
| Does the subdivision require any other official action by the City? <u>No</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                         |                                                                                                                                                                                                                                   |                                |
| <input type="checkbox"/> Annexation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                         | <input type="checkbox"/> Rezoning                                                                                                                                                                                                 |                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                         | <input type="checkbox"/> Other _____                                                                                                                                                                                              |                                |
| <b>PARCEL INFORMATION</b><br>Subdivision Name: <u>Hidden Lakes West 4B</u><br><br>Current Land Use: <u>Vacant</u><br><br>Current Zoning: <u>PUD</u><br><br>Proposed use of the Subdivision: <u>Single-family Residential</u><br><br><input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial<br><input type="checkbox"/> Manufacturing/Industrial <input type="checkbox"/> Office/Institutional                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                         | Number of Lots: <u>37</u> x \$3.00 = \$ <u>N/A</u><br><br>Number of APO: <u>6</u> x \$7.00 = \$ <u>N/A</u><br>(Adjacent Property Owners)<br><br>Fee: <u>\$75.00</u><br><br><b>TOTAL</b> = <u>\$75.00</u><br><br><b>PAID</b> _____ |                                |
| I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) <u>Hidden Lakes West 4B</u> Subdivision. I understand that I must provide certain information as noted in Section 4.2, Section 4.3, and/or Section 4.4 of the Opelika Subdivision Regulations in order for the Planning Commission to review my plans. The City may require additional information or requirements, or waive certain requirements, at any time during the process. Failure to provide accurate and complete information may result in disapproval by the Planning Department and/or Planning Commission. This application, plat, and all other information are submitted with the full authorization and knowledge of the property owner(s). The undersigned below hereby swears to be the authorized applicant designated by the property owner(s) as representative or agent for the property owner(s) and therefore authorized to make said application and submit said documents on this request. The undersigned authorizes the City to inspect the subject property as necessary in reviewing the above referenced request. |                                         |                                                                                                                                                                                                                                   |                                |
| <b>OWNERS/AUTHORIZED REPRESENTATIVE SIGNATURE:</b> <u><i>Blake Rice</i></u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                         | 4/28/25<br><br>DATE                                                                                                                                                                                                               |                                |
| (PRINT NAME) <u>Blake Rice, BSI, Inc.</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                         |                                                                                                                                                                                                                                   |                                |

## AUTHORIZATION TO ACT AS APPLICANT

### CITY OF OPELIKA PLANNING DEPARTMENT

700 Fox Trail

Opelika, AL 36801

PH: (334) 705-5156 or FX: (334) 705-5159

I, Earlon C. McWhorter for 280 Land Company, LLC, being owner of the property which is the subject of this application hereby authorize Barrett-Simpson, Inc., to act as my representative with the City of Opelika's (Board of Zoning Adjustments, and/or Planning Commission, and/or City Council), as required by the type of request listed on the attached application form.

Property Owner's Signature: Earlon C. McWhorter Date: 06/28/18

### STATE OF ALABAMA

### COUNTY OF LEE

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

Given my hand and seal of office this 28 day of June, 2018

Elizabeth S. Motley  
Notary Public

My Commission Expires: 08/03/2020



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

---

**Meeting Date:** May 27, 2025

**Subdivision:** Hidden Lakes, Phase West 4B

**Agenda Item #:** B-2

**Action Requested:** Final Approval

**Location of Property:** Hidden Lakes Drive

**Property Owner(s):** SMB Land, LLC  
Blake Rice, BSI., Inc. authorized representative

**Current Land Use:** Undeveloped

**Current Zoning:** PUD

**Flood Zone:** FEMA – Nov 2, 2011 – MAP#01081C0090H  
Zone X – An area 0.2% or less annual chance of flood zone (not shaded)

**Staff Comments:**

The applicant is requesting final plat approval for a 37-lot subdivision on 18.24 acres titled Hidden Lakes West 4B. The Hidden Lakes Master Plan PUD was approved in 2018. The lot sizes are consistent with the Master Plan. The standard lot size is from 12,048 square feet to roughly 41,353 square feet for the PUD. This section has residential lots are in larger sizes from 14,102 to 39,929 square feet.

The plat's street layout is consistent with the PUD masterplan. There is a stub street located in the northwest corner to connect to an adjacent addition to the PUD. A landscape buffer of 15' is required on the rear of double frontage lots. The plat is largely consistent with the requirements for final plat approval as set forth by the subdivision regulations.

**Recommendation to approve subject to the following conditions:**

- 1. Replace the required landscape buffer of 15' for the rear of Lots 38, 39, and 40 along West Point Parkway.**
- 2. Sidewalks are required on one side of every street.**
- 3. All utilities shall be located underground.**



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## **Engineering Department Report**

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

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

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

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## **Opelika Water Report**

Water infrastructure must be inspected and accepted by Opelika Water before the final plat can be approved.

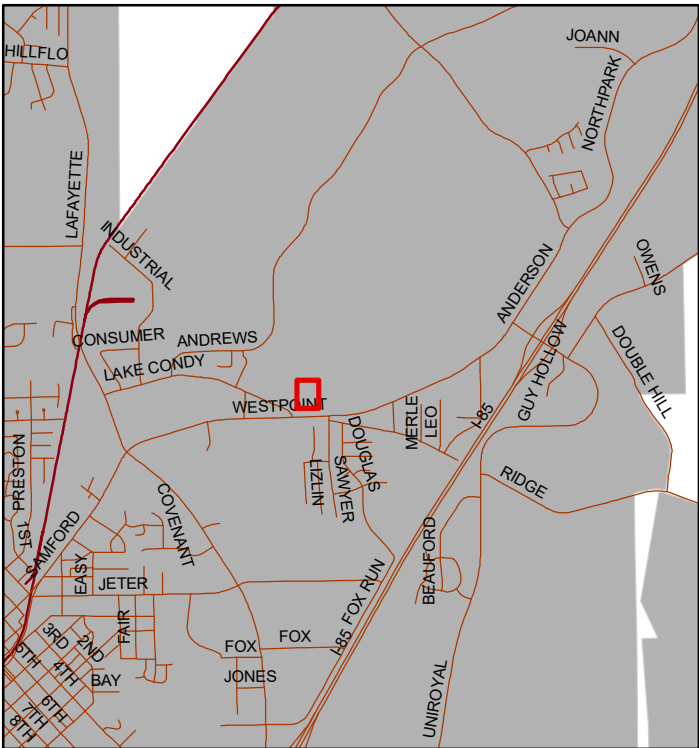
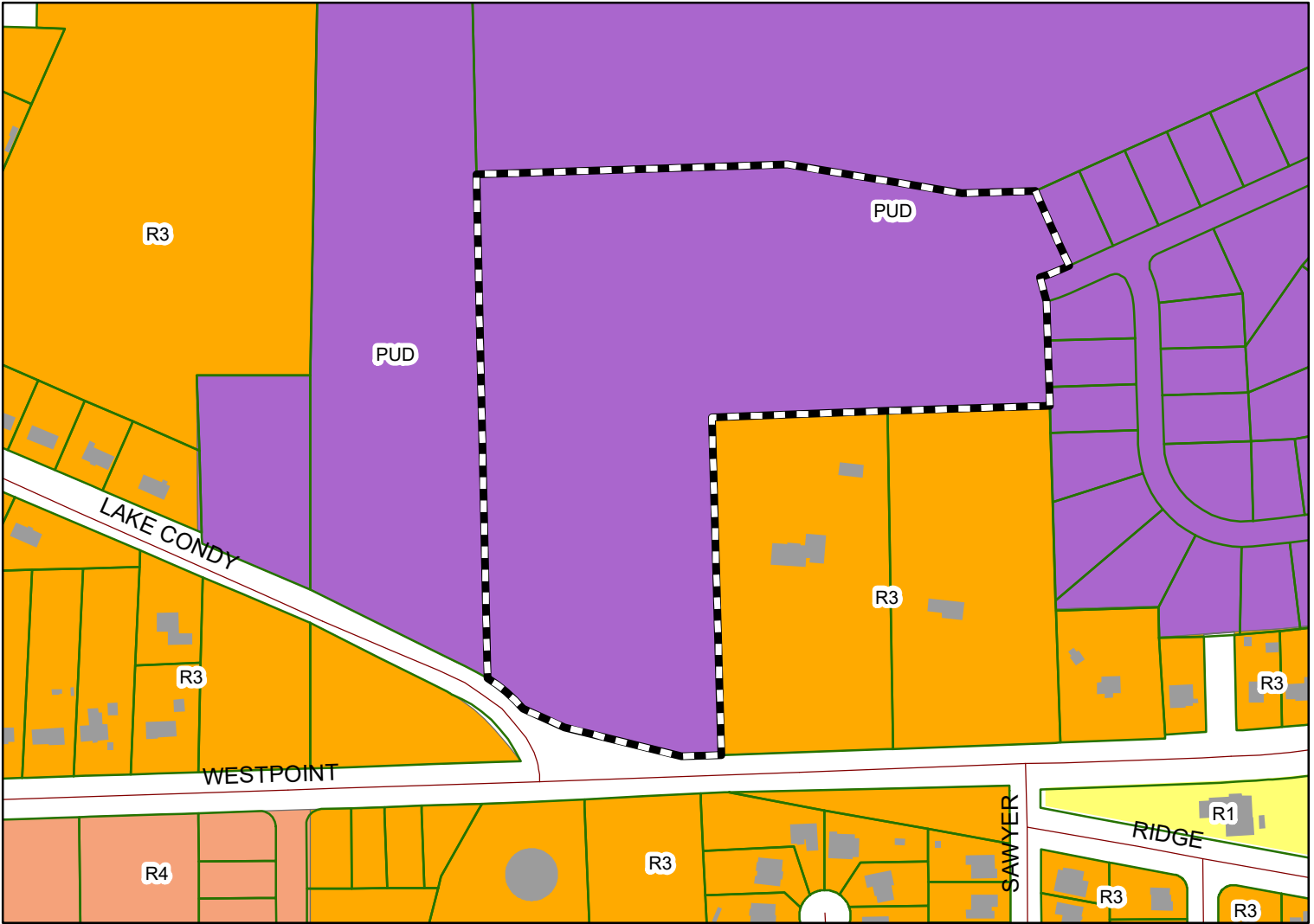
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## **Opelika Power Services Report**

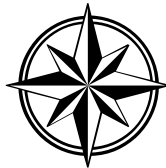
This Property is in the Opelika Power and Tallapoosa River Electric service territory.

---

# HIDDEN LAKES WEST PHASE 4B SUBDIVISION LAKE CONDY ROAD/WEST POINT PARKWAY FINAL APPROVAL, B-2



The applicant is requesting final approval for 37 single family home lots in the Hidden Lakes PUD.



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



NOTES:

- Survey North and Basis for Survey:  
-Hidden Lakes 4, Plat Book 48, Page 9, Probate Office, Lee County, Alabama.
- All bearings, distances, and curve information shown were measured to be the same as shown on plat of record.
- According to the FEMA FIA NEP Flood Insurance Map (FIRM), Map No. 01081C0090H, effective January 17, 2025, the subject property is located:  
-Zone X (not shaded) - Areas determined to be outside the 0.2% annual chance floodplain.
- Any common areas shown on this plat shall be maintained by the Homeowners Association adopted and/or established with this plat.
- Wetlands shown were located and shown on wetland delineation report by Wildland Services, LLC dated April 30, 2018.
- An easement is hereby granted to the City of Opelika and to any utility company serving the City of Opelika for the purpose of installing, operating, and maintaining poles, lines, guy wires, and other facilities. Total easement width is ten (10) feet wide with five (5) feet off each side of front and side lot lines.
- There is a ten (10) foot utility and drainage easement along the right-of-way of each lot.
- This survey was made without the benefit of an attorney's title opinion of title commitment. The surveyor's search of public records was limited to those matters affecting the boundaries of the subject property only. There may be matters of record, such as conveyances, easements, rights-of-way, etc., that affect the title to the subject property which are not known to the surveyor and not disclosed by this survey.
- There was no attempt in the field to determine the location of or the extent of possible encroachments beneath the surface.
- This drawing becomes void if any alterations or changes are made by others.
- This drawing may not be altered or added to without permission from BSI Engineering Surveying, Inc.
- Development Data:  
-Total Number of Lots: 37  
-Area of Largest Lot: Lot 38 - 0.92 Acres (39,929 Sq. Ft.)  
-Area of Smallest Lot: Lot 32 - 0.32 Acres (14,102 Sq. Ft.)  
-Total Acreage: 18.24 Acres (794,627 Sq. Ft.)

SURVEYOR CERTIFICATE

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

Jonathan A. Ham, PLS  
Alabama License No. 34761

Date \_\_\_\_\_

DEDICATION

The State of Alabama  
Lee County }

We, 280 Land Company, LLC, as owners of the real property shown on this plat hereby join in the statement of Jonathan A. Ham and certify that it is our purpose to subdivide lands so platted into lots as shown.

In witness whereof, I have hereunto set my hand on this the \_\_\_\_ day of \_\_\_\_\_, 2025.

Scott Littlepage  
Co-Manager  
280 Land Company, LLC

ACKNOWLEDGEMENT

The State of Alabama  
Lee County }

I, \_\_\_\_\_, a Notary Public, in and for said County in said State, hereby certify that Scott Littlepage, whose name as Co-Manager of 280 Land Company, LLC, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the \_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public:  
My Commission Expires:

OPELIKA CERTIFICATES

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

Chairman: \_\_\_\_\_ Date: \_\_\_\_\_

Accepted by the Opelika City Planner, Opelika, Alabama:

Planner: \_\_\_\_\_ Date: \_\_\_\_\_

Approved by the Opelika City Engineer, Opelika, Alabama:

City Engineer: \_\_\_\_\_ Date: \_\_\_\_\_

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

Public Works Director: \_\_\_\_\_ Date: \_\_\_\_\_

Accepted by the Opelika Water Board, Opelika, Alabama:

Opelika Water Board: \_\_\_\_\_ Date: \_\_\_\_\_

Accepted by the Opelika Power Services, Opelika, Alabama:

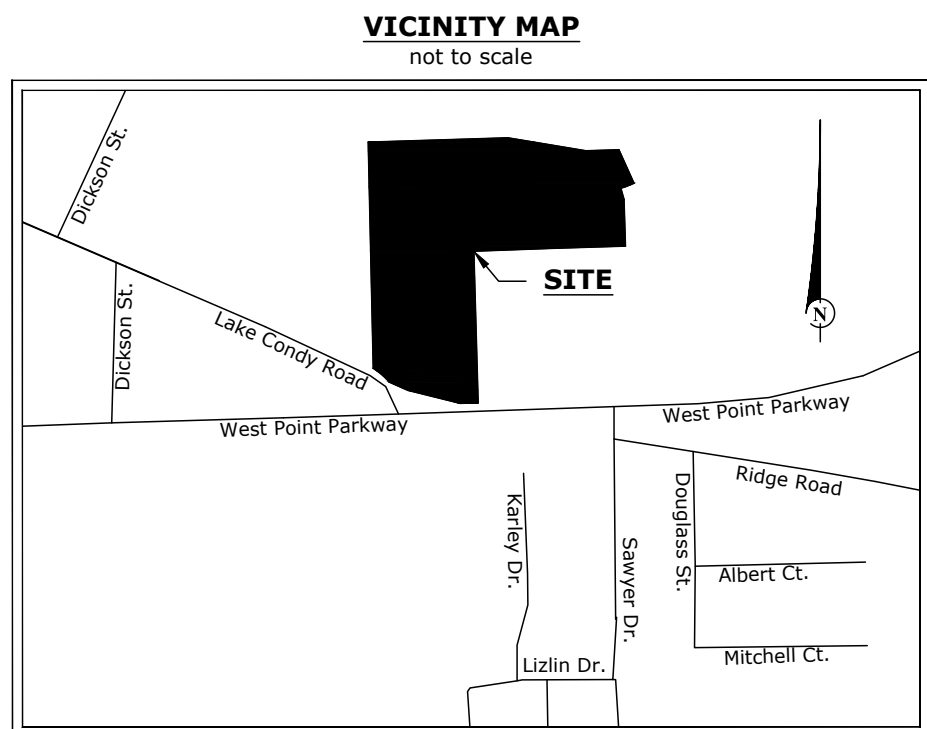
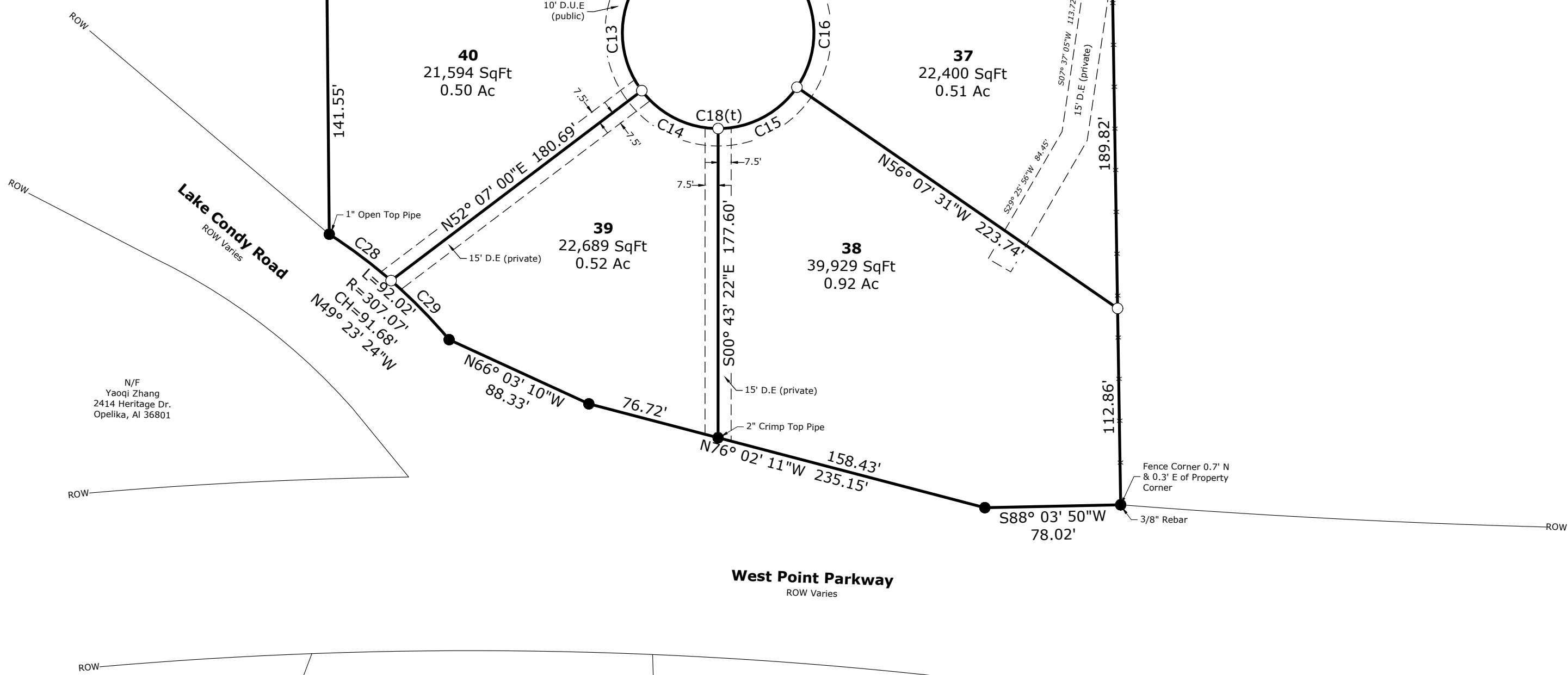
Opelika Power Services: \_\_\_\_\_ Date: \_\_\_\_\_



**LAND SURVEYOR**  
Jonathan A. Ham  
Ala. Reg. PLS No. 34761  
BSI Engineering Surveying, Inc.  
223 South 9th Street  
Opelika, AL 36801

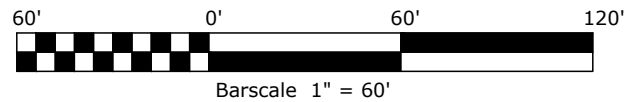
**DEVELOPER**  
280 Land Company, LLC  
Anniston, AL 36620

223 S. 9th Street, Opelika, Alabama 36801  
334-745-7026



LEGEND

- 1/2" Rebar Found - Orange Cap  
Stamped AL CA 718 LSF000600  
(unless otherwise noted)
- 1/2" Rebar Set - Orange Cap  
Stamped AL CA 718 LSF000600
- DB: Deed Book
- PB: Plat Book
- PG: Page
- ROW: Right-of-Way
- N/F: Now or Formerly
- D.U.E: Drainage and Utility Easement
- D.E: Drainage Easement
- Not to Scale
- Wire Fence



PROJECT NO: 21-0044

FIELD BY: CAJ  
DRAWN BY: JFW/ADL

FIELD DATE: 04/28/2025  
DRAW DATE: 04/28/2025



WEST 4B

A Redivision of Lot 84-B-1  
of Hidden Lakes Phase 4,  
Section 4, Township 19 North, Range 27 East,  
Opelika, Lee County, Alabama

Agenda Item

**B3**

The Hamlet SD

Pod 10

Phase1-B







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



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

**SITE ADDRESS:** 3200-3434 Hamlet Drive, Opelika, AL  
**PROPERTY OWNER:** DFH Liberty, LLC  
**APPLICANT/AUTHORIZED REPRESENTATIVE:** Mike Maher  
**MAILING ADDRESS:** 2124 Moores Mill Rd Suite 110  
**PHONE NUMBER:** 334-821-0105 **FAX NUMBER:** 334-821-4044  
**EMAIL ADDRESS:** mike.precisionsurv@gmail.com

**TYPE OF PLAT APPROVAL REQUESTED**

☐ SKETCH PLAN ☐ ADMINISTRATIVE ☐ PRELIMINARY ☒ FINAL

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

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

**PARCEL INFORMATION**

Subdivision Name: The Hamlet at Wyndham Gate SD Pod 10 Phase 1-B

Current Land Use: Vacant

Current Zoning: PUD

Proposed use of the Subdivision: Townhomes

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

Number of Lots: 17 x \$3.00 = \$51.00

Number of APO: 8 x \$7.00 = \$56.00  
 (Adjacent Property Owners)

Fee: \$75.00

**TOTAL** = 182.00

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

I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) The Hamlet at Wyndham Gates Ph 1 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:**

*RZJW*

(PRINT NAME) **Robert Neil Koelbl**

4-30-2025  
DATE



**AUTHORIZED TO ACT AS APPLICANT FOR PROPERTY OWNER**

I, \_\_\_\_\_, being owner/authorized manager of the property(s) as described in this Subdivision Application hereby authorize

\_\_\_\_\_ to act as my representative in all decisions concerning the subdivision of my property(s) before the Opelika Planning Commission and City Council.

Property Owner's Signature \_\_\_\_\_ Date \_\_\_\_\_

STATE OF ALABAMA  
COUNTY OF LEE

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

that \_\_\_\_\_, whose name is signed to the foregoing document, and who is known to me or acknowledged before me on this day, that being informed of the contents of said document, did execute the same voluntarily on the day that bears the same date.

Given my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_,

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

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

**SUBDIVISION APPLICATION REQUIREMENTS AND INFORMATION**

1. Application due 1<sup>st</sup> Tuesday of each month. (Meeting 4<sup>th</sup> Tuesday of each month at 3:00 PM CT; Work Session is 4<sup>th</sup> Tuesday each month at between 2:00 and 2:45 PM CT before each PC Meeting, start times may vary depending on what must be covered during the Work Session. Times for each session are given in the agenda documents).
2. Application signed by property owner and/or authorized applicant.
3. Complete the 'Authorization to Act as Applicant', if applicable
4. Provide copy of the current Deed for the subdivision property
5. Provide a List of adjacent property owners on separate sheet.
6. Submit 26 copies of the plat (21 - 11 x 17 if legible; 4 - 24 x 36; 1 - 8 x 11). Copies must accompany and be made part of this application.
7. For preliminary plat approval only or preliminary & final approval combined, if allowed: **\$75 application fee, plus \$7.00 each certified letter, plus \$3 each lot** in subdivision. Checks payable to City of Opelika. For final plat approval only or administrative plat approval only: \$75 application fee.
8. Approval of a preliminary plat by the Planning Commission shall expire in one year after approval date; approval of a final plat by the Planning Commission shall be null and void if the plat is not recorded within 120 days after approval date.
9. Final plat approval shall not be given at the same Planning Commission meeting when preliminary approval is requested if public infrastructure improvements are required. When public improvements are required 20 days must lapse between preliminary and final approval.

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

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**Meeting Date:** May 27, 2025

**Subdivision:** The Hamlet at Wyndham Gates, Pod 10 Phase 1-B

**Agenda Item #:** B-3

**Action Requested:** Final Approval

**Location of Property:** 3200-3434 Hamlet Drive (accessed at 4000 block Gateway Drive)

**Property Owner(s):** DFH Liberty, LLC  
Mike Maher, authorized representative

**Current Land Use:** Undeveloped

**Current Zoning:** PUD

**Proposal**

At the September 2022 Planning Commission meeting, the applicant was granted preliminary plat approval for 200 townhome lots. At the April 2025 Planning Commission meeting, the applicant was granted final plat approval for 16 lots (Lots 9 to 16 and Lots 33 to 40). The applicant is now requesting final approval for an 16 additional lots. The plat locates the shared lot lines on the common wall that connects townhome lots and units. The construction of public sewer, water, and private streets with curb are complete for the 16 lots. The sidewalks and landscaping will be installed before a certificate of occupancy is issued.

Lots 202, 203, and 204 are 17,281 square feet each lot. These lots will be subdivided into eight townhome lots. Lot 201 (inset map) is for future streets and townhome lots.

The 16 townhomes in this phase are two buildings with eight townhome units each. The lots front on a private street. Each lot includes a front and rear yard for a fee-simple lot. The 16 lots exceed the 1,800-sf minimum lot size and 20-foot lot width required for a townhouse development. The lot area ranges from 1,915 square feet (sf) to 2,890 sf. Lot widths range from 20.2 feet to 30.5 feet. The 16 lots meet the minimum yard size requirement of one yard area (either front or rear yard) being at least 50% the size of a townhome unit's first floor. The plat shows the first floor area of townhomes ranging

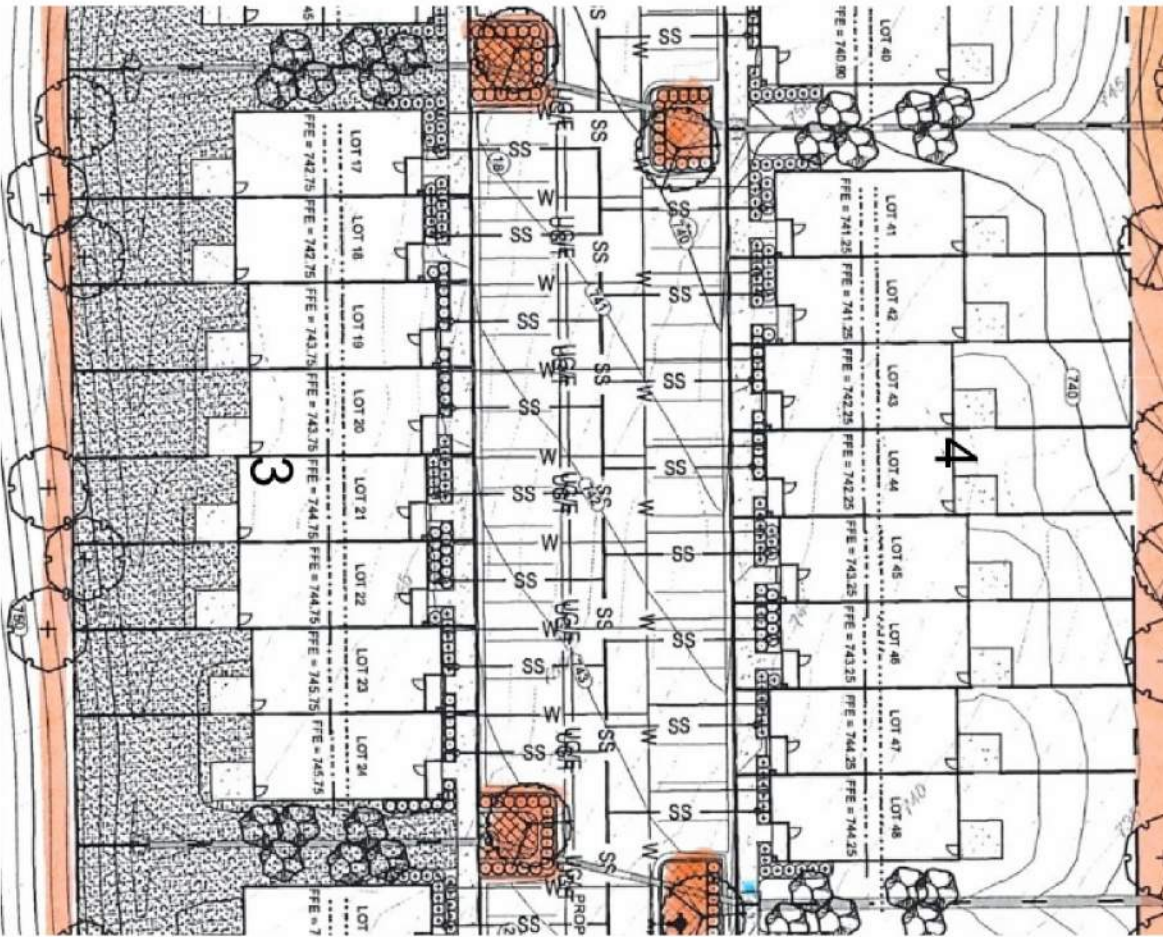
from 603 square feet to 867 sf; the smallest yard area of the 16 townhome lots is 793 square feet exceeding 50% of first floor area. Each unit has two parking spaces as required.

Underground utilities are installed and sidewalks are required on one side of the street. A note should be added to the plat that the Wyndham POD 10 HOA (Homeowner's Association) is responsible for the maintenance of private streets and open space. The minimum setbacks for the townhome lots in this PUD are 22 feet from the rear property line, 20 feet from the perimeter property lines, and a 10-foot side setback for end townhome units.

The exterior building material is a mix of brick and hardie board as presented at the September 2022 PC preliminary plat review. The landscaping for the 16 townhome lots must include the plant material as shown on the landscape plan (see page 3).

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

- 1. Add a note about the ownership, use, and maintenance of any open space and amenity lots.**
- 2. Landscaping and sidewalks must be installed before a Certificate of Occupancy is issued.**



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### Engineering Department Report

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

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### Opelika Water Report

Water infrastructure within The Hamlet at Wyndham Gates subdivision is private and therefore is not inspected by Opelika Water and does not require approval.

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### Opelika Power Services Report

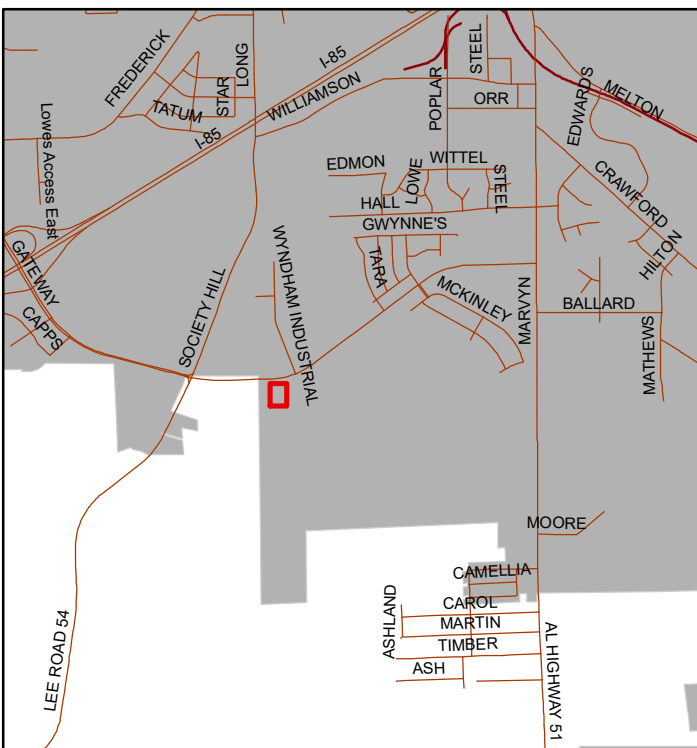
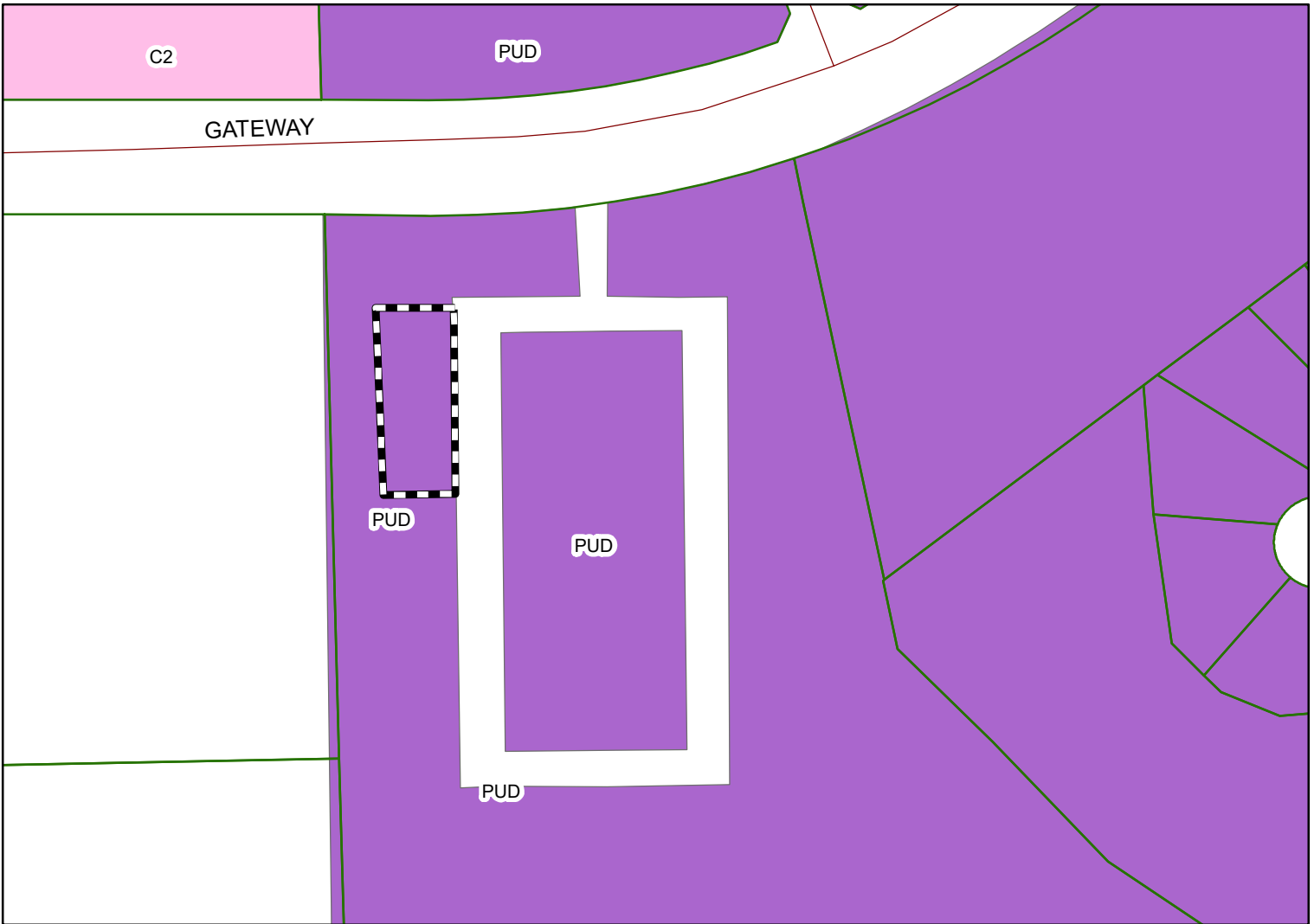
This Property is outside of the Opelika Power service territory.

---

# THE HAMLET AT WYNDHAM GATE SUBDIVISION

## 3200-2400 HAMLET DRIVE

### FINAL APPROVAL, B-3



The applicant is requesting final approval for 17 townhome lots located off Gateway Drive.



Subject Property

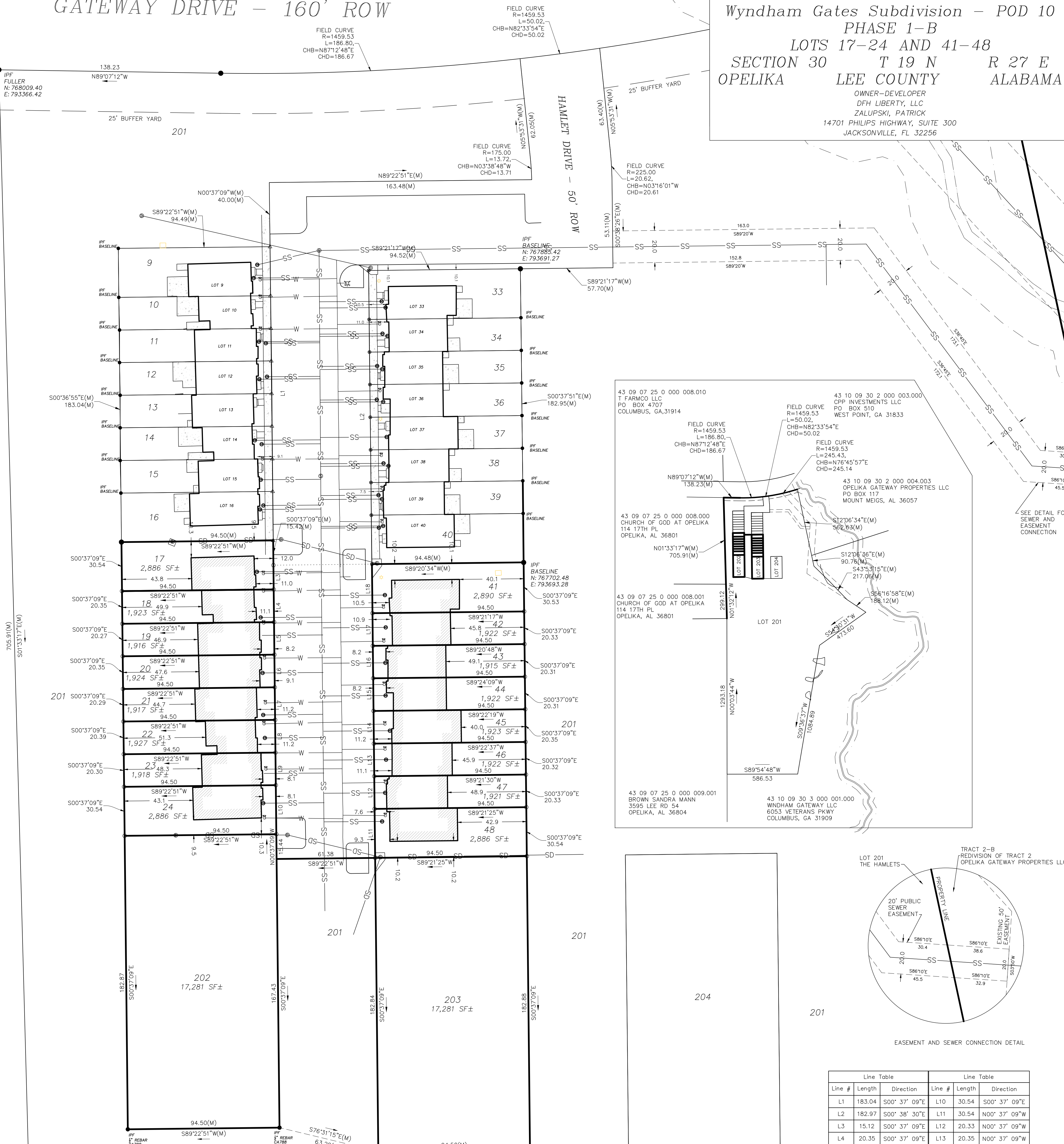
The City of Opelika does not guarantee this map to be free from errors or inaccuracies. The City of Opelika, Alabama disclaims any responsibility or liability for interpretations from this map or decisions based thereon. The information contained on this map is a general representation only and is not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



GATEWAY DRIVE - 160' ROW

The Hamlet at  
Wyndham Gates Subdivision - POD 10  
PHASE 1-B  
LOTS 17-24 AND 41-48  
SECTION 30 T 19 N R 27 E  
OPELIKA LEE COUNTY ALABAMA

OWNER-DEVELOPER  
DFH LIBERTY, LLC  
ZALUPSKI, PATRICK  
14701 PHILIPS HIGHWAY, SUITE 300  
JACKSONVILLE, FL 32256



State of Alabama  
Lee County  
I, Michael T. Maher, a Licensed Land Surveyor of Alabama, hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of practice for the surveying in the State of Alabama to the best of my knowledge, information, and belief.  
In witness whereof, I have hereunto set my hand and seal on this the \_\_\_\_ day of \_\_\_\_\_, 2025.

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

State of Alabama  
Lee County  
I, Robert Neil Koelbl, Division President of DFH Liberty LLC, owner of the real property shown on this plat, hereby joins in the statement of Michael T. Maher, and certify that it was and is my purpose to subdivide the lands so plotted as shown.  
In witness whereof, I have hereunto set my hand on this the \_\_\_\_ day of \_\_\_\_\_, 2025.

Robert Neil Koelbl, Division President of DFH Liberty LLC

State of Alabama  
Lee County  
I, the undersigned authority, a Notary Public in and for said county, in said state, certify that Robert Neil Koelbl, as Division President of DFH Liberty LLC, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this date that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.  
In witness whereof, I have hereunto set my hand and seal on this the \_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public: \_\_\_\_\_ My commission expires: \_\_\_\_\_  
State of Alabama  
Lee County

I, Robert Neil Koelbl, as Manager of Liberty Communities, LLC, owner of the real property shown on this plat, hereby joins in the statement of Michael T. Maher, and certify that it was and is my purpose to subdivide the lands so plotted as shown.  
In witness whereof, I have hereunto set my hand on this the \_\_\_\_ day of \_\_\_\_\_, 2025.

Robert Neil Koelbl, as Manager of Liberty Communities, LLC

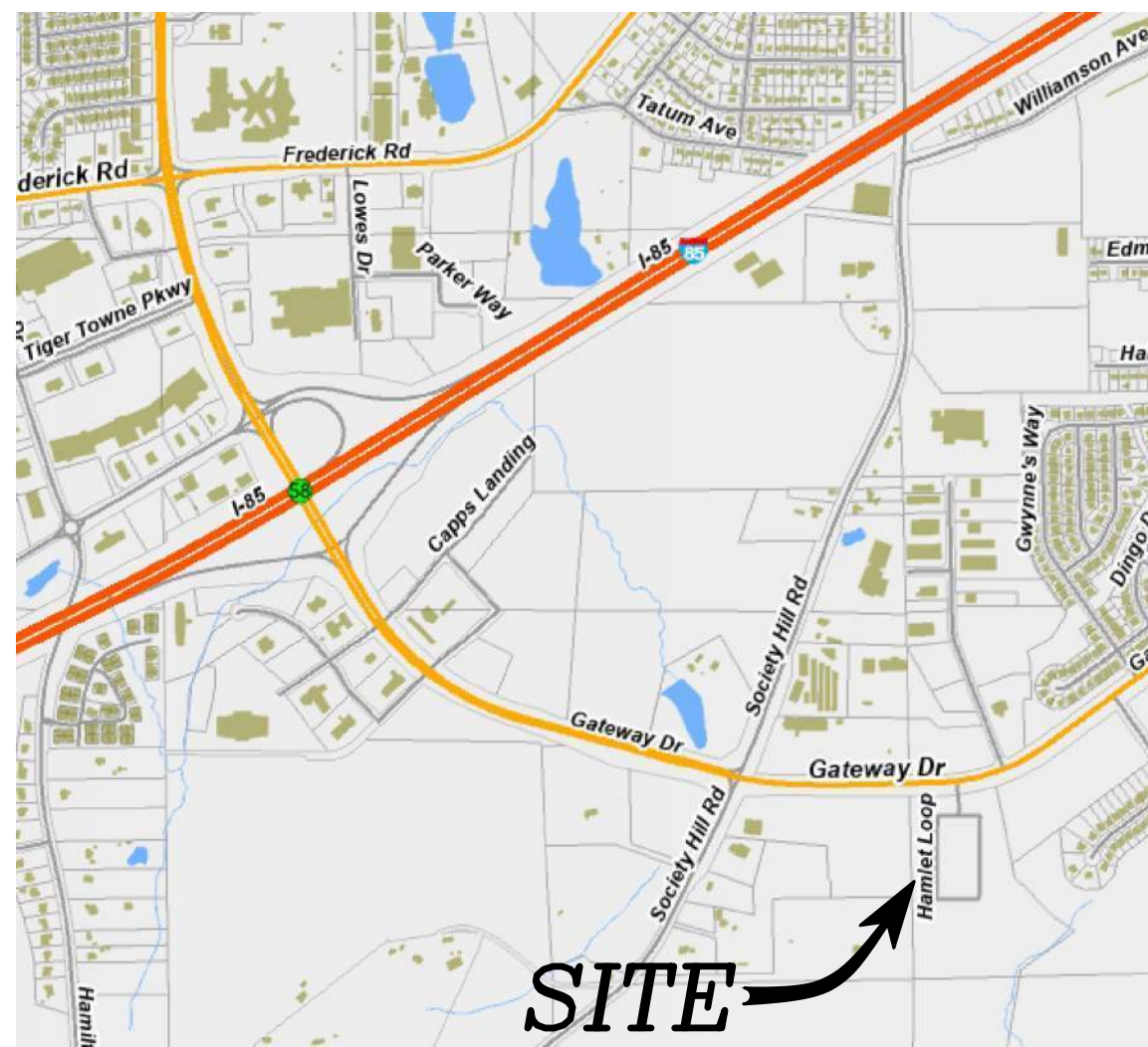
State of Alabama  
Lee County  
I, the undersigned authority, a Notary Public in and for said county, in said state, certify that Robert Neil Koelbl, as Manager of Liberty Communities, LLC, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this date that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.  
In witness whereof, I have hereunto set my hand and seal on this the \_\_\_\_ day of \_\_\_\_\_, 2025.  
Notary Public: \_\_\_\_\_ My commission expires: \_\_\_\_\_

Approved by the Opelika City Planning Director, Opelika, Alabama:  
Director: \_\_\_\_\_ Date: \_\_\_\_\_  
Approved by the Opelika City Planning Chairman, Opelika, Alabama:  
Chairman: \_\_\_\_\_ Date: \_\_\_\_\_  
Approved by the Opelika Utilities Board, Opelika, Alabama:  
Opelika Utilities Board: \_\_\_\_\_ Date: \_\_\_\_\_  
Approved by the Opelika City Engineer, Opelika, Alabama:  
Engineer: \_\_\_\_\_ Date: \_\_\_\_\_  
Reviewed by Opelika Power Services, Opelika, Alabama:  
Opelika Power Services: \_\_\_\_\_ Date: \_\_\_\_\_  
Approved by the Opelika Public Works Department:  
Public Works Director: \_\_\_\_\_ Date: \_\_\_\_\_

- NOTES:
- SOURCES OF INFORMATION: WYNDHAM VILLAGE PHASE 2, SECTION 2 (SEE PAGE 122); REDIVISION OF TRACT 2, OPELIKA GATEWAY PROPERTIES LLC (BASELINE SURVEYING) PLAT BOOK 48, PAGE 86, DEED BOOK 2242, PAGE 814 (CURRENT DEED).
  - DATE OF FIELD SURVEY: 4-29-2025; OFFICE WORK COMPLETED 4-30-2025.
  - BEARINGS BASED ON STATE PLANE COORDINATES, NAD 1983, ALABAMA EAST ZONE, US FOOT. COORDINATES SET USING RTK GPS, ALDOT CORRS AS CONTROL.
  - NO PORTIONS OF THIS PROPERTY LIE WITHIN THE 100 YR FLOOD PLAIN PER FEMA FIRM PANEL 01081C0207H, DATED 01-17-2025.
  - AN EASEMENT IS HEREBY GRANTED TO THE CITY OF OPELIKA AND TO ANY UTILITY COMPANIES SERVING THE CITY OF OPELIKA FOR THE PURPOSE OF INSTALLING, OPERATING, AND MAINTAINING POLE LINES, GUY WIRES AND OTHER FACILITIES. EASEMENT TO BE TEN (10) FEET WIDE AND SHALL BE CENTERED ALONG THE FRONT AND SIDE LOT LINES OF EACH LOT.
  - LOTS 202, 203 AND 204 HAVE BEEN PREVIOUSLY DIVIDED BY INSTRUMENT AND ARE FUTURE DEVELOPMENT LOTS. LOT 201 IS A FUTURE DEVELOPMENT LOT FOR ROADS AND LOTS NOT YET DESIGNED.
  - GROSS AREA IN LOTS AND RIGHT OF WAY IN THIS PHASE: 43,583 S.F.
  - ALL UTILITIES SHALL BE UNDERGROUND.
  - SIDEWALKS SHALL BE REQUIRED ON ONE SIDE OF EACH STREET.
  - A 10 FOOT SIDE YARD ON STREET SETBACK IS REQUIRED AND FOUR 1" CALIBER TREES SHALL BE PLANTED AS A BUFFER ON CORNER LOTS.
  - THE 25' BUFFER ALONG GATEWAY DRIVE MUST CONFORM TO THE FOLLOWING: A 6 FOOT WIDE SINGLE ROW OF UNDERSTORY, MEDIUM OR LARGE TREES LOCATED BETWEEN THE RIGHT OF WAY AND THE 25' OFFSET. THE TREES SHALL BE SPACED WITH ONE OF THE FOLLOWING 3 OPTIONS: (1) 1 UNDERSTORY TREE EVERY 15 FEET; (2) OR ONE MEDIUM TREE EVERY 30 FEET; (3) OR ONE LARGE TREE EVERY 45 FEET. SHRUBBERY SHALL BE PROVIDED BETWEEN THE PLANTINGS.

| Line Table |        |               | Line Table |        |               |
|------------|--------|---------------|------------|--------|---------------|
| Line #     | Length | Direction     | Line #     | Length | Direction     |
| L1         | 183.04 | S00° 37' 09"E | L10        | 30.54  | S00° 37' 09"E |
| L2         | 182.97 | S00° 38' 30"E | L11        | 30.54  | N00° 37' 09"W |
| L3         | 15.12  | S00° 37' 09"E | L12        | 20.33  | N00° 37' 09"W |
| L4         | 20.35  | S00° 37' 09"E | L13        | 20.35  | N00° 37' 09"W |
| L5         | 20.27  | S00° 37' 09"E | L14        | 20.34  | N00° 37' 09"W |
| L6         | 20.35  | S00° 37' 09"E | L15        | 20.36  | N00° 37' 09"W |
| L7         | 20.29  | S00° 37' 09"E | L16        | 20.22  | N00° 37' 09"W |
| L8         | 20.39  | S00° 37' 09"E | L17        | 20.34  | N00° 37' 09"W |
| L9         | 20.30  | S00° 37' 09"E | L18        | 30.57  | N00° 37' 09"W |

VICINITY MAP NOT TO SCALE



|      |                                                                                         |                                                                                                                                                            |                                                                                                                   |
|------|-----------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| Seal | Drawn By:<br>MTM<br>Scale:<br>1"=30'<br>File Name:<br>24-0701-SD2<br>Date:<br>4-30-2025 | <b>PRECISION SURVEYING</b><br>Sheet Title:<br>THE HAMLET AT WYNDHAM GATES SUBDIVISION<br>POD 10 - PHASE 1-B LOTS 17-24 AND 41-48<br>FINAL SUBDIVISION PLAT | 2124 Moores Mill Road<br>Suite 110<br>Auburn, Alabama 36830<br>Phone (334) 821-0105<br>www.precisionsurveying.biz |
|------|-----------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|





Agenda Item

**B4**

Fox Run

Phase 5 Final





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



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

SITE ADDRESS: 1201 Foxrun ParkwayPROPERTY OWNER: Fox Run Phase V LLCAPPLICANT/AUTHORIZED REPRESENTATIVE: Spencer Cothran (Holland Homes LLC)MAILING ADDRESS: 421 Opelika Rd Auburn, AL 36830PHONE NUMBER: 405-509-0134FAX NUMBER: 334-821-4044EMAIL ADDRESS: spencerc@hollandhomesllc.com

## TYPE OF PLAT APPROVAL REQUESTED

☐ SKETCH PLAN ☐ ADMINISTRATIVE ☒ PRELIMINARY ☐ FINAL

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

☐ Annexation☐ Rezoning☐ Other \_\_\_\_\_**PARCEL INFORMATION**Subdivision Name: Fox Run Phase V-BCurrent Land Use: vacantCurrent Zoning: PUDProposed use of the Subdivision: Single Family Res☒ Residential☐ Commercial☐ Manufacturing/Industrial☐ Office/InstitutionalNumber of Lots: 57 x \$3.00 = \$ 171Number of APO: 4 x \$7.00 = \$ 28  
(Adjacent Property Owners)Fee: \$75.00**TOTAL** = 274.00**PAID** \_\_\_\_\_

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

OWNERS/AUTHORIZED

REPRESENTATIVE SIGNATURE: (PRINT NAME) Spence Cothran

4-29-2025

DATE





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



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

SITE ADDRESS: 1201 Foxrun ParkwayPROPERTY OWNER: Fox Run Phase V LLCAPPLICANT/AUTHORIZED REPRESENTATIVE: Spencer Cothran (Holland Homes LLC)MAILING ADDRESS: 421 Opelika Rd Auburn, AL 36830PHONE NUMBER: 405-509-0134FAX NUMBER: 334-821-4044EMAIL ADDRESS: spencerc@hollandhomesllc.com

## TYPE OF PLAT APPROVAL REQUESTED

☐ SKETCH PLAN ☐ ADMINISTRATIVE ☐ PRELIMINARY ☒ FINAL

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

☐ Annexation☐ Rezoning☐ Other \_\_\_\_\_**PARCEL INFORMATION**Subdivision Name: Fox Run Phase V-BCurrent Land Use: vacantCurrent Zoning: PUDProposed use of the Subdivision: Single Family Res☒ Residential☐ Commercial☐ Manufacturing/Industrial☐ Office/InstitutionalNumber of Lots: 57 x \$3.00 = \$ 0Number of APO: 4 x \$7.00 = \$ 0.00  
(Adjacent Property Owners)Fee: \$75.00**TOTAL** = 75.00**PAID** \_\_\_\_\_

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

OWNERS/AUTHORIZED

REPRESENTATIVE SIGNATURE: \_\_\_\_\_

(PRINT NAME) Spencer CothranDATE 4-29-2025



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

---

**Meeting Date:** May 27, 2025

**Subdivision:** Foxrun Subdivision, Phase V-B

**Agenda Item #:** B-4

**Action Requested:** Final Approval

**Location of Property:** Brookstone Drive and Woodland Lane

**Property Owner(s):** Fox Run Phase 5 LLC  
Mike Maher, Precision Surveying authorized representative

**Current Land Use:** Undeveloped

**Current Zoning:** PUD

**Flood Zone:** FEMA – Nov 2, 2011 – MAP#01081C0090G. A portion of property is in in 100-year flood zone. Property in Flood Zone “AE”

**Staff Comments:**

The applicant is requesting final plat approval for 57 lots in the Fox Run Phase V subdivision. The original PUD included 133 lots with 43 single family lots and 90 twin home lots. The 57 lots in Phase V-B consist of 44 twin home lots, 13 single family home lots, and two (2) open space lots.

The 13 single family home lots meet the minimum 4,200 sf lot size and 40 foot lot width, and the twin homes meet the minimum 3,000 sf lot area and 25 foot lot width. For this PUD zoning district, Notes #8 through 14 are added on plat that addresses comments at the preliminary plat public hearing. The comments include the following: Minimum lot size and setback for single family homes and twinhomes, utilities underground, sidewalks on one side of street, four trees required in the side yard of all corner lots, and the three open space lots (Parcel A, B, and C - 8 acres) maintained by a Homeowners Association. A landscape buffer is also added along the east perimeter property line of Lots 114 to 130 as required for the PUD zoning district; the buffer installed needs to be from the residential buffer option in Section 10, Landscape Regulations.

This phase of the development is accessed by Woodland Lane and Brookstone Drive. The development also has a future connection to The Willows extending Brookstone Drive. The development is coordinating with the Alabama Department of Transportation to improve the intersection at Lafayette Parkway.

The vacation of right-of-way approved last month will be heard by the Opelika City Council at their June 3<sup>rd</sup> meeting. This plat cannot be recorded until that process has been finalized.

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

1. Install a residential buffer along the rear property line of Lots 114 to 130. Select one of the Buffer options from Section 10 Landscape Regulations.
2. The existing right-of-way needs to be vacated before the plat is recorded.
3. All utilities shall be underground.
4. Sidewalks shall be required on at least one side of the street.

---

### **Engineering Department Report**

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

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

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

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## **Opelika Water Report**

Water infrastructure has been accepted by Opelika Water.

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## **Opelika Power Services Report**

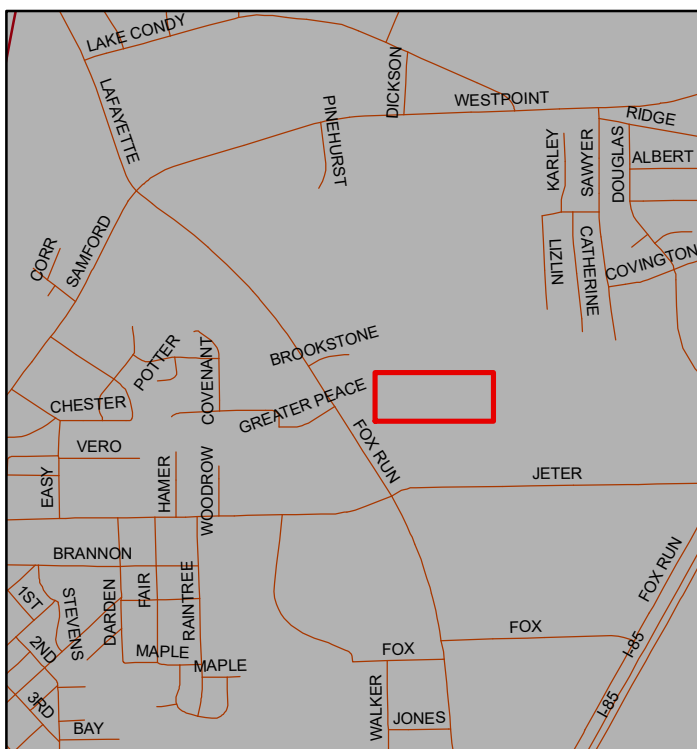
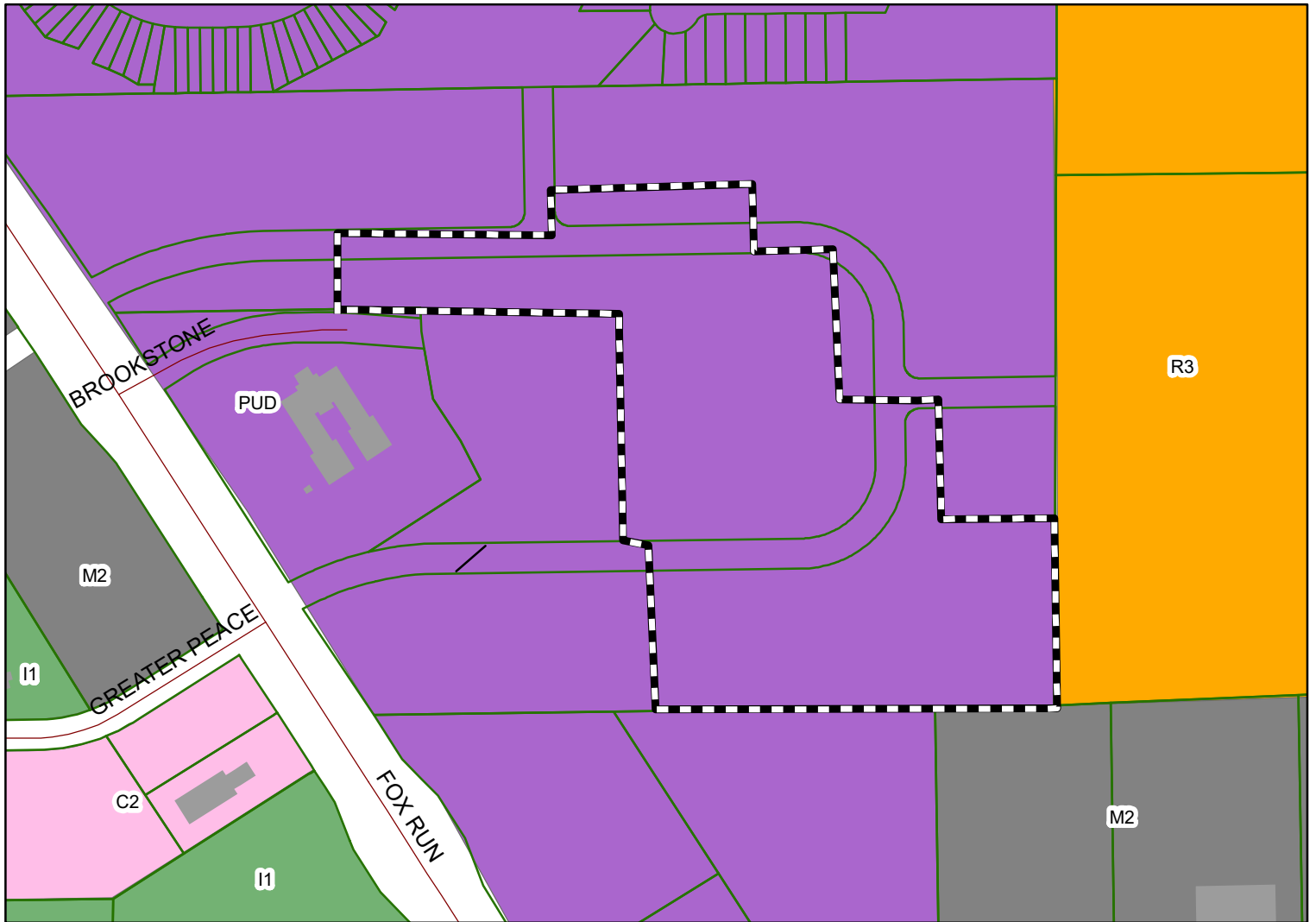
No report provided.

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# FOX RUN PHASE V-B SUBDIVISION

## 1201 FOX RUN PARKWAY

### FINAL PLAT, B-4



The applicant is requesting final plat approval for 59 single family home lots. An undeveloped right-of-way will be vacated in this same area before the plat is recorded. The property is in the Fox Run Village PUD zoning district.



Subject Property

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



FOXRUN SUBDIVISION PHASE V -B  
SECTION 5 T 19 N R 27 E  
OPELIKA LEE COUNTY ALABAMA

OWNER-DEVELOPER  
FOX RUN PHASE V LLC  
412 OPELIKA ROAD  
AUBURN, AL 36830

State of Alabama  
Lee County

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

In witness whereof, I have hereunto set my hand and seal on this  
the \_\_\_\_ day of \_\_\_\_\_, 2025.

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

State of Alabama  
Lee County

I, Daniel Holland, Manager of Fox Run Phase V LLC, owner of the real property shown on this plat, hereby joins in the statement of Michael T Maher, and certify that it was and is my purpose to subdivide the lands so platted as shown.

In witness whereof, I have hereunto set my hand on this the \_\_\_\_ day of \_\_\_\_\_, 2025.

Daniel Holland, Manager of Fox Run Phase V LLC

State of Alabama  
Lee County

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

In witness whereof, I have hereunto set my hand and seal on this  
the \_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public: \_\_\_\_\_ My commission expires: \_\_\_\_\_

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

Director: \_\_\_\_\_ Date: \_\_\_\_\_

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

Chairman: \_\_\_\_\_ Date: \_\_\_\_\_

Approved by the Opelika Water Board, Opelika, Alabama:

Opelika Utilities Board: \_\_\_\_\_ Date: \_\_\_\_\_

Approved by the Opelika City Engineer, Opelika, Alabama:

Engineer: \_\_\_\_\_ Date: \_\_\_\_\_

Reviewed by Opelika Power Services, Opelika, Alabama:

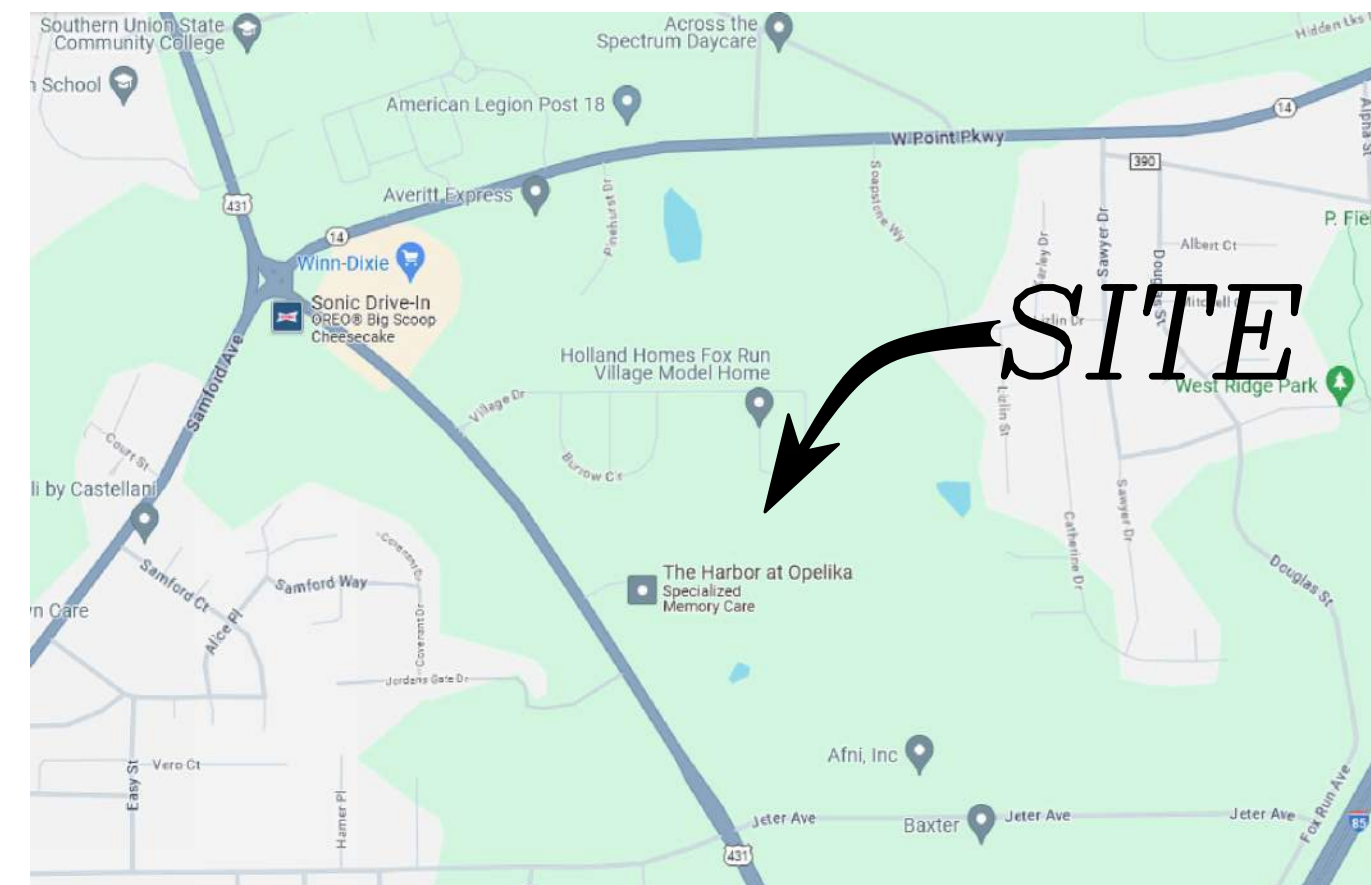
Opelika Power Services: \_\_\_\_\_ Date: \_\_\_\_\_

Approved by the Opelika Public Works Department:

Public Works Director: \_\_\_\_\_ Date: \_\_\_\_\_

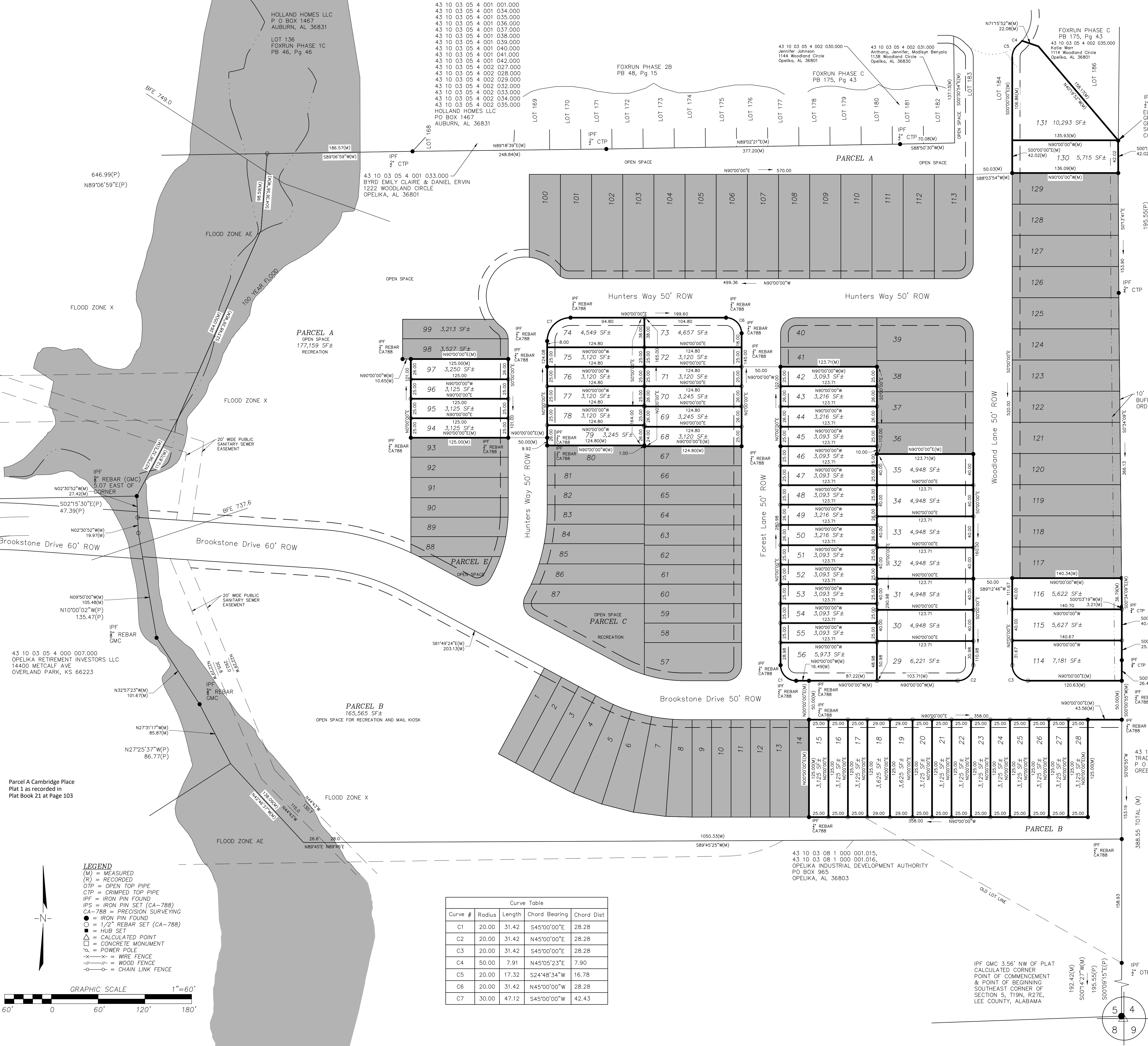
NOTES:

- SOURCE OF INFORMATION: DEED BOOK 2536 PAGE 112 (ADJACENT); FOXRUN PHASE V-A (PLAT BOOK \_\_\_\_ PAGE \_\_\_\_); FOXRUN INDUSTRIAL PARK PLAT BOOK 13, PAGE 48 (SUBJECT); FOXRUN INDUSTRIAL PARK PLAT BOOK 21, PAGE 103; 1ST REV 1ST ADD PLAT BOOK 13, PAGE 48 FOX RUN SUBDIVISION PHASE 1C RECORDED IN PLAT BOOK 46 PAGE 46; FOX RUN SUBDIVISION PHASE 1B RECORDED IN PLAT BOOK 45 PAGE 60 FOX RUN SUBDIVISION PHASE 2A RECORDED IN PLAT BOOK 48 PAGE 1; FOX RUN SUBDIVISION PHASE 2B RECORDED IN PLAT BOOK 48 PAGE 15.
- DATE OF FIELD SURVEY: 4-28-2025.
- DATE OFFICE WORK COMPLETED: 4-30-2025.
- BEARINGS BASED ON STATE PLANE COORDINATES, NAD 1983, ALABAMA EAST ZONE, US FOOT. COORDINATES SET USING RTK GPS. ADJUT CORRS AS CONTROL.
- A PORTION OF PARCELS A AND B LIE WITHIN THE 100 YR FLOOD PLAIN PER FEMA FIRM PANEL 01081C0090H, DATED 01-17-2025. ALL NUMBERED LOTS ARE OUTSIDE THE SPECIAL FLOOD HAZARD AREA IN FLOOD ZONE X.
- AN EASEMENT IS HEREBY GRANTED TO THE CITY OF OPELIKA AND TO ANY UTILITY COMPANIES SERVING THE CITY OF OPELIKA FOR THE PURPOSE OF INSTALLING, OPERATING, AND MAINTAINING POLE LINES, GUY WIRES AND OTHER FACILITIES. EASEMENT TO BE TEN (10) FEET WIDE AND SHALL BE CENTERED ALONG THE FRONT AND SIDE LOT LINES OF EACH LOT.
- OPEN SPACE LOTS (PARCELS A, B AND C) SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- TWN HOUSE SETBACKS = 10' FRONT, 20' REAR, 5' SIDE & 10' SIDE ON STREET SETBACK.
- SINGLE FAMILY SETBACKS = 20' FRONT, 20' REAR, 5' SIDE & 10' SIDE ON STREET SETBACK.
- GROSS ACREAGE (IN PHASE V-B AND V-B): 24.50 AC 1,067,145 S.F.
- ALL UTILITIES SHALL BE UNDERGROUND.
- SIDEWALKS SHALL BE REQUIRED ON ONE SIDE OF EACH STREET.
- A 10 FOOT SIDE YARD ON STREET SETBACK IS REQUIRED AND FOUR 1" CALIPER TREES SHALL BE PLANTED AS A BUFFER ON CORNER LOTS.
- PARCEL D IS DIVIDED INTO 2 BUILDABLE LOTS BY THIS PLAT AND THE FUTURE DEVELOPMENT IS DIVIDED INTO 57 SINGLE FAMILY LOTS.
- NO FENCES ARE ALLOWED IN EASEMENTS. LOT 88 HAS A PORTION OF AN EASEMENT IN THE REAR OF THE LOT.



VICINITY MAP  
NOT TO SCALE

|      |                                                                   |                                                                                                                   |
|------|-------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
| Seal | Drawn By:<br>MTM                                                  | 2124 Moores Mill Road<br>Suite 110<br>Auburn, Alabama 36830<br>Phone (334) 821-0105<br>www.precisionsurveying.biz |
|      | Scale:<br>1"=60'                                                  | <b>PRECISION<br/>SURVEYING</b>                                                                                    |
|      | File Name:<br>24-0354-SD1 PH2                                     |                                                                                                                   |
|      | Date:<br>3-30-2025                                                |                                                                                                                   |
|      | Sheet Title:<br>FOXRUN PHASE V-B<br>SEC 5 T19N R27E<br>FINAL PLAT |                                                                                                                   |







Agenda Item

**C5**

Cunningham Drive

Office Building





# 000181-2025

AGENDA ITEM # \_\_\_\_\_

**APPLICATION FOR  
CONDITIONAL USE APPROVAL**

PLANNING DEPARTMENT  
700 FOX TRAIL  
OPELIKA, AL 36801



PC DEADLINE: 4/30/25 PC MEETING: 5/27/25

SITE ADDRESS: CUNNINGHAM DRIVE

PROPERTY OWNER: HORNE BROTHERS LLC

APPLICANT/ AUTHORIZED REPRESENTATIVE: BRIAN LEE

MAILING ADDRESS: 113 MITCHEM AVE. AUBURN, AL 36830

PHONE NUMBER: 334-320-5488 FAX NUMBER: \_\_\_\_\_

EMAIL ADDRESS: brian@aubcivilpros.com

**PARCEL INFORMATION**

Project name: \_\_\_\_\_ Address/Location: CUNNINGHAM DRIVE

Current Land Use: VACANT Current Zoning: C3

Adjacent Zoning Districts: North: C2 South: R4 East: C3 West: C3

Description of Proposed Use: OFFICE BUILDING

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

I, Jason Horne, Horne Brothers, LLC being owner of the property which is the subject of this conditional use application hereby authorize BRIAN LEE, to act as my representative before the City of Opelika's Planning Commission, and if necessary, represent me before the Board of Zoning Adjustments and City Council.

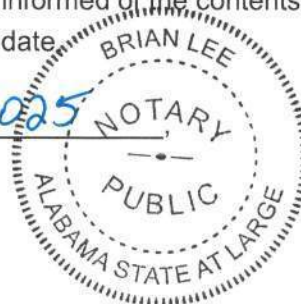
Property Owner's Signature: \_\_\_\_\_ Date: 4/29/25

**STATE OF ALABAMA,  
COUNTY OF LEE**

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

Given my hand and seal of office this 29<sup>th</sup> day of April 2025

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



My Commission Expires: 10/26/25



READ. THE FOLLOWING GENERAL USE STANDARDS, (E) PARAGRAPH (1-5) OF **SUBSECTION**

**8.17 CONDITIONAL USES; E. General Use Standards.**

1. No application for a conditional use permit shall be approved unless the Planning Commission shall specifically find the proposed conditional use appropriate in the location for which it is proposed. This finding shall be based on the following criteria.
2. The proposed use shall be in harmony with the general purpose, goals, objectives, and standards of the Comprehensive Plan, this ordinance, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice, by the City.
3. There shall be a community need for the proposed use and a need to provide or maintain a proper mix of uses both within Opelika and also within the immediate area of the proposed use: (a) the proposed use shall not result in either a detrimental concentration of a particular use within the City or within the immediate area; and (b) the area for which the use is proposed is not better suited for or likely to be needed for the uses that are permitted as a matter of right within that district, in light of policies or programs of the City of Opelika.
4. The proposed use at the proposed location shall not result in a substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-ways, or other matters affecting the public health, safety, and general welfare, either as they not exist or as they may in the future be developed as a result of the implementation of provisions and policies of the Comprehensive Plan, this ordinance, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice, by the City or other governmental agency having jurisdiction to guide growth and development.
5. The proposed use in the proposed area will be adequately served by and will not impose an undue burden on any of the improvements, facilities, utilities, and services specified in this subsection. Where any such improvements, facilities, utilities, or services are not available or adequate to service the proposed use in the proposed location, the applicant shall, as part of the application and as a condition to approval of the proposed conditional use permit, be responsible for establishing ability, willingness and binding commitment to provide such improvements, facilities, utilities, and services in sufficient time and in a manner consistent with the Comprehensive Plan, this ordinance, the other plans, programs, maps and ordinances adopted by the City to guide its growth and development. The approval of the conditional use permit shall be conditional upon such improvements, facilities, utilities, and services being provided and guaranteed by the applicant.

ANSWER THE FOLLOWING QUESTIONS TO THE BEST OF YOUR KNOWLEDGE AND ABILITY. YOUR ANSWERS PROVIDE THE PLANNING COMMISSION AND STAFF THE BASIS FOR REVIEWING YOUR REQUEST. ANY QUESTION UNANSWERED WILL BE RETURNED TO YOU FOR COMPLETION.

1) How is the proposed use appropriate in the location for which it is proposed? CONTRACTOR  
WAREHOUSES IN GENERAL COMMERCIAL DISTRICT SUPPORT GROWTH IN  
THE COMMUNITY

2) Will the use result in a substantial adverse effect on adjacent properties, the character of the neighborhood, traffic conditions, public infrastructure, etc.? NO

3) What precautions will be taken to minimize any adverse effects from the proposed use on surrounding property owners? RESIDENTIAL BUFFER, FENCE, WILL SCREEN  
RESIDENTIAL FROM COMMERCIAL

**APPLICATION REQUIREMENTS**

1. Application due 1<sup>st</sup> Tuesday of each month. (Meeting 4th Tuesday of each month at 3:00 PM CT; Work Session is 4th Tuesday each month at between 2:00 and 2:45 PM CT before each PC Meeting, start times may vary depending on what must be covered during the Work Session. Times for each session are given in the agenda documents).
2. Authorization to Act as Applicant signed by property owner and notarized, if applicable
3. Copy of the current deed
4. Submit 26 copies of the Site Plan (21 - 11 x 17 if legible; 4 - 24 x 36; 1 - 8 x 11). Copies must accompany and be made part of this application.
5. Conditional Use fee = \$125 application fee. Checks are payable to the City of Opelika.
6. Conditional use approval shall expire in one year after approval date. **FEE: \$125 Paid** \_\_\_\_\_



**CERTIFICATION**

I BRIAN LEE, HEREBY CERTIFY that this application is made with my approval, as property owner or authorized applicant designated by the property owner, as evidenced by my signature below. This application, site plan, 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 the undersigned is authorized to make said application and submit said documents on this request. I certify that I have read and understand the contents of this application, and that this application together with the requirements set forth in Section 8.16 *Site Plan Review* and all supplemental information is a true representation of the facts concerning this request.

|                                                                                                                                  |                         |
|----------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| OWNERS/AUTHORIZED REPRESENTATIVE SIGNATURE:<br> | DATE:<br><u>4/29/25</u> |
| (PRINT NAME)<br><u>BRIAN LEE</u>                                                                                                 |                         |

**STATEMENT OF UNDERSTANDING**

I, BRIAN LEE (property owner or authorized applicant) UNDERSTAND this Conditional Use Request must be filed with all to the requirements of the Opelika Zoning Ordinance and all other information requested or required by City Departments in order to be considered complete. I UNDERSTAND that this application will not be filed until all required information has been received and further understand that the City reserves the right to postpone this request until such time as the requirements are met. I UNDERSTAND that City Department staff is available for the purpose of reviewing my site plan prior to submission deadline. I UNDERSTAND that if the request is approved the approval applies only to the property(s) shown on the site plan submitted and reviewed by the Opelika Planning Commission. I UNDERSTAND that at a later date if adjacent or other property(s) are expected to be used in association with an approved conditional use then a Conditional Use request must be submitted for the use of such adjacent or other property(s). I UNDERSTAND that the City may require additional information, requirements, or require modifications to the site plan at any time during the process as deemed necessary to accomplish the proper and orderly development of this proposal. I UNDERSTAND that if conditional use is granted by the Opelika Planning Commission then I must submit structural drawings (building plans) as required for review and approval by the applicable departments prior to issuing a Building Permit. The said drawings shall be submitted to the Building Inspection Division for review (Building Inspection 705-5420). I UNDERSTAND that if a request for conditional use is approved or approved subject to conditions, I must acknowledge such approval in writing and unconditionally accept and agree to any conditions imposed on the approval within fifteen (15) days following approval by the Opelika Planning Commission. In the event the conditional use request is not approved or is approved subject to conditions not acceptable to me, I may within the fifteen (15) days either appeal such decision to Circuit Court or abandon the application at the expiration of this fifteen (15) day period.

|                                                                                                                                    |                         |
|------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| OWNERS/AUTHORIZED REPRESENTATIVE SIGNATURE:<br> | DATE:<br><u>4/29/25</u> |
| (PRINT NAME)<br><u>BRIAN LEE</u>                                                                                                   |                         |

## AUTHORIZATION TO ACT AS APPLICANT

### CITY OF OPELIKA PLANNING DEPARTMENT

700 Fox Trail

Opelika, AL 36801

PH: (334) 705-5156 or FX: (334) 705-5159

I, Jason Horne, Horne Brothers LLC being owner of the property which is the subject of this application hereby authorize BRIAN LEE, to act as my representative with the City of Opelika's (Board of Zoning Adjustments, and/or Planning Commission, and/or City Council), as required by the type of request listed on the attached application form.

Property Owner's Signature: \_\_\_\_\_

Date: 4/29/25

### STATE OF ALABAMA

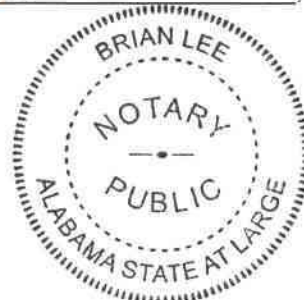
### COUNTY OF LEE

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

Given my hand and seal of office this 29<sup>th</sup> day of April, 2025

Brian Lee  
Notary Public

My Commission Expires: 10/26/25



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

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**Meeting Date:** May 27, 2025

**Agenda Item #:** C-5

**Action Requested:** Conditional Use – Filling the floodplain

**Location of Property:** 2000 block of Cunningham Drive

**Property Owner(s):** Horne Brothers, LLC  
Jason Horne, authorized representative

**Current Land Use:** Undeveloped Wooded Floodplain

**Current Zoning:** C-3

**Surrounding Zoning Districts  
And Land Uses:**

|       |     |                          |
|-------|-----|--------------------------|
| North | C-2 | Office (across Railroad) |
| South | R-4 | Vacant                   |
| East  | C-3 | Vacant                   |
| West  | C-3 | Vacant                   |

**Proposal**

In the C-3 zoning district, an office use without outdoor storage is allowed by right within the zone. However, Section 8.17 B – Conditional Use requires that any filling of the floodplain requires the use to go through a conditional use application. The applicant is proposing to construct an 4,500 square foot building on a site that is 6.19 acres with a stream flowing through the middle of the property. This previously came before the Planning Commission in October 2024 for an office-warehouse use. At that time the Planning Commission denied the filling of the flood plain. The area surrounding this stream is also shown as being in the floodplain. The applicant notes that 2.59 acres would be disturbed as part of this project. However, less than 1 percent would be impervious.

This area and the surrounding area to the east and north was part of the former Pepperell Mill property. Most of that area is now vacant. The office warehouse use would be one of the few commercial uses south of railroad track on Cunningham Drive. The greater concern is the amount of modification to the floodplain. This will require a much greater area to be cut down and used as compensatory storage for the area being filled next to the road. This poses a significant issue for the Public Works Department especially due to the proposed depth of the sewer. It is currently eight (8) feet in depth.

After the proposed fill, this would increase to 16 feet. The sewer easement is only a total of 10 feet wide with the building being located directly on the edge of one side. Future work on this sewer would be very difficult under the proposed circumstances.

The building would be 36 x 125 feet. There are 18 parking spaces. The parking for this use is based off the area and the number of employees. The site plan provides that the two buildings meet the minimum building setbacks for this C-3 zoning district. Minimum setbacks are 30' front yard, 10' side, and 30' rear yard.

The landscape plan was submitted with this application. The site meets the required 246 base points based on the developed site. The plan should include street frontage plantings. The site is not required to have parking lot plantings or buffers based on the size of the parking lot. The site is adjacent to residential property and requires a residential bufferyard along the entire south side. The applicant is showing a mix of junipers and a privacy fence. An elevation or materials have not been provided.

A private dumpster is not shown on the site plan. If one is added, it should be fully screened from the right-of-way.

While the actual use of the property will not be detrimental to the city or neighborhood, the preparation of the site to do so is significant. The substantial cut and fill of the floodplain will have potential effects on the surrounding properties. Additionally, the additional fill on the sewer line makes it extremely difficult to access if it ever needs to be repaired or replaced. The finished floor elevation also does not appear to meet the Flood Plain requirements. This flood plain was studied over the last few years and new elevations were approved in January of this year. The flood plain requirements and city standards should be reviewed.

**Staff recommends denial of the conditional use for filling the floodplain due to the potential effects it will have on the floodplain and city infrastructure. If Planning Commission does recommend approval, it should do so subject to the following:**

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



---

## **Engineering Department Report**

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

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

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## **Opelika Water Report**

Water is available from a 12" HDPE main on the west side of Cunningham Dr.

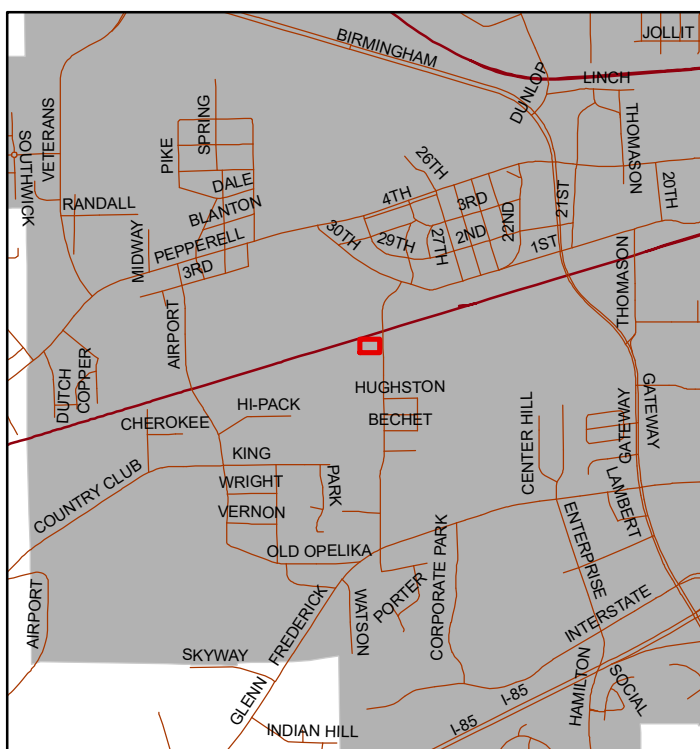
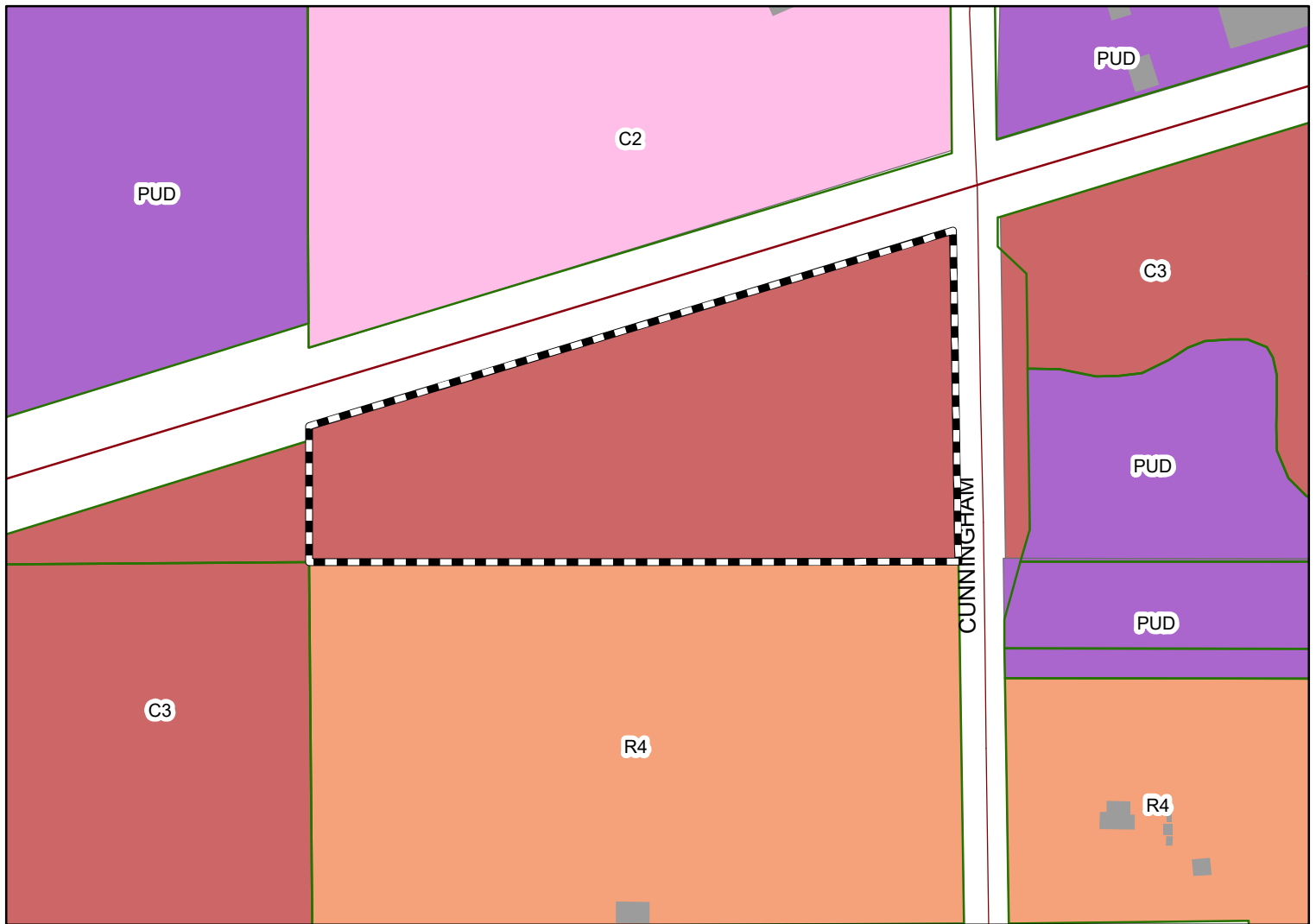
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## **Opelika Power Services Report**

This property is in the Opelika Power and Alabama Power service territory.

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**HORNE BROTHERS LLC OFFICE BUILDING  
2000 BLOCK CUNNINGHAM DRIVE  
CONDITIONAL USE, C-4**

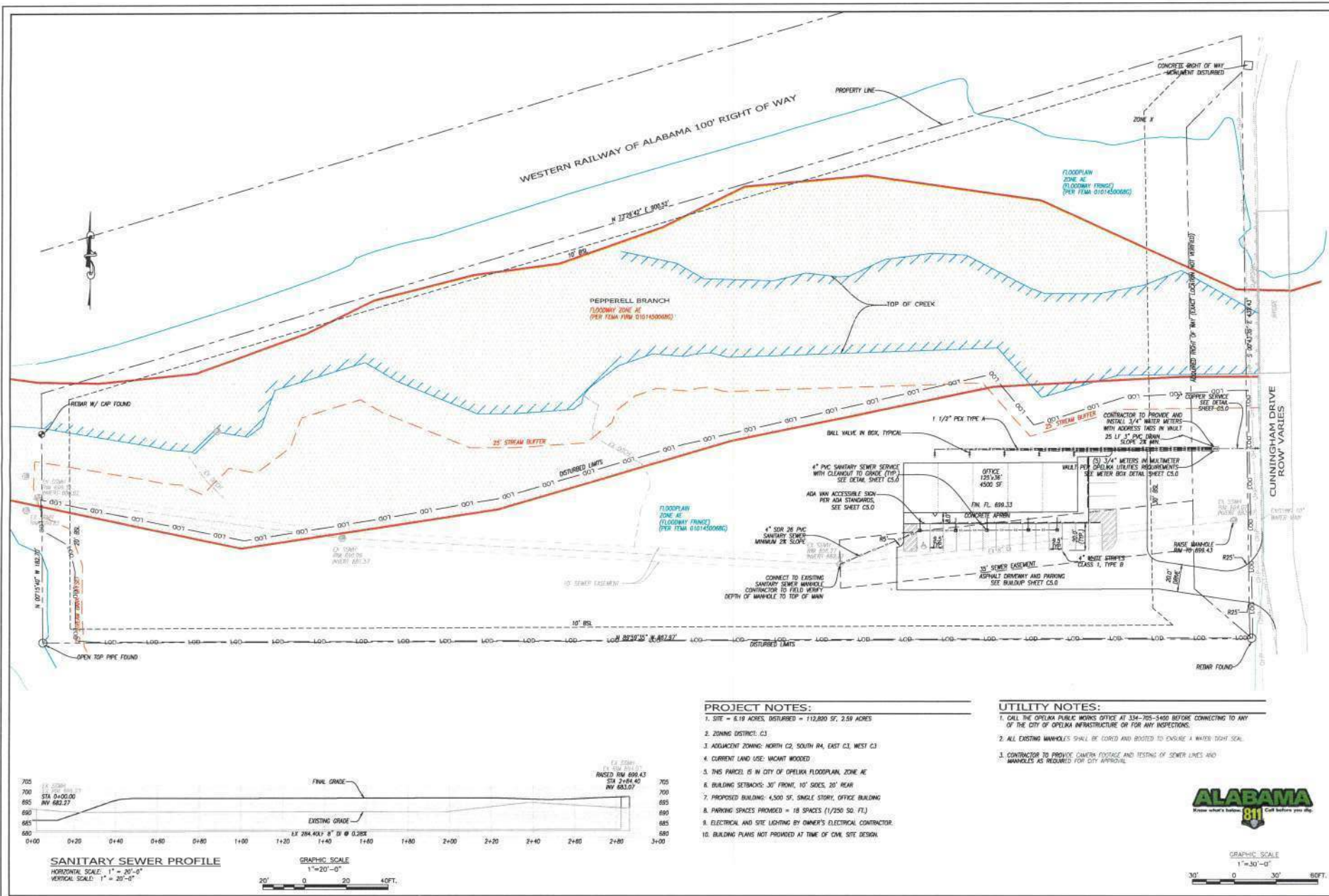


The applicant is requesting to construct a 4,500 square foot office building on 6 acres in a C-3 zone (general commercial). Most of the property is in a flood zone.



## 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



**Auburn Civil  
PROS**

113 HITCHAM AVENUE, AUBURN, AL 36830  
 PHONE: 334-530-5480

**OFFICE BUILDING  
CUNNINGHAM DRIVE  
OPELIKA, ALABAMA**

**REVISIONS**

| NO. | DATE     | DESCRIPTION    |
|-----|----------|----------------|
| 1   | 10/15/24 | REV PER CITY   |
| 2   | 4/9/25   | LANDSCAPE PLAN |
| 3   | 4/29/25  | PARKING        |

**JOB NO.: JASON HORNE**

**DRAWN BY: JAH**

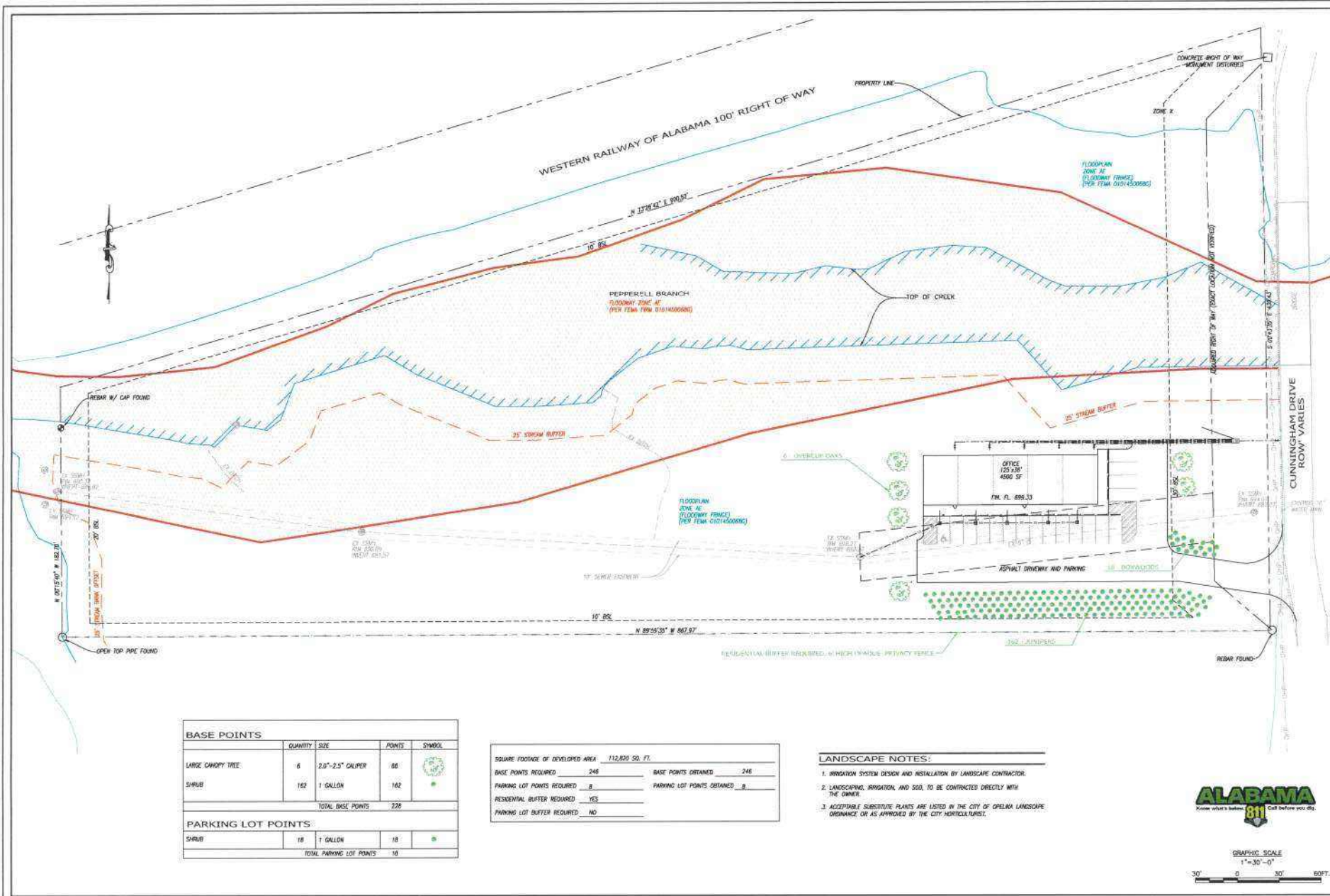
**CHECKED BY: JAH**

**DATE: 25 SEP 2024**

**SCALE: 1" = 30'-0"**

**SITE & UTILITY PLAN**

**C2.0**



| BASE POINTS              |                     |        |        |
|--------------------------|---------------------|--------|--------|
| QUANTITY                 | SIZE                | POINTS | SYMBOL |
| LARGE CANOPY TREE        | 6 2.0"-2.5" CALIPER | 66     |        |
| SHRUB                    | 162 1 GALLON        | 162    |        |
| TOTAL BASE POINTS        |                     | 228    |        |
| PARKING LOT POINTS       |                     |        |        |
| SHRUB                    | 18 1 GALLON         | 18     |        |
| TOTAL PARKING LOT POINTS |                     | 18     |        |

|                                                  |     |                             |     |
|--------------------------------------------------|-----|-----------------------------|-----|
| SQUARE FOOTAGE OF DEVELOPED AREA 712,820 SQ. FT. |     |                             |     |
| BASE POINTS REQUIRED                             | 248 | BASE POINTS OBTAINED        | 248 |
| PARKING LOT POINTS REQUIRED                      | 8   | PARKING LOT POINTS OBTAINED | 8   |
| RESIDENTIAL BUFFER REQUIRED                      | YES |                             |     |
| PARKING LOT BUFFER REQUIRED                      | NO  |                             |     |

- LANDSCAPE NOTES:**
1. IRRIGATION SYSTEM DESIGN AND INSTALLATION BY LANDSCAPE CONTRACTOR.
  2. LANDSCAPING, IRRIGATION, AND SOIL TO BE CONTRACTED DIRECTLY WITH THE OWNER.
  3. ACCEPTABLE SUBSTITUTE PLANTS ARE LISTED IN THE CITY OF OPELIKA LANDSCAPE ORDINANCE OR AS APPROVED BY THE CITY HORTICULTURIST.

**ALABAMA 8th**  
 Know what's below. Call before you dig.

GRAPHIC SCALE  
 1"=30'-0"

30' 0 30' 60FT.

**Auburn Civil**  
 PROS

113 HITCHAM AVENUE AUBURN, AL 36830  
 PHONE: 334-320-5488

OFFICE BUILDING  
 CUNNINGHAM DRIVE  
 OPELIKA, ALABAMA



|                        |
|------------------------|
| ISSUED:                |
| 10/15/24 REV PER CITY: |
| 4/9/25 LANDSCAPE PLAN  |
| 4/26/25 PARKING        |

|                     |
|---------------------|
| JOB NO: JASON HORNE |
| DRAWN BY: AMH/HDS   |
| CHECKED BY: BFL     |
| DATE: 25 SEP. 2024  |
| SCALE: 1"= 30'-0"   |

LANDSCAPE PLAN

C6.0



Agenda Item  
**D6**  
Brookwood  
Conditional Use





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

PC DEADLINE: 4/30/25      PC MEETING: 5/27/25

**PROJECT NAME:** Brookwood Townhomes  
**SITE ADDRESS:** Parcel ID: 0905221000001002, 0905154000038001  
**PROPERTY OWNER:** HI PACK QOZB I LLC

**APPLICANT/ AUTHORIZED REPRESENTATIVE:** Hayes Eiford  
**MAILING ADDRESS:** 2449 Moore's Mill Road, Suite 120, Auburn, AL 36830  
**PHONE NUMBER:** 229-221-8908      **FAX NUMBER:** \_\_\_\_\_  
**EMAIL ADDRESS:** hayes@samfordgroupllc.com

**PARCEL INFORMATION**

**Current Land Use:** Single-Family      **Current Zoning:** C3  
**Description of Proposed Use:** Townhouse  
**Adjacent Zoning Districts:** North: PUD South: PUD East: M1 West: R4

**READ. THE FOLLOWING GENERAL USE STANDARDS, (E) PARAGRAPH (1-5) OF SUBSECTION 8.17 CONDITIONAL USES; E. General Use Standards.**

1. No application for a conditional use permit shall be approved unless the Planning Commission shall specifically find the proposed conditional use appropriate in the location for which it is proposed. This finding shall be based on the following criteria.
2. The proposed use shall be in harmony with the general purpose, goals, objectives, and standards of the Comprehensive Plan, this ordinance, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice, by the City.
3. There shall be a community need for the proposed use and a need to provide or maintain a proper mix of uses both within Opelika and also within the immediate area of the proposed use: (a) the proposed use shall not result in either a detrimental concentration of a particular use within the City or within the immediate area; and (b) the area for which the use is proposed is not better suited for or likely to be needed for the uses that are permitted as a matter of right within that district, in light of policies or programs of the City of Opelika.
4. The proposed use at the proposed location shall not result in a substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-ways, or other matters affecting the public health, safety, and general welfare, either as they not exist or as they may in the future be developed as a result of the implementation of provisions and polices of the Comprehensive Plan, this ordinance, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice, by the City or other governmental agency having jurisdiction to guide growth and development.
5. The proposed use in the proposed area will be adequately served by and will not impose an undue burden on any of the improvements, facilities, utilities, and services specified in this subsection. Where any such improvements, facilities, utilities, or services are not available or adequate to service the proposed use in the proposed location, the applicant shall, as part of the application and as a condition to approval of the proposed conditional use permit, be responsible for establishing ability, willingness and binding commitment to provide such improvements, facilities, utilities, and services in sufficient time and in a manner consistent with the Comprehensive Plan, this ordinance, the other plans, programs, maps and ordinances adopted by the City to guide its growth and development. The approval of the conditional use permit shall be conditional upon such improvements, facilities, utilities, and services being provided and guaranteed by the applicant.

ANSWER THE FOLLOWING QUESTIONS TO THE BEST OF YOUR KNOWLEDGE AND ABILITY (BE SPECIFIC). YOUR ANSWERS PROVIDE THE PLANNING COMMISSION AND STAFF THE BASIS FOR REVIEWING YOUR REQUEST. ANY QUESTION UNANSWERED WILL BE RETURNED TO YOU FOR COMPLETION.

1) How is the proposed use appropriate in the location for which it is proposed? \_\_\_\_\_  
 The proposed use is appropriate in this location because the surrounding areas are similar and have the same zoning.

2) Will the use result in a substantial adverse effect on adjacent properties, the character of the neighborhood, traffic conditions, public infrastructure, etc.? It will not.

3) What precautions will be taken to minimize any adverse affects from the proposed use on surrounding property owners? The proposed development will include landscaping along the entrance to enhance the aesthetics of the overall development. Additionally, green spaces will be utilized to not only enhance aesthetics but also to minimize impervious areas within the development.

#### APPLICATION REQUIREMENTS:

1. Application due 1<sup>st</sup> Tuesday of each month. (Meeting 4<sup>th</sup> Tuesday of each month; Work Session is at 3:00 p.m. Thursday at 4:00 p.m. before each PC Meeting).
2. Application signed by property owner or authorized agent/representative.
3. Submit 26 copies of the Site Plan (21 – 11 x 17 if legible; 4 – 24 x 36; 1 – 8 x 11). Copies must accompany and be made part of this application.
4. Conditional Use fee = \$125 application fee. Checks are payable to the City of Opelika.
5. Conditional use approval shall expire in one year after approval date.

Fee: \$125.00 **PAID** \_\_\_\_\_

#### CERTIFICATION

I Hayes Eiford, HEREBY CERTIFY that this application is made with my approval, as property owner or authorized applicant designated by the property owner, as evidenced by my signature below. This application, site plan, 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 the undersigned is authorized to make said application and submit said documents on this request. I certify that I have read and understand the contents of this application, and that this application together with the requirements setforth in Section 8.16 *Site Plan Review* and all supplemental information is a true representation of the facts concerning this request.

|                                                                 |                      |
|-----------------------------------------------------------------|----------------------|
| OWNERS/AUTHORIZED REPRESENTATIVE SIGNATURE: <u>Hayes Eiford</u> | DATE: <u>4/21/25</u> |
| ( PRINT NAME ) Hayes Eiford                                     |                      |



**STATEMENT OF UNDERSTANDING**

I, Hayes Eiford (property owner or authorized applicant) UNDERSTAND this Conditional Use Request must be filed with all to the requirements of the Opelika Zoning Ordinance and all other information requested or required by City Departments in order to be considered complete. I UNDERSTAND that this application will not be filed until all required information has been received and further understand that the City reserves the right to postpone this request until such time as the requirements are met. I UNDERSTAND that City Department staff is available for the purpose of reviewing my site plan prior to submission deadline. I UNDERSTAND that if the request is approved the approval applies only to the property(s) shown on the site plan submitted and reviewed by the Opelika Planning Commission. I UNDERSTAND that at a later date if adjacent or other property(s) are expected to be used in association with an approved conditional use then a Conditional Use request must be submitted for the use of such adjacent or other property(s). I UNDERSTAND that the City may require additional information, requirements, or require modifications to the site plan at any time during the process as deemed necessary to accomplish the proper and orderly development of this proposal. I UNDERSTAND that if conditional use is granted by the Opelika Planning Commission, then I must submit completed building plans as required for review and approval by the Building Inspections Division and all required documents for all applicable departments prior to issuing a Building Permit. The said drawings shall be submitted to the Building Inspection Division for review (Building Inspection 705-5420). I UNDERSTAND that if a request for conditional use is approved or approved subject to conditions, I must acknowledge such approval in writing and unconditionally accept and agree to any conditions imposed on the approval within fifteen (15) days following approval by the Opelika Planning Commission. In the event the conditional use request is not approved or is approved subject to conditions not acceptable to me, I may within the fifteen (15) days either appeal such decision to Circuit Court or abandon the application at the expiration of this fifteen (15) day period

|                                                                                                                                        |                      |
|----------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| <b>OWNERS/AUTHORIZED REPRESENTATIVE SIGNATURE:</b>  | <b>DATE:</b> 4/21/25 |
| <b>( PRINT NAME )</b> Hayes Eiford                                                                                                     |                      |



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

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**Meeting Date:** May 27, 2025

**Agenda Item #:** D-6

**Action Requested:** Conditional Use – 40 Twinhomes & 39 Townhomes

**Location of Property:** 3100 block Hi Pack Drive

**Property Owner(s):** Hi Pack QOZBI, LLC  
Hayes Eiford, authorized representative

**Current Land Use:** Undeveloped

**Current Zoning:** C-3

**Surrounding Zoning Districts**

|                       |       |     |                                           |
|-----------------------|-------|-----|-------------------------------------------|
| <b>And Land Uses:</b> | North | C-3 | 150' Railroad ROW                         |
|                       | South | PUD | Single family homes (Villages of Opelika) |
|                       | East  | R-4 | Undeveloped and townhomes approved        |
|                       | West  | M-1 | Packaging Corporation of Opelika          |

**Proposal**

The applicant is requesting conditional use approval for a 40 twinhome & 39 townhome development on 13.69 acres named Brookwood. Four open space lots are also shown on site plan. The development is accessed from Hi Pack Drive. The Hi Pack Drive extension project is adjacent to the south property line of the townhome development.<sup>1</sup> The twinhome/townhome development includes a new public street ("Road A" on site plan). Road A intersects Hi Pack Drive on the east and west side of development; the two intersections are about 370 feet apart. The 40 twinhome lots front along Road A; the 39 townhome lots front on a 20' private alley; the alley is accessed from Road A.

The adjacent properties surrounding Brookwood should not be negatively affected by the development. On the north & northeast side of 16 twin homes, the adjacent 3.8 acre undeveloped property (Lot 503) is part of the Brookwood development but will remain unbuildable. A portion of Lot 503 is in a flood zone or too severely sloped for construction. A 1,250 foot walking trail amenity will be added on Lot 503 for the Brookwood property owners. On the south side across Hi Pack Drive is the Village at Opelika PUD, a single family home & townhome development. A 100' Alabama Power easement and a buffer along Hi Pack Drive is between the adjacent 40' single family home and Hi Pack Drive right-

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<sup>1</sup> Hi Pack Drive will extend east and intersect at the Gateway Drive & Thomason Drive intersection.

of-way. The west adjacent property is 14.5 acres in a M-1 (manufacturing) zone owned by the Packaging Company of Opelika, a box manufacturing plant.

A Brookwood lot owner owns the adjoining front and rear yard area (fee simple ownership). All townhome units are two-story with three bedrooms & 2 baths. The twin homes and townhomes are 1,700 square feet with an attached two-car garage (18' wide). *The 40 townhome lots are accessed from a private 20' alley (20' access & utility easement). The alley is located along the rear lot lines of the 40 townhome lots. A townhome unit and two car garage are accessed from the rear yard (rear entry garage).*

The Townhouse Development Standards require a minimum of 1,800 square foot townhome lot and 20 foot minimum lot width. The twinhome lots range from 4,200 square feet to 7,245 sf. The townhome lots range from 2,400 sf to 5,060 sf. The minimum building setback requirements are 25' front, 10' side, 20' rear, and 20' side yard on street (For residential developments in commercial districts, R-5 standards apply.) All townhome groups meet the minimum 20 foot separation from an adjacent townhome groups. The Townhouse Standards require that either the front or rear yard area be no less than 50% of the first floor of a townhome. The main floor of each townhome or twinhome is 1,078 sf (24x40); the front or rear yard area range from 625 to 750 sf exceeding the minimum 50% of the first floor. A two car garage (accessed from the rear yard) serves as the minimum two parking space for each townhome. The driveway length is at least 20 feet for an extra parking space. Garbage pick-up is City services not dumpster.

The exterior materials of the two-story townhomes is a combination of brick, lap siding, and board & baton siding on the front and rear and lap siding on the townhome end units (see elevations in your packet). The rear elevation of the townhomes may appear as a front elevation.

Sidewalks (4 feet wide) are provided along one side of Road A as shown on site plan. Staff recommends a sidewalk installed on both sides of Road A. Sidewalks are provided in the front yard of all townhome groups except for Lots 1 to 11 that face Hi Pack Drive extension. Staff recommends a sidewalk along Lots 1 to 11. A 10 foot accessway is provided to Lot 503 (3.8 acre open space lot) between Lot 61 and Lot 62, and Lot 71 and Lot 72. Staff recommends a 5 ft sidewalk on each accessway from the Road A sidewalk to Lot 503, however, this may be coordinated and installed with the new extension of Hi-Pack Drive. All public sidewalks should be five feet unless topography or spacing prevents it.

The landscape plan meets the minimum base and parking lot points requirements of the Landscape Regulations. A total of 34 large trees and 45 medium trees are provided. Most of the shade and evergreen trees (46 trees) are along Road A in the front yard of all 40 twin home lots. The remaining 33 trees are on Hi Pack Drive extension. The front of the buildings for lots facing Hi-Pack Drive should



have a corridor style buffer. If the rear of any lot faces a public or private street the buffer should fully screen the backyard.

Four open space lots are shown on the site plan. Lot 502 (19,627 sf) is near the center of the development and includes a park, playground, pavilion area, and 10 parking spaces. A mail kiosk is also on the lot. Lot 503 (3.8 acres) borders the development on the north side; a floodplain is on a portion of Lot 503. Lot 502 open space lot will remain an undisturbed area and includes a walking trail. Lot 500 (2,704 sf) and 501 (4,901 sf) are unbuildable remainder lots from the subdivision and will be maintained by the Homeowners Association.

An H.O.A. (Homeowners Association) will be established for the twinhome and townhome development. HOA documents should include Declaration of Covenants, Conditions and Restrictions, responsibilities, and association fees. The H.O.A. will be responsible for the maintenance or repairs of all outside common area (townhome yard area, open space, private streets, parking spaces, sidewalks, etc.) and responsible for maintenance of the exterior building surfaces

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

- 1. All utilities must be underground.**
- 2. Install or coordinate with the City of Opelika to install a 5 foot sidewalks on Hi Pack Drive extension. All other streets shall have sidewalks on both sides and on the 10' accessways to Lot 503.**
- 3. The houses facing Hi Pack Drive extension shall have a corridor style buffer.**
- 4. Any house or townhouse that backs up to a public street must provide a near impervious visual buffer.**
- 5. Exterior building material must be as elevations presented – brick, lap siding, and board & baton siding. See #6 concerning exterior material for side walls**
- 6. Provide on site plan and in the HOA guidelines how the open space amenity lots will be used.**
- 7. Any fences constructed between townhome units must be consistent in maintaining a uniform appearance as established in HOA guidelines. Opaque fences are prohibited along public streets.**

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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 for review and approval. Once this approval and all other utility approvals have been met, a Land Disturbance Permit will be issued in concurrence with any applicable State and Federal Permits.

The City is working with the applicant with a development agreement for the needed right-of-way and roadway extension of High Pack Drive that will be constructed by the City through this development to Cunningham Drive.

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

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## **Opelika Water Report**

Water service is available from an 8" main on the south side of Hi-Pack Dr. The developer will be required to install a water main from the end of the existing main on Hi-Pack Dr along the path of the "Future Road Extension" to the point of the eastern connection on "Public Road A" that is needed for this development.

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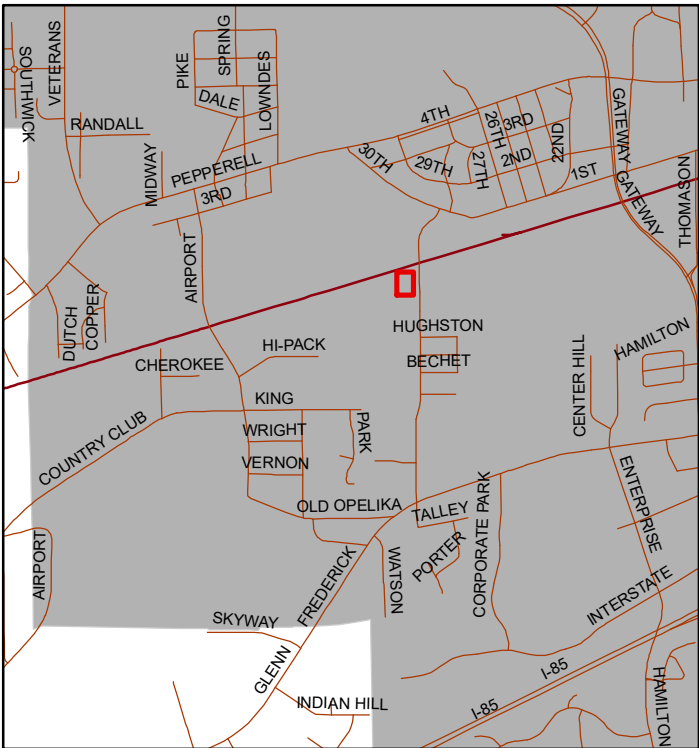
## **Opelika Power Services Report**

This property is in the Opelika Power and Alabama Power service territory.

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The map displays the following land use zones and features:

- Land Use Zones:**
  - C3:** Commercial General (Red)
  - PUD:** Planned Urban District (Purple)
  - M1:** Medium Density Residential (Grey)
  - R4:** Single-Family Residential (Orange)
  - R5:** Single-Family Residential (Brown)
  - C2:** Community Center (Pink)
- Proposed Road Right-of-Way:** Indicated by a dashed line.
- HI-PACK:** A specific area or project name labeled on the map.
- Geographic Labels:** "CUNNINGHAM" and "BECHTEL" are labeled on the map.
- Map Elements:** A legend, a scale bar (0 to 100 feet), and a north arrow are included.



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







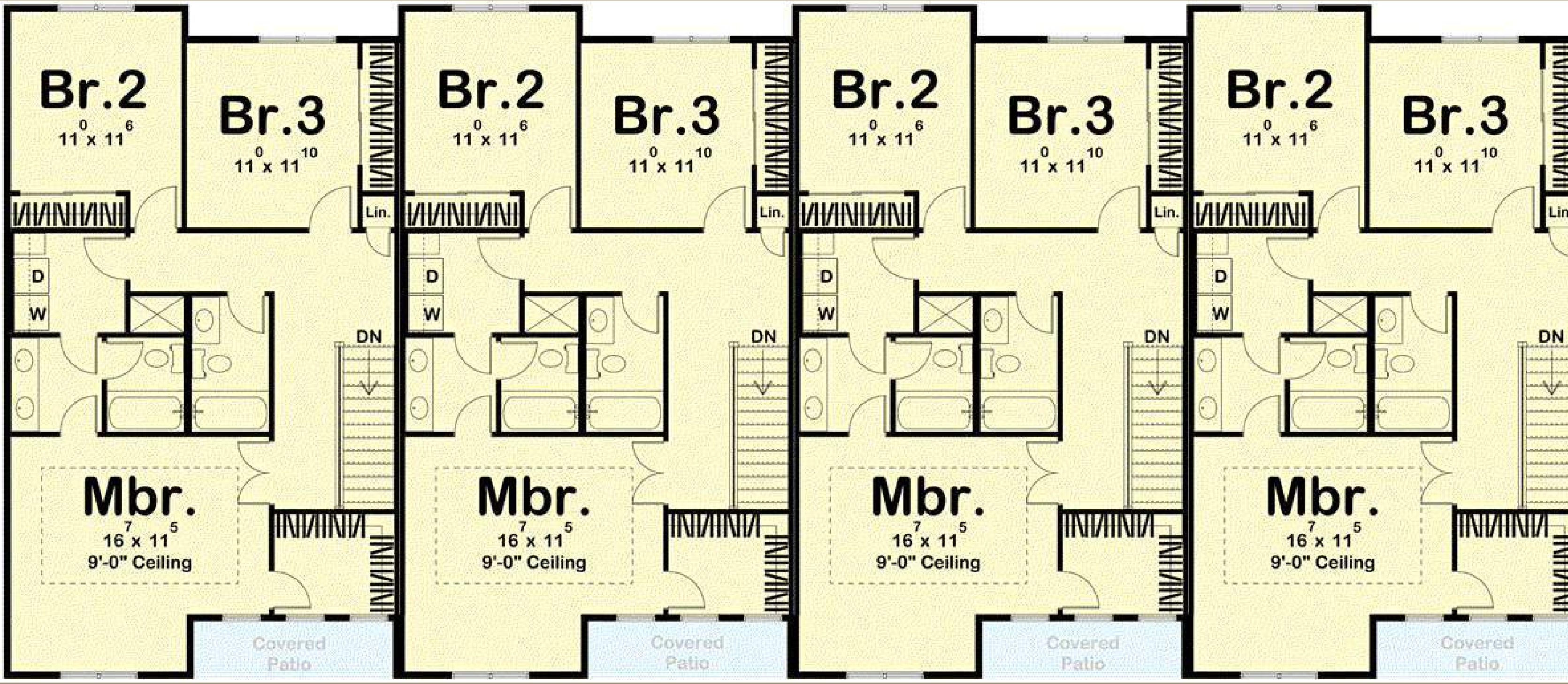
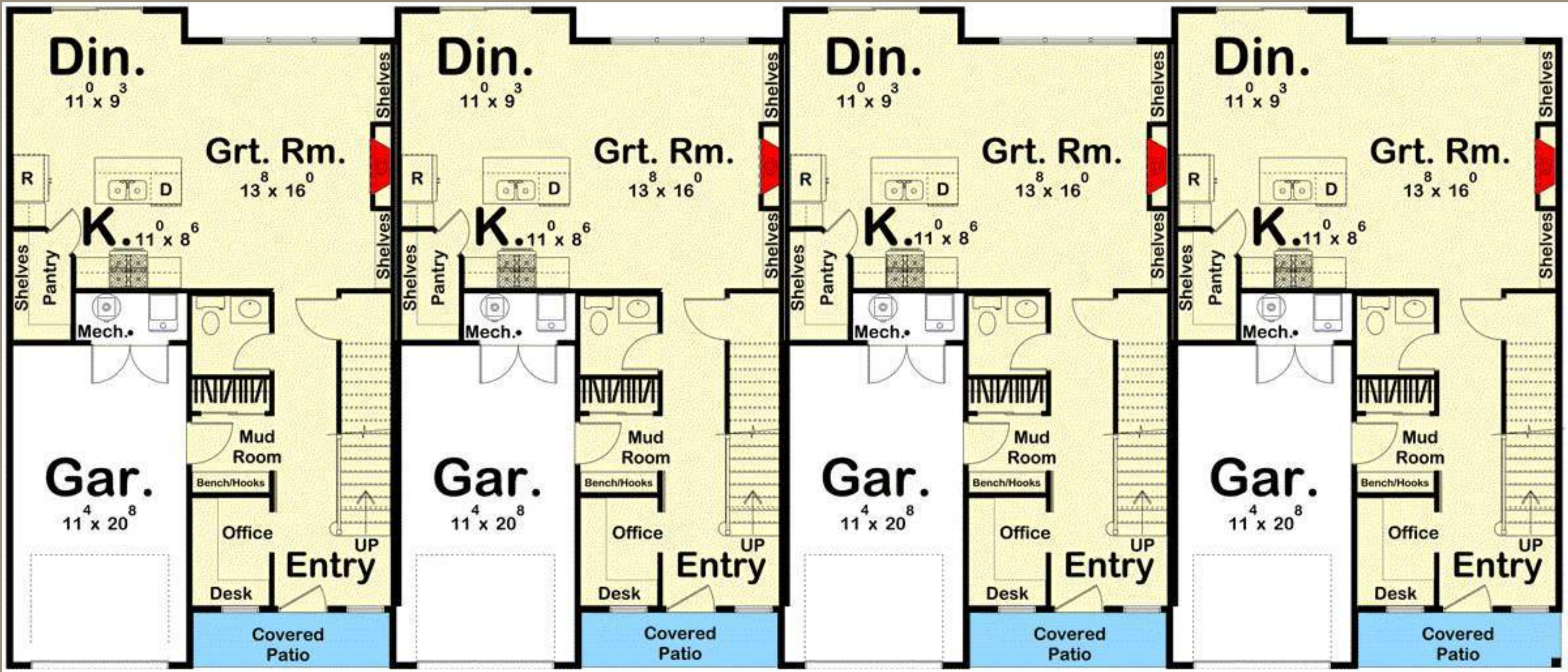




# BROOKWOOD TOWNHOMES

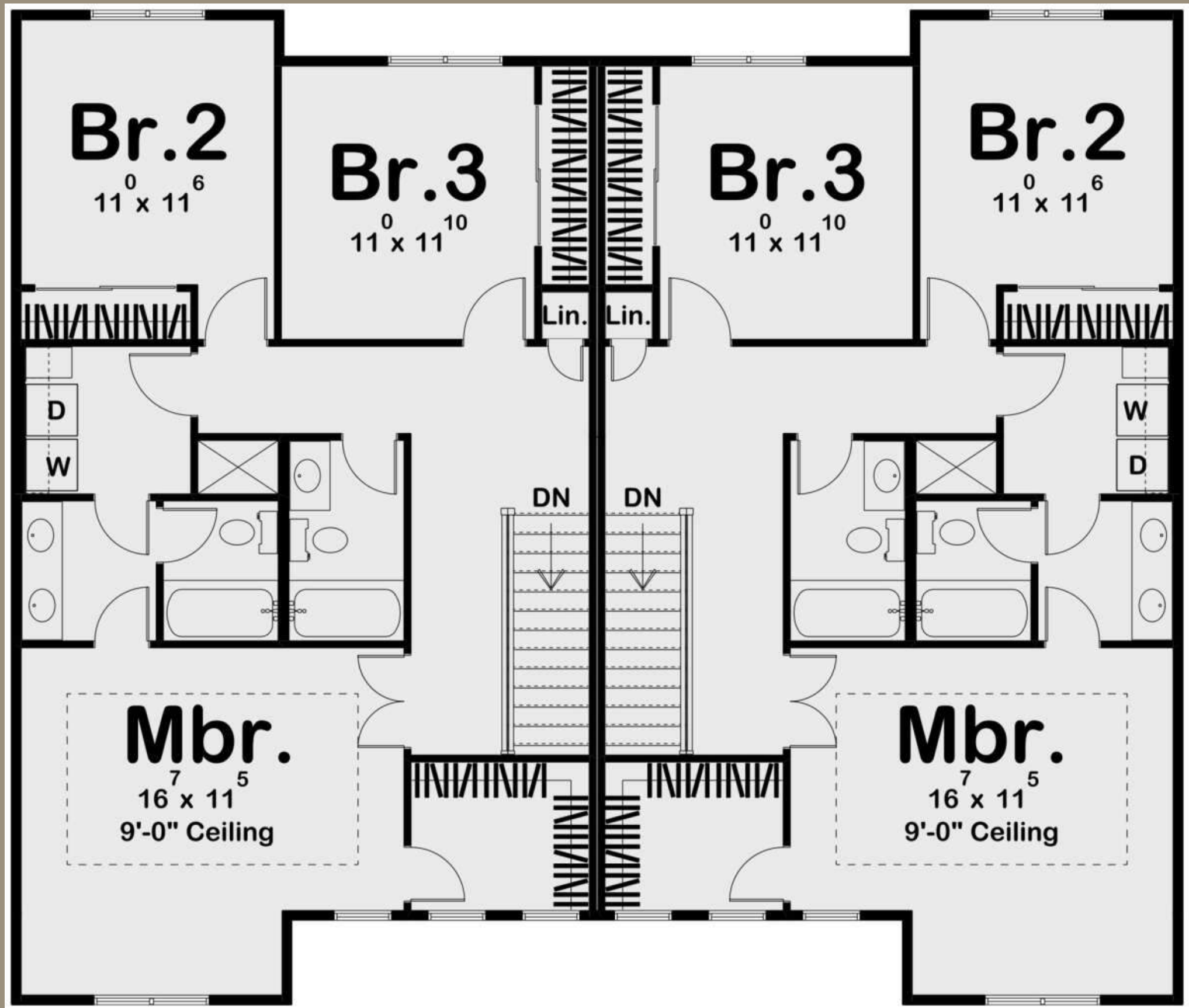
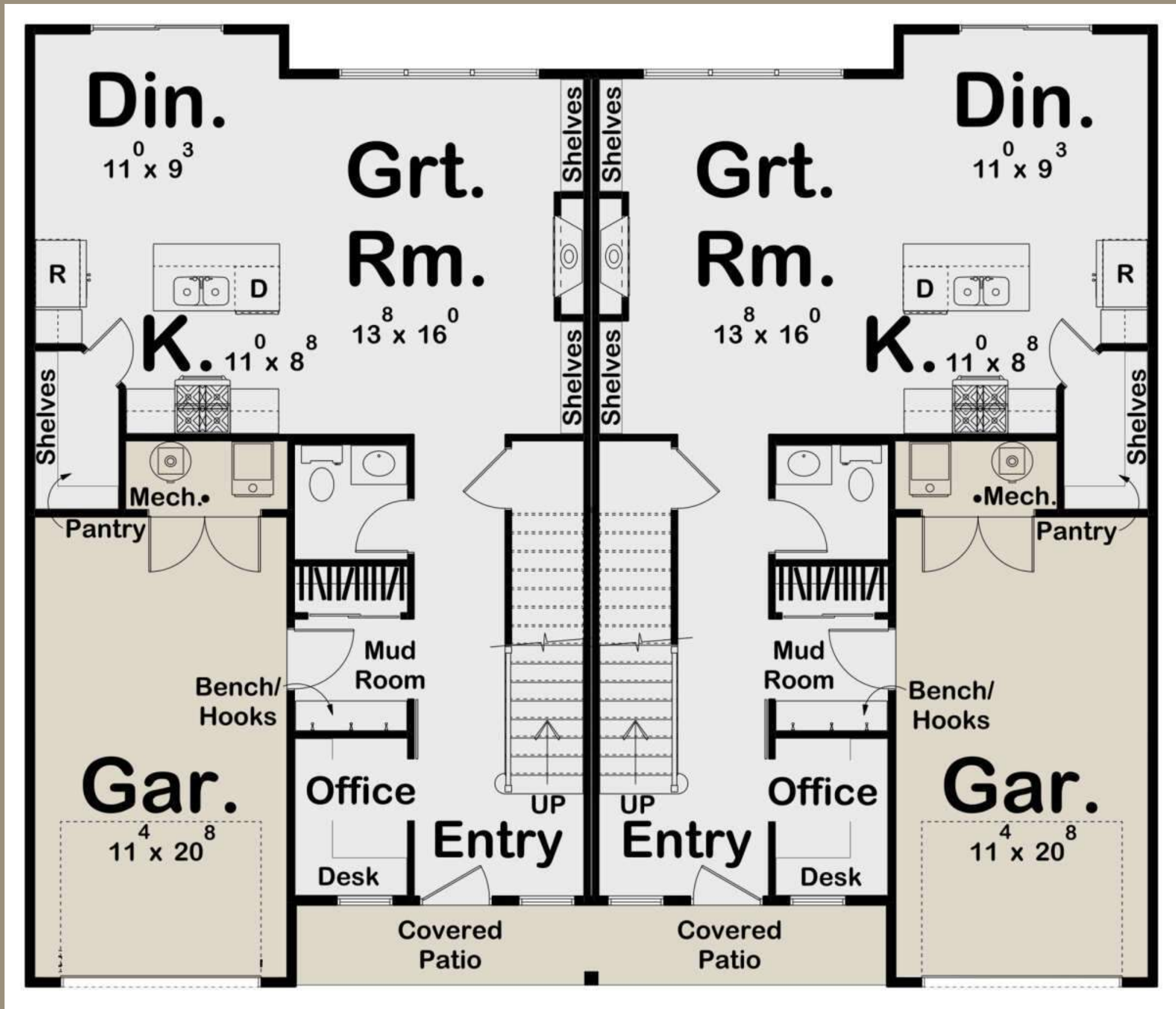


\*ELEVATIONS WILL BE MODIFIED SUCH THAT THE EXISTING REAR OF THE HOUSE WILL BECOME THE FRONT OF THE HOUSE. THE CURRENT FRONT WILL BECOME THE REAR TO ACCOMMODATE THE REAR LOADED TOWNHOMES PROPOSED IN THE PLAN



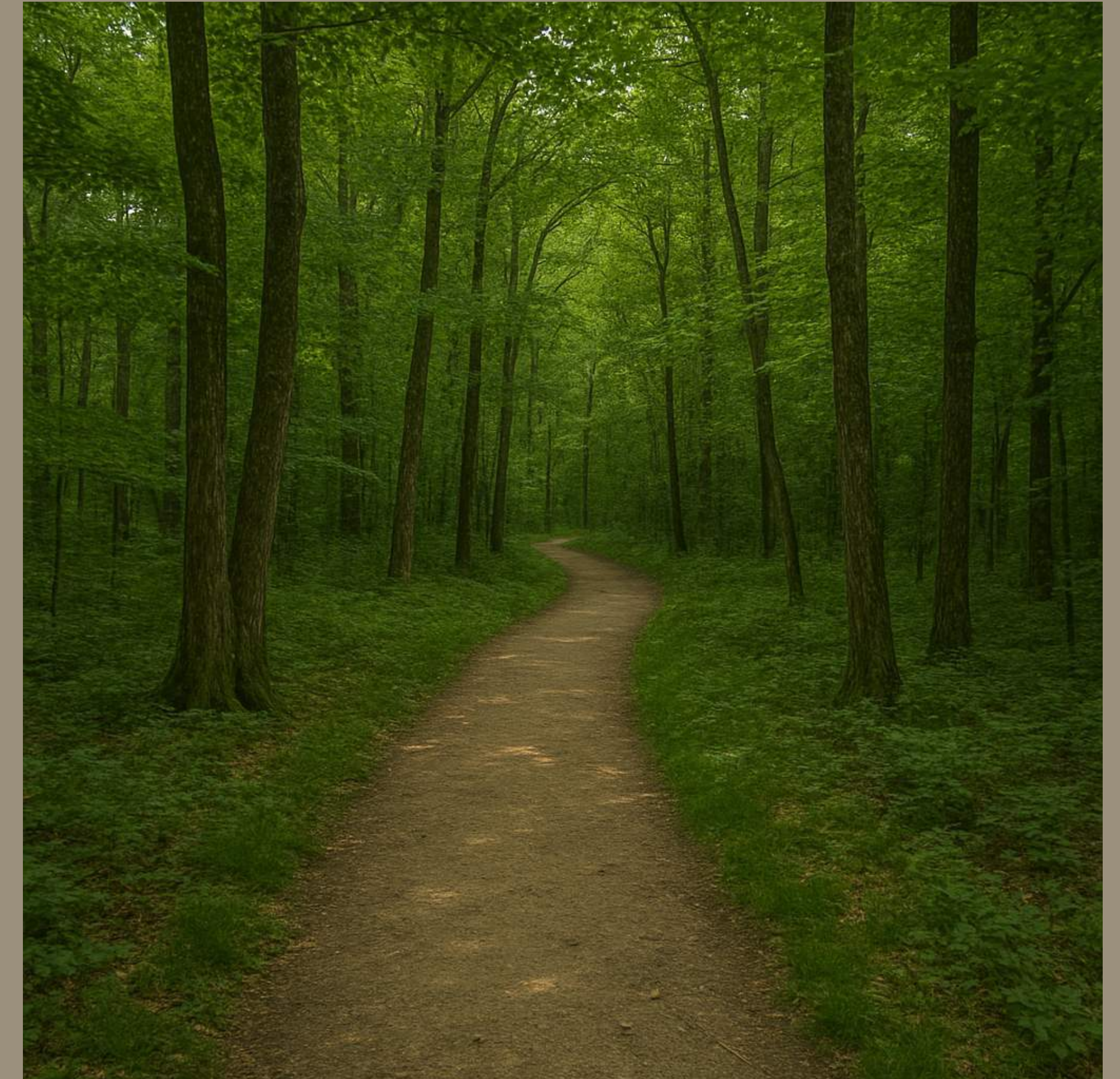


# BROOKWOOD TWINHOMES





# BROOKWOOD AMENITY PACKAGE





Agenda Item

**D7**

Brookwood

Subdivision







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

PC DEADLINE: 4/30/25      PC MEETING: 5/27/25

**SITE ADDRESS:** Parcel ID: 0905221000001002, 0905154000038001

**PROPERTY OWNER:** HI PACK QOZB I LLC

**APPLICANT/AUTHORIZED REPRESENTATIVE:** Hayes Eiford

**MAILING ADDRESS:** 2449 Moore's Mill Road, Suite 120, Auburn, AL 36830

**PHONE NUMBER:** 229-221-8908      **FAX NUMBER:** \_\_\_\_\_

**EMAIL ADDRESS:** hayes@samfordgroupllc.com

**TYPE OF PLAT APPROVAL REQUESTED**

☐ SKETCH PLAN      ☐ ADMINISTRATIVE      ☒ PRELIMINARY      ☐ FINAL

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

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

**PARCEL INFORMATION**

Subdivision Name: Brookwood Townhomes      Number of Lots: 77 x \$3.00 = \$ 231.00

Current Land Use: Single Family      Number of APO: 9 x \$6.74 = \$ 60.66  
(Adjacent Property Owners)

Current Zoning: C3

Proposed use of the Subdivision: To build a townhome community      Fee: \$75.00

**TOTAL** = 366.66

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

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

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

**OWNERS/AUTHORIZED  
REPRESENTATIVE SIGNATURE:**

(PRINT NAME) Hayes Eiford

4/25/25

DATE

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**AUTHORIZED TO ACT AS APPLICANT FOR PROPERTY OWNER**

I, \_\_\_\_\_, being owner/authorized manager of the property(s) as described in this Subdivision Application hereby authorize

\_\_\_\_\_ to act as my representative in all decisions concerning the subdivision of my property(s) before the Opelika Planning Commission and City Council.

Property Owner's Signature \_\_\_\_\_ Date \_\_\_\_\_

STATE OF ALABAMA  
COUNTY OF LEE

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

that \_\_\_\_\_, whose name is signed to the foregoing document, and who is known to me or acknowledged before me on this day, that being informed of the contents of said document, did execute the same voluntarily on the day that bears the same date.

Given my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_,

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

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

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**SUBDIVISION APPLICATION REQUIREMENTS AND INFORMATION**

1. Application due 1<sup>st</sup> Tuesday of each month. (Regular Meeting 4<sup>th</sup> Tuesday of each month at 3:00 PM CT; Work Session is 3<sup>rd</sup> Tuesday each month at 3:00 PM CT before each PC Meeting).
2. Application signed by property owner and/or authorized applicant.
3. Complete the 'Authorization to Act as Applicant', if applicable
4. Provide copy of the current Deed for the subdivision property
5. Provide a List of adjacent property owners on separate sheet.
6. Submit 26 copies of the plat (21 – 11 x 17 if legible; 4 – 24 x 36; 1 – 8 x 11). Copies must accompany and be made part of this application.
7. For preliminary plat approval only or preliminary & final approval combined, if allowed: **\$75 application fee, plus \$6.74 each certified letter, plus \$3 each lot** in subdivision. Checks payable to City of Opelika. For final plat approval only or administrative plat approval only: \$75 application fee.
8. Approval of a preliminary plat by the Planning Commission shall expire in one year after approval date; approval of a final plat by the Planning Commission shall be null and void if the plat is not recorded within 120 days after approval date.
9. Final plat approval shall not be given at the same Planning Commission meeting when preliminary approval is requested if public infrastructure improvements are required. When public improvements are required 20 days must lapse between preliminary and final approval.



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

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**Meeting Date:** May 27, 2025

**Agenda Item:** D-7

**Action Requested:** Brookwood SD, Preliminary Approval

**Location of Property:** 3100 block Hi Pack Drive

**Property Owner(s):** Hi Pack QOZB I, LLC  
Hayes Eiford, authorized representative

**Current Land Use:** Undeveloped

**Current Zoning:** C-3

**Flood Zone:** FEMA – Nov 2, 2011 – MAP#.

**Proposal**

The applicant is requesting preliminary plat approval for 40 twinhome lots, 39 townhome lots, and 5 open space lots. The plat shows 40 twinhome lots fronting along Road A – a new public street. Road A intersects Hi Pack Drive at two locations about 370 feet apart. The 39 townhome lots are accessed from a private 20' alley provided along the rear lot lines (rear entry access). The three alleys intersect with Road A.

The Townhouse Development Standards require a minimum 1,800 square foot townhome or twinhome lot and minimum 20 foot lot width. The lot sizes range from 2,450 square feet (Lot 14) to 7,248 sf (Lot 60). Lot widths are between 21.2' to 68'. Most lots are between 21' and 35' wide. The 77 twinhome and townhome units exceed the requirement of at least one yard area, 50% or more of a twinhome or townhome first floor area.

The Brookwood subdivision is in a C-3 zoning district. For residential developments in commercial zoning districts, the R-5 minimum setback standards apply (Section 7.3 A. Note #5). The R-5 minimum setbacks are 25' front yard, 10' side yard, 20' side yard on street, and 20' rear yard. The twinhome and townhome units meet minimum building setback requirements and the minimum 20 foot separation between townhome groups.

Sidewalks are provided in the front yard of all twinhome lots. Most townhome lots have sidewalks except for the 11 townhome lots (Lot 1 to Lot 11) that front on Hi Pack Drive extension; these 11 townhomes lots are accessed from a 20' alley.

**Staff recommends preliminary approval subject to the conditional use approved (agenda item #6) and the following:**

1. Change, modify, or rename the subdivision. A recorded plat with the name “Brookwood Subdivision” exists at the end of North 1<sup>st</sup> Avenue.
2. Add a vicinity map on plat.
3. Add the name and address of the owner/developer on the plat.
4. Add the addresses for the adjacent property owners listed.
5. Add the sanitary sewer outfall lines located near the east and north side of the property.
6. Add the names and addresses of the adjoining property owners.
7. Add a flood note and the existing 100-year flood zone limits.
8. Add the railroad right of way that borders the north property line.
9. Add the certificates for the owner(s)/developer(s), notary statement, and certificates for the city officials on the plat.
10. Install a 5 foot sidewalk along Lot 1 to Lot 11 that front on Hi Pack Drive and install 5’ sidewalk on the 10 foot accessways to Lot 503 (3.8 open space lot with walking trail) between Lots 61 & 62 and Lots 71 & 72.
11. All utilities shall be underground.
12. Add a note on plat concerning the HOAs allowed uses and maintenance responsibilities of the open space lots.
13. Add the standard Opelika easement statement: *“An easement is hereby granted to the City of Opelika, and to any telephone companies serving the City of Opelika, for the purpose of installing, operating` and maintaining poles, lines, guy wires and other facilities. Easement to be ten (10) feet wide, being five (5) feet wide on each side of the front and side lot lines.”*

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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 for review and approval. Once this approval and all other utility approvals have been met, a Land Disturbance Permit will be issued in concurrence with any applicable State and Federal Permits.

- Construction of infrastructure and utilities will be monitored and approved prior to final plat acceptance.
- The road names shall be approved by the Engineering Department and are to be placed on the final plat for the public roadways to be accepted.

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

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## **Opelika Water Report**

Water service is available from an 8" main on the south side of Hi-Pack Dr. The developer will be required to install a water main from the end of the existing main on Hi-Pack Dr along the path of the "Future Road Extension" to the point of the eastern connection on "Public Road A" that is needed for this development.

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## **Opelika Power Services Report**

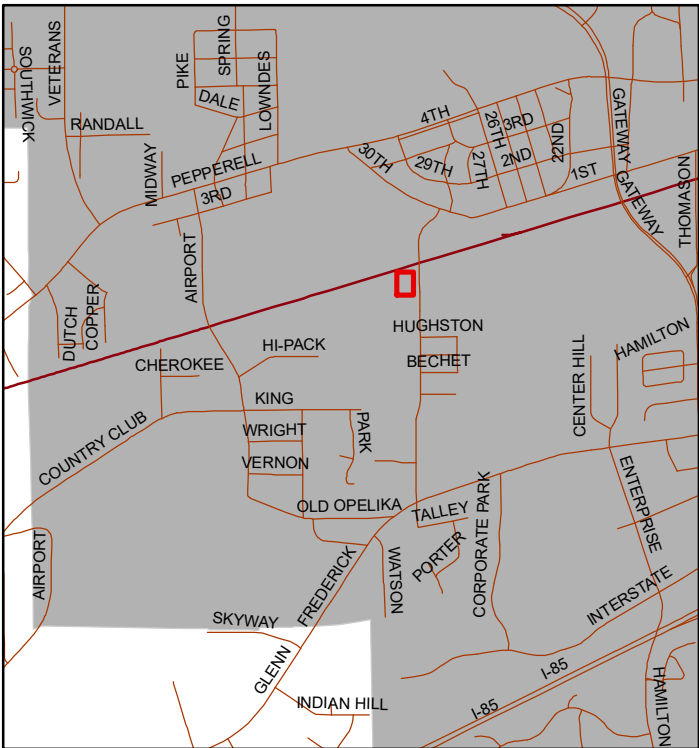
This property is in the Opelika Power and Alabama Power service territory.

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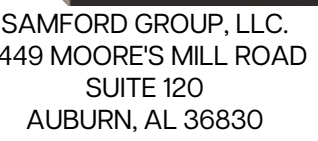
The map displays the following land use zones and streets:

- Land Use Zones:** C3 (Community Center), PUD (Public Use District), M1 (Medium Density Residential), R4 (Single-Family Residential), R5 (Single-Family Residential), C2 (Community Center), and R5 (Single-Family Residential).
- Streets:** CUNNINGHAM, BECHTEL, and a street labeled "Road Right-of-Way".
- Other Labels:** "HI-PACK" and "M1" are also present on the map.



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[illegible]

**BROOKWOOD**  
HI PACK DRIVE  
CITY OF OPELIKA, LEE COUNTY, AL

THESE DOCUMENTS ARE THE PROPERTY OF SAMFORD GROUP, LLC. ANY DISTRIBUTION OR USE BEYOND THEIR INTENT WITHOUT WRITTEN CONSENT IS A VIOLATION OF COPYRIGHT LAWS.

SEAL:



DESIGN TEAM:

|              |    |
|--------------|----|
| DRAWN BY:    | HE |
| DESIGNED BY: | JM |
| REVIEWED BY: | JM |

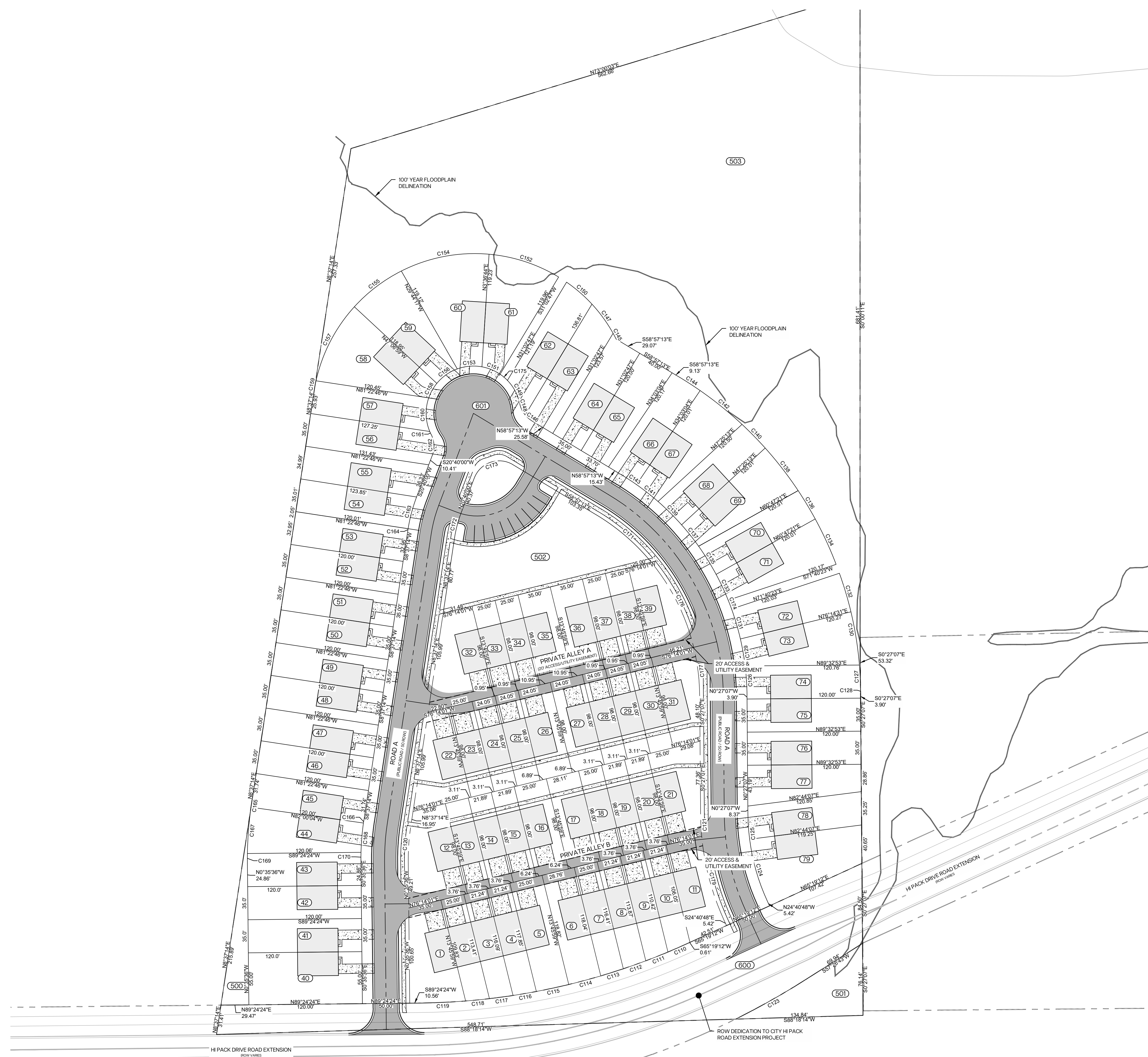
SCALE & NORTH ARROW:

|             |           |
|-------------|-----------|
| JOB NUMBER: | 001       |
| DATE:       | 4/29/2025 |

SHEET TITLE:

PRELIMINARY PLAT

### C-3.1









Agenda Item

**E8**

Bridgewater PUD  
Rezoning





**REZONING APPLICATION**  
**PLANNING DEPARTMENT**  
 700 FOX TRAIL  
 OPELIKA, AL 36801



PC DEADLINE: 4/30/25 PC MEETING: 5/27/25

PROPERTY OWNERS/  
 AUTHORIZED REPRESENTATIVE: Hayes Eiford (Samford Group, LLC.)  
 MAILING ADDRESS: 2449 Moore's Mill Road, Suite 120, Auburn, AL 36830  
 PHONE NUMBER: 229-221-8908 Email: hayes@samfordgroupllc.com

**PARCEL INFORMATION**

Site Address: 135 acre part of 155+/- acres owned by Freeman JJLP on I-85 per Exhibit "A"  
 Description of proposed use: Residential Development on 135 acres and leave commercial zoning on remaining property owned by Freeman JJLP

Tax Parcel Number: 1005162000010000, 1005162000011000, 1005163000003000, 1005163000002000, 1005164000004000

Adjacent Zoning Districts: North: C3 South: R1 East: C3 West: R1

Current Land Use: \_\_\_\_\_

Current Zoning: Mainly R1, C3 on one parcel

Proposed Zoning: PUD

Number of APO: 16 x \$7.00 = \$ 112.00  
 (Adjacent Property Owners)

Fee: \$125.00

**TOTAL** = 237.00

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

I hereby request my property located at (street address) 135 acre part of 155+/- acres owned by Freeman JJLP on I-85 per Exhibit "A"  
 Tax Map parcel number 1005162000010000, 1005162000011000, 1005163000003000, 1005163000002000, 1005164000004000 be rezoned from  
C2 and R1 to PUD. A copy of the tax area map, a survey of the property, a copy of the deed for the property, and the names and addresses of all adjoining property owners are enclosed. I understand that the City may require additional information, or waive certain requirements, at any time during the process.

|                                                                    |         |
|--------------------------------------------------------------------|---------|
| OWNERS OR AUTHORIZED REPRESENTATIVE SIGNATURE: <u>Hayes Eiford</u> | 4/21/25 |
| (PRINT NAME) <u>Hayes Eiford</u>                                   | DATE    |



**AUTHORIZED TO ACT AS APPLICANT FOR PROPERTY OWNER**

I, Freeman JJ Limited Partnership, being owner/authorized manager of the rezoning property(s) as described in this Rezoning Application hereby authorize Samford Gr. LLC / Hayes Eiford to act as my representative in all decisions concerning the rezoning of my property(s) before the Opelika Planning Commission and City Council.

Property Owner's Signature Freeman JLP by Jim Freeman, Exec. Date 4/28/2025

STATE OF ALABAMA

This authorization expires June 30, 2025.

COUNTY OF LEE

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

Given my hand and seal of office this 29 day of April, 2025

Kathy Jefford  
Notary Public

My Commission Expires: November 28 2027

|                                                                                                             |
|-------------------------------------------------------------------------------------------------------------|
| KATHY JEFFORD<br>NOTARY PUBLIC<br>Cherokee County<br>State of Georgia<br>My Comm. Expires November 28, 2027 |
|-------------------------------------------------------------------------------------------------------------|

**REZONING APPLICATION REQUIREMENTS AND INFORMATION**

1. Application due 1<sup>st</sup> Tuesday of each month. (Regular Meeting 4<sup>th</sup> Tuesday of each month at 3:00 PM CT; Work Session is 4<sup>th</sup> Tuesday each month at between 2:00 and 2:45 PM CT before each PC Meeting, start times may vary depending on what must be covered during the Work Session. Times for each session are given in the agenda documents).
2. Complete the 'Authorization to Act as Applicant', if applicable
3. Complete the Rezoning Petition below including signature(s) of property owner(s) and signature(s) notarized
4. Provide Legal Description of rezoning property (same as Exhibit A on petition) *Legal description(s) on deed(s) may serve as legal description if complete.*
5. Provide Map of Rezoning area (same as Exhibit B on petition)
6. Provide copy of the current Deed(s) for the rezoning property
7. Provide List of Adjacent Property Owners on separate sheet.
8. Rezoning Fee = \$125 application fee plus \$7.00 each certified letter. Checks payable to the City of Opelika.

## PETITION FOR REZONING

TO THE CITY COUNCIL OF THE CITY OF OPELIKA, ALABAMA:

Come now the undersigned (hereinafter referred to as the "Petitioners"), represent and show unto your Honors as follows:

1. The Petitioners are the majority of the property owners, owning the majority of property hereinafter described, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

2. There is attached hereto as Exhibit "B" and made a part of this Petition, a map of the above described territory which is proposed to be rezoned.

Come now the petitioners respectfully ask the City Council of the City of Opelika to amend its Zoning Ordinance to change the zoning designation of the area described from a C2 and R1 zoning district to a PUD zoning district.

*Only on a 135 acre part of 155+- acres owned by Freeman JJ LP as shown in Exhibit "A"*  
 Notary Public

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

KATHY JEFFORD  
NOTARY PUBLIC  
Cherokee County  
State of Georgia  
My Comm. Expires November 28, 2027

AGENDA ITEM # \_\_\_\_\_

NOTARY SIGNATURES

Before me, Kathy Jefford  
a Notary Public in and for said County and State, hereby  
certify that Jim Freeman  
whose name is signed to the foregoing petition as  
Executor [President, Chairman, etc.]  
of Freeman LLP  
[Corporation, City], and who is known to me, acknowledged  
before me on this date that he executed the same voluntarily  
for and as the act of said corporation, being duly authorized  
to do so, all on the day they say bears date. Given under  
my hand and official seal of office this the 29 day  
April, 2025  
Kathy Jefford Notary Public

Freeman LLP  
(print name)  
879 Pickens Industrial Dr.  
(address)  
Marietta, GA 30062  
(city, state, zip)  
BY: Jim Freeman, Exec.  
(signature)  
ITS: Executor  
(title)  
DATE: 4/29/2025

I, the undersigned authority, a Notary Public in and for  
Said County and State, hereby certify that  
\_\_\_\_\_  
whose name is signed to the foregoing petition, and  
who is known to me, acknowledged before me on this  
day, that being informed of the contents of said petition,  
he/she executed the same voluntarily on this date.  
Given under my hand and official seal of office this  
\_\_\_\_ day of \_\_\_\_\_,  
\_\_\_\_ Notary Public

\_\_\_\_\_  
(Signature)  
\_\_\_\_\_  
(print name)  
\_\_\_\_\_  
\_\_\_\_\_  
(mailing address)  
DATE: \_\_\_\_\_

I, the undersigned authority, a Notary Public in and for  
said County and State, hereby certify that  
\_\_\_\_\_  
whose name is signed to the foregoing petition, and  
who is known to me, acknowledged before me on this  
day, that being informed of the contents of said petition,  
he/she executed the same voluntarily on this date.  
Given under my hand and official seal of office this  
\_\_\_\_ day of \_\_\_\_\_,  
\_\_\_\_ Notary Public

\_\_\_\_\_  
(Signature)  
\_\_\_\_\_  
(print name)  
\_\_\_\_\_  
\_\_\_\_\_  
(mailing address)  
DATE: \_\_\_\_\_

I, the undersigned authority, a Notary Public in and for  
said County and State, hereby certify that  
\_\_\_\_\_  
whose name is signed to the foregoing petition, and  
who is known to me, acknowledged before me on this  
day, that being informed of the contents of said petition,  
he/she executed the same voluntarily on this date.  
Given under my hand and official seal of office this  
\_\_\_\_ day of \_\_\_\_\_,  
\_\_\_\_ Notary Public

\_\_\_\_\_  
(Signature)  
\_\_\_\_\_  
(print name)  
\_\_\_\_\_  
\_\_\_\_\_  
(mailing address)  
DATE: \_\_\_\_\_



**NOTARY SIGNATURES**

Before me, \_\_\_\_\_,  
a Notary Public in and for said County and State, hereby  
certify that \_\_\_\_\_,  
whose name is signed to the foregoing petition as  
\_\_\_\_\_[President, Chairman, etc.]

\_\_\_\_\_  
(print name)

\_\_\_\_\_  
(address)

\_\_\_\_\_  
(city, state, zip)

of \_\_\_\_\_,  
[Corporation, City], and who is known to me, acknowledged  
before me on this date that he executed the same voluntarily  
for and as the act of said corporation, being duly authorized  
to do so, all on the day they say bears date. Given under  
my hand and official seal of office this the \_\_\_\_\_ day

BY: \_\_\_\_\_  
(signature)

ITS: \_\_\_\_\_  
(title)

DATE: \_\_\_\_\_

I, the undersigned authority, a Notary Public in and for  
Said County and State, hereby certify that

Brittany Freeman,  
whose name is signed to the foregoing petition, and  
who is known to me, acknowledged before me on this  
day, that being informed of the contents of said petition,

he/she executed the same voluntarily on this date.  
Given under my hand and official seal of office this  
29th day of April, 2025

Sandra W. Overstreet Notary Public

[Signature]  
(Signature)

Brittany Freeman  
(print name)

POA for R. Larry Freeman

1155 Rhyme Chase SE

Smyrna GA 30082  
(mailing address)

DATE: 4/29/25

I, the undersigned authority, a Notary Public in and for  
said County and State, hereby certify that

\_\_\_\_\_,  
whose name is signed to the foregoing petition, and  
who is known to me, acknowledged before me on this  
day, that being informed of the contents of said petition,

he/she executed the same voluntarily on this date.  
Given under my hand and official seal of office this  
\_\_\_\_\_ day of \_\_\_\_\_,

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

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(print name)

\_\_\_\_\_  
(mailing address)

DATE: \_\_\_\_\_

I, the undersigned authority, a Notary Public in and for  
said County and State, hereby certify that

\_\_\_\_\_,  
whose name is signed to the foregoing petition, and  
who is known to me, acknowledged before me on this  
day, that being informed of the contents of said petition,

he/she executed the same voluntarily on this date.  
Given under my hand and official seal of office this  
\_\_\_\_\_ day of \_\_\_\_\_,

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

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(print name)

\_\_\_\_\_  
(mailing address)

DATE: \_\_\_\_\_



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

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**Meeting Date:** May 27, 2025

**Agenda Item #:** E-8 a.and b.

**Action Requested:** a. Amendment to the Future Land Use Map - from Low Density Residential and General Commercial to Planned Unit Development  
b. Rezoning 135 acres from R-1 and C-3 to PUD

**Location of Property:** Logan Drive

**Property Owner(s):** Freeman JJLP  
Hayes Eiford, Samford Group, authorized representative

**Current Land Use:** Undeveloped

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

**Staff Comments:**

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

The rezoning request from R-1 to PUD for a residential community requires an amendment to the 2030 FLUM concerning the land use category. The 2030 Future Land Use Map shows the 208-acre property as a “low density residential” and “general commercial” land use districts. If the rezoning request to PUD is approved by City Council, then the 2030 FLUM should be amended so the 208 acres are in a “planned unit development” land use. A portion of the general commercial area will be divided into a 17.77 acre tract and remain in the C-3 zoning district.

The adjacent properties to the east and west surrounding the subject property are in a “low density residential” and “light commercial” land use districts. The property close to Logan Drive and along the future road has a designation of “general commercial.” Moving beyond the immediate properties, these properties are between the Columbus Parkway commercial corridor (primarily general commercial) and residential developments along S. Uniroyal Road (primarily zoned R-3). This project proposed a residential community with a density of 2.57 units per acre. This includes single-family housing with a variety of lot sizes and the many open space areas.

**Staff Recommendation:**

Staff recommends the Future Land Use map amended from a “low density residential” and “general commercial” land use categories to a “planned unit development” category subject to the City Council approval of the rezoning request.



**Rezoning:**

The applicant is requesting rezoning 208 acres from a R-1 (low density residential) and C-3 (general commercial) zoning districts to a PUD (planned unit development) zoning district for a residential community. A portion of the general commercial zoned area will be divided into a 17.77 acre tract and remain in the C-3 zoning district.

The PUD development consists of a mixture of single-family detached homes with a variety of lot sizes. The proposed development uses many open spaces and buffers to create a shielded boundary around the development. This development has a 2-mile walking trail in open spaces to make this buffer a useable green space. The overall density is 2.56 units per acre. The development has 534 traditional single family home lots. This would include a mix of 65-ft. front access lots, 50-ft. front access lots, 40-ft. front access lots. The development will include 15 platted open spaces totaling 54-acres.

The development has 534 traditional single family home lots. This would include a mix of (241) 65-ft. front access, (219) 50-ft. front access lots and (74) 40-ft. rear access lots. There are 241 65-ft. single-family lots. The setbacks and lot requirements for the 65-ft. lots are:

Front: 10-ft.

Side: 5-ft.

Rear: 20-ft.

Side on Street 10-ft.

Minimum Lot Size 7,250 sq. ft.

Floor Area Ratio Maximum of 0.50

Front Access- side parking or rear garages

There are 219 50-ft. single-family lots. The setbacks and lot requirements for the 50-ft. lots are:

Front: 20-ft.

Side: 5-ft.

Rear: 20-ft.

Side on Street 10-ft.

Minimum Lot Size 5,500 sq. ft.

Floor Area Ratio Maximum of 0.60

Front Access- driveway or a garage in front

There are 74 40-ft. single-family lots. The setbacks and lot requirements for the 40-ft. lots are:

Front: 10-ft.

Side: 5-ft.

Rear 4-ft.

Side on Street 10-ft.

Minimum Lot Size 4,000 sq. ft.

Floor Area Ratio Maximum of 0.60

Rear Access- detached rear garage

In the most recent PUD requests, staff has pushed to have lots narrower than 50-ft. be accessed from the rear. This creates a stronger connection between the street and the front facing portion of the development. The applicant has the 40-ft. lots as rear access. The applicant intends to provide information on how the single-family units would look prior to the meeting. Staff recommend gateway cladding standards apply to all the single-family uses.

The development is intended to have multiple access roads off Logan Drive, and a future roads to the South and East. The master development plan shows one (1) entry point into the development but there is a connection to the right of way for Scenic Oaks and Wildwood Drive. These entries and the intersection at Logan Drive and to the South and East will have to be analyzed with the City Engineer to determine what improvements are necessary. Developments exceeding 30 homes will require a secondary fire access road. Connection to Scenic Oaks and Wildwood Drive in the Creekstone neighborhood need to be coordinated with the City Engineer and Fire Marshall. This may require improvement of these streets by the developer or through a partnership. At a minimum any approval of final plats for property on the other side of the large power easement bisecting the development shall require full access to Scenic Oaks or Wildwood Drive. Internally, all parts of the development are connected together. The development uses short blocks between 400-800 linear feet to create walkable areas that help slow traffic speeds. Staff recommend that streets fronting amenities or residential uses have sidewalks on both sides.

| Use             | Master Plan |
|-----------------|-------------|
| Single-family   | 534         |
| 40 ft lots      | 74          |
| 50 ft lots      | 219         |
| 65 ft lots      | 241         |
| Open Space Lots | 15          |

### **Open Space**

The master development plan also shows a significant amount of open space and amenity lots. This development includes 15 open spaces. The centerpiece to the development is a 2.8-acre wooded park. Four (4) of the open spaces will be pocket parks with flat green spaces, three (3) will be playgrounds, one (1) will have a clubhouse and pool with parking, several areas are connected to a 2-mile walking trail, 54 acres will be undisturbed land to buffer this development. The mail kiosks will be located with the pool and clubhouse park near the entrance. Overall, there appears to be over 54 acres set aside for open space, amenities, and detention. The open space comprises over 26% of the site.

### **Buffering**

The applicant notes and shows a total of 54 acres undisturbed land to buffer this development and serve as a natural amenity. In the PUD narrative each single-family home is required to have one

(1) tree (1" caliper) in the narrative. Staff recommend having one (1) tree per residential home either located within the right-of-way with approval or in the front yard.

**Discussion:**

The applicant is proposing a large master plan community with a variety of residential lot types. The applicant has embraced concepts like connectivity, useable open space, and increased design. The density at this location is less than the existing surrounding development. The development is located in a growing area of the city. Additionally, the development proposes to use pedestrian oriented designs that are recommended in the City of Opelika's Master Plan. Staff believe the proposed plan is in alignment with the PUD Criteria in Section 8.18. E.

**Staff recommendation:**

**Staff recommends a positive recommendation be sent to City Council to approve the Bridgewater Master Plan subject to the following:**

- 1. The development shall follow the standards and densities found within the written report.**
- 2. Sidewalks shall be required on both sides of the street where they adjoin residential or amenity uses.**
- 3. All utilities shall be underground.**
- 4. Single-family lots shall have one (1) tree per detached residential home either located within the right-of-way with approval or in the front yard.**
- 5. Gateway cladding standards and buffers shall apply to all single family uses.**
- 6. Dividing the C-3 portion into a lot from the PUD portions.**

---

### **Engineering Department Report**

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

---

### **Opelika Water Report**

There is not sufficient water capacity from Logan Drive to support the full development. The connection at Logan Drive can support approximately 75 homes before a second connection to a larger main must be made. A water connection will need to be made to the 24" main at South Uniroyal Road to provide sufficient capacity for the ultimate development.

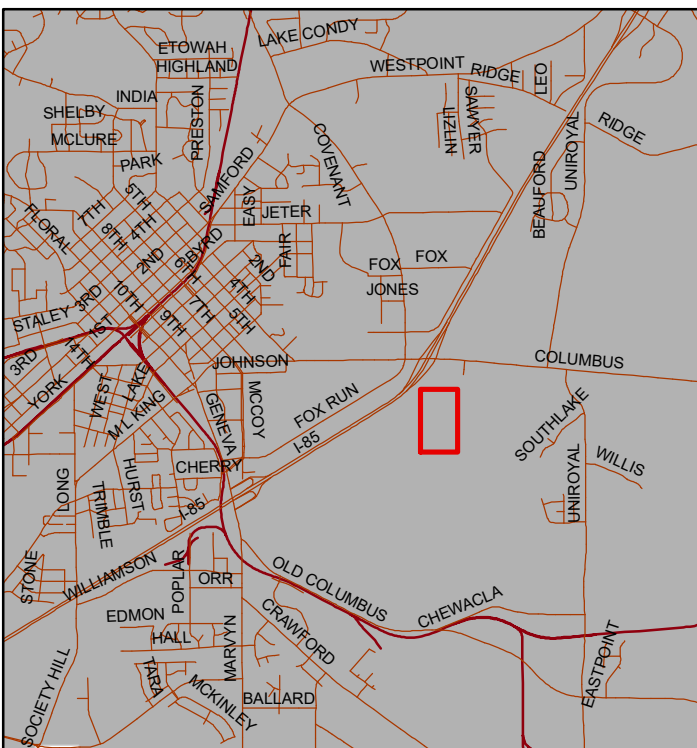
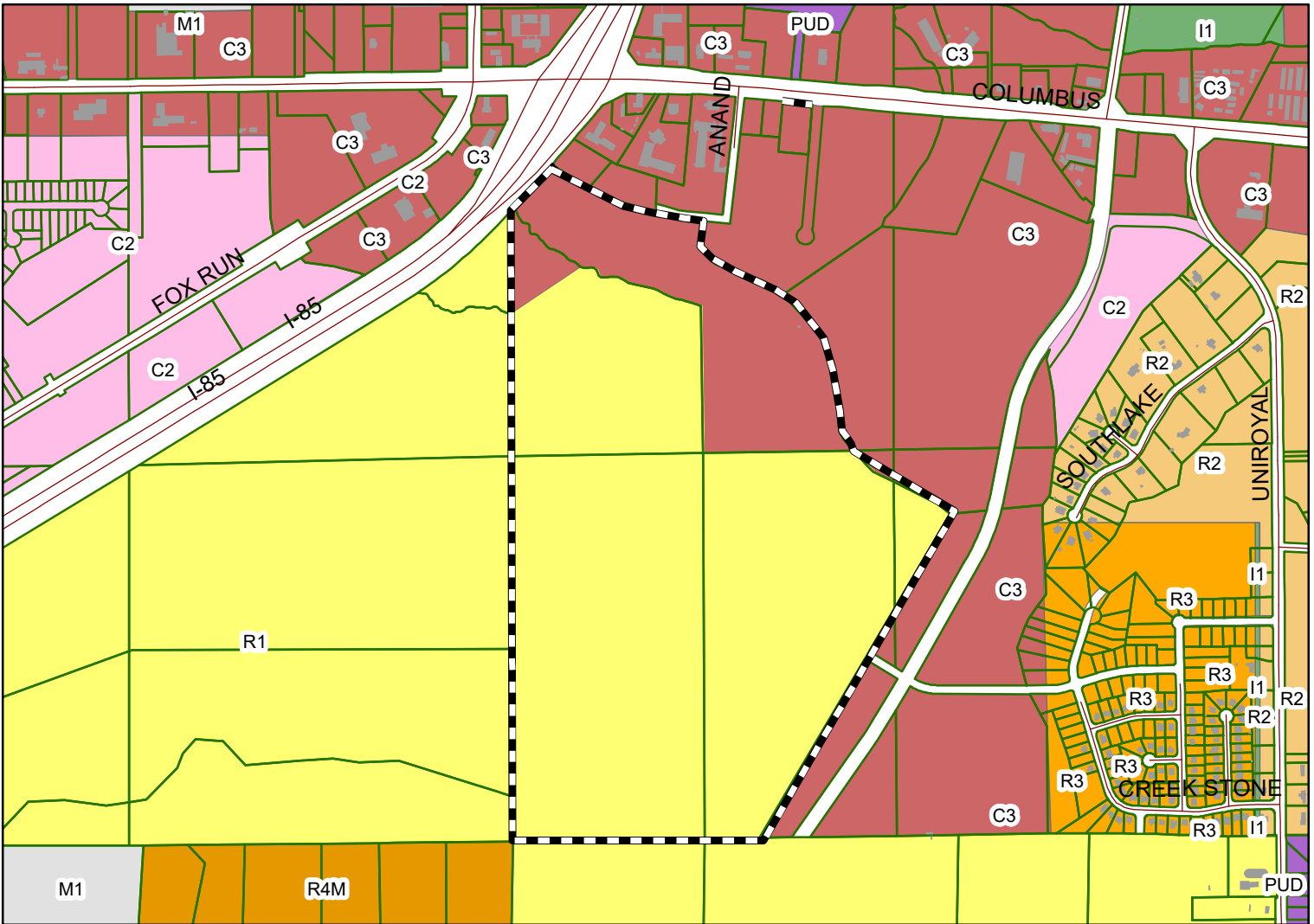
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### **Opelika Power Services Report**

This property is in the Opelika Power and Alabama Power service territory.



# BRIDGEWATER REZONING LOGAN DRIVE R-1 & C-3 to PUD, E7a & E7b



The applicant is requesting a rezoning of 208 acres for 534 single family homes. Density is 2.56 dwellings per acre. Single family home lot widths are 40', 50' and 65'. A clubhouse and pool is provided. Open space areas are adjacent to most perimeter lot lines. Eight areas are designated open space, pocket parks, or playground. A two mile walking trail is provided.



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







**Samford Group, LLC**  
2449 Moore's Mill Road, Suite 120  
Auburn, AL 36830

**MEMO TO:** City of Opelika  
Planning Commission  
Attention: Mr. Matt Mosley, AICP

**FROM:** Hayes Eiford, PE (Samford Group, LLC)

**RE:** PUD Request for Bridgewater – Opelika, Alabama

**DATE:** April 30<sup>th</sup>, 2025

Pursuant to Section 8.18 of the City of Opelika Zoning Ordinance regarding Planned Unit Developments (PUD), we respectfully submit this request for review and approval of a PUD currently identified as **Bridgewater**.

**1. Location and intensity of proposed uses and activities**

The proposed development spans approximately 208 acres located south of Columbus Parkway and east of Interstate 85. The project will be a single-family residential neighborhood, consisting entirely of detached single-family homes ranging from 40'-65' lots.

The community will include 534 total dwelling units, yielding a proposed density of 2.57 dwelling units per acre.

**2. Physical Description of proposed facilities**

All buildings within the development will adhere to a unified architectural style to ensure cohesive aesthetics across all product types. Examples of the types homes that are being proposed have been included in this package.



#### **65' Single Family Detached Home Standards – 241 Proposed**

- Minimum Lot Size of 7,250 SF
- Minimum Lot Width of 65'
- 10' Front Setback
- 20' Rear Setback
- 5' Side Setback
- 10' Side on Street Setback
- Floor Area Ratio Maximum of 0.50

#### **50' Single Family Detached Home Standards – 219 Proposed**

- Minimum Lot Size of 5,500 SF
- Minimum Lot Width of 50'
- 20' Front Setback
- 20' Rear Setback
- 5' Side Setback
- 10' Side on Street Setback
- Floor Area Ratio Maximum of 0.60

#### **40' Single Family Detached Home Area Standards – 74 Proposed**

- Minimum Lot Size of 4,000 SF
- Minimum Lot Width of 40'
- 10' Front Setback
- 4' Rear Setback
- 5' Side Setbacks
- 10' Side on Street Setback
- Floor Area Ratio Maximum of 0.60

### 3. Statement of location and general configuration of lands to be dedicated for public open space and other public uses

The development will feature **15 platted open spaces** totaling approximately **69.0 acres**.

Key amenities include:

- **Clubhouse & Pool:** Central gathering place with pool and parking, available for resident events and recreation.
- **Wooded Park:** A centrally located natural preserve retaining existing hardwoods for unstructured play and passive enjoyment.
- **Three Playgrounds:** Strategically placed across the site to maximize accessibility for families.
- **~2-Mile Walking Trail:** Meandering through preserved wooded areas for resident wellness and connectivity.
- **Four Pocket Parks:** Landscaped green spaces with relatively flat terrain for casual play and community use.
- **Sidewalk Network:** A 4' sidewalk system throughout the development to enhance walkability and connect homes to amenities.
- **Preserve Area:** Approximately **54.1 acres** of undisturbed land to buffer adjacent development and serve as a lasting natural amenity.
- **Landscape Standards:** One street tree (1" Caliper) shall be required for each single family detached residential lot and shall be installed at the time of the landscaping of the completed home.

### 4. General designation of utilities

Sanitary Sewer: Proposed to connect to existing mains along the western and northern edges of the site.

Water Service: Proposed to be extended from Logan Drive and ultimately

connect to Wildwood Drive or other City-constructed infrastructure within future ROW.

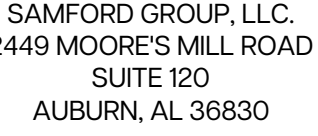
Storm sewer Managed through a combination of no-detention bypass and on-site attenuation in accordance with City regulations and coordination with the City Engineer.

Power, Gas, and Internet: Installed by respective utility providers across the site.

**5. General statement of form of site management proposed for common open spaces and facilities**

Until the formation of a Homeowners Association (HOA), the Developer will retain responsibility for maintenance and management of all open spaces and shared amenities.





AMFORDGROUPLLC.COM

[illegible]

**BRIDGEWATER**  
CITY OF OPELIKA, LEE COUNTY, AL

THESE DOCUMENTS ARE THE PROPERTY OF SAMFORD GROUP, LLC. ANY DISTRIBUTION OR USE BEYOND THEIR INTENT WITHOUT WRITTEN CONSENT IS A VIOLATION OF COPYRIGHT LAWS.

SEAL:



DESIGN TEAM:

DRAWN BY: \_\_\_\_\_

DESIGNED BY: \_\_\_\_\_

REVIEWED BY: \_\_\_\_\_ - \_\_\_\_\_

SCALE & NORTH ARROW

JOB NUMBER: \_\_\_\_\_

DATE: 5/20/

SHEET TITLE:

## TYPICAL LOT EXHIBIT



- 10' Front Setback
- 85' Pad Depth
- 20' Rear Setback
- 20' Rear Yard
- 5' Side Setbacks
- 0.50 Maximum FAR



- 20' Front Setback
- 75' Pad Depth
- 20' Rear Setback
- 20' Rear Yard
- 5' Side Setbacks
- 0.60 Maximum FAR



- 10' Front Setback
- 64' Pad Depth
- 20' Garage
- 15' Rear Yard
- 4' Rear Setback to Garage
- 5' Side Setbacks
- 0.60 Maximum FAR























Agenda Item

**F9**

Annex

Perryman Hill

Academy Creek





000174-2025

AGENDA ITEM # \_\_\_\_\_

**PETITION FOR ANNEXATION**

PLANNING DEPARTMENT

700 FOX TRAIL

OPELIKA, AL 36801

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

PC DEADLINE: 4/30/25 PC MEETING: 5/17/25SITE ADDRESS: US Hwy 280 + Veterans PkwyPROPERTY OWNER: Perryman Hill LLCAPPLICANT: Strozier Services LLCMAILING ADDRESS: 6009 Business Park Dr., Columbus GA 31909PHONE NUMBER: 706-573-1525 FAX NUMBER: \_\_\_\_\_EMAIL ADDRESS: Mark@stroziersurveying.com**PARCEL INFORMATION**Tax Parcel Number: 43 09 02 09 0 000 006.000Street Address: US Hwy 280 + Veterans PkwyCurrent Land Use: Vacant Proposed Zoning: C2Adjacent Zoning Districts (if applicable): North: \_\_\_\_\_ South: \_\_\_\_\_ East: C2 West: \_\_\_\_\_Description of proposed use: CommercialOwnership Configuration: ☒ single parcel/single ownership ☐ multiple parcels/single ownership  
☐ single parcel/multiple ownership ☐ multiple parcels/multiple ownership

1. Is this property(s) contiguous with Opelika City limits? YES
2. What is the population of proposed annexed area? 0
3. What is the population by race? \_\_\_ White, \_\_\_ Black, \_\_\_ Hispanic, \_\_\_ Asian, \_\_\_ Other
4. How many registered voters reside in proposed annexed area? 0
5. Are there any businesses in proposed annexed area? 0

List type of business and location: \_\_\_\_\_

Proposed Zoning: C2 Fee: no structure  
\$250.00 per dwelling or  
\$250.00 per businessTOTAL = \$ 0.00  
PAID no fee / no structureOWNERS SIGNATURE: [Signature] DATE: 4/29/25  
(PRINT NAME) Race Cannon

PETITION FOR ANNEXATION INTO CITY LIMITS OF THE CITY OF OPELIKA PURSUANT TO THE PROVISIONS OF SECTION 11-42-20, ET SEQ OF THE CODES OF ALABAMA, 1975

STATE OF ALABAMA

LEE COUNTY

TO: THE CITY COUNCIL OF THE CITY OF OPELIKA, ALABAMA

Come now the undersigned (hereinafter referred to as the "Petitioners"), being all the property owners of all the land described below, and represent and show unto your Honors as follows:

1. The Petitioners are the owners of the property hereinafter described, which is located and contained within an area contiguous to the corporate limits of the City of Opelika, an incorporated Municipality, situated in Lee County, Alabama, with a population of more than two thousand (2,000) according to the most recent Federal Census, which said property, is more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE (legal description)

2. There is attached hereto as Exhibit "B" and made a part of this Petition, a MAP of the above-described territory showing its relationship to the corporate limits of said Municipality of which it is proposed to be annexed.
3. The Petitioners certify that they are the owners of all the land within the above-described property.
4. The Petitioners certify that the territory to be annexed is contiguous to the existing corporate limits of the City of Opelika will form a homogenous part of the City.
5. The Petitioners represent and show it will be to the best interest of the City of Opelika and that the public good requires that the above-described territory be annexed into the City of Opelika, Alabama, a Municipal corporation.
6. The Petitioners understand that the city has not committed to provide sanitary sewer service to their property immediately, but will work to provide the service as soon as economically feasible.

WHEREFORE, your Petitioners respectfully pray that the City Council of the City of Opelika adopt an appropriate annexation ordinance assenting to the annexation of the above-described property into said Municipality, and that the corporate limits of the City be extended and rearranged by said ordinances so as to embrace and to include the above-described property as part of the corporate area of said City. The Petitioners further show that such other acts is taken as are necessary or appropriate in order to accomplish the annexation of the above-described territory.

RESPECTFULLY SUBMITTED this the 29<sup>th</sup> day of April, 2025.



**REQUIREMENTS**

1. Copy of deed of property
2. Copy of legal description of property
3. Following annexation, the property owner is responsible to change the physical address of the property annexed (not just the mailing address). Complete a change of address form provided by the Post Office. Then notify the telephone company about the address change.
4. Fee for Loss of Revenues to Volunteer Fire Department \$250.00

NOTE: Pursuant to Section 8, Act No. 89-390 of the State of Alabama, the County Fire Tax Fee remains in effect for five years after a property is annexed into the Opelika City limits. This State requirement concerns properties with dwellings or commercial improvements not vacant land. After five years, a Fire Tax Fee will not be collected. The Fire Tax Fee is \$50 per year for properties with dwellings (5 yrs. = \$250) or \$50 for properties with commercial improvements, (building) (5 yrs. = \$250). For each annexed property, a check in the amount of \$250/\$250, payable to the City of Opelika, is due when the annexation application, deed, and legal description are submitted. Fee is refundable if annexation is denied.

I hereby request the Opelika Planning Commission to review my annexation application for property located at the (address/general location) US Hwy 280 & Veterans Pkwy as described in the legal description submitted. I understand the requirements above that I may be required to provide additional information with my application. The City may require information or waive certain requirements at any time during the annexation process.



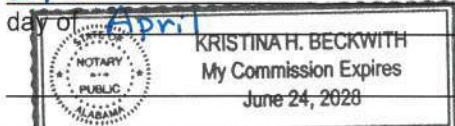
Signature (owner)

4/29/25

Date

**NOTARY SIGNATURES**

Before me, Kristina Beckwith,  
a Notary Public in and for said County and State, hereby  
certify that Edmund Cannon,  
whose name is signed to the foregoing petition as  
Manager [President, Chairman, etc.]  
of Perryman Hill, LLC,  
[Corporation, City], and who is known to me, acknowledged  
before me on this date that he executed the same voluntarily  
for and as the act of said corporation, being duly authorized  
to do so, all on the day they say bears date. Given under  
my hand and official seal of office this the  
29<sup>th</sup>  
day of April, 2025



Kristina Beckwith  
Notary Public

Perryman Hill, LLC, Race Cannon mgr  
(print name)

3850 Sarah Grace Lane  
(address)

Opelika, AL 36801  
(city, state, zip)

BY: [Signature]  
(signature)

ITS: Manager  
(title)

DATE: 4/29/25

I, the undersigned authority, a Notary Public in and for  
said County and State, hereby certify that

whose name is signed to the foregoing petition, and  
who is known to me, acknowledged before me on this  
day, that being informed of the contents of said petition,  
he/she executed the same voluntarily on this date.  
Given under my hand and official seal of office this  
day of \_\_\_\_\_,

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

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(print name)

\_\_\_\_\_  
(mailing address)

DATE: \_\_\_\_\_

I, the undersigned authority, a Notary Public in and for  
said County and State, hereby certify that

whose name is signed to the foregoing petition, and  
who is known to me, acknowledged before me on this  
day, that being informed of the contents of said petition,  
he/she executed the same voluntarily on this date.  
Given under my hand and official seal of office this  
day of \_\_\_\_\_,

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

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(print name)

\_\_\_\_\_  
(mailing address)

DATE: \_\_\_\_\_

I, the undersigned authority, a Notary Public in and for  
said County and State, hereby certify that

whose name is signed to the foregoing petition, and  
who is known to me, acknowledged before me on this  
day, that being informed of the contents of said petition,  
he/she executed the same voluntarily on this date.  
Given under my hand and official seal of office this  
day of \_\_\_\_\_,

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

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(print name)

\_\_\_\_\_  
(mailing address)

DATE: \_\_\_\_\_



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

---

**Meeting Date:** May 27, 2025

**Agenda Item #:** F-9

**Action Requested:** Annexation – 7.6 Acres

**Location of Property:** 3800 block Birmingham Hwy (Highway 280 West)

**Property Owner(s):** Perryman Hill LLC  
Strozier Services LLC (surveyor), authorized representative

**Current Zoning:** R-1 (at annexation)

**Proposed Zoning:** C-2, GC-P (Office-retail, Gateway Corridor Overlay – Primary)

**Existing Land Use:** Undeveloped

**Surrounding Zoning Districts**

|                       |       |           |                                                     |
|-----------------------|-------|-----------|-----------------------------------------------------|
| <b>And Land Uses:</b> | North | R-5       | Single family & Undeveloped (north side of Hwy 280) |
|                       | South | PJ        | (Planning Jurisdiction) Undeveloped                 |
|                       | East  | C-2, GC-P | (future Publix & Perryman Hill Plaza)               |
|                       | West  | PJ        | (Planning Jurisdiction) Undeveloped                 |

**Staff Comments**

The applicant is requesting to annex 7.6 acres. The undeveloped annexation property fronts along Highway 280 West and about 700 feet west of the future 17.5 acre Publix and Perryman Hill Plaza commercial development; the 17.5 acre Publix and Perryman Hill development is at the intersection of Veterans Parkway & Birmingham Highway (Hwy 280). A future phase 2 of the Perryman Hill development is an adjacent 33 acres that borders the 7.6 acres on the east side. The adjacent properties on the west and south side are also owned by the applicant and not within the City limits. Highway 280 borders the annexation property on the north side.

The proposed 7.6 acre annexation property is at a lower elevation compared to the surrounding adjacent parcels. A 1,300 foot stream is on the west property line, and the stream runs the length of the annex property north to south. A 50' wide Alabama Power easement near the middle of the 7.6 acres is parallel with the stream. The 7.6 acres will be added to the Perryman Hill development; a large portion of the property will serve as stormwater detention for the development.

The undeveloped adjacent properties on the west and south sides of the annex property are outside the City limits and owned by the applicant.

The Zoning Ordinance provides that annexed properties are automatically zoned R-1. In this annexation request, the applicant is requesting rezoning from R-1 to C-2, GC-P so the 7.6 acres is the same zone as the development. If the City Council approves the annexation, then a Council public hearing will be held requesting a rezoning of the 7.6 acres from R-1 to C-2, GC-P.

**Recommendation**

Planning staff recommends a positive recommendation sent to City Council to annex the 7.6 acres into the City.

---

**Engineering Department Report**

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

---

**Opelika Water Report**

Water service is available from the 12” DI main on the south side of Hwy 280 and from the 12” DI main along the west side of Veterans Pkwy.

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**Opelika Power Services Report**

This Property is inside the Opelika Power service territory.

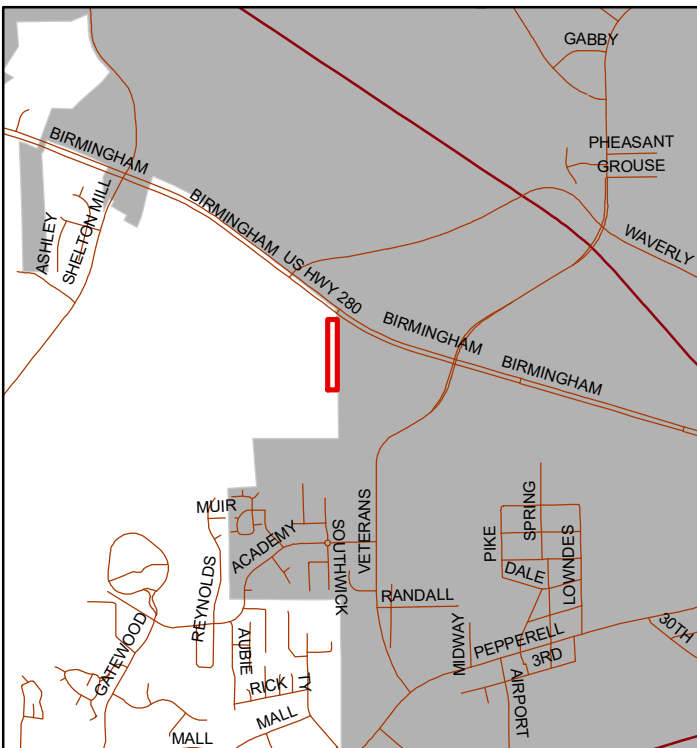
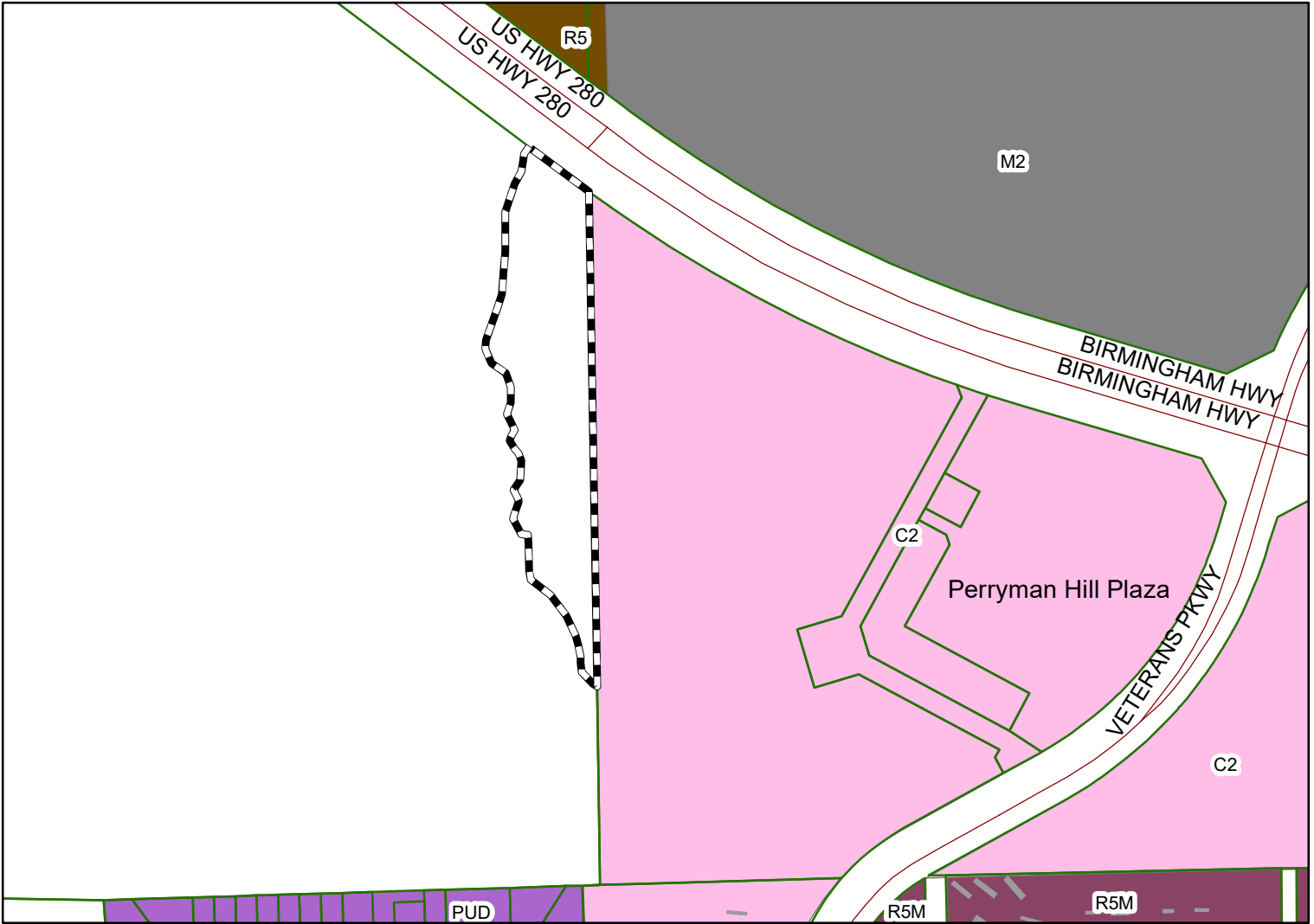
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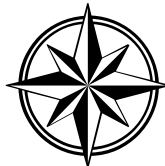
# PERRYMAN HILL PLAZA ANNEXATION AND REZONING

## HIGHWAY 280 & VETERANS PARKWAY

### R-1 TO C-2, GC-P, F8 & F9

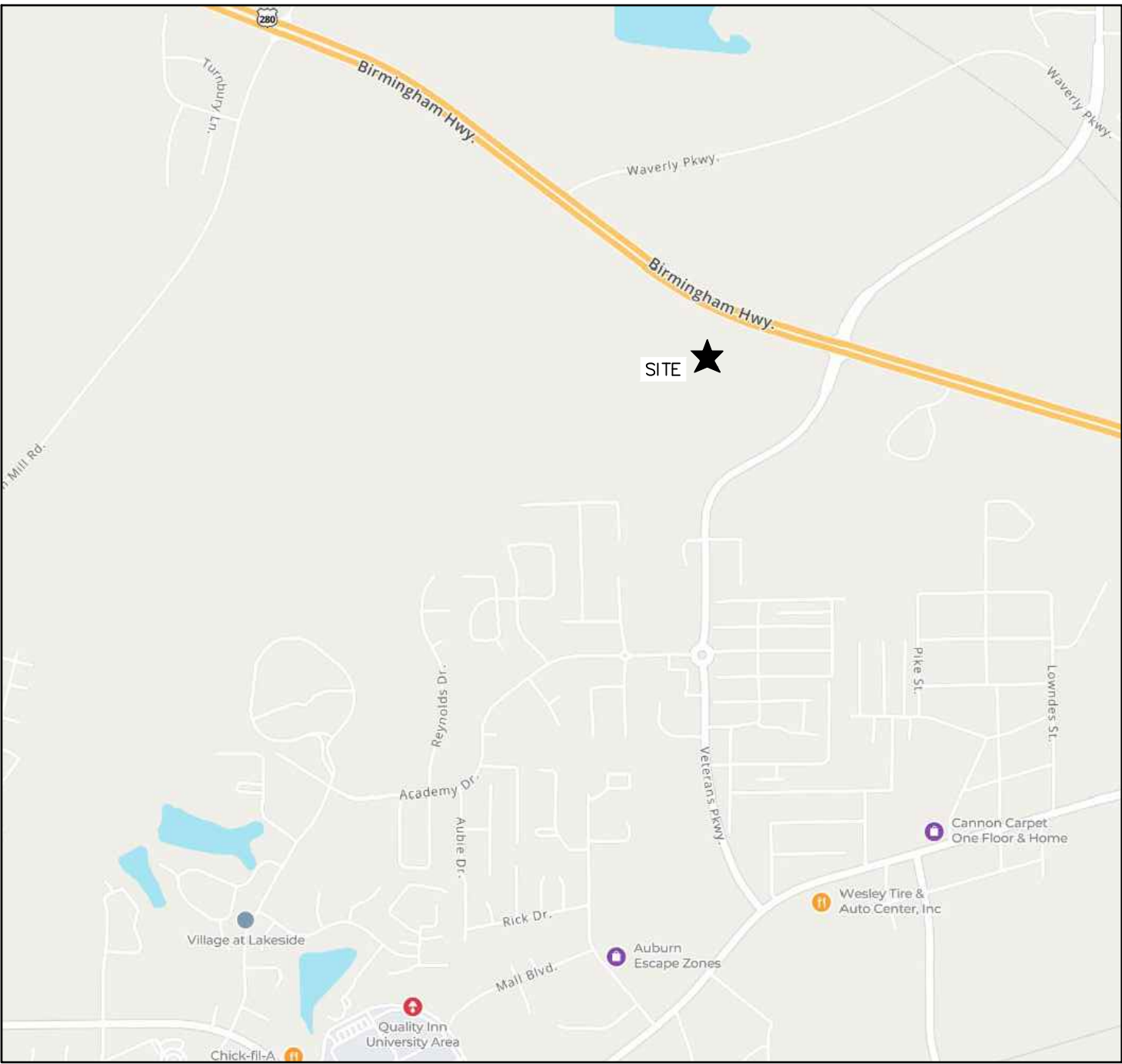
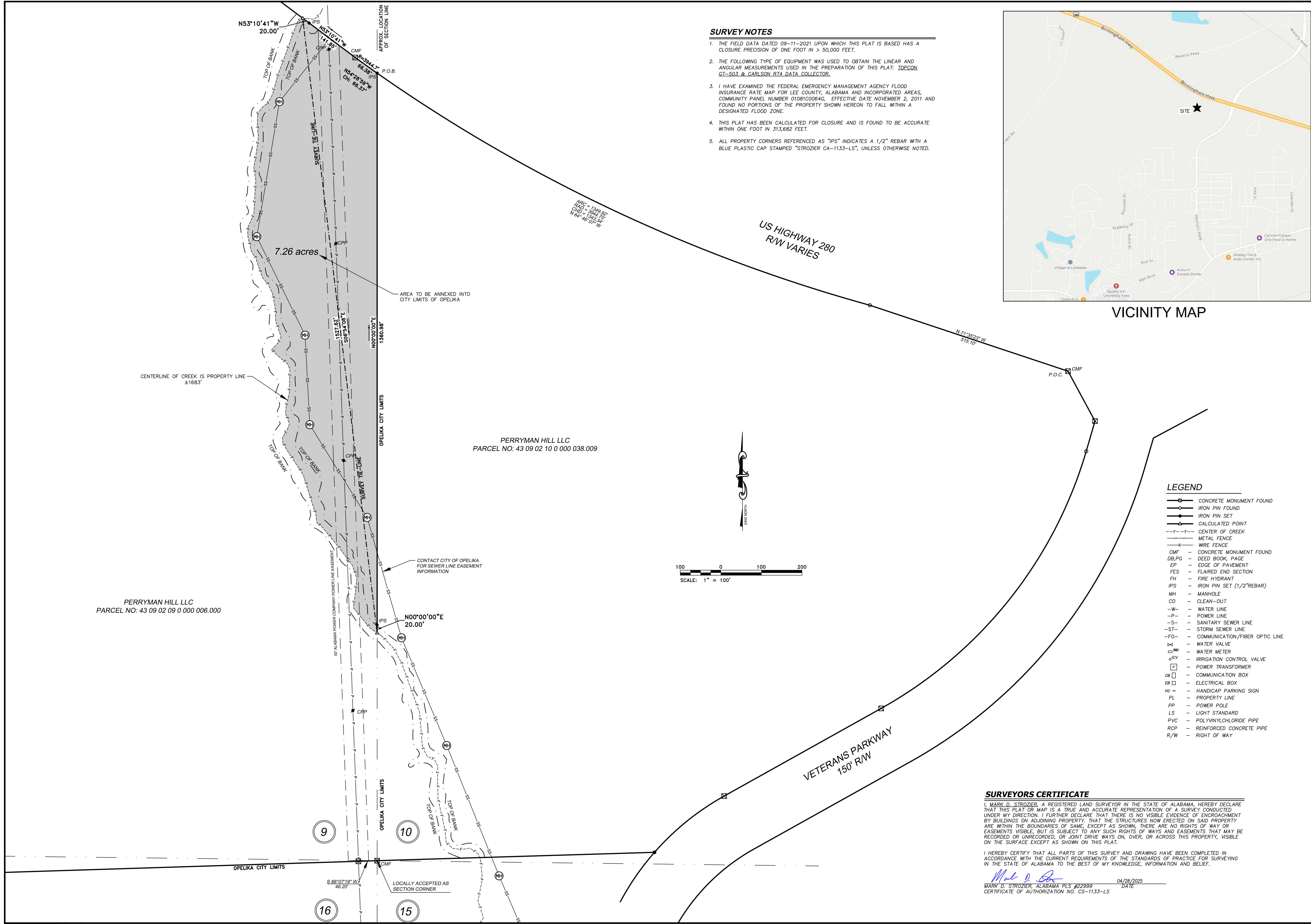


The applicant is requesting annexation and rezoning of 7.26 acres from R-1 to C-2, GC-P. The annexed property is part of the future Perryman Hill Plaza development adjacent to the 7.26 acres. All properties annexed into the City are zoned R-1; if a different zoning district is requested then a rezoning is required.



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



VICINITY MAP

**STROZIER**  
**SERVICES, LLC**

6009 BUSINESS PARK DR - COLUMBUS, GA - 31909 - (706)679-1659

LAND ANNEXATION  
FOR  
**THE PERRYMAN HILL PLACE**

LEE COUNTY ALABAMA

| REV | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |
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|     |      |             |
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**LAND ANNEXATION**

FILE NO.: 25-082  
DATE: 04/28/2025  
SCALE: 1"=100'

DRAWN BY: MPB  
CHECKED BY: MDS

**ALABAMA**  
REGISTERED  
LAND SURVEYOR  
No. 22989  
DATE 04/28/2025  
MARK D. STROZIER

SHEET: 1 OF: 1



Agenda Item

F10

Rezoning

Perryman Hill

Academy Creek







**REZONING APPLICATION**  
 PLANNING DEPARTMENT  
 700 FOX TRAIL  
 OPELIKA, AL 36801



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

PROPERTY OWNERS/  
 AUTHORIZED REPRESENTATIVE: MARK STROZIER  
 MAILING ADDRESS: P.O. BOX 8062 COLUMBUS, GA 31908  
 PHONE NUMBER: 706-573-1525 Email: MARKD@STROZIERSSURVEYING.COM

**PARCEL INFORMATION**

Site Address: Corner of Veterans Pkwy & US Hwy 280  
 Description of proposed use: Commercial Development

Tax Parcel Number: 43 09 02 09 0 000 006.000  
 Adjacent Zoning Districts: North: M2 South: C2 + PUD East: C2 West: NA

Current Land Use: VACANT

Current Zoning: R1

Proposed Zoning: C2

Number of APO: 20 x \$7.00 = \$ 140  
 (Adjacent Property Owners)

Fee: \$125.00

TOTAL = 265

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

I hereby request my property located at (street address) Corner of Veterans Pkwy & US Hwy 280,  
 Tax Map parcel number 43 09 02 09 0 000 006.000 be rezoned from  
R1 to C2. A copy of the tax area map, a survey of the property, a copy of the deed  
 for the property, and the names and addresses of all adjoining property owners are enclosed. I understand  
 that the City may require additional information, or waive certain requirements, at any time during the process.

|                                                                        |                    |
|------------------------------------------------------------------------|--------------------|
| OWNERS OR AUTHORIZED<br>REPRESENTATIVE SIGNATURE: <u>Mark Strozier</u> | <u>01 MAY 2025</u> |
| (PRINT NAME) <u>MARK STROZIER</u>                                      | DATE               |

**AUTHORIZED TO ACT AS APPLICANT FOR PROPERTY OWNER**

I, Race Cannon, being owner/authorized manager of the rezoning property(s) as described in this Rezoning Application hereby authorize Mark Strozier to act as my representative in all decisions concerning the rezoning of my property(s) before the Opelika Planning Commission and City Council.

Property Owner's Signature \_\_\_\_\_

Date 5/2/25**STATE OF ALABAMA****COUNTY OF LEE**

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

Given my hand and seal of office this 2nd day of May, 2025

Kristina Beckwith  
Notary Public

My Commission Expires: 6/24/28

**REZONING APPLICATION REQUIREMENTS AND INFORMATION**

1. Application due 1<sup>st</sup> Tuesday of each month. (Regular Meeting 4<sup>th</sup> Tuesday of each month at 3:00 PM CT; Work Session is 3<sup>rd</sup> Tuesday each month at 3:00 PM CT before each PC Meeting).
2. Complete the 'Authorization to Act as Applicant' , if applicable
3. Complete the Rezoning Petition below including signature(s) of property owner(s) and signature(s) notarized
4. Provide Legal Description of rezoning property (same as Exhibit A on petition) *Legal description(s) on deed(s) may serve as legal description if complete.*
5. Provide Map of Rezoning area (same as Exhibit B on petition)
6. Provide copy of the current Deed(s) for the rezoning property
7. Provide List of Adjacent Property Owners on separate sheet.
8. Rezoning Fee = \$125 application fee plus \$7.00 each certified letter. Checks payable to the City of Opelika.



## **PETITION FOR REZONING**

TO THE CITY COUNCIL OF THE CITY OF OPELIKA, ALABAMA:

Come now the undersigned (hereinafter referred to as the "Petitioners"), represent and show unto your Honors as follows:

1. The Petitioners are the majority of the property owners, owning the majority of property hereinafter described, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

2. There is attached hereto as Exhibit "B" and made a part of this Petition, a map of the above described territory which is proposed to be rezoned.

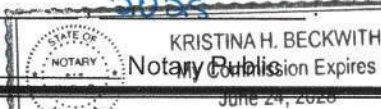
Come now the petitioners respectfully ask the City Council of the City of Opelika to amend its Zoning Ordinance to change the zoning designation of the area described from a   R1   zoning district to a   C2   zoning district.

**NOTARY SIGNATURES**

Before me, Kristina Beckwith,  
a Notary Public in and for said County and State, hereby  
certify that Edmund Cannon,  
whose name is signed to the foregoing petition as  
Manager [President, Chairman, etc.]

of Perryman Hill LLC,  
[Corporation, City], and who is known to me, acknowledged  
before me on this date that he executed the same voluntarily  
for and as the act of said corporation, being duly authorized  
to do so, all on the day they say bears date. Given under  
my hand and official seal of office this the 2nd day  
May

Kristina Beckwith



Edmund Cannon, Mgr. Perryman Hill LLC  
(print name)

3850 Sarah Grace Lane  
(address)

Opelika, AL 36801  
(city, state, zip)

BY: [Signature]  
(signature)

ITS: Manager (title)  
DATE: 5/2/25

I, the undersigned authority, a Notary Public in and for  
Said County and State, hereby certify that

whose name is signed to the foregoing petition, and  
who is known to me, acknowledged before me on this  
day, that being informed of the contents of said petition,

he/she executed the same voluntarily on this date.  
Given under my hand and official seal of office this  
\_\_\_\_\_ day of \_\_\_\_\_,

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

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(print name)

\_\_\_\_\_  
(mailing address)

DATE: \_\_\_\_\_

I, the undersigned authority, a Notary Public in and for  
said County and State, hereby certify that

whose name is signed to the foregoing petition, and  
who is known to me, acknowledged before me on this  
day, that being informed of the contents of said petition,

he/she executed the same voluntarily on this date.  
Given under my hand and official seal of office this  
\_\_\_\_\_ day of \_\_\_\_\_,

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

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(print name)

\_\_\_\_\_  
(mailing address)

DATE: \_\_\_\_\_

I, the undersigned authority, a Notary Public in and for  
said County and State, hereby certify that

whose name is signed to the foregoing petition, and  
who is known to me, acknowledged before me on this  
day, that being informed of the contents of said petition,

he/she executed the same voluntarily on this date.  
Given under my hand and official seal of office this  
\_\_\_\_\_ day of \_\_\_\_\_,

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

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(print name)

\_\_\_\_\_  
(mailing address)

DATE: \_\_\_\_\_



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

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**Meeting Date:** May 27, 2025

**Agenda Item #:** F-10

**Action Requested:** Rezoning - from R-1 to C-2, GC-P (subject to annexation approval)

**Location of Property:** 3800 block Birmingham Highway (Hwy 280 West)

**Property Owner(s):** Perryman Hill LLC

**Current Zoning:** R-1

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

**Existing Land Use:** Undeveloped

**Surrounding Zoning Districts**

|                       |       |     |                                 |
|-----------------------|-------|-----|---------------------------------|
| <b>And Land Uses:</b> | North | M-1 | Residential (apartment triplex) |
|                       | South | C-3 | Railroad ROW & Undeveloped      |
|                       | East  | R-5 | Single family homes             |
|                       | West  | M-1 | Warehouse (Hans America)        |

**Rezoning**

The applicant is requesting to rezone 7.6 acres from R-1 to C-2, GC-P. The R-1 zone is the assigned zoning district for an annexation. The 7.6 acres will be additional storm water detention area for the extra storm water runoff that is expected from the Perryman Hill Plaza development.

The adjacent properties on the east and north side of the rezoning property are in an older M-1 (manufacturing) zoning district that was established about in the 1970s. The M-1 zone is expected to have outside activity that may generate noise and impact the immediate area. The C-2 zone uses basically are more interactive with the public such as retail stores, offices, and restaurants. In a C-2 zone business activities are inside a building, and the outside storage of goods or materials not related to sales is prohibited in a C-2 zone. Outside storage not related to sales require conditional use approval in a C-2 zone. If rezoning is approved, the applicant plans to combine two lots and build four or five office & warehouse tenant spaces with no equipment and material yard outside allowed. All storage of equipment and material will be in a warehouse. An office of contractor with no equipment and material yard is outright allowed in a C-2 zone.

### **Staff Recommendation**

Planning Staff believes a rezoning change from M-1 to C-2 zone will be more consistent with the existing adjacent and nearby uses. Uses allowed in the current M-1 are more intense than uses allowed in a C-2 zone. A C-2 zone will be more compatible with the adjacent residential zoned uses than uses allowed in a M-1 zone. The applicant's proposed use (*office of contractor without equipment and material yard*) is allowed in the C-2 zone. There are many areas in Opelika where a C-2 zoning boundary line is shared with a residential district boundary line. Also, the improvements proposed for the rezoning property will likely improve property values.

**Planning Staff recommends Planning Commission send a positive recommendation to the City Council to rezone the two lots (33,810 sf area) from M-1 to C-2.**

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### **Engineering Department Report**

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

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### **Opelika Water Board Report**

No objections.

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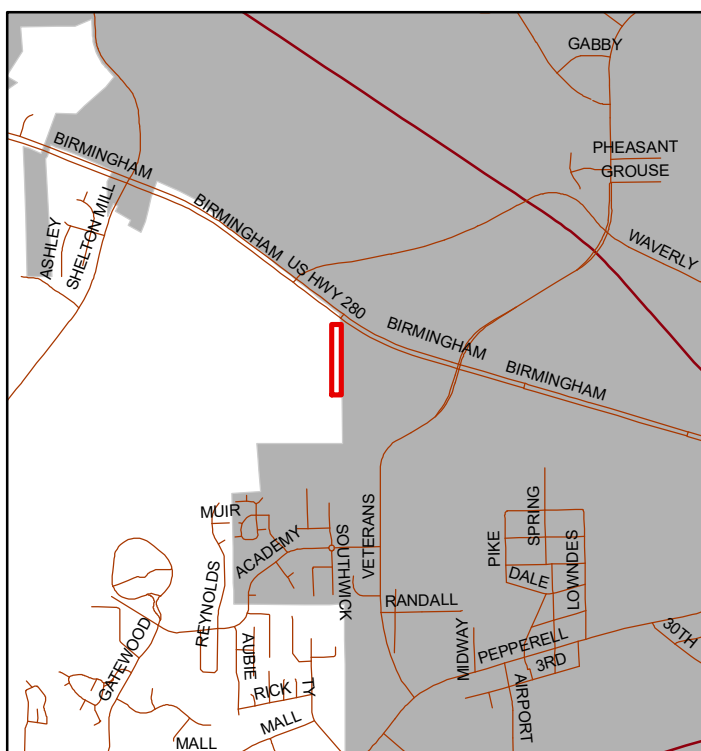
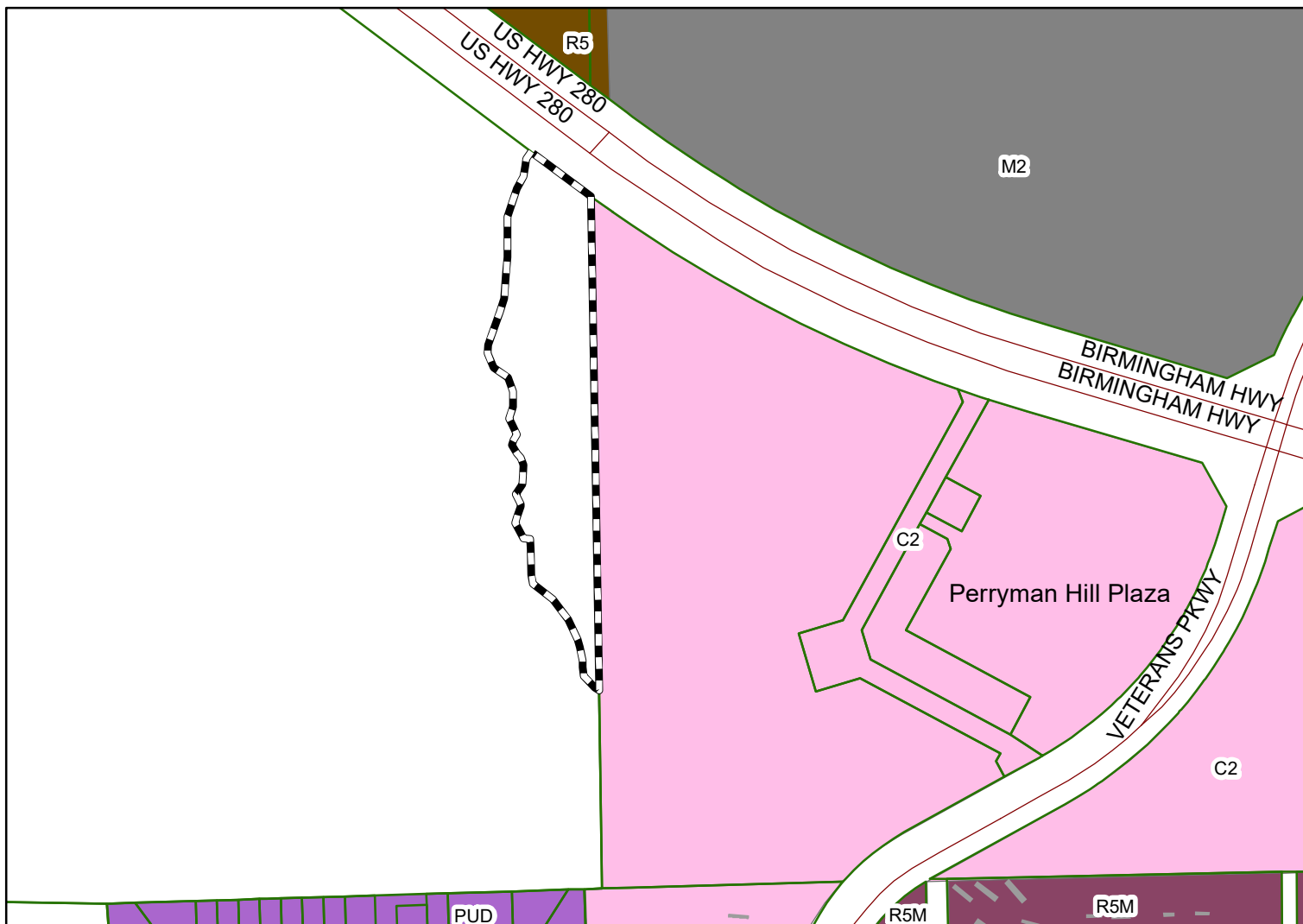
### **Opelika Power Services Report**

This Property is inside the Opelika Power service territory.

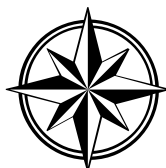
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**PERRYMAN HILL PLAZA ANNEXATION AND REZONING  
HIGHWAY 280 & VETERANS PARKWAY  
R-1 TO C-2, GC-P, F8 & F9**



The applicant is requesting annexation and rezoning of 7.26 acres from R-1 to C-2, GC-P. The annexed property is part of the future Perryman Hill Plaza development adjacent to the 7.26 acres. All properties annexed into the City are zoned R-1; if a different zoning district is requested then a rezoning is required.



## 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





Agenda Item

**G11**

Howard Weissinger

Extended

Conditinal Use





**The Townes – Opelika, LLC  
Howard Weissinger  
1922 Professional Circle  
Suite 204  
Auburn, AL 36830**

April 7, 2025

Dear Mr. Mosley,

We are proceeding with our development, The Townes of Hampshire, on the 2700 block of Frederick Road, however, we are not in a position yet to apply for a building permit.

All construction plans have been reviewed and approved by each department associated with the City. We are currently working towards the closing of our construction loan and will tentatively be in a position to move forward with construction late this Summer.

I would like to ask for a 12-month extension of the conditional use approval that was granted in May 2024, in order for us to reach our Closing and to begin construction.

I appreciate all of your time and help!

Sincerely,

*Howard Weissinger*  
Howard Weissinger





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

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**Meeting Date:** May 27, 2025 (Originally approved May 23, 2023)

**Agenda Item #:** G-11

**Action Requested:** Request for 12 month extension  
Conditional Use – Multi-Family Residential, Apartments

**Location of Property:** 2700 block of Frederick Road

**Property Owner(s):** NGK Investments, LLC.  
Howard Weissinger, authorized applicant

**Current Land Use:** Undeveloped

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

**Surrounding Zoning Districts  
And Land Uses:**

|       |           |                           |
|-------|-----------|---------------------------|
| North | R-4, GC-P | Vacant                    |
| South | C-2, GC   | Commercial (Tiger Square) |
| East  | R-4, GC   | Apartments                |
| West  | R-4, GC-P | Vacant                    |

**From the Original Approval:**

The applicant is requesting conditional use approval for a 155-unit apartment development on approximately 10.1 acres. The development consists of 10 one-bedroom and 145 two-bedroom units. The unit mix is 300 bedrooms. The buildings are primarily two-story buildings with the front building being three stories. The front building also proposes allowing the bottom floor being leasable office/commercial space. The bottom floor of this building is approximately 13,000 square feet. The development also includes a community building, pickleball courts and swimming pool.

In a C-2, GC zone, 16 dwelling units are allowed. The proposed density is 15.3 units per acre. Most of the surrounding properties are zoned R-4. The density allowed in R-4 is 9 units per acre. The townhome style apartment development to the east has 56 units and a density of 7 units per acre. The mobile home park just beyond that has 50 units and a density of just over 5 units per acre. The property to the south is a commercial multi-tenant site. The property to the immediate west is a narrow strip that runs the entire length of the property line. This property and the property to the north are both vacant at this time.

The site plan shows ten buildings on a 10-acre parcel. The minimum off-street parking requirements are met: 310 parking spaces required, 373 spaces provided. It is unclear whether there is enough parking in areas close to units. Building 1, 2, and 3 have some parking adjacent, but may require some residents to walk to other areas for parking. The applicant may want to consider removing some of the

excess parking to provide better outdoor spaces for residents. The property meets the maximum 70% impervious surface ratio allowed; 60% of the property will be impervious.

The elevations are attached. The exterior wall materials are not noted but would have to meet the Gateway Corridor requirements. The buildings have an English Village/Tudor Revival style.

The site does not show any dumpsters or trash containers. The site would not likely work for individual cans due to the private roads and configuration. Dumpsters or a compactor need to be shown on the site plan. These containers need to be enclosed and screened with corridor approved materials and landscaping.

The applicant has provided a landscape plan. It does not provide the required information on points, but does show planting areas, required buffers and natural areas. The site requires 900 base points and 373 parking lot points (1 per space). It is important that the development either provide buffers and other means of transitioning between these properties or the overall density should be lowered. The development does six foot buffers with a double row of evergreen trees. The rear of the property notes a forty (40 ft) natural buffer. This may need to be supplemented to create a dense screen. The front will be required to meet the Gateway Corridor requirements. Staff has some concerns about the useable outdoor space available to residents. Buildings 7 and 9, particularly, do appear to be almost completely surrounded by parking lots. Staff is unaware if any of the units will have stoops or balconies. The applicant should consider removing some excess parking, redesigning the space, or dropping units to ensure that units are not completely surrounded by parking lots.

The lighting plan must comply with the lighting requirements of Section 7.6, A. 6a. All HVAC, meters, and other mechanical equipment must be screened from the corridor. The applicant may want to consider speed tables or raised pedestrian crossings along the primary drive through the development to reduce speed and create safer crossings. This area would likely fall with the Airport Obstruction notification zone. The applicant will need to work with the airport to ensure the height does not create any obstructions.

Overall, staff does not take issue with apartments in this location provided they are consistent with requirements and provide quality housing. The density of this property is higher than the allowable density in the adjacent R-4 zones, but does provide wider, planted buffers. There are some concerns about the desirability of some of the internal units that are surrounded by parking areas. Overall, with some design modifications, staff believes that the use is appropriate in this location.

**Staff recommends approval of a 12 month extension subject to the following:**

1. Provide an updated landscape plan showing the site meeting requirements of the landscape ordinance.
2. Note the materials proposed for the units. All four sides of the development shall meet the Gateway Corridor cladding requirements.
3. Enclose the dumpsters on all sides with corridor approved materials and landscaping, so the dumpsters are not visible from the street.
4. All HVAC, meters, and other mechanical shall be screened from the street.



5. The applicant should consider traffic calming or raised pedestrian crossings slow vehicles on the main drive.
6. Ensure that all buildings have some green space or useable outdoor areas adjacent to the building, specifically Buildings 7 and 9.
7. Any commercial uses in Building 1 will need to be approved through the zoning based on Table 7.3 Permitted Use table.

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### **Engineering Department Report**

The Engineering Department has no other comments or concerns with the extension of this approval.

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### **Opelika Water Report**

No objections.

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### **Opelika Power Services Report**

This Property is outside of the Opelika Power service territory.

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



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

**SITE ADDRESS:** 2700 Frederick Road, Opelika, AL 36801

**PROPERTY OWNER:** NGK Investments LLC

**APPLICANT/ AUTHORIZED REPRESENTATIVE:** Howard Weissinger

**MAILING ADDRESS:** 1922 Professional Circle, Suite 204, Auburn, AL 36830

**PHONE NUMBER:** 334-524-4123

**FAX NUMBER:** n/a

**EMAIL ADDRESS:** hhweissinger@gmail.com

**PARCEL INFORMATION**

**Project name:** The Townes **Address/Location:** 2700 Frederick Road

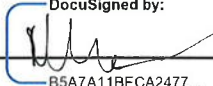
**Current Land Use:** undeveloped **Current Zoning:** C-2, GCP

**Adjacent Zoning Districts:** North: \_\_\_\_\_ South: \_\_\_\_\_ East: \_\_\_\_\_ West: \_\_\_\_\_

**Description of Proposed Use:** Request to allow multi-family with max density of 16 units per acre.

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

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

Property Owner's Signature:  Date: 4/27/2023

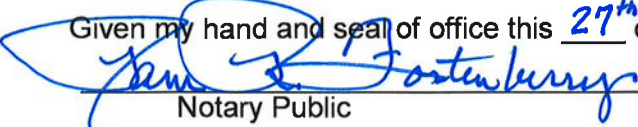
DocuSigned by:

B5A7A11BECA2477...

**STATE OF GEORGIA,  
COUNTY OF MUSCOGEE**

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

Given my hand and seal of office this 27<sup>th</sup> day of April,

  
Notary Public

My Commission Expires: January 2, 2026





## AGENDA ITEM #

## READ. THE FOLLOWING GENERAL USE STANDARDS, (E) PARAGRAPH (1-5) OF SUBSECTION

**8.17 CONDITIONAL USES; E. General Use Standards.**

1. No application for a conditional use permit shall be approved unless the Planning Commission shall specifically find the proposed conditional use appropriate in the location for which it is proposed. This finding shall be based on the following criteria.
2. The proposed use shall be in harmony with the general purpose, goals, objectives, and standards of the Comprehensive Plan, this ordinance, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice, by the City.
3. There shall be a community need for the proposed use and a need to provide or maintain a proper mix of uses both within Opelika and also within the immediate area of the proposed use: (a) the proposed use shall not result in either a detrimental concentration of a particular use within the City or within the immediate area; and (b) the area for which the use is proposed is not better suited for or likely to be needed for the uses that are permitted as a matter of right within that district, in light of policies or programs of the City of Opelika.
4. The proposed use at the proposed location shall not result in a substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-ways, or other matters affecting the public health, safety, and general welfare, either as they not exist or as they may in the future be developed as a result of the implementation of provisions and polices of the Comprehensive Plan, this ordinance, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice, by the City or other governmental agency having jurisdiction to guide growth and development.
5. The proposed use in the proposed area will be adequately served by and will not impose an undue burden on any of the improvements, facilities, utilities, and services specified in this subsection. Where any such improvements, facilities, utilities, or services are not available or adequate to service the proposed use in the proposed location, the applicant shall, as part of the application and as a condition to approval of the proposed conditional use permit, be responsible for establishing ability, willingness and binding commitment to provide such improvements, facilities, utilities, and services in sufficient time and in a manner consistent with the Comprehensive Plan, this ordinance, the other plans, programs, maps and ordinances adopted by the City to guide its growth and development. The approval of the conditional use permit shall be conditional upon such improvements, facilities, utilities, and services being provided and guaranteed by the applicant.

ANSWER THE FOLLOWING QUESTIONS TO THE BEST OF YOUR KNOWLEDGE AND ABILITY. YOUR ANSWERS PROVIDE THE PLANNING COMMISSION AND STAFF THE BASIS FOR REVIEWING YOUR REQUEST. ANY QUESTION UNANSWERED WILL BE RETURNED TO YOU FOR COMPLETION.

1) How is the proposed use appropriate in the location for which it is proposed? \_\_\_\_\_  
Multi-family exists on neighboring parcal.

2) Will the use result in a substantial adverse effect on adjacent properties, the character of the neighborhood, traffic conditions, public infrastructure, etc.? \_\_\_\_\_ The result will not have any adverse effects.  
The result will improve the character of this entire area.

3) What precautions will be taken to minimize any adverse effects from the proposed use on surrounding property owners? \_\_\_\_\_

All required precautions will be taken to minimize any adverse effects on the surrounding property owners.

**APPLICATION REQUIREMENTS**

1. Application due 1<sup>st</sup> Tuesday of each month. (Meeting 4th Tuesday of each month at 3:00 PM CT; Work Session is 4th Tuesday each month at between 2:00 and 2:45 PM CT before each PC Meeting, start times may vary depending on what must be covered during the Work Session. Times for each session are given in the agenda documents).
2. Authorization to Act as Applicant signed by property owner and notarized, if applicable
3. Copy of the current deed
4. Submit 26 copies of the Site Plan (21 - 11 x 17 if legible; 4 - 24 x 36; 1 - 8 x 11). Copies must accompany and be made part of this application.
5. Conditional Use fee = \$125 application fee. Checks are payable to the City of Opelika.
6. Conditional use approval shall expire in one year after approval date. **FEE: \$125 Paid** \_\_\_\_\_

**CERTIFICATION**

I, Howard Weissinger, HEREBY CERTIFY that this application is made with my approval, as property owner or authorized applicant designated by the property owner, as evidenced by my signature below. This application, site plan, 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 the undersigned is authorized to make said application and submit said documents on this request. I certify that I have read and understand the contents of this application, and that this application together with the requirements set forth in Section 8.16 *Site Plan Review* and all supplemental information is a true representation of the facts concerning this request.

|                                                                         |                   |
|-------------------------------------------------------------------------|-------------------|
| OWNERS/AUTHORIZED REPRESENTATIVE SIGNATURE:<br><i>Howard Weissinger</i> | DATE:<br>5/1/2023 |
| (PRINT NAME)<br>Howard Weissinger                                       |                   |

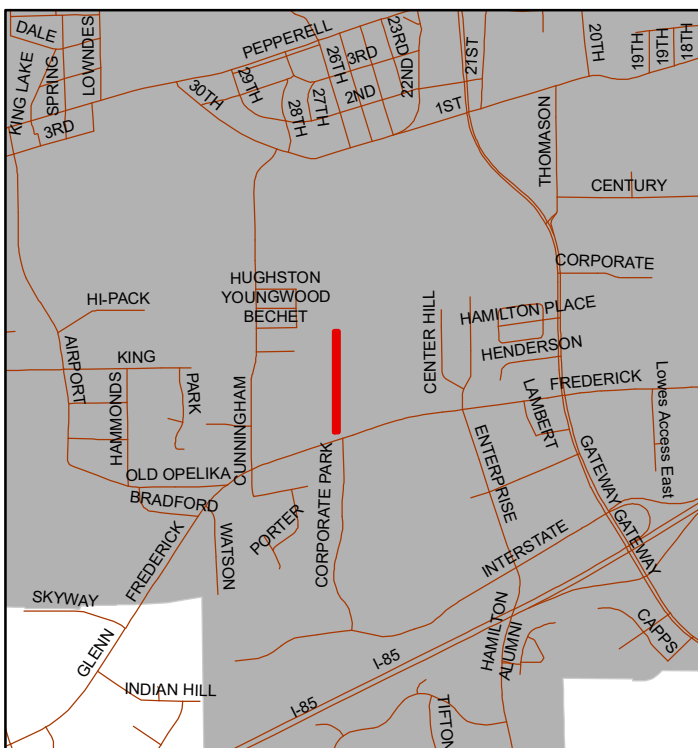
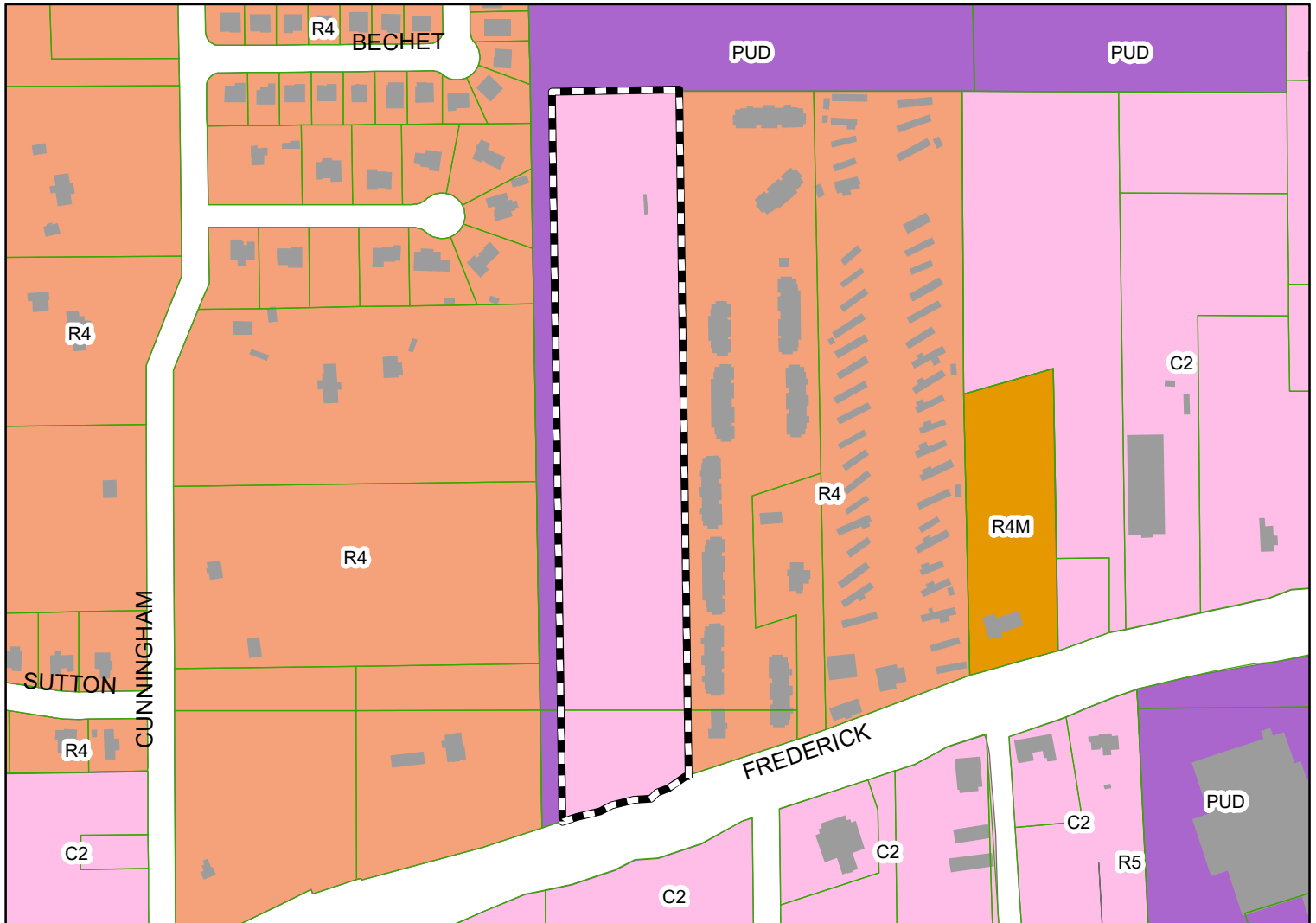
**STATEMENT OF UNDERSTANDING**

I, Howard Weissinger (property owner or authorized applicant) UNDERSTAND this Conditional Use Request must be filed with all to the requirements of the Opelika Zoning Ordinance and all other information requested or required by City Departments in order to be considered complete. I UNDERSTAND that this application will not be filed until all required information has been received and further understand that the City reserves the right to postpone this request until such time as the requirements are met. I UNDERSTAND that City Department staff is available for the purpose of reviewing my site plan prior to submission deadline. I UNDERSTAND that if the request is approved the approval applies only to the property(s) shown on the site plan submitted and reviewed by the Opelika Planning Commission. I UNDERSTAND that at a later date if adjacent or other property(s) are expected to be used in association with an approved conditional use then a Conditional Use request must be submitted for the use of such adjacent or other property(s). I UNDERSTAND that the City may require additional information, requirements, or require modifications to the site plan at any time during the process as deemed necessary to accomplish the proper and orderly development of this proposal. I UNDERSTAND that if conditional use is granted by the Opelika Planning Commission then I must submit structural drawings (building plans) as required for review and approval by the applicable departments prior to issuing a Building Permit. The said drawings shall be submitted to the Building Inspection Division for review (Building Inspection 705-5420). I UNDERSTAND that if a request for conditional use is approved or approved subject to conditions, I must acknowledge such approval in writing and unconditionally accept and agree to any conditions imposed on the approval within fifteen (15) days following approval by the Opelika Planning Commission. In the event the conditional use request is not approved or is approved subject to conditions not acceptable to me, I may within the fifteen (15) days either appeal such decision to Circuit Court or abandon the application at the expiration of this fifteen (15) day period.

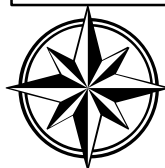
|                                                                         |                   |
|-------------------------------------------------------------------------|-------------------|
| OWNERS/AUTHORIZED REPRESENTATIVE SIGNATURE:<br><i>Howard Weissinger</i> | DATE:<br>5/1/2023 |
| (PRINT NAME)<br>Howard Weissinger                                       |                   |



# THE TOWNES APARTMENTS 2650 FREDERICK ROAD CONDITIONAL USE EXTENSION, G-10



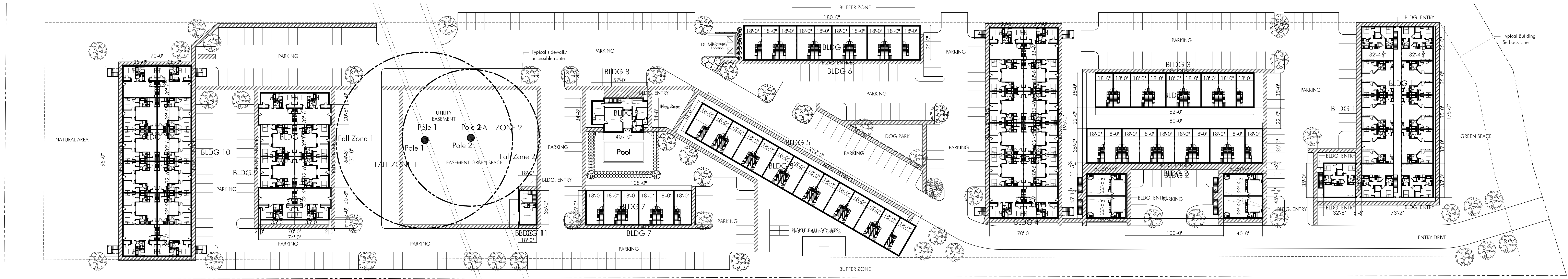
The applicant was granted CU approval at the May 2023 PC meeting, and then at May 2024 PC a CU extension approved until the May 2025 PC meeting. The applicant is now requesting CU approval extension until the May 2026 PC meeting. The development is for 155 apartment units (2 and 3 stories) on 10 acres. Common area includes a fitness room, swimming pool, and two pickle ball courts. Property is in a C-2, GC-P zoning district.



Subject Property

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| THE TOWNES<br>2700 FREDERICK RD OPELIKA, AL 36801 |      |               |                              |                        |                 |                      |
|---------------------------------------------------|------|---------------|------------------------------|------------------------|-----------------|----------------------|
| BUILDING                                          | UNIT | UNIT TYPE     | HUD NET<br>RENTABLE AREA (1) | UNIT GROSS<br>AREA (2) | NO. OF<br>UNITS | NO. OF UNIT<br>TYPES |
| 1                                                 | A1   | 2BR FLAT      | 1,079 SF                     | 1,134 SF               | 32              | (14) A1              |
|                                                   | A2   | 2BR FLAT      | 1,082 SF                     | 1,134 SF               |                 | (18) A2              |
| 2                                                 | A3   | 2BR TOWNHOUSE | 1,172 SF                     | 1,260 SF               | 20              | (8) A3               |
|                                                   | A4   | 2BR TOWNHOUSE | 1,164 SF                     | 1,260 SF               |                 | (2) A4               |
|                                                   | A5   | 1BR FLAT      | 845 SF                       | 902 SF                 |                 | (10) A5              |
| 3                                                 | A3   | 2BR TOWNHOUSE | 1,172 SF                     | 1,260 SF               | 9               | (7) A3               |
|                                                   | A4   | 2BR TOWNHOUSE | 1,164 SF                     | 1,260 SF               |                 | (2) A4               |
| 4                                                 | A1   | 2BR FLAT      | 1,079 SF                     | 1,134 SF               | 24              | (8) A1               |
|                                                   | A2   | 2BR FLAT      | 1,082 SF                     | 1,134 SF               |                 | (16) A2              |
| 5                                                 | A3   | 2BR TOWNHOUSE | 1,172 SF                     | 1,260 SF               | 14              | (12) A3              |
|                                                   | A4   | 2BR TOWNHOUSE | 1,164 SF                     | 1,260 SF               |                 | (2) A4               |
| 6                                                 | A3   | 2BR TOWNHOUSE | 1,172 SF                     | 1,260 SF               | 10              | (8) A3               |
|                                                   | A4   | 2BR TOWNHOUSE | 1,164 SF                     | 1,260 SF               |                 | (2) A4               |
| 7                                                 | A3   | 2BR TOWNHOUSE | 1,172 SF                     | 1,260 SF               | 6               | (4) A3               |
|                                                   | A4   | 2BR TOWNHOUSE | 1,164 SF                     | 1,260 SF               |                 | (2) A4               |
| 8                                                 | B1   | CLUBHOUSE     |                              | 1,765 SF               | 2               | (1) B1               |
|                                                   | B2   | BUSINESS      |                              | 1,765 SF               |                 | (1) B2               |
| 9                                                 | A2   | 2BR FLAT      | 1,082 SF                     | 1,134 SF               | 16              | (8) A2               |
|                                                   | A6   | 2BR FLAT      | 1,671 SF                     | 1,765 SF               |                 | (8) A6               |
| 10                                                | A1   | 2BR FLAT      | 1,079 SF                     | 1,134 SF               | 24              | (8) A1               |
|                                                   | A2   | 2BR FLAT      | 1,082 SF                     | 1,134 SF               |                 | (16) A2              |
| 11                                                | C1   | MAINTENANCE   |                              | 630 SF                 |                 | (1) C1               |
|                                                   | C2   | STORAGE       |                              | 630 SF                 |                 | (1) C2               |
| SUB-TOTAL                                         |      |               |                              |                        |                 | 185,839 GBSF         |
| TOTALS                                            |      |               | NON-RENTABLE                 |                        | 4               | 4,790 GBSF           |
|                                                   |      |               | RENTABLE                     |                        | 155             | 181,049 GBSF         |

Parking Spaces Required:  
1 space per Bedroom  
(145) 2 BR Units x 2 Spaces = 290 spaces  
(10) 1 BR Units x 1 Spaces = 10 spaces

Parking Spaces Provided = 320 spaces



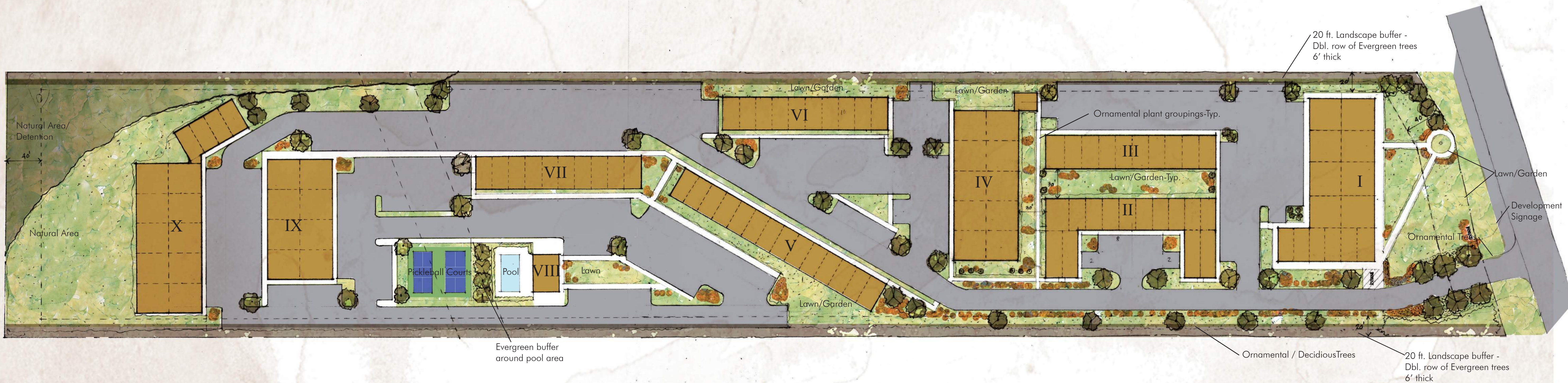


# CONCEPTUAL MULTI-FAMILY VILLAGE

2700 Frederick Rd., Opelika, Alabama

## CONCEPTUAL LANDSCAPE PLAN

04.14.2023



### UNIT TABULATION

|            |      |                                                                                                      |
|------------|------|------------------------------------------------------------------------------------------------------|
| Buildings: | I    | 3 Story: Max (32) 2BR Flats @ approx. 1,150sf; Optional ground level Leasable Office Space as needed |
|            | II   | 2 Story: (9) 2BR TH @ approx. 1,260sf; (10) 1BR Flats @ approx. 900sf                                |
|            | III  | 2 Story: (10) 2BR TH @ approx. 1,260sf                                                               |
|            | IV   | 2 Story: (20) 2BR Flats @ approx. 1,150sf                                                            |
|            | V    | 2 Story: (14) 2BR TH @ approx. 1,260sf                                                               |
|            | VI   | 2 Story: (10) 2BR TH @ approx. 1,260sf                                                               |
|            | VII  | 2 Story: (10) 2BR TH @ approx. 1,260sf                                                               |
|            | VIII | 1 Story: Commons Building/Leasing Office w/ Fitness Rm., Pool and (2) Pickleball courts              |
|            | IX   | 2 Story: (16) 2BR Flats @ approx. 1,150sf;                                                           |
|            | X    | 2 Story: (20) 2BR Flats @ approx. 1,150sf; (4) 2BR TH @ approx. 1,260sf                              |

Max. (88) 2BR Flats; (57) 2BR TH; (10) 1BR Flats  
183,220 Gross Square Feet



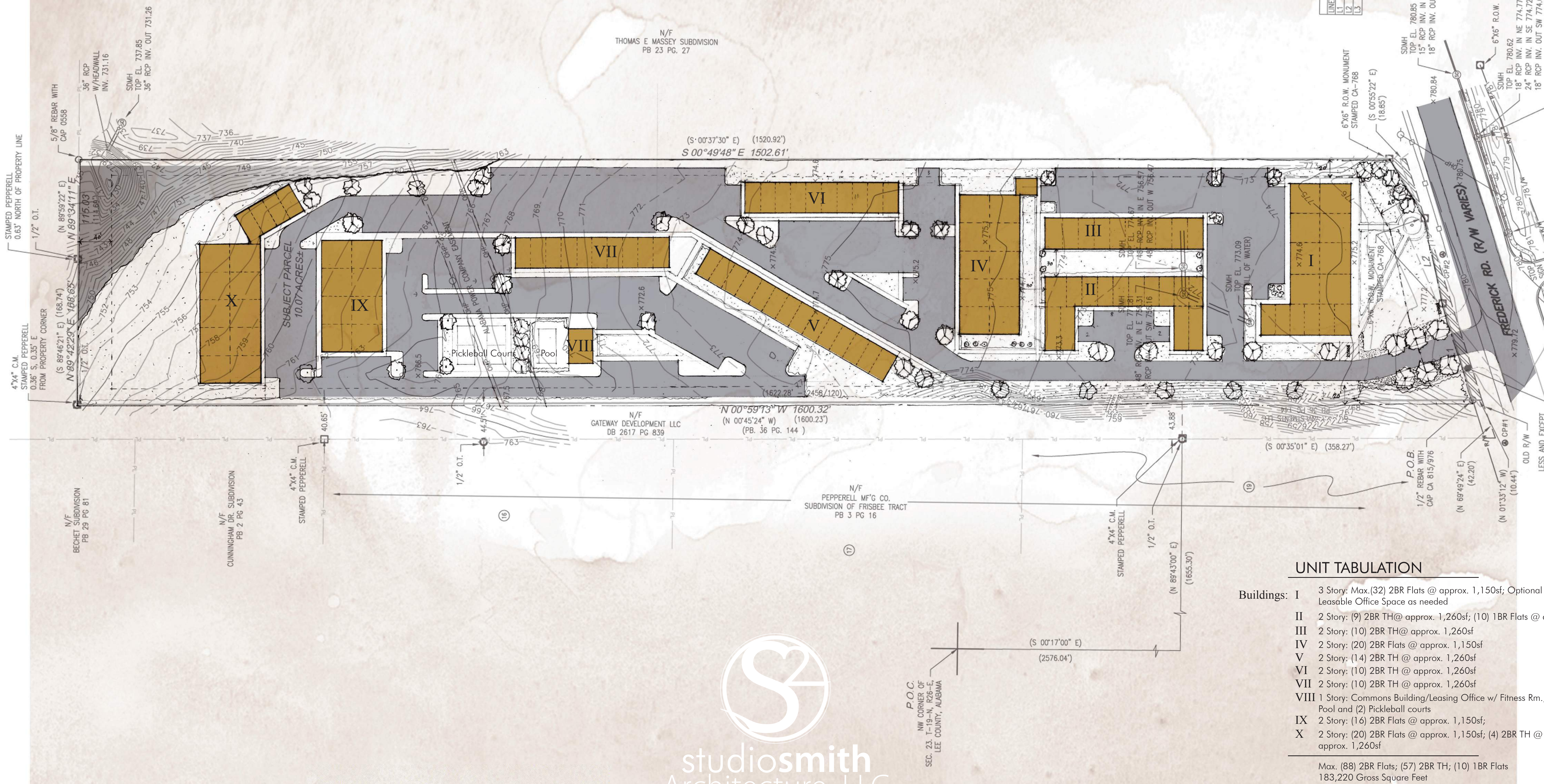
# CONCEPTUAL MULTI-FAMILY VILLAGE

2700 Frederick Rd., Opelika, Alabama

## CONCEPTUAL SITE PLAN

Scale 1:60

04.14.2023







# Conceptual Multi-Family Village

BUILDING ELEVATION

Opelika, Alabama





# Conceptual Multi-Family Village

BUILDING ELEVATION 2

Opelika, Alabama



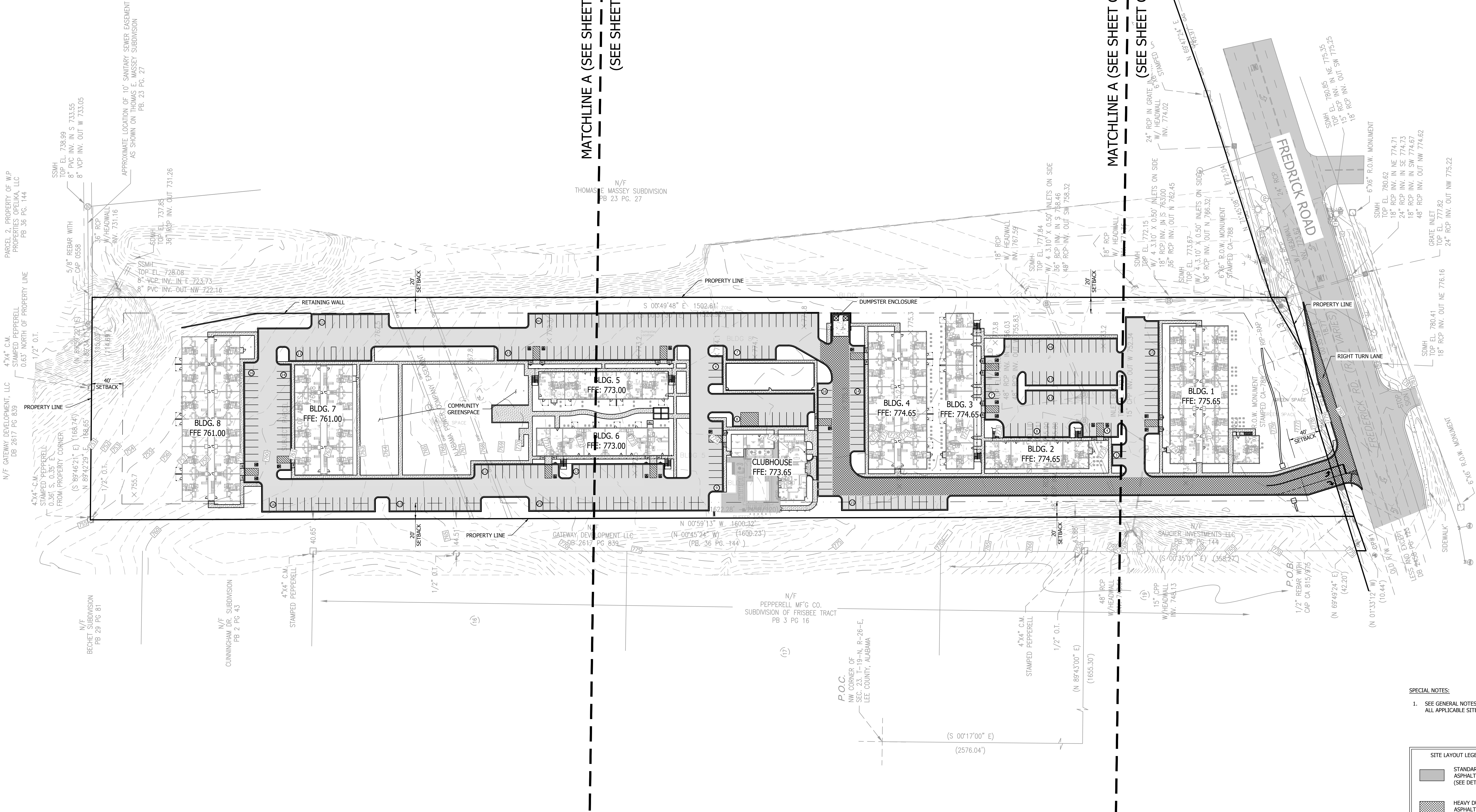


# Conceptual Multi-Family Village

BUILDING ELEVATION 3

Opelika, Alabama





SITE INFORMATION

ZONING: C-2

TOTAL SITE AREA:  
10.07 AC  
438,578 SF

UNIT COUNT: 155 TOTAL

BED COUNT: 300 TOTAL

DENSITY ALLOWED: 16 UNITS/AC

DENSITY PROVIDED: 15.39 UNITS/AC

PARKING:  
REQUIRED: 1 SPACE PER BED = 300 SPACES  
PROVIDED: 345 SPACES

SETBACKS:  
FRONT: 40'  
SIDE: 20'  
REAR: 40'

KADRE ENGINEERING

PROJECT NO. 24037

IRONDALE, ALABAMA 35210

CONTACT: Lee Sharp

Tel + (334) 315-0239

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PO BOX 101205

ALABAMA 35210

Lee Sharp

(334) 315-0239

studio smith Architecture LLC

Birmingham, Alabama

www.s2archllc.com

Professional Engineer

No. 95238

LEE SHARP

10/10/2025

- SPECIAL NOTES:
- SEE GENERAL NOTES SHEET C0.1 FOR ALL APPLICABLE SITE LAYOUT NOTES.

SITE LAYOUT LEGEND

STANDARD DUTY ASPHALT PAVING (SEE DETAIL)

HEAVY DUTY ASPHALT PAVING (SEE DETAIL)

CONCRETE PAVING (SEE DETAIL)

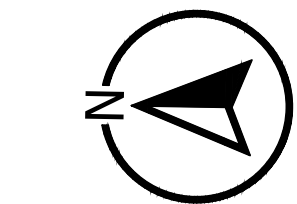
CONCRETE SIDEWALK (SEE DETAIL)

PROPOSED BUILDING (SEE ARCHITECTURAL)

SETBACK LIMITS

ADA PARKING

PARKING COUNT



0 50 100  
SCALE: 1"=50'

# The Townes of Hampshire

OPEIKA, ALABAMA

For Construction

Sheet Title: SITE LAYOUT PLAN

Project No: 24037

Date: 01-10-2025

Revised:

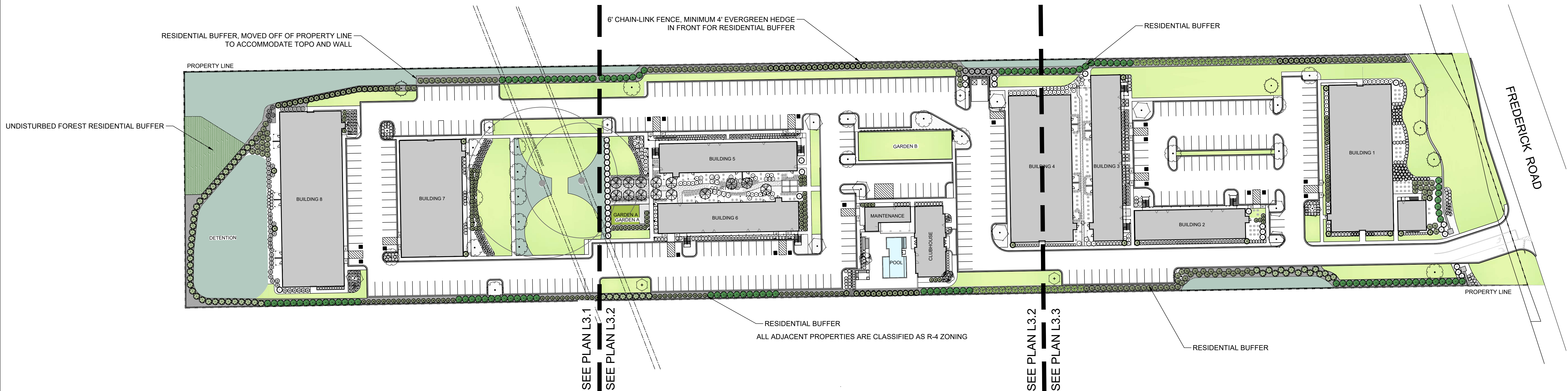
Drawn By: WLH

Checked By: CLT

Sheet No:

C2.0





FOR CODE REQUIREMENTS ONLY,  
SEE L3.4 FOR LANDSCAPE TOTALS.

| PLANT SCHEDULE PARKING LOT POINTS |                                          |                                |          |             |
|-----------------------------------|------------------------------------------|--------------------------------|----------|-------------|
| QTY                               | BOTANICAL NAME                           | COMMON NAME                    | CAL      | HT          |
| TREES                             |                                          |                                |          |             |
| 27                                | ILEX X 'MARY NELL'                       | MARY NELL HOLLY                | B & B    | 7'-8'       |
| 1                                 | ILEX X 'MAGLAND'                         | OAKLAND™ HOLLY                 | B & B    | 6' MIN      |
| 4                                 | LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ' | NATCHEZ CRAPE MYRTLE           | 2.5" CAL | 10'-12' MIN |
| 6                                 | PISTACHIA CHINENSIS                      | CHINESE PISTACHE               | 2.5" CAL | 9'-11'      |
| 23                                | QUERCUS PHELLOS                          | WILLOW OAK                     | 3" CAL   | 15'-17'     |
| 1                                 | TAXODIUM DISTICHUM                       | BALD CYPRESS                   | 4" CAL   | 11'-14'     |
| 12                                | ULMUS AMERICANA 'PRINCETON'              | PRINCETON AMERICAN ELM         | 3" CAL   | 13'-15'     |
| QTY                               | BOTANICAL NAME                           | COMMON NAME                    | SIZE     | HT.         |
| SHRUBS                            |                                          |                                |          |             |
| 14                                | ABELIA X GRANDIFLORA 'ROSE CREEK'        | ROSE CREEK ABELIA              | 3 GAL    | 18"-24" MIN |
| 5                                 | AZALEA INDICA 'MRS. G. G. GERBING'       | MRS. G. G. GERBING AZALEA      | 3 GAL    | 18"-24" MIN |
| 30                                | CALLICARPA AMERICANA                     | AMERICAN BEAUTYBERRY           | 3 GAL    | 15"-24" MIN |
| 14                                | CAMELLIA SASANKUA 'GREEN 97-039' PP20566 | OCTOBER MAGIC CAMELLIA         | 15 GAL   | 3'-4' MIN   |
| 22                                | COTONEASTER LACTEUS 'PARNEY'             | RED CLUSTERBERRY COTONEASTER   | 3 GAL    | 24"-30" MIN |
| 43                                | HYDRANGEA PANDICULA 'JANE'               | LITTLE LIME PANGLOSS HYDRANGEA | 3 GAL    | 12'-15' MIN |
| 46                                | ILEX CORNUTA 'DWARF BURFORD'             | DWARF BURFORD HOLLY            | 3 GAL    | 18"-24" MIN |
| 54                                | ILEX OMIFLORA 'NANA'                     | DWARF YALPOUR HOLLY            | 3 GAL    | 15'-18" MIN |
| 28                                | LOROPETALUM CHINENSE 'RUBY'              | RUBY LOROPETALUM               | 3 GAL    | 18"-24" MIN |
| 37                                | TRACHELOSPERMUM JASMINOIDES 'MADISON'    | MADISON CONFEDERATE JASMINE    | 3 GAL    | 10"-14" MIN |
| 22                                | VIBURNUM AWABUKI 'CHINDO'                | CHINDO SWEET VIBURNUM          | 3 GAL    | 24"-30" MIN |

| BASE POINTS SCHEDULE |                                             |                                  |          |             |
|----------------------|---------------------------------------------|----------------------------------|----------|-------------|
| QTY                  | BOTANICAL NAME                              | COMMON NAME                      | CAL      | HT          |
| TREES                |                                             |                                  |          |             |
| 11                   | ILEX X 'MARY NELL'                          | MARY NELL HOLLY                  | B & B    | 7'-8'       |
| 34                   | ILEX X 'MAGLAND'                            | OAKLAND™ HOLLY                   | B & B    | 6' MIN      |
| 14                   | LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'    | NATCHEZ CRAPE MYRTLE             | 2.5" CAL | 10'-12' MIN |
| 7                    | MORONGIA X SOULANGIANA                      | SAUSNER MAGNOLIA                 | B & B    | 7'-8'       |
| 7                    | PISTACHIA CHINENSIS                         | CHINESE PISTACHE                 | 2.5" CAL | 9'-11'      |
| 24                   | QUERCUS PHELLOS                             | WILLOW OAK                       | 3" CAL   | 15'-17'     |
| 6                    | TAXODIUM DISTICHUM                          | BALD CYPRESS                     | 4" CAL   | 11'-14'     |
| 12                   | ULMUS AMERICANA 'PRINCETON'                 | PRINCETON AMERICAN ELM           | 3" CAL   | 13'-15'     |
| QTY                  | BOTANICAL NAME                              | COMMON NAME                      | SIZE     | HT.         |
| SHRUBS               |                                             |                                  |          |             |
| 75                   | ABELIA X GRANDIFLORA 'ROSE CREEK'           | ROSE CREEK ABELIA                | 3 GAL    | 18"-24" MIN |
| 105                  | AZALEA INDICA 'MRS. G. G. GERBING'          | MRS. G. G. GERBING AZALEA        | 3 GAL    | 18"-24" MIN |
| 20                   | CALLICARPA AMERICANA                        | AMERICAN BEAUTYBERRY             | 3 GAL    | 15"-24" MIN |
| 15                   | CAMELLIA SASANKUA 'GREEN 97-039' PP20566    | OCTOBER MAGIC CAMELLIA           | 15 GAL   | 3'-4' MIN   |
| 22                   | CLEYERA JAPONICA                            | JAPANESE CLEYERA                 | 3 GAL    | 24"-30" MIN |
| 50                   | COTONEASTER LACTEUS 'PARNEY'                | RED CLUSTERBERRY COTONEASTER     | 3 GAL    | 24"-30" MIN |
| 92                   | HYDRANGEA PANDICULA 'JANE'                  | LITTLE LIME PANGLOSS HYDRANGEA   | 3 GAL    | 12'-15' MIN |
| 52                   | ILEX CORNUTA 'DWARF BURFORD'                | DWARF BURFORD HOLLY              | 3 GAL    | 18"-24" MIN |
| 115                  | ILEX GLABRA 'WAWUKI'                        | SHAWBROOK WAXBERRY HOLLY         | 3 GAL    | 15'-18" MIN |
| 46                   | ILLICUM PARVIFOLIUM                         | YELLOW ANISE                     | 3 GAL    | 24"-30" MIN |
| 22                   | KALIA LATIFOLIA                             | MOUNTAIN LAUREL                  | 5 GAL    | 30'-36" MIN |
| 86                   | LOROPETALUM CHINENSE 'RUBY'                 | RUBY LOROPETALUM                 | 3 GAL    | 18"-24" MIN |
| 132                  | MAHONIA EUYBRACATA 'SOFT CARESS' PP20163    | SOFT CARESS MAHONIA              | 3 GAL    | 15'-18" MIN |
| 49                   | MAULENBURGIA UNDOHERM 'LEW'                 | AUTUMN GLOW™ UNDOHERMERS MUEHL   | 3 GAL    | 18"-24" MIN |
| 35                   | MYRTICA CERIFERA                            | SOUTHERN WAX MYRTLE              | 3 GAL    | 18"-24" MIN |
| 6                    | PAKIMIA VICTORIA 'SHEVANDOW'                | SHEVANDOW SWITCH GRASS           | 3 GAL    | 30'-36" MIN |
| 16                   | TRACHELOSPERMUM JASMINOIDES 'MADISON'       | MADISON CONFEDERATE JASMINE      | 3 GAL    | 10"-14" MIN |
| 11                   | VIBURNUM AWABUKI 'CHINDO'                   | CHINDO SWEET VIBURNUM            | 3 GAL    | 24"-30" MIN |
| 86                   | VIBURNUM OBOVATUM 'MRS. SCHILLER'S DELIGHT' | MRS. SCHILLER'S DELIGHT VIBURNUM | 3 GAL    | 18"-24" MIN |

| PLANT SCHEDULE PARKING LOT BUFFER |                  |                  |       |             |
|-----------------------------------|------------------|------------------|-------|-------------|
| QTY                               | BOTANICAL NAME   | COMMON NAME      | SIZE  | HT.         |
| SHRUBS                            |                  |                  |       |             |
| 17                                | CLEYERA JAPONICA | JAPANESE CLEYERA | 3 GAL | 24"-30" MIN |

| PLANT SCHEDULE RESIDENTIAL BUFFER |                                  |                              |        |             |
|-----------------------------------|----------------------------------|------------------------------|--------|-------------|
| QTY                               | BOTANICAL NAME                   | COMMON NAME                  | CAL    | HT          |
| TREES                             |                                  |                              |        |             |
| 1                                 | ILEX X 'MARY NELL'               | MARY NELL HOLLY              | B & B  | 7'-8'       |
| 34                                | ILEX X 'MAGLAND'                 | OAKLAND™ HOLLY               | B & B  | 6' MIN      |
| QTY                               | BOTANICAL NAME                   | COMMON NAME                  | SIZE   | HT.         |
| SHRUBS                            |                                  |                              |        |             |
| 9                                 | CAMELLIA SASANKUA 'MINE-NO-YUKI' | MINE-NO-YUKI SASANKUA        | 10 GAL | 4'-5'       |
| 22                                | CLEYERA JAPONICA                 | JAPANESE CLEYERA             | 3 GAL  | 24"-30" MIN |
| 66                                | COTONEASTER LACTEUS 'PARNEY'     | RED CLUSTERBERRY COTONEASTER | 3 GAL  | 24"-30" MIN |
| 92                                | ILEX CORNUTA 'DWARF BURFORD'     | DWARF BURFORD HOLLY          | 3 GAL  | 18"-24" MIN |
| 86                                | MYRTICA CERIFERA                 | SOUTHERN WAX MYRTLE          | 3 GAL  | 18"-24" MIN |
| 86                                | VIBURNUM AWABUKI 'CHINDO'        | CHINDO SWEET VIBURNUM        | 3 GAL  | 24"-30" MIN |

FOR CONSTRUCTION

Sheet Title:

COMPLIANCE PLAN

Project No: 23-100

Date: 01-10-2025

Revised:

Drawn By: EGB

Checked By: ALR

Sheet No:

L3.0







Agenda Item

**H12**

Dickson

Subdivision

3500 Andrews

Road







000058-2025 AGENDA ITEM # \_\_\_\_\_

# APPLICATION FOR SUBDIVISION APPROVAL

PLANNING DEPARTMENT  
700 FOX TRAIL  
OPELIKA, AL 36801



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

**SITE ADDRESS:** Anderson Rd. Lee Rd. 48

**PROPERTY OWNER:** Andrews & Anderson ,LLC

**APPLICANT/AUTHORIZED REPRESENTATIVE:** Baseline Surveying & Design, LLC , Arthur R. Nettles

**MAILING ADDRESS:** P.O. Box 1847, Auburn, AL 36831

**PHONE NUMBER:** 334-748-9200 **FAX NUMBER:** N/A

**EMAIL ADDRESS:** admin@baseline-llc.com

**TYPE OF PLAT APPROVAL REQUESTED**

☐ SKETCH PLAN ☐ ADMINISTRATIVE ☐ PRELIMINARY ☒ FINAL

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

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

**PARCEL INFORMATION**

Subdivision Name: Dickson Place S/D Phase 2A

Current Land Use: residential

Current Zoning: PUD

Proposed use of the Subdivision: residential

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

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

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

Fee: \$75.00

**TOTAL** = \$75.00

**PAID** PAID

I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) Dickson Place Phase 2A 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:** Arthur R. Nettles

(PRINT NAME) Arthur R. Nettles

02/04/2025

DATE

**AUTHORIZED TO ACT AS APPLICANT FOR PROPERTY OWNER**

I, \_\_\_\_\_, being owner/authorized manager of the property(s) as described in this Subdivision Application hereby authorize *see NEXT PAGE* \_\_\_\_\_ to act as my representative in all decisions concerning the subdivision of my property(s) before the Opelika Planning Commission and City Council.

Property Owner's Signature \_\_\_\_\_ Date \_\_\_\_\_

STATE OF ALABAMA  
COUNTY OF LEE

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

that \_\_\_\_\_, whose name is signed to the foregoing document, and who is known to me or acknowledged before me on this day, that being informed of the contents of said document, did execute the same voluntarily on the day that bears the same date.

Given my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_,

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

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

**SUBDIVISION APPLICATION REQUIREMENTS AND INFORMATION**

1. Application due 1<sup>st</sup> Tuesday of each month. (Meeting 4<sup>th</sup> Tuesday of each month at 3:00 PM CT; Work Session is 4<sup>th</sup> Tuesday each month at between 2:00 and 2:45 PM CT before each PC Meeting, start times may vary depending on what must be covered during the Work Session. Times for each session are given in the agenda documents).
2. Application signed by property owner and/or authorized applicant.
3. Complete the 'Authorization to Act as Applicant', if applicable
4. Provide copy of the current Deed for the subdivision property
5. Provide a List of adjacent property owners on separate sheet.
6. Submit 26 copies of the plat (21 - 11 x 17 if legible; 4 - 24 x 36; 1 - 8 x 11). Copies must accompany and be made part of this application.
7. For preliminary plat approval only or preliminary & final approval combined, if allowed: **\$75 application fee, plus \$7.00 each certified letter, plus \$3 each lot** in subdivision. Checks payable to City of Opelika. For final plat approval only or administrative plat approval only: \$75 application fee.
8. Approval of a preliminary plat by the Planning Commission shall expire in one year after approval date; approval of a final plat by the Planning Commission shall be null and void if the plat is not recorded within 120 days after approval date.
9. Final plat approval shall not be given at the same Planning Commission meeting when preliminary approval is requested if public infrastructure improvements are required. When public improvements are required 20 days must lapse between preliminary and final approval.



## AUTHORIZATION TO ACT AS APPLICANT

### CITY OF OPELIKA PLANNING DEPARTMENT

700 Fox Trail

Opelika, AL 36801

PH: (334) 705-5156 or FX: (334) 705-5159

Andrews & Anderson Development, LLC

I, \_\_\_\_\_, being owner of the property which is the subject of this application hereby authorize Baseline Surveying & Design, LLC, to act as my representative with the City of Opelika's (Board of Zoning Adjustments, and/or Planning Commission, and/or City Council), as required by the type of request listed on the attached application form.

Property Owner's Signature: Warren S. Jolly manager Date: 2/4/25

STATE OF ~~ALABAMA~~ Georgia

COUNTY OF ~~LEE~~ Forsyth

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

Given my hand and seal of office this 4th day of February, 2025

Susan S. Kelley  
Notary Public

My Commission Expires: Susan S Kelley

NOTARY PUBLIC

Forsyth County, GEORGIA

My Commission Expires 10/17/2025

09/26/12





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

---

**Meeting Date:** May 27, 2025

**Subdivision:** Dickson Place, Phase 2A (or Dickson Farms preliminary plat review))

**Agenda Item #:** H-12

**Action Requested:** Final Approval

**Location of Property:** Corner of Anderson and Andrews Roads

**Property Owner(s):** Andrews & Anderson, LLC  
Ledge Nettles, authorized representative

**Current Land Use:** Undeveloped

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

**Flood Zone:** FEMA – Nov 2, 2011 – MAP#01081C0080G  
Zone X – An area 0.2% or less annual chance of flood

**Staff Comments:**

The applicant is requesting final plat approval for Dickson Place subdivision, Phase 2A in the Dickson PUD zoning district. The overall preliminary plat (Dickson SD, Phase 2, 232 lots) was approved at the August 2023 PC meeting. The Dickson PUD zoning district is a mixed use residential development (single family homes, townhomes, cottage homes – 920 dwelling units) on 229 acres. Page 4 shows the location of Phase 2A in the Dickson PUD. Phase 2A consists of 38 townhome lots and 36 single family home lots. Three other lots in Phase 2A are open space lots; the remainder lot is for future phases.

In Phase 2A, there are 36 single family homes and 38 townhome lots. The single family home width is at least 50 feet. The lot widths for the 38 townhomes range from 20 feet to 34 feet. The minimum lot area for a single family home lot is 5,000 sf; the lots range from 5,628 sf to 10,114 sf. The minimum lot area for townhomes is 1,500 sf; townhome lots range from 2,022 to 5,129 square feet.

The single family home lots and townhome lots are accessed from either a private access easement (17' or 27' wide) along the rear property line or a public street (either Whitetail Lane or Baxter Boulevard). (Plat on page 5 shows location of rear-entry access easements and public streets.) The townhome lots with rear entry private access are Lots 117 to 129, Lot 92 to 98, and Lots 104 to 112 are access. Two parking spaces for each lot are located on private property. Five townhome lots (Lot 99 to Lot 103) are accessed from a public street (Fuller Avenue). The single family home lots with rear entry private access are Lot 130 to Lot 146. Single family home lots with public street access are

Lot 147 to Lot 165. Each single-family home lot must have two parking spaces; a garage is provided for each home.

The townhomes lots (Lots 117 to 129) are accessed from an 18 foot wide private easement located along the rear property line. The front elevation of townhomes face a public street, but access to townhomes is from a rear entry easement.

The approved master plan requires at least one tree per single-family home planted either in the right-of-way with approval or in the front yard. A 25 ft. landscape buffer is shown along the rear yard of the single family home lots that border Andrews Road. Lot 90, 91, and Lot 334 are open space lots.

**The lot standards for detached single family home lots fronting on public street or single family home lots with a rear entry access easement are as follows:**

- **Minimum** Lot Size: 5,000 sq. ft.,
- Minimum Lot Width: 50 ft.,
- Building Setbacks: 10 ft. in the front, 5 ft. on the side, 10 ft. side on street, 20 ft. in the rear,
- Maximum Height: 35 ft.,
- Maximum Building Coverage: 80 percent.

The 36 single family home lots meet the minimum standards. (In the lot table, change Lot 137 shown at 1,631 square feet; Lot 137 is at least 9,300 sf.). A table should be added to the final plat with the single family home lot standards.

**The lot standards for townhome lots (20' wide) with rear entry on an access easement along the rear lot line are as follows:**

- Minimum Lot Size: 1,500 sq. ft.,
- Minimum Lot Width 20 ft.,
- Building Setbacks: 10 ft. in the front, 20 ft. in between buildings, 10 ft. in the rear,
- Maximum Height: 35 ft.

The 38 rear entry lots meet the minimum lot standards. A table or note should be added on the Phase 2A final plat with the lot standards for townhome lots.

The PUD master plan requires at least one tree per detached single-family home either located within the right-of-way with approval or in the front yard. A 25 ft. landscape buffer is shown along lots that border Andrews Road. The 25' landscape buffer must be shown on the site plan when a building permit is requested; the landscape buffer must be installed before a CO (Certificate of Occupancy) is obtained. Each single-family home lot, either fronting on public street or rear entry from an alley, must have space for two vehicles. Add a table or note on the Phase 2A final plat with the lot standards for single family homes and townhomes.



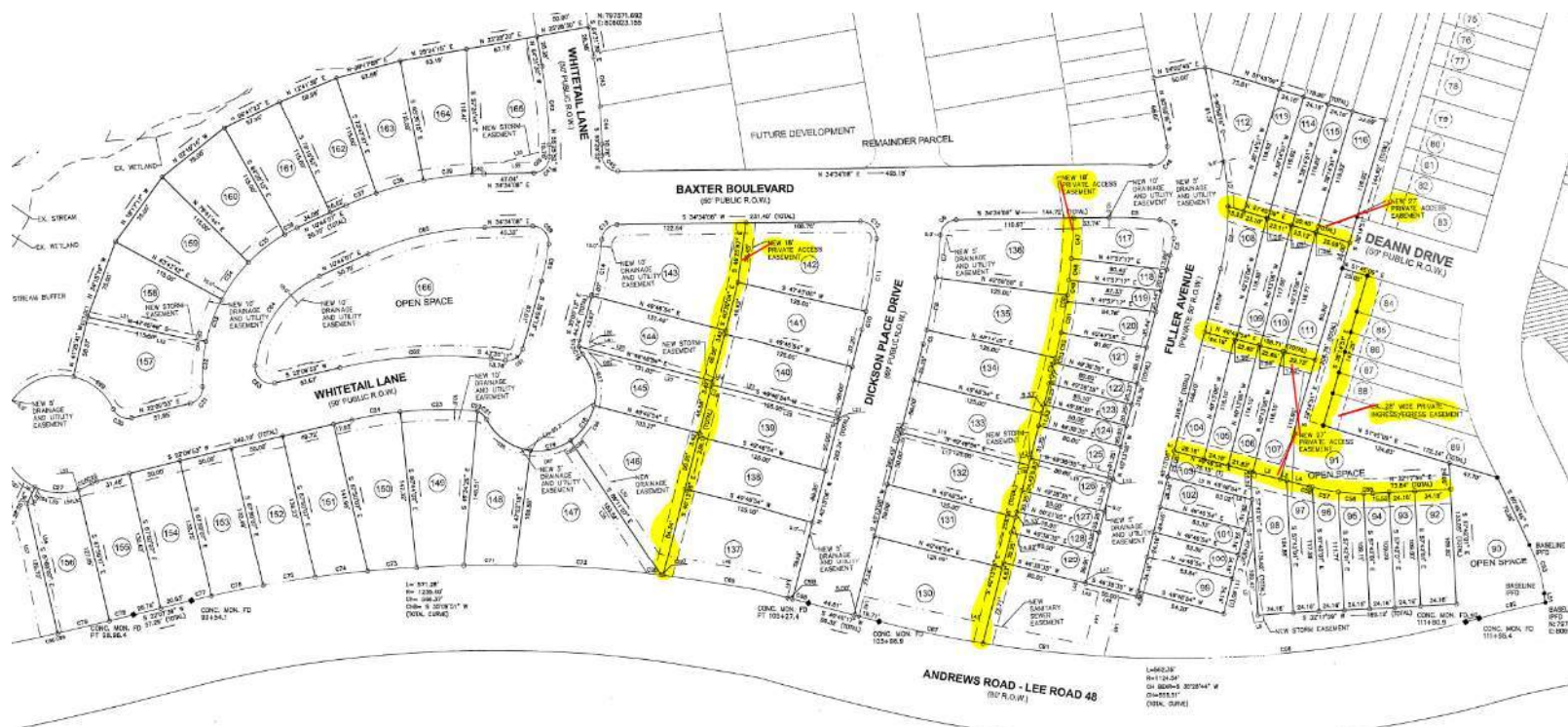
**Staff recommends final plat approval subject to the following:**

- 1. All utilities shall be underground.**
- 2. Sidewalks are required on both sides of the street.**
- 3. Townhouse lots shall follow the landscape standards of the zoning ordinance. Provide landscape plan for townhomes when requesting a building permit.**
- 4. Provide a landscape plan for each townhome group when a building permit is requested.**
- 5. Add a note on plat that single-family lots shall have at least one tree per lot either within the right-of-way with approval or in the front yard.**
- 6. Add a note on the plat to state ownership, maintenance responsibility, and use of open space lots 90, 91 and 166.**
- 7. Add a table or note on plat with the lot standards for single family home and townhome lots.**
- 8. Include an inset drawing showing Phase 2A and the overall boundary of Phase 2. The section tie can also be shown on the unset drawing.**
- 9. Found pins should be identified by size & type.**
- 10. There is a dimension line, 85.3 feet in length, in the partial cul-de-sac on Whitetail Lane that can't be identified as to its purpose.**
- 11. No surrounding property owners are shown or listed. This includes those across Anderson Road as well as those adjacent to the parent parcel.**
- 12. The standard Opelika easement statement is missing the wording: "and to any telephone companies serving the City of Opelika," after "municipal corporation".**
- 13. Opelika Utilities Board has reverted to Opelika Water Board.**
- 14. "February" in the surveyor's statement should be updated.**
- 15. Curve data is missing on the boundary of Lot 149 that fronts Andrews Road.**
- 16. A SIP symbol is missing on the northwesterly corner of Lot 132.**



Dickson Farms PUD, Vicinity Map - **Location of Phase 2A**





Yellow highlighted areas are private access easements (18 or 28 feet wide) along the rear property line to access townhomes or single family homes: Townhome lots with rear entry access are Lots 92 to 98 and Lots 104 to 146. Single family home lots with rear entry access are Lots 130 to 146. Lots 147 to 165 are accessed from a new public street (Whitetail Lane or Baxter Boulevard).

## Engineering Department Report

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

- All drainage structures, aggregate base and pavement have been completed.
- All stop and roadway signs have been installed.
- Maintenance Bond of 25% of the infrastructure construction cost will need to be submitted.
- Performance Bond of 125% of the estimated cost to place the remaining roadway surface and sidewalks will need to be submitted.
- As-built documents of the roadway, and storm drain in the form of an AutoCAD and PDF digital file have been submitted to the Engineer Department. The

required data should include location and elevations of all the inverts of the systems.

- The ROW and lots have been graded, and stabilized with seed and mulch, and other erosion/sediment control items have been added to protect against erosion and sediment issues.

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

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## **Opelika Water Board Report**

Water infrastructure must be inspected and accepted by Opelika Water before the final plat can be approved.

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## **Opelika Power Services Report**

This Property is outside of the Opelika Power service territory.

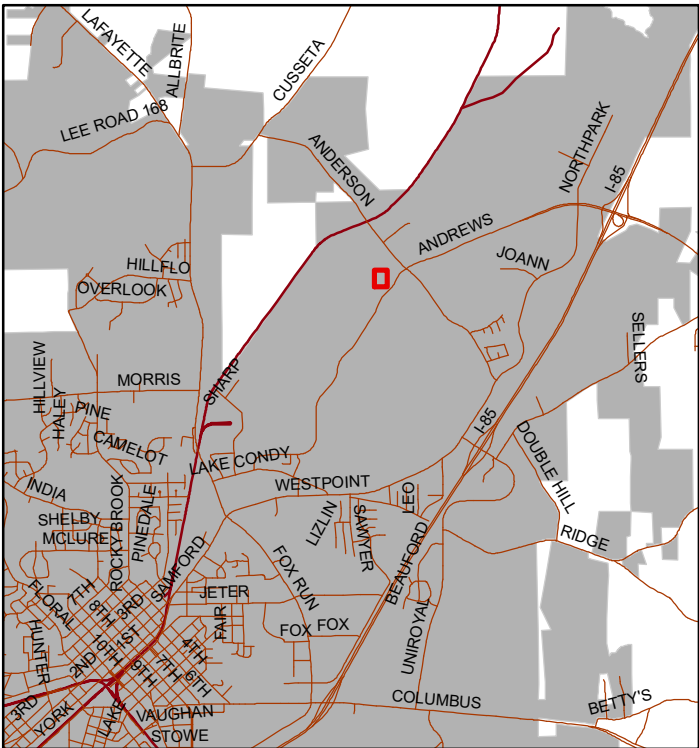
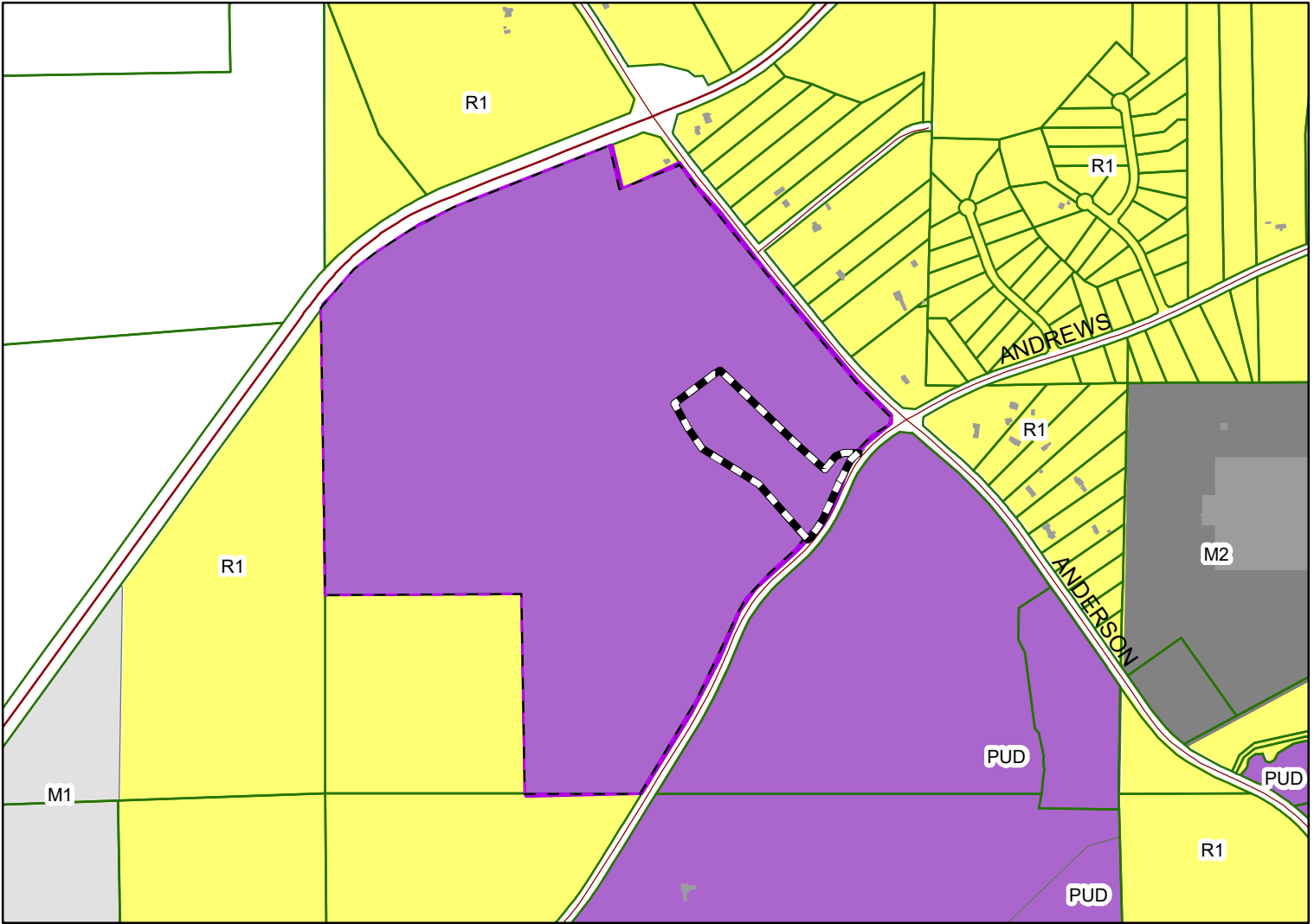
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# DICKSON PLACE PHASE 2A SUBDIVISION

## ANDERSON LAKE ROAD

### FINAL PLAT, H-11



The applicant is requesting final approval for 77 lots - single family home and townhome lots. The property is in the Dickson PUD. zoning distrtict. This item was tabled at the April 22, 2025 PC meeting.



Subject Property

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

DICKSON PLACE SUBDIVISION  
PHASE 2A  
SHEET 1 OF 2 (NOT VALID WITHOUT ALL SHEETS)

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 FEBRUARY, 2025.

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, WARREN JOLLY, AS MANAGING MEMBER OF ANDREWS & ANDERSON DEVELOPMENT, LLC, AS OWNER OF THE REAL PROPERTY SHOWN ON THIS PLAT HEREBY JOINS IN THE STATEMENT OF ARTHUR R. NETTLES AND CERTIFY THAT IT IS MY PURPOSE TO SUBDIVIDE LANDS SO PLATTED INTO LOTS AS SHOWN.

IN WITNESS WHEREOF, I HAVE HEREONTO SET MY HAND ON THIS THE \_\_\_\_ DAY OF \_\_\_\_, 2025.

WARREN JOLLY, MANAGING MEMBER  
ANDREWS & ANDERSON DEVELOPMENT, LLC

STATE OF ALABAMA  
LEE COUNTY

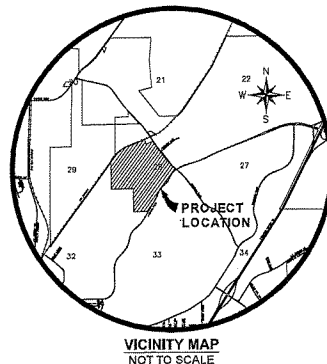
I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT WARREN JOLLY, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT AND WHOSE NAME IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DATE THAT, BEING INFORMED ON THE CONTENTS OF THE INSTRUMENT, HAS EXECUTED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

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE \_\_\_\_ DAY OF \_\_\_\_, 2025.

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 AUBURN CORN. HORIZONTAL DATUM IS NAD 83 ALABAMA EAST ZONE STATE PLANE COORDINATE SYSTEM, VERTICAL DATUM IS NAVD 88.
3. SOURCES OF INFORMATION USED FOR PREPARATION OF THIS SURVEY INCLUDE:
  - SURVEY ENTITLED "BOUNDARY SURVEY FOR THE ELECTRA HOPSON ESTATE", BY ZACK SPRAYBERRY, AL. P.L.S. REG. NO. 12933
  - NO TITLE SEARCH WAS DONE AS PART OF THIS SURVEY.
  - NORTH IS BASED ON GRID NORTH.
4. 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.
5. ACCORDING TO FEMA FIRM MAP NO. 01081C00060G, FOR LEE COUNTY, ALABAMA, PANEL NUMBER 80 OF 381, EFFECTIVE DATE NOVEMBER 2, 2011, THE PROPERTY LIES IN ZONE X, WHICH IS NOT A FLOOD PRONE AREA.
6. OWNER/DEVELOPER INFORMATION: ANDREWS & ANDERSON DEVELOPMENT, LLC, 456 WEST PACER FERRY ROAD, NW, ATLANTA, GEORGIA 30305.



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

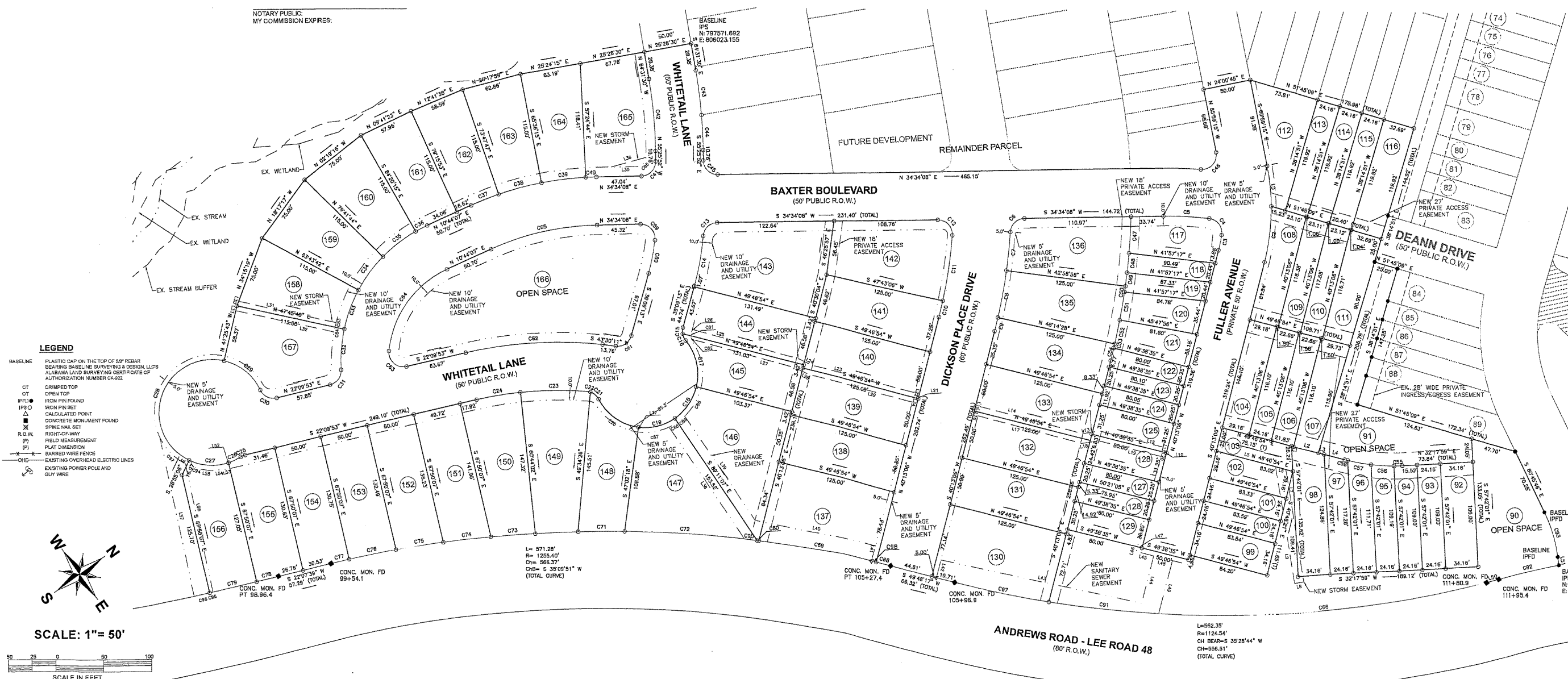
APPROVED BY THE OPELIKA CITY PLANNING DIRECTOR, OPELIKA, ALABAMA:  
PLANNING DIRECTOR: \_\_\_\_\_ DATE: \_\_\_\_\_

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: \_\_\_\_\_



THIS DRAWING IS THE PROPERTY OF BASELINE SURVEYING & DESIGN, LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF BASELINE SURVEYING & DESIGN, LLC.

2004 Yarbrough Drive, Ste. A  
Opelika, AL 36858  
Phone: (256) 748-5200  
Web: www.baseline-llc.com



DICKSON PLACE SUBDIVISION  
PHASE 2A  
SEC. 28 T.20 N.  
OPELIKA, ALABAMA  
SCALE: 1"=50'  
ARTHUR R. NETTLES, AL. P.L.S. REG. NO. 23346  
ALABAMA CERT. OF AUTH. CA. NO. 922

JOB NO.  
B75923.04

DRAWN  
CSM

CHECKED  
RAB



DICKSON PLACE SUBDIVISION  
PHASE 2A  
SHEET 2 OF 2 (NOT VALID WITHOUT ALL SHEETS)

| CURVE TABLE |         |            |              |                        |
|-------------|---------|------------|--------------|------------------------|
| CURVE       | RADIUS  | ARC LENGTH | CHORD LENGTH | CHORD BEARING          |
| C1          | 125.00  | 42.37      | 42.37        | N 89.35.52 W 10.47.28  |
| C2          | 225.00  | 58.82      | 58.82        | N 47.42.27 W 14.58.43  |
| C3          | 175.00  | 18.21      | 18.20        | N 42.52.19 W 15.18.06  |
| C4          | 15.00   | 24.74      | 24.59        | N 86.10.48 E 32.55.18  |
| C5          | 375.00  | 47.88      | 47.88        | N 36.13.38 E 7.19.02   |
| C6          | 15.00   | 22.48      | 22.43        | N 08.21.52 W 85.52.01  |
| C7          | 540.00  | 40.35      | 40.34        | N 49.09.28 W 4.16.51   |
| C8          | 540.00  | 49.88      | 49.84        | N 44.23.17 W 5.15.30   |
| C9          | 540.00  | 14.52      | 14.52        | N 40.59.19 W 1.32.28   |
| C10         | 480.00  | 17.28      | 17.28        | N 41.15.00 W 2.01.48   |
| C11         | 480.00  | 68.82      | 68.78        | S 48.23.20 E 5.12.53   |
| C12         | 15.00   | 24.85      | 24.81        | N 82.02.11 E 94.56.05  |
| C13         | 15.00   | 22.17      | 22.21        | N 07.48.47 W 84.41.50  |
| C14         | 275.00  | 52.87      | 52.59        | N 44.38.28 W 10.58.25  |
| C15         | 15.00   | 6.51       | 6.46         | S 51.35.46 E 24.53.05  |
| C16         | 15.00   | 7.52       | 7.83         | N 79.10.15 W 30.15.55  |
| C17         | 15.00   | 31.28      | 48.45        | S 67.35.30 E 53.25.28  |
| C18         | 55.00   | 40.31      | 39.41        | N 19.53.01 W 41.59.29  |
| C19         | 55.00   | 40.17      | 38.29        | N 22.02.12 E 41.50.49  |
| C20         | 55.00   | 13.01      | 30.88        | N 70.34.28 E 55.13.33  |
| C21         | 15.00   | 11.81      | 11.51        | N 75.38.10 E 45.08.11  |
| C22         | 15.00   | 3.49       | 3.44         | N 48.29.38 E 13.10.53  |
| C23         | 375.00  | 89.82      | 89.82        | N 34.35.04 E 10.38.13  |
| C24         | 375.00  | 46.48      | 46.45        | N 25.42.55 E 7.08.05   |
| C25         | 15.00   | 5.10       | 5.07         | N 12.26.00 E 19.27.47  |
| C26         | 15.00   | 11.88      | 11.88        | S 09.58.14 W 14.28.15  |
| C27         | 55.00   | 42.15      | 41.13        | N 39.07.38 E 43.54.34  |
| C28         | 55.00   | 180.78     | 109.35       | S 74.35.58 W 55.03.23  |
| C29         | 15.00   | 48.97      | 48.97        | S 81.23.45 W 78.27.47  |
| C30         | 15.00   | 20.54      | 18.57        | N 17.54.22 W 80.08.50  |
| C31         | 15.00   | 20.98      | 19.31        | N 50.08.28 W 18.44.18  |
| C32         | 155.00  | 42.48      | 42.44        | N 30.08.28 W 18.44.18  |
| C33         | 155.00  | 43.20      | 43.08        | N 34.15.19 W 15.58.02  |
| C34         | 155.00  | 43.20      | 43.08        | N 18.17.17 W 15.58.02  |
| C35         | 155.00  | 43.20      | 43.08        | S 34.14.08 W 28.30     |
| C36         | 155.00  | 13.72      | 13.72        | N 08.11.58 E 8.04.21   |
| C37         | 325.00  | 31.02      | 31.01        | S 13.28.10 W 5.28.05   |
| C38         | 325.00  | 42.47      | 42.47        | S 38.47.10 E 140.82    |
| C39         | 325.00  | 46.47      | 46.43        | S 28.39.30 W 8.11.32   |
| C40         | 325.00  | 11.24      | 11.24        | S 33.28.42 E 8.08.52   |
| C41         | 15.00   | 25.45      | 25.41        | S 10.25.42 E 90.03.00  |
| C42         | 475.00  | 28.35      | 28.35        | N 59.58.41 W 9.05.38   |
| C43         | 525.00  | 46.83      | 46.81        | N 51.58.11 W 5.05.37   |
| C44         | 525.00  | 26.81      | 26.81        | S 09.09.19 W 50.57.01  |
| C45         | 15.00   | 25.56      | 25.51        | N 79.34.08 E 90.50.00  |
| C46         | 15.00   | 27.73      | 23.94        | N 13.02.04 W 109.54.21 |
| C47         | 655.00  | 20.16      | 20.16        | S 49.38.45 E 5.00      |
| C48         | 655.00  | 20.25      | 20.25        | S 49.06.58 E 1.44.42   |
| C49         | 655.00  | 14.23      | 14.23        | N 47.37.49 W 1.13.34   |
| C50         | 655.00  | 5.02       | 5.02         | S 46.45.28 W 13.22.07  |
| C51         | 655.00  | 5.02       | 5.02         | N 45.13.13 W 2.33.24   |
| C52         | 655.00  | 25.34      | 25.33        | N 42.51.01 W 2.10.59   |
| C53         | 270.70  | 4.40       | 4.40         | S 41.28.10 E 0.55.51   |
| C54         | 270.70  | 13.48      | 13.48        | S 40.50.34 E 1.20.30   |
| C55         | 200.00  | 8.54       | 8.54         | N 33.32.17 E 2.28.36   |
| C56         | 200.00  | 24.31      | 24.29        | S 38.15.29 W 6.57.48   |
| C57         | 200.00  | 26.81      | 24.79        | S 45.17.37 W 7.05.28   |
| C58         | 200.00  | 3.26       | 3.26         | S 49.18.59 W 0.58.03   |
| C59         | 15.00   | 25.48      | 25.53        | N 43.14.08 E 97.10.59  |
| C60         | 225.00  | 35.13      | 35.08        | N 43.37.34 W 8.55.42   |
| C61         | 15.00   | 21.84      | 19.81        | S 02.10.29 W 82.39.24  |
| C62         | 425.00  | 143.88     | 143.17       | N 31.51.42 E 18.23.35  |
| C63         | 15.00   | 28.50      | 26.40        | N 78.35.58 E 106.52.07 |
| C64         | 105.00  | 109.41     | 104.53       | S 19.06.57 E 59.42.07  |
| C65         | 275.00  | 114.39     | 113.57       | N 22.39.07 E 22.50.01  |
| C66         | 1174.54 | 348.85     | 345.48       | S 25.49.21 W 17.40.20  |
| C67         | 1174.54 | 100.42     | 100.39       | N 47.14.77 E 5.07.00   |
| C68         | 1255.40 | 15.40      | 15.40        | S 48.48.49 W 0.47.19   |
| C69         | 1255.40 | 125.39     | 125.34       | N 45.34.03 E 5.43.22   |
| C70         | 1255.40 | 48.88      | 48.88        | N 35.08.38 E 2.13.51   |
| C71         | 1255.40 | 126.14     | 126.09       | S 39.08.17 W 9.45.25   |
| C72         | 1255.40 | 48.61      | 48.61        | N 30.56.11 E 2.07.38   |
| C73         | 1255.40 | 50.05      | 50.05        | S 28.43.50 W 2.17.04   |
| C74         | 1255.40 | 50.14      | 50.14        | N 28.25.38 E 2.17.19   |
| C75         | 1255.40 | 50.03      | 50.03        | S 24.08.29 W 2.17.01   |
| C76         | 1255.40 | 19.47      | 19.47        | N 22.34.19 E 0.53.18   |
| C77         | 1255.40 | 23.24      | 23.24        | N 21.41.14 E 0.24.32   |
| C78         | 1255.40 | 50.00      | 50.00        | N 22.15.54 E 0.57.47   |
| C79         | 1255.40 | 1.80       | 1.80         | N 42.38.54 E 0.04.56   |
| C80         | 10.00   | 2.34       | 2.34         | S 45.51.43 E 13.24.59  |
| C81         | 10.00   | 3.54       | 3.54         | N 62.40.05 W 20.23.53  |
| C82         | 10.00   | 4.63       | 4.63         | S 41.23.58 E 1.40.43   |
| C83         | 165.00  | 5.17       | 5.17         | N 43.08.10 W 1.47.40   |
| C84         | 10.00   | 13.67      | 13.67        | N 08.21.46 W 86.18.27  |
| C85         | 50.00   | 34.60      | 33.60        | N 24.33.53 W 32.31.10  |
| C86         | 50.00   | 33.59      | 33.16        | N 26.55.21 E 32.04.42  |
| C87         | 50.00   | 10.05      | 10.04        | N 08.03.11 E 35.35.39  |
| C88         | 50.00   | 10.05      | 10.04        | N 03.50.28 W 9.35.35   |
| C89         | 1255.40 | 13.31      | 13.31        | N 42.19.13 E 0.30.26   |
| C90         | 1255.40 | 11.57      | 11.57        | S 41.45.02 E 1.14.52   |
| C91         | 1174.54 | 84.61      | 84.60        | S 22.50.04 W 4.29.20   |
| C92         | 150.00  | 48.78      | 48.84        | N 71.27.04 W 18.37.24  |
| C93         | 50.00   | 19.32      | 19.24        | N 53.40.50 E 16.27.05  |
| C94         | 50.00   | 13.31      | 13.31        | S 22.44.25 W 0.03.44   |
| C95         | 1255.40 | 15.47      | 15.47        | N 22.54.59 E 0.17.23   |
| C96         | 50.00   | 37.77      | 37.77        | S 84.17.08 E 1.14.52   |
| C97         | 1255.40 | 5.00       | 5.00         | S 46.18.53 W 0.13.42   |

| LINE TABLE |              |          |
|------------|--------------|----------|
| LINE       | BEARING      | DISTANCE |
| L1         | N 49.46.54 E | 6.53     |
| L2         | N 49.46.54 E | 27.24    |
| L3         | N 49.46.54 E | 5.25     |
| L4         | N 49.46.54 E | 22.08    |
| L5         | N 49.46.54 E | 64.35    |
| L6         | N 49.44.40 E | 11.00    |
| L7         | S 64.04.50 W | 18.27    |
| L8         | S 25.55.45 W | 10.00    |
| L9         | N 84.06.30 W | 122.71   |
| L10        | S 49.38.35 W | 5.00     |
| L11        | N 40.13.05 W | 4.98     |
| L12        | S 49.39.29 W | 67.75    |
| L13        | S 27.12.44 W | 17.82    |
| L14        | S 50.17.25 W | 110.78   |
| L15        | S 40.13.08 E | 5.99     |
| L16        | S 40.13.08 E | 5.01     |
| L17        | N 50.17.25 E | 112.74   |
| L18        | N 27.12.44 E | 17.88    |
| L19        | N 42.39.29 E | 65.79    |
| L20        | N 40.13.05 W | 5.02     |
| L21        | S 49.47.08 W | 5.00     |
| L22        | N 40.13.05 W | 5.00     |
| L23        | S 49.46.53 W | 111.25   |
| L24        | S 51.38.32 W | 16.58    |
| L25        | S 50.39.47 W | 114.86   |
| L26        | S 39.09.13 E | 4.43     |
| L27        | N 50.39.47 E | 112.23   |
| L28        | N 61.38.32 E | 16.53    |
| L29        | N 49.46.54 E | 112.29   |
| L30        | N 34.15.19 W | 5.00     |
| L31        | N 47.49.44 E | 104.38   |
| L32        | S 47.49.44 W | 105.15   |
| L33        | N 41.25.43 W | 5.04     |
| L34        | N 40.13.05 W | 5.00     |
| L35        | S 34.14.08 W | 28.30    |
| L36        | N 20.11.35 E | 37.47    |
| L37        | S 47.02.18 E | 5.00     |
| L38        | S 38.47.10 E | 140.82   |
| L39        | S 88.57.30 E | 130.85   |
| L40        | N 47.04.37 E | 129.21   |
| L41        | S 40.13.05 E | 16.48    |
| L42        | N 40.13.05 W | 19.00    |
| L43        | N 47.27.25 E | 215.67   |
| L44        | N 40.09.19 W | 50.57    |
| L45        | S 49.38.35 W | 16.86    |
| L46        | N 40.13.05 W | 5.00     |
| L47        | S 49.38.45 E | 5.00     |
| L48        | N 49.38.35 E | 20.00    |
| L49        | S 40.09.19 E | 56.76    |
| L50        | S 20.15.24 W | 13.22    |
| L51        | S 82.08.22 E | 8.52     |
| L52        | S 87.50.07 E | 8.21     |
| L53        | S 21.42.10 E | 0.31     |
| L54        | S 29.09.41 W | 19.93    |
| L55        | S 44.27.18 W | 18.06    |
| L56        | S 65.46.28 E | 115.30   |
| L57        | N 68.45.28 W | 158.48   |

| LOT TABLE |              |        |
|-----------|--------------|--------|
| LOT #     | SQ. FEET     | ACRES  |
| A90       | 31,943.55    | 0.73   |
| A91       | 10,951.14    | 0.25   |
| A92       | 3,723.44     | 0.09   |
| A93       | 2,633.44     | 0.06   |
| A94       | 2,633.98     | 0.06   |
| A95       | 2,652.43     | 0.06   |
| A96       | 2,755.86     | 0.06   |
| A97       | 2,924.84     | 0.07   |
| A98       | 4,448.13     | 0.10   |
| A99       | 2,875.15     | 0.07   |
| A100      | 2,022.51     | 0.05   |
| A101      | 2,015.38     | 0.05   |
| A102      | 2,425.46     | 0.06   |
| A103      | 1,977.17     | 0.05   |
| A104      | 3,365.48     | 0.08   |
| A105      | 2,804.98     | 0.06   |
| A106      | 2,804.98     | 0.06   |
| A107      | 3,394.06     | 0.08   |
| A108      | 3,791.99     | 0.09   |
| A109      | 2,849.95     | 0.07   |
| A110      | 2,828.86     | 0.06   |
| A111      | 3,684.71     | 0.08   |
| A112      | 5,128.27     | 0.12   |
| A113      | 2,897.35     | 0.07   |
| A114      | 2,897.35     | 0.07   |
| A115      | 2,897.35     | 0.07   |
| A116      | 3,920.39     | 0.09   |
| A117      | 4,011.34     | 0.09   |
| A118      | 1,798.33     | 0.04   |
| A119      | 1,741.54     | 0.04   |
| A120      | 2,695.34     | 0.06   |
| A121      | 1,818.87     | 0.04   |
| A122      | 1,620.62     | 0.04   |
| A123      | 1,620.00     | 0.04   |
| A124      | 1,620.00     | 0.04   |
| A125      | 2,500.00     | 0.06   |
| A126      | 2,500.00     | 0.06   |
| A127      | 1,620.00     | 0.04   |
| A128      | 1,620.00     | 0.04   |
| A129      | 2,420.01     | 0.06   |
| A130      | 4,459.31     | 0.10   |
| A131      | 6,250.00     | 0.14   |
| A132      | 6,250.00     | 0.14   |
| A133      | 6,250.00     | 0.14   |
| A134      | 6,443.43     | 0.15   |
| A135      | 5,911.83     | 0.13   |
| A136      | 7,862.09     | 0.18   |
| A137      | 1,811.89     | 0.04   |
| A138      | 5,294.08     | 0.12   |
| A139      | 6,250.00     | 0.14   |
| A140      | 6,250.00     | 0.14   |
| A141      | 6,540.49     | 0.15   |
| A142      | 6,823.64     | 0.16   |
| A143      | 11,288.40    | 0.26   |
| A144      | 6,594.85     | 0.15   |
| A145      | 6,628.07     | 0.15   |
| A146      | 10,001.07    | 0.23   |
| A147      | 10,114.36    | 0.23   |
| A148      | 6,247.57     | 0.14   |
| A149      | 8,641.12     | 0.20   |
| A150      | 8,035.48     | 0.18   |
| A151      | 6,907.88     | 0.16   |
| A152      | 6,709.82     | 0.15   |
| A153      | 6,572.53     | 0.15   |
| A154      | 6,531.88     | 0.15   |
| A155      | 6,457.59     | 0.15   |
| A156      | 6,535.59     | 0.15   |
| A157      | 6,381.60     | 0.15   |
| A158      | 6,619.24     | 0.15   |
| A159      | 6,679.24     | 0.15   |
| A160      | 6,679.24     | 0.15   |
| A161      | 6,060.48     | 0.14   |
| A162      | 6,078.97     | 0.14   |
| A163      | 6,242.18     | 0.14   |
| A164      | 6,349.15     | 0.15   |
| A165      | 8,942.62     | 0.21   |
| A166      | 27,280.98    | 0.63   |
| TOTAL     | 6,104,582.88 | 139.54 |

- 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
- CT CRIMPED TOP  
OT OPEN TOP  
IPF IRON PIN FOUND  
IPFC IRON PIN SET  
C CONCRETE MONUMENT FOUND  
S SPIKE NAIL SET  
R.O.W. RIGHT-OF-WAY  
F FIELD MEASUREMENT  
P PLAT DIMENSION  
B BARBED WIRE FENCE  
E EXISTING OVERHEAD ELECTRIC LINES  
P POWER POLE AND  
G GUY WIRE



SCALE: 1" = 50'



THIS DRAWING IS THE PROPERTY OF BASELINE SURVEYING & DESIGN, LLC.  
IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON.  
NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF BASELINE SURVEYING & DESIGN, LLC.



DICKSON PLACE SUBDIVISION  
PHASE 2A  
SEC. 28 T. 20 N. R. 27 E.  
OPELIKA, LEE COUNTY, ALABAMA  
SCALE: 1" = 50' FEBRUARY 4, 2025  
ARTHUR R. NETTLES, AL. PLS. REG. NO. 23346  
ALABAMA CERT. OF AUTH. CA. NO. 922

CHECKED/CHIEF RAB  
DRAWN CSM  
JOB NO. B75923.04





Agenda Item

**I-13**

Summit Point  
Preliminary Plat







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



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

**SITE ADDRESS:** 0 LEE RD 391  
**PROPERTY OWNER:** EDGAR HUGHSTON BUILDER INC.  
**APPLICANT/AUTHORIZED REPRESENTATIVE:** TYLER FINDLEY with Edgar Hughston Builder Inc  
**MAILING ADDRESS:** 6053 VETERANS PKWY, STE 300 COLUMBUS GA 31909  
**PHONE NUMBER:** 706.568.7650 **FAX NUMBER:** \_\_\_\_\_  
**EMAIL ADDRESS:** tfindley@hughstonhomes.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: Summit PointeCurrent Land Use: VacantCurrent Zoning: naProposed use of the Subdivision: R1 - single family

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

Number of Lots: 46 x \$3.00 = \$ 138Number of APO: 14 x \$7.00 = \$ 98  
(Adjacent Property Owners)Fee: \$75.00**TOTAL** = \$236**PAID** \_\_\_\_\_

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

**OWNERS/AUTHORIZED  
REPRESENTATIVE SIGNATURE:**

(PRINT NAME) Tyler FindleyDATE 03/25/2024

## AUTHORIZED TO ACT AS APPLICANT FOR PROPERTY OWNER

I, \_\_\_\_\_, being owner/authorized manager of the property(s) as described in this Subdivision Application hereby authorize

\_\_\_\_\_ to act as my representative in all decisions concerning the subdivision of my property(s) before the Opelika Planning Commission and City Council.

Property Owner's Signature \_\_\_\_\_ Date \_\_\_\_\_

STATE OF ALABAMA  
COUNTY OF LEE

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

that \_\_\_\_\_, whose name is signed to the foregoing document, and who is known to me or acknowledged before me on this day, that being informed of the contents of said document, did execute the same voluntarily on the day that bears the same date.

Given my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_,

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

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

## SUBDIVISION APPLICATION REQUIREMENTS AND INFORMATION

1. Application due 1<sup>st</sup> Tuesday of each month. (Meeting 4<sup>th</sup> Tuesday of each month at 3:00 PM CT; Work Session is 4<sup>th</sup> Tuesday each month at between 2:00 and 2:45 PM CT before each PC Meeting, start times may vary depending on what must be covered during the Work Session. Times for each session are given in the agenda documents).
2. Application signed by property owner and/or authorized applicant.
3. Complete the 'Authorization to Act as Applicant', if applicable
4. Provide copy of the current Deed for the subdivision property
5. Provide a List of adjacent property owners on separate sheet.
6. Submit 26 copies of the plat (21 - 11 x 17 if legible; 4 - 24 x 36; 1 - 8 x 11). Copies must accompany and be made part of this application.
7. For preliminary plat approval only or preliminary & final approval combined, if allowed: **\$75 application fee, plus \$7.00 each certified letter, plus \$3 each lot** in subdivision. Checks payable to City of Opelika. For final plat approval only or administrative plat approval only: \$75 application fee.
8. Approval of a preliminary plat by the Planning Commission shall be effective for 24 months unless the applicant request and the Planning Commission grants an extension; if approval for final plat has not be granted within 24 months the Preliminary approval shall automatically be extended for a period of 12 months from the date of approval if such Final Plat of pat of the subdivision. .
9. Final plat approval shall not be given at the same Planning Commission meeting when preliminary approval is requested if public infrastructure improvements are required. When public improvements are required 20 days must lapse between preliminary and final approval.



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

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**Meeting Date:** May 27, 2025

**Subdivision:** Summit Pointe

**Agenda Item #:** I-13

**Action Requested:** Preliminary Approval

**Location of Property:** 2800 block of Lee Road 391 (Old Columbus Road)

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

**Current Land Use:** Undeveloped

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

**Flood Zone:** FEMA Map # 01080C0230G Nov 2, 2011  
No portion of property falls within a designated flood zone.  
In Zone X (outside the 0.2% annual chance floodplain)

**Staff Comments:**

The applicant is requesting preliminary plat approval for 46 lots located in the Planning Jurisdiction. The development is located on the north side of Lee Road 391 adjacent to city limits of Opelika. The developer had originally submitted an annexation request, but withdrawn it because the subdivision would not meet fire access requirements for the City of Opelika. The proposed lots would be on septic tanks.

The development includes 45 lots that range in size from 1.00 to 6.54 acres. The development also includes a 9.23 acre lot (Lot 500) designated as non-buildable with detention ponds located on it. The lots have the following minimum standards per the plat:

|                     |        |
|---------------------|--------|
| Lot Width:          | 100 ft |
| Front Setback:      | 50 ft  |
| Side Setback:       | 25 ft  |
| Rear Setback:       | 50 ft  |
| Side on St Setback: | 50 ft  |

In the Planning Jurisdiction, the minimum lot size is 15,000 sf (R-2 standards apply concerning lot size.). Lot 14 (2.63 acres) is a flag lots with a 30 foot wide pole section (driveway) extending

to the new street. The lots meet the minimum 15,000 square foot lot size requirement for a subdivision in the planning jurisdiction.

The development is proposing a traditional rural style road without curb and gutter. This road is approximately 4,000 feet in length. This greatly exceeds the block length allowed in the Subdivision Regulation. The topography, property shape and configuration of adjacent properties makes new blocks difficult to create. The applicant has proposed a mid-block cul-de-sac that would allow turnarounds around halfway through the development. While this is not optimal, it may be a less burdensome method to achieve some of the goals. Lots 1 and 45 should take access off the new street to reduce the number of curb cuts on Old Columbus Road.

As this plat does not meet the fire access requirements of the City of Opelika, the Planning Department recommends that individual lots or the rest of the development be annexed in after development unless the infrastructure meets all city standards and regulations.

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

1. This plat will need to be approved by Lee County Planning Commission.
2. Add a signature line for the City Planner, Planning Chair, the City Engineer, Opelika Power Services, Opelika Water Board, and Public Works.
3. Lots 1 and 45 shall take access off the new road.
4. All utilities shall be underground.

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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 for review and approval. Once this approval and all other utility approvals have been met, a Land Disturbance Permit will be issued in concurrence with any applicable State and Federal Permits.

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

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



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## **Opelika Water Report**

Water service is available from an 8" main on the north side of Old Columbus Rd.

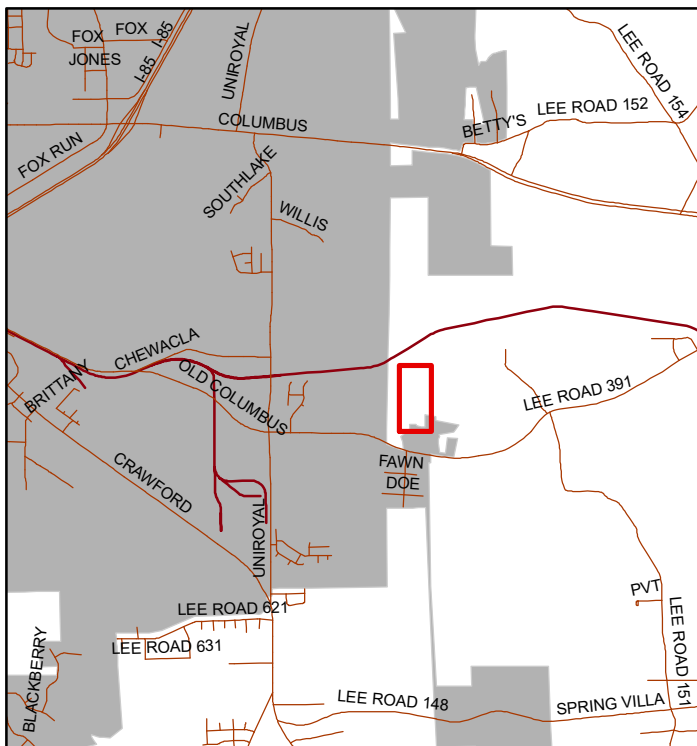
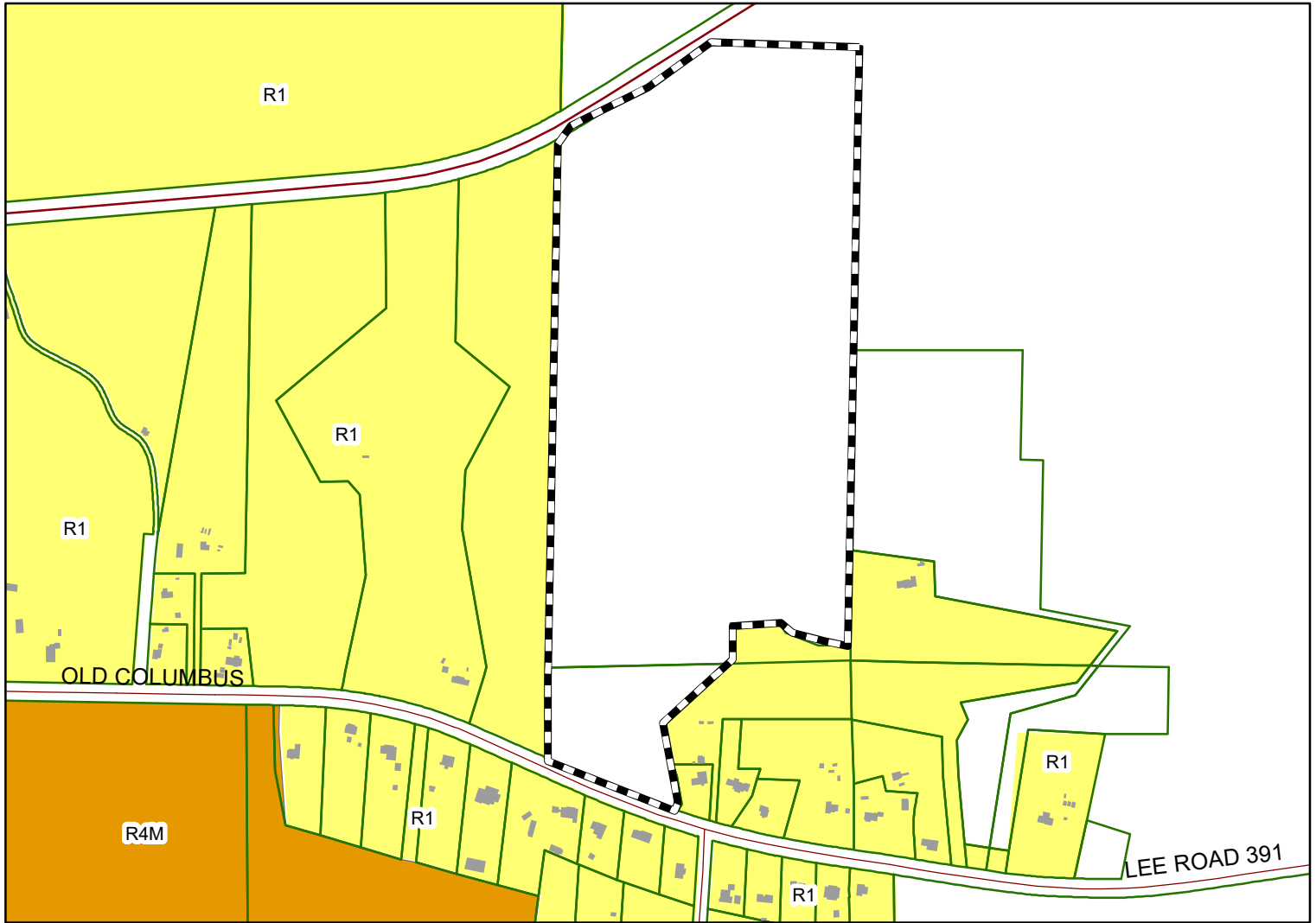
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## **Opelika Power Services Report**

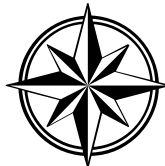
This Property is outside of the Opelika Power service territory.

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# SUMMIT POINTS SUBDIVISION 2820 BLOCK OLD COLUMBUS ROAD PRELIMINARY PLAT, I-12



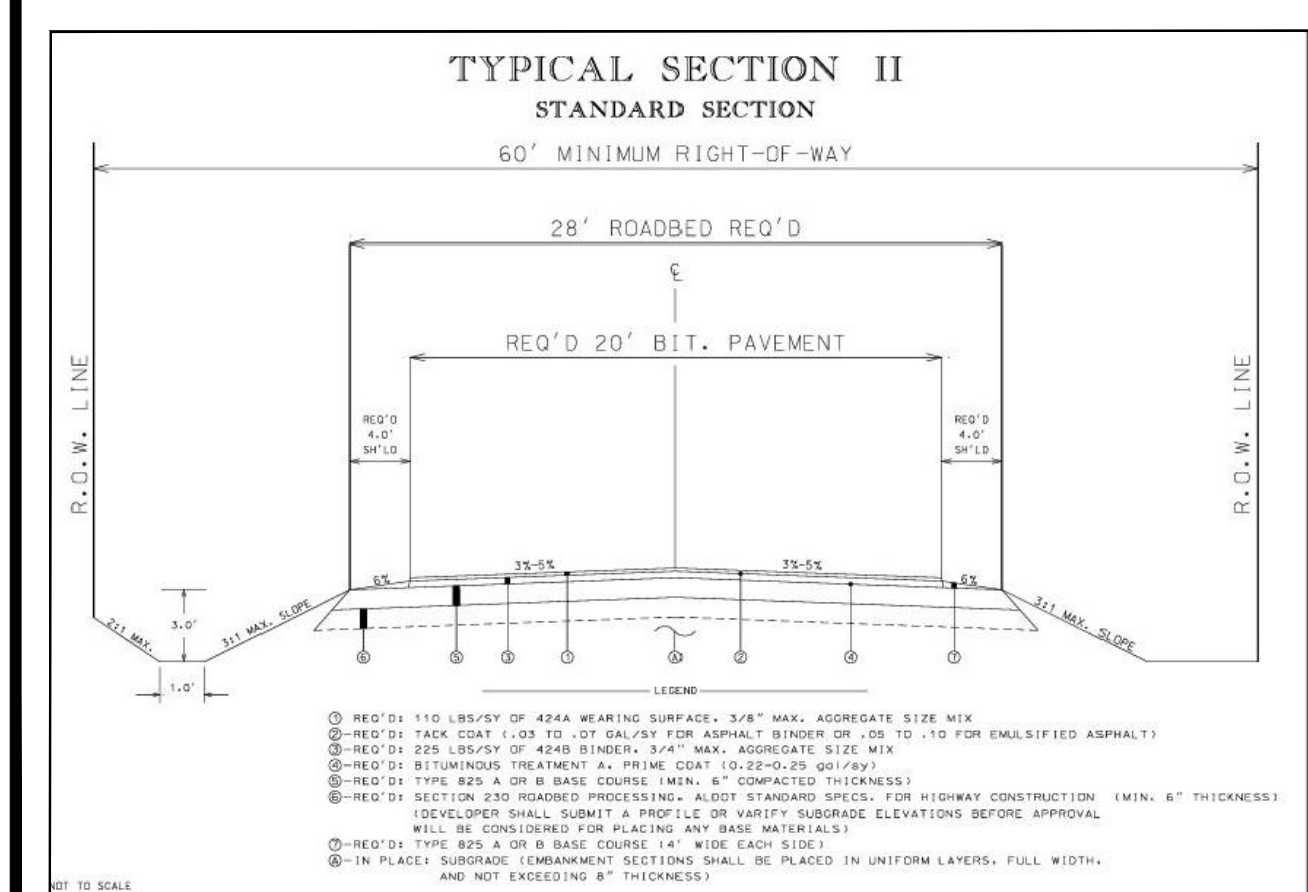
The applicant is requesting preliminary approval for 46 lots located in Lee County. Minimum lot size in Lee County is 15,000 square feet. The lots are one acre (43,560 sf). This item was tabled at the April 22nd PC meeting. Adjacent property owners had questions about water pressure.



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





CS-100







Agenda Item  
**J14**  
Comprehensive  
Plan 2040





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

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**Meeting Date:** May 27, 2025

**Agenda Title:** Comprehensive Plan

**Agenda Item #:** J-14

**Staff Comments:**

This request is to approve the new City of Opelika 2014 Comprehensive Plan. Below are the modifications from the last draft.

1. Throughout – confirmed / fixed font print errors
2. Throughout – checked maps / export quality
3. Intro Spread – added “Welcome to Opelika” photo
4. p. 32 – beneath “Residential Growth” added: *Areas adjacent to the Southern Union State Community College should also be planned to include student-oriented housing options to accommodate the student population.*
5. P. 36 – Opportunity Zones Map – confirmed boundary and added source data to map
6. P. 47 – revised Site 3 text: *The site is currently occupied by a motel. Given its proximity to I-85 and the interchange, the site presents an opportunity for a more intense use, such as a higher capacity hotel, similar to those located at I-85/Gateway Drive interchange (Exit 58).*
7. P. 59 – added text as follows: *Collaborate with Auburn University and LRPT to expand fixed-route Tiger Transit service to Southern Union State Community College. Many students take classes at both Southern Union and Auburn University, but face challenges commuting due to limited transportation options. Expanding Tiger Transit would improve connectivity between the two campuses and support regional goals to establish more reliable, fixed-route transit service, as identified in the Auburn-Opelika 2045 Long Range Transportation Plan.*





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

RESOLUTION APPROVING OPELIKA 2040 COMPREHENSIVE PLAN

WHEREAS, Section 11-52-8 of the *Code of Alabama* provides that it shall be the function and duty of the Planning Commission to make and adopt a “master plan” for the physical development of the municipality; and

WHEREAS, the City of Opelika has engaged in comprehensive planning beginning in 1961 with regular updates and revisions leading to the 2020 Comprehensive Plan and 2030 Master Plan; and

WHEREAS, the City of Opelika endeavored to create a new long range master plan, known as “Opelika 2040 Comprehensive Plan”; and

WHEREAS, the purpose of this new document was to meet long-term needs of Opelika by giving consideration to development patterns, changes to population and demographic trends, and shifts in the economy; and to devise innovative solutions and modern approaches which promote best practices, create desired community outcomes, and minimize the adverse effects of said changes; and

WHEREAS, the City of Opelika, in concert with Houseal Lavigne Associates, a national planning firm specializing in comprehensive planning, has prepared the Opelika 2040 Comprehensive Plan, which will, in accordance with the present and future needs, promote the health, safety, morals, order, convenience, prosperity and general welfare of the City of Opelika; and

WHEREAS, every effort has been made to provide citizens with the opportunity to comment on Opelika 2040 Comprehensive Plan; and

WHEREAS, the City of Opelika and the Planning Commission conducted multiple open houses, stakeholder meetings, and a public hearing on May 1, 2025, to receive comments on the proposed plan; and

WHEREAS, the Planning Commission has complied with all laws of the State of Alabama and procedures for the adoption of a master plan.

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

1. That the Planning Commission of the City of Opelika hereby adopts the master plan known as “Opelika 2040 Comprehensive Plan”, including without limitation each of the maps

and descriptive matters contained therein, a copy of which master plan is attached hereto as Exhibit “A” and is incorporated herein and made a part of this resolution as if set forth herein in full.

2. That the Secretary of the Planning Commission is hereby authorized and directed to deliver a copy of said Plan to the City Council to be used by the City Council in the determination of developmental decisions.

ADOPTED AND APPROVED this the \_\_\_\_ day of \_\_\_\_\_, 2025.

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

ATTEST:

\_\_\_\_\_  
SECRETARY