CITY OF OPELIKA
PLANNING COMMISSION
REGULAR MEETING AGENDA

300 Martin Luther King Blvd.

June 24, 2025

TIME: 3:00 PM

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

II. APPROVAL OF MINUTES

A. May 27, 2025 Minutes

III. UPDATE ON PREVIOUS PC CASES

IV. NEW BUSINESS

B. **FINAL PLAT**

1. Drakes Landing Section 2, Phase 3 SD, 30 lots, Fuzzy Falls, Mark Strozier, authorized representative for Edger Hughston Builders, Inc., final approval.
2. Wyndham Village Phase 3, Section 2 SD, 39 lots, Wyndham Way, Mark Strozier, authorized representative for Edger Hughston Builders, Inc., final approval.

C. **CONDITIONAL USE – Public Hearing**

3. Trent Scarborough, authorized representative for East Alabama Mental Health, 1708 Corporate Drive, C-2, Addition to Group Home for Integrea Health.
4. Bradley Prichard, authorized representative of Opelika Custard RE LLC, property owner, Fox Run Parkway & West Point Parkway, C-3, GC-P, Culver's restaurant
5. Dave King, authorized representative of King Automobiles, Inc., Northwest corner of Dunlop Drive & Hwy 280, C-3, GC-P, Commercial retail.
6. Dave King, authorized representative of King Automobiles, Inc., Front Corner of Highway 280 and Dunlop Drive, C-3, GC-P, Commercial retail.

D. **REZONING - Public Hearing**

7. Rezoning Request, 208 acres, Hayes Eiford, PE (Samford Group, LLC), authorized representative for Freeman JJLP, property owners, accessed from Columbus Parkway and Wildwood Drive (secondary access), Rezone from R-1 and C-3 to PUD (Bridgewater PUD).

E. **ANNEXATION, AMENDMENTS TO THE FUTURE LAND USE MAP, and REZONING - Public Hearing**

8. (a) Annexation, Hayes Eiford, PE, authorized representative for Rebecca Walton Young and Oline Walton Price, property owners, 32.3 acres, accessed from Old Columbus Road.

(b) Amendment to Future Land Use Map, South Uniroyal Road and Old Columbus Road, 174.2 acres, from a low-density residential and manufacturing land use category to a mixed-use land use category.

(c) Rezoning Request, Hayes Eiford, PE (Samford Group, LLC), authorized representative for Rebecca Walton Young and Oline Walton Price, property owners, accessed from South Uniroyal Road and Old Columbus Road, 174.2 acres, from R-1 and M-1 to PUD (Mayfair PUD).

F. Bed and Breakfast Text Amendment - Alternative

9. Bed and Breakfast Uses - A public hearing to consider a recommendation to the City Council on proposed text amendments to the Zoning Ordinance: Additions and revisions to definitions in Section 2.2 Definitions; revisions to Section 3.1 Building Permit Required; revisions to 7.3 C. Use Categories (matrix table); revisions to Section 8.11.1 Temporary Structures/Temporary Uses; and add new section: Section 8.28.4 Bed and Breakfast- An alternative proposal to text amendment currently on the table.

V. OLD BUSINESS

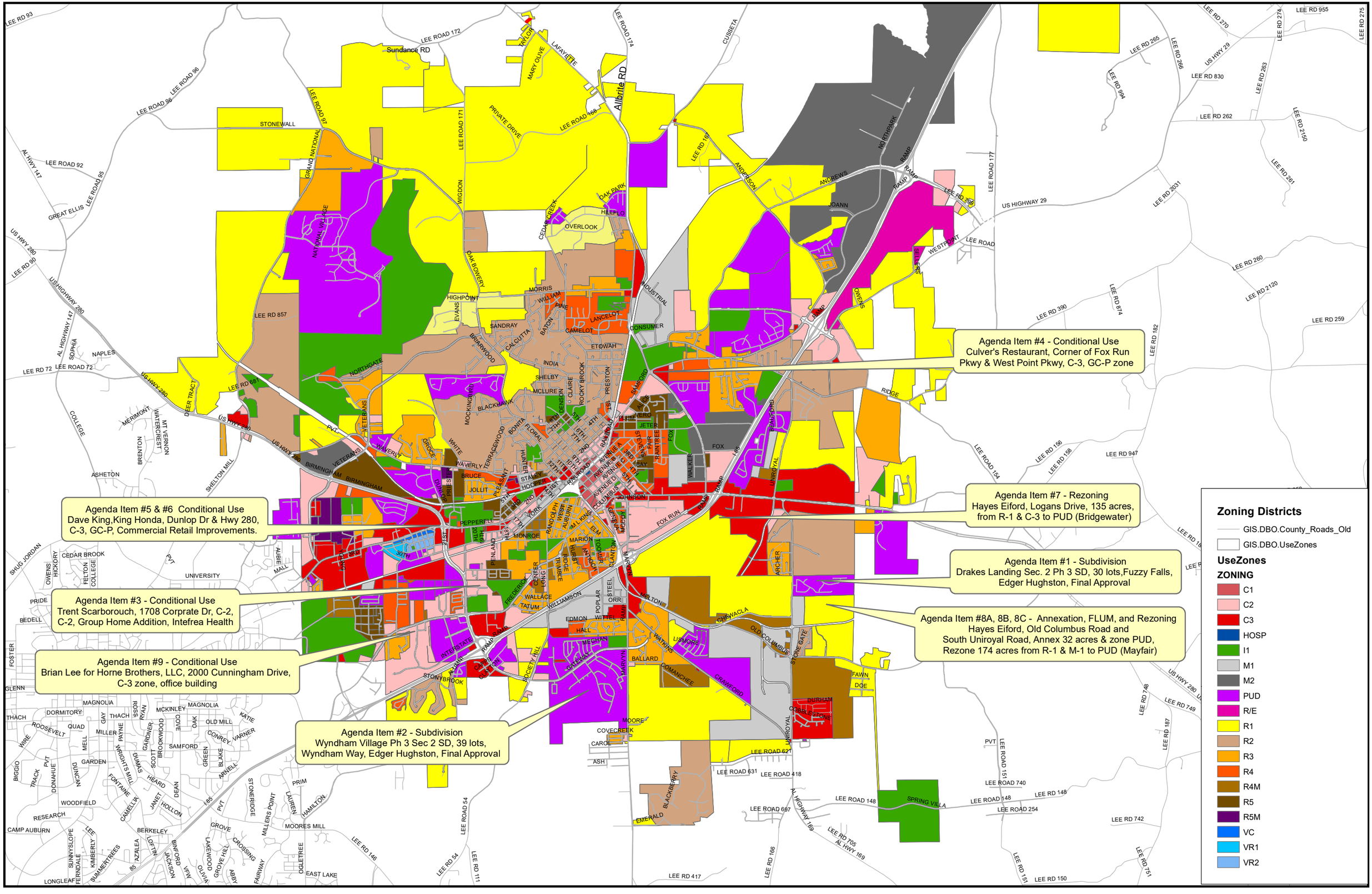
G. **CONDITIONAL USE - Public Hearing**

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

H. **TEXT AMENDMENTS TO THE ZONING ORDINANCE - Public Hearin**g

11. Bed and Breakfast Uses - A public hearing to consider a recommendation to the City Council on proposed text amendments to the Zoning Ordinance: Additions and revisions to definitions in Section 2.2 Definitions; revisions to Section 3.1 Building Permit Required; revisions to 7.3 C. Use Categories (matrix table); revisions to Section 8.11.1 Temporary Structures/Temporary Uses; and add new section: Section 8.28.4 Bed and Breakfast *(This item was tabled at the March 25th Planning Commission meeting)*

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


Agenda Item #4 - Conditional Use
Culver's Restaurant, Corner of Fox Run Pkwy & West Point Pkwy, C-3, GC-P zone
Agenda Item #7 - Rezoning
Hayes Eiford, Logans Drive, 135 acres, from R-1 & C-3 to PUD (Bridgewater)
Agenda Item #5 & #6 Conditional Use
Dave King,King Honda, Dunlop Dr & Hwy 280, C-3, GC-P, Commercial Retail Improvements.
Agenda Item #1 - Subdivision
Drakes Landing Sec. 2 Ph 3 SD, 30 lots,Fuzzy Falls, Edger Hughston, Final Approval
Agenda Item #3 - Conditional Use
Trent Scarborough, 1708 Corprate Dr, C-2, C-2, Group Home Addition, Intefrea Health
Agenda Item #8A, 8B, 8C - Annexation, FLUM, and Rezoning
Hayes Eiford, Old Columbus Road and South Uniroyal Road, Annex 32 acres & zone PUD, Rezone 174 acres from R-1 & M-1 to PUD (Mayfair)
Agenda Item #9 - Conditional Use
Brian Lee for Horne Brothers, LLC, 2000 Cunningham Drive, C-3 zone, office building
Agenda Item #2 - Subdivision
Wyndham Village Ph 3 Sec 2 SD, 39 lots, Wyndham Way, Edger Hughston, Final Approval
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.
May 27, 2025
TIME: 3:00 PM

I. APPROVAL OF MINUTES

The City of Opelika Planning Commission held its regular monthly meeting on May 27, 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: Chair Lucinda Cannon, Mayor Gary Fuller, Mr. Sheldon Whittelsey, Dr. Arturo Menefee, Mrs. Leigh Whatley, Mr. Michael Hilyer, and Mr. John Sweatman.

MEMBERS ABSENT: Mr. Jay Walters, Councilman George Allen

STAFF PRESENT: Mr. Matt Mosley, Planning Director
Mrs. Rachel Dennis, Planner
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.

Approval of Planning Commission Minutes April 22, 2025

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

II. UPDATE ON PREVIOUS CASES

Mr. Mosley stated that the City Council voted against the change to the temporary use section, which pertains to celebration events and bed and breakfast uses at the May 20, 2025, meeting. The City Council also voted to approve the rezoning from R-1 to R-3 for the Perry property on Anderson Road.

Mayor Fuller inquired whether the Perry property rezoning had been a negative recommendation from the Planning Commission.

Mr. Mosley affirmed that there had been a negative recommendation from the commission.

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.

Mr. Mosley presented the staff report to the Planning Commission for the preliminary plat approval of The Willows, Number Two located on Catherine Drive. He stated the applicant is requesting a 56-lot subdivision zoned R3. Originally approved in 2019 as the Stephens Woods Phase Six, with the first Phase built in 2020 or 2021, The Willows is a continuation of other phases in Stephens Woods. The initial approval has expired, so it is back before the Planning Commission. The lots in this development range from 10,000 sf to 3.5 acres. 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

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

- Construction of infrastructure and utilities will be monitored and approved prior to final plat acceptance.
- The road names shall 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 about this proposed Preliminary Plat.

Chair Cannon opened the public hearing.

Blake Rice, representing BSI and a resident of Cussetta, AL, asked the commission to consider removing the North-South connection stub.
Mr. Mosley clarified to the commission that Mr. Rice is asking to remove the northern connection to the property that was for Phase Two of The Chimneys, which has expired but will be developed at some point. The City already has a connection to the development and therefore it would be redundant.

Chair Cannon closed the public hearing.

Motion for preliminary plat approval with staff recommendations to include the East-West connections and also to approve the elimination of North-South connectivity.

RESULT:	**Passed**
MOVER:	Director John Sweatman
SECONDER:	Sheldon Whittelsey
DISCUSSION	Chair Cannon asked if there would need to be two votes for this motion; one for the plat approval and one for the removal of the north stub. Mr. Mosley stated that this was just for preliminary plat approval. Mr. Mosley and Mr. Parker further explained details about the history of the original plat and stated that a more valuable East-West connection will be made when The Chimneys subdivision is built. Neither Mr. Parker, nor Mr. Mosley sees removing the North connection stub as an issue.
AYES:	Chair Cannon, Whatley, Whittelsey, Hilyer, Menefee, Mayor Fuller, Director Sweatman
NAYS:	None
ABSTAIN:	None

B. **FINAL PLAT**

2. Hidden Lakes West Phase 4B SD, 37 lots, Lake Condy Road/West Point Parkway, Blake Rice, BSI, Inc., authorized representative for SMB Land, LLC, final approval.

Mr. Mosley presented the staff report to the Planning Commission for the approval of final plat approval for Hidden Lakes West 4B. He stated that this development is located at the western edge of the original Lakes development near Lake Condy Road and West Point Parkway. Blake Rice of BSI, Inc. representing SMB Land, is requesting final plat approval for a 37-lot subdivision. The lots are 14,000 sf and is consistent with the master plan. He noted that there has been one change that is slightly different from the preliminary plat; this development now connects back to the future Lake Condy Hidden Lakes development that was approved a couple of months ago.
The planning department is recommending approval 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.**

Mr. Parker provided the reports for the Engineering, Opelika Water, and Opelika Power Services. Mr. Parker stated the Engineering Department has inspected all roads and drainage structures, and they have met approvals. They will verify that the roadway signs are installed. They are waiting on the maintenance bonds and performance bonds for the subdivision. The as-built survey for infrastructure is also outstanding, but all should be coming soon. Everything else has been completed. There is a left-turn lane coming from Opeliika to the main entrance of Hidden Lakes, which will be completed with this phase of the development. Engineering is prepared to recommend final approval for this final plat with the condition that all signatures will be held until all the items have been completed. He stated that

water infrastructure must be inspected and accepted by Opelika Water before the final plat can be approved, and that the property is in the Opelika Power Services and Tallapoosa River Electric service territory.

Chair Cannon, asked about landscaping and was informed by Mr. Rice responded that this part of the subdivision is part of the Hidden Lakes HOA, as such, subject to their covenants and restrictions, which include the landscaping of at least one canopy tree in the front lot of every home.

Motion to grant final plat approval with staff recommendations

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

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.

Mr. Mosley presented the staff report to the Planning Commission for the final plat approval of The Hamlet at Wyndham Gate Subdivision, Pod 10 phase 1-B. The applicant is Mike Marlow, of Precision Surveying, representing DHF Liberty, LLC. He stated that this is for 17 lots of the second phase of the Wyndham Planned Unit Development, lots 9-16 and lots 33-40. The townhomes meet all the minimum requirements of the Opelika Zoning Ordinance and in the Planning and development approval. The utilities are underground, and the sidewalks are being built. The exterior materials match what was presented in the September preliminary review. We're recommending final plat approval, subject to adding a note about ownership, use, and maintenance of the open space and amenities, as well as landscaping and sidewalks being installed for the certificate of occupancy.

Mr. Parker provided the reports for the Engineering, Opelika Water, and Opelika Power Services. He stated that this is private infrastructure, but has been completed to provide adequate access to the units; Therefore, Engineering has no other comments or concerns about the proposed preliminary final plans. Opelika water states due to the private infrastructure, they do not inspect the water within the subdivision. It is outside of Opelika Power Services territory.

Motion to grant final plat approval with staff recommendations

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

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.

Mr. Mosley presented the staff report to the Planning Commission for the final plat approval for Fox Run Phase V, requested by Spencer Cothran of Holland Homes, LLC representing Fox Run Phase V, LLC. He stated that there are 57 lots for approval, of which 44 are twin home lots, 13 are single-family lots and two lots are open spaces. He explained that this was originally approved before the connection to Brookstone Drive was added. This approval is for the next phase. He reminded everyone that this section includes lots that were part of a vacation of the right of way that is going before the city council next week. The lot sizes of 4,200 sf and 40 ft lot width for a single-family home and twin-home lots of 3,000 sf with a 25 ft. lot width have all met the minimum requirements. This subdivision does have the ability to connect to both Woodland Lane and the original Fox Run subdivision, giving it both a primary and secondary means of access.

The Planning Department is recommending positive approval of the final plan, pending conditions:

1. Install a residential buffer along the rear property line of Lots 114 to 130. Select one of the Buffer options from Section X 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.

Mr. Parker provided the reports for Engineering, Opelika Water, and Opelika Power Services. He stated that all the engineering requirements were completed with last month's approval of the same subdivision. Engineering recommends final approval. He stated that Opelika Water and Opelika Power services accept their infrastructure.

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

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.

Mr. Mosley reported that the applicant, Brian Lee of Auburn Civil Pros, authorized representative for Horne Brothers, LLC requested that this item be tabled until the July 2025 meeting. They requested in October 2024 to fill the floodplain along the creek area for a building that was being used as a warehouse. The commission denied the request at that time. They are planning to use the building as office space now, but have not been using the most up-to-date floodplain information, so they would like to table for time to further review.

Motion to table until July 22, 2025

RESULT:	**Passed**
MOVER:	Mike Hilyer
SECONDER:	Sheldon Whittelsey

AYES:	Chair Cannon, Whatley, Whittelsey, Hilyer, Menefee, Mayor Fuller
NAYS:	None
ABSTAIN:	None

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 Twinhomes units & 39 Townhome units

Mr. Mosley presented the staff report to the Planning Commission for the proposed conditional use request of 40 twin homes and 39 townhomes in an area zoned C3. He stated the proposed site is located between a former manufacturing company on High Pack Drive and a residential area located on Cunningham Drive, which is zoned R4. The applicant is proposing a medium-density development that would transition between the two zones. The lots meet the minimum requirements for townhome standards of a twenty-foot minimum lot width and an 1800 square foot lot size. The lots are between 2,400 sf townhomes and 4,200 sf twin homes, and meet the minimum setbacks as required in the C3 Zone. They have proposed some building design standards, which are a mixture of brick, lap siding and board & batten siding. They have proposed a landscape plan which includes plantings along the street and adjacent to all the units. Open space is approximately four and a half acres. He stated that the **Planning Department is recommending approval, subject to the following conditions:**

1. **All utilities must be underground.**
2. **Install or coordinate with the City of Opelika to install 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 the 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 materials must be as elevations presented – brick, lap siding, and board & baton siding. See #6 concerning exterior material for side walls**
6. **Provide an 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.**

Mr. Parker stated 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 on 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.

Chair Cannon opened the public hearing.

Hayes Eiford, representing the Samford Group, stated there were 83 lots total, as there are 79 plus 4 open spaces.

Mr. Parker asked Mr. Eiford to summarize a discussion that he had with Ms. Britton (who submitted a letter to the planning counsel) prior to the meeting.

Mr. Eiford stated that he felt there had been miscommunication with Ms. Britton. She was under the impression that the city was going to build a road up to her house, but he assured her that this was not the case. Mr. Eiford and Mr. Parker have been working together on this development. He relayed to her that Mr. Parker had instructed the engineers to keep the new road as far away from her house as to impact her property as little as possible. The proposed right of way will only be a quarter of an acre on Cunningham Drive, which is away from her house. The new road will also provide her with utility access to her existing house. And finally, he stated he believes that she will ultimately be deeded two acres.

Chair Cannon closed the public hearing.

Motion to grant preliminary plat approval with staff recommendations

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

7. Brookwood Townhomes SD, 77 lots, 3100 block Hi Pack Drive, Hayes Eiford, authorized representative for Hi Pack QOZB I LLC, preliminary approval.

Mr. Mosley presented the staff report to the Planning Commission for the preliminary plat approval of the Brookwood Townhomes Subdivision. The applicant is Hayes Eiford of the Samford Group, representing Hi Pack QOZB 1 LLC. He stated that this is for 84 lots, which includes 40 twin homes, 39 townhomes and 5 open spaces. It is zoned C-3 for conditional use but R-5 minimum setbacks apply. The minimum lot requirements have been met for twin home and town home as are the requirements for conditional use. T**he Planning Department is recommending preliminary plat approval subject to the conditional use approval of item number 6, with the following:**

1. **Change, modify, or rename the subdivision. A recorded plat with the name "Brookwood Subdivision" exists at the end of North 1st 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 of 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 from Lot 1 to Lot 11 that front on Hi Pack Drive and install a 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 the 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."***

Mr. Parker stated that all the Engineering staff comments, as well as that of Opelika Power Services and Opelika Water, are the same as in previous item #6.

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:	Director John Sweatman
SECONDER:	Sheldon Whittelsey
AYES:	Chair Cannon, Whatley, Whittelsey, Hilyer, Menefee, Mayor Fuller, Director Sweatman
NAYS:	None
ABSTAIN:	None

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.

Mr. Mosley presented the staff report to the Planning Commission for an amendment to future land use and rezoning for the Bridgewater PUD, owned by Freeman JJLP and represented by Hayes Eiford of the Samford Group. The applicant is requesting a change of future land use from low density residential to general commercial with a planned unit development. They are proposing a residential development of 534 single-family, detached units of multiple-sized lots. The plan also shows multiple pocket parks on different roads and between community sections, as well as a wooded park in the center. The developers are putting a fairly significant amount, about 25% of the overall all property towards open spaces. The developers have provided the planning department with some basic lot setup layouts which comprises 40ft, 50ft and 60ft lots. The overall density will be around 2.5 to 2.57 units per acre, which is between a low and medium density development, and appropriate for this area. The Planning Department is making a positive recommendation to the Planning commission to be sent to the City Council.

Mr. Parker provided the reports for the Engineering, Opelika Water, and Opelika Power Services. The Engineering Department has no immediate concerns about the re-zoning. If approved, there will be extensive work between the City and the developer to meet the needs of the entire development. Right-of-way routes as well as routes around Logan Drive have signalization from the Parkway. A preliminary plat will be required once these have been worked out in that phase. He also reported on behalf of Opelika Water that there is not enough water capacity from Logan Drive to support the full development, as it will only support 75 homes. A secondary connection to a larger 24-inch main from South Uniroyal Road will need to be made to provide significant capacity for the rest of the development. Finally, he reported that both Opelika Power Services and Alabama Power serve the territory. The Engineering Department approves the re-zoning.

Chair Cannon opened the public hearing.

Hayes Eiford, clarified that the 135 acres listed in the packet is actually 208 acres. He also requested that the Planning Commission use a sliding setback instead of a standard 5ft minimum setback. The packet lists a 5ft minimum, but that can be reduced to a 3ft minimum setback and still require 10ft between homes. This would allow a little bit more room to work with, in the case of steep grade breaks. This would not change the distance between houses, but would allow them to be offset a little relative to the property lines.

Chair Cannon closed the public hearing.

Motion to amend the future land use map with staff recommendations

RESULT:	**Passed**
MOVER:	Director John Sweatman
SECONDER:	Mike Hilyer
DISCUSSION:	Chair Cannon asked for clarification on whether the amendment would change the zoning. Mr. Mosley responded that the land use map is something that the planning commission has jurisdiction over. The zoning would need to go to City Council. So the commission would be approving the land use map and making a recommendation for it to go to City Council to change the zoning if that's what the council chooses to do.
AYES:	Whatley, Whittelsey, Hilyer, Menefee, Mayor Fuller, Director Sweatman
NAYS:	Chair Cannon
ABSTAIN:	None

Motion for a positive recommendation to City Council for rezoning

RESULT:	**Failed**
MOVER:	Director John Sweatman
SECONDER:	Menefee
DISCUSSION:	Chair Cannon inquired whether there would be spot zoning. Mr. Mosley stated that would ultimately be a court decision, but felt the area was large enough that it would not be considered spot zoning and that it would be a transition from a commercially zoned C-3 section to an R-1 residential zone. Because of that, he does not feel its spot zoning. Mr. Whittlesey stated that it was his understanding that the commission is being shown a preliminary plat for re-zoning and, if approved, it would need

to come back to the commission to approve the PUD and plan. Without proper access and utilities it will ultimately fail. They are trying to put themselves in a position to come back to the commission in the future if they get everything together.

Mr. Mosley confirmed that the plan would come back as the next phase of the preliminary approval. There may be parts of the plan that not be able to be approved without access to proper water and sewer capacity. A positive recommendation would commit the city and developer to work under this plan, but if they cannot get the utilities to make the plan work, then it wouldn't be able to be built.

Mr. Whittlesey requested to amend the motion to read that until such access and utility availabilities are negotiated, then this plan is not approved, (or not acceptable).

Mr. Parker stated that the developers would need a base to start working on the rest of the plan. Without approval, they will not work on the infrastructure of utility. He explained that they would need a baseline of approval, so they could work on the rest of the project.

Chair Cannon stated that she has concerns about the circular wooded park in the center.

AYES:	Menefee, Director Sweatman
NAYS:	Chair Cannon
ABSTAIN:	None

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

9. Annexation Strozier, authorized representative for Perryman Hill, LLC, property owner, Highway 280 & Veterans Parkway, 7.26 acres.

Mr. Mosley presented the staff report to the Planning Commission for a request to annex a piece of property located on Birmingham Highway, US 280. This is a request from Strozier Services LLC representing Perryman Hill, LLC. The property, which is currently in the planning jurisdiction, joins city limits along its eastern side portion of 7.6 acres with frontage along US 280 and the rest of the urban development. The applicant is proposing to annex these 7.6 acres into the city limits to be part of a future development. We are recommending a positive recommendation to the city council to annex the property.
The next item, which will require a public hearing, where they're requesting to rezone this to C-2 instead of being R-1, which is normally what it is annexed as.

Mr. Parker stated that Engineering does not have any comments on the annexation. This property is in the Opelika Power Services area and Opelika Water states that there is water available.

Motion to grant approval of annexation

RESULT:	**Passed**
MOVER:	Arturo Menefee
SECONDER:	Director John Sweatman

AYES:	Whatley, Whittelsey, Hilyer, Menefee, Mayor Fuller, Director Sweatman
NAYS:	None
ABSTAIN:	Chair Lucinda Cannon

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.

Mr. Mosley stated that the next item is a request for the same property rezoning from R1 pending annexation to C2 Gateway corridor primary. Again, this is a request from Perryman Hill LLC. The 7.6 acres are currently in planning jurisdiction. If you come into an R1 zone, typically there's an annex, but in this case, they're requesting to come in with a C2 zone so they can come out again for future development.
We recommend a positive recommendation to the city council.

Chair Cannon opened the public hearing.

No comments.

Chair Cannon closed the public hearing.

Motion for positive recommendation to City Council

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

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 155-units at 2650 Frederick Road approved at the April 2024 Planning Commission meeting.

Mr. Mosley presented the staff report to the Planning Commission for a conditional use extension. Howard Porter, representing NGK Investments, LLC, owner of a multifamily development located on the 2700 block of Redwood Road. The property is zoned C-2 in the Gateway corridor primary. Originally approved in May 2023, this will be the second extension, as conditional use expires after 12 months. The applicant proposed a 155-unit apartment complex development. They have turned in a full site plan and building plan, but they are working through financing. They are compliant with the original requirements for approval. The Planning Department is recommending a 12-month extension of their conditional use approval.

Mr. Parker stated that there are no comments from Engineering.

Motion to grant extension of conditional use approval

RESULT:	**Passed**

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

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.)*

Mr. Mosley presented the staff report to the Planning Commission for the final plat approval for Dickson Place subdivision, which is Phase 2A in the Dickson PUD zoning district. He stated that there are 36 single-family lots and 30 townhomes lots along the Andrews Road side of the development. All the lots meet the minimum requirements of lot size for in the PUD. The original development was approximately 950 units. The Planning Department is recommending 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 a 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 the 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 homes 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 and 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.**

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

Services. He stated that utilities have been inspected and infrastructure has been completed. The signs have been installed. The bonds are on the way. Everything has been completed for engineering. Water infrarastucture and sewer need approval before the plat is signed.

Motion to grant final plat approval with staff recommendations

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

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.)*

Mr. Mosley presented the staff report to the Planning Commission for the request for preliminary plat approval of 46 lots in the Summit Point Subdivision. He stated that the applicant, Brandon Bolt, representing Edgar Hughston Builder, Inc. The development is located on Old Columbus Road in the planning jurisdiction. This came before the commission in April for annexation. However, they have decided to move forward with this outside of the city limits.

He noted that the original plan had a large retention lot that had been modified to a non-retention lot. Another change is the 46 lots in the original are now only 40. The lot widths are 100ft, and they meet and exceed the minimum of 15,000 square foot minimum. The subdivision regulations for the City of Opelika state that block lengths can only be up to 1,200 feet in length. In this case, there is a road which is close to 4,000 feet long. The developers have created a mid-block cul-de-sac between lot 31 and 32, which would allow drivers the opportunity to turn around. He explained that there were not many areas to make good connections. We did note that the number of lots exceeds how many can be served off of one street which is a City of Opelika requirement, so the annexation has now been withdrawn. We recommend **preliminary plat approval in the planning jurisdiction 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.**

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

utilities will be monitored and approved prior to final plat acceptance. The Engineering Department has no other comments or concerns about this proposed Preliminary Plat. Water service is available from an 8" main on the north side of Old Columbus Rd and this property is outside the Opelika Power service territory.

Mr. Mosley added that a letter from Larry and Mary Jean White was sent to the Planning Commission, which stated that they were opposed to the development. (Mr. Mosley read aloud the letter that is attached to the minutes.)

Chair Cannon opened the public hearing.

Mary White introduced herself as the person who sent the letter. She stated that she and her husband were opposed to the subdivision because they were afraid it would back up traffic, but she was happy that she attended the meeting because she now has the understanding that the development will not be within the city limits. She asked Mr. Mosley to clarify whether the lots were in fact 6 acres, as she did not see lots that size on the small map.

Mr. Mosley stated that the lots had changed a little bit and are now 6.5 acres.

Mrs. White asked Mr. Mosley to clarify that her understanding of him was that most of the lots would be outside the city limits and outside the City of Opelika's jurisdiction. She restated that on the grounds that the lots are outside the city limits and her property is not, that they would have different ordinances than she and her husband are still opposed to it.

Chair Cannon closed the public hearing.

Mr. Sweatman made a motion to deny

Mr. Gunter stated that Mr. Sweatman would have to state grounds for denial under state code. He stated that it could be based on the length of the street block.

Mr. Whittlesey recommended that the commission make a motion to amend it based on the length of the block, the number of lots that exceed the city requirements for fire protection and access.

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

Motion as amended

RESULT:	**Passed**
MOVER:	Chair Cannon
SECONDER:	Arturo Menefee
AYES:	Chair Cannon, Whatley, Whittelsey, Hilyer, Menefee, Mayor Fuller, Director Sweatman
NAYS:	None

ABSTAIN:	None

J. **COMPREHENSIVE PLAN**

14. Adoption of Opelika 2040 Comprehensive Plan.

The last item on the agenda is a comprehensive plan. Again, this is a document we've been working on for quite some time. So, there are two minor changes here. In the residential section, they updated the section to include adding Southern Union community adjacent properties and residential growth to include those student-oriented houses. Some minor language describing the hotel properties along Columbus Parkway in the specific plan and then under alternative transportation to collaborate with Auburn University in the RTP to expand the fixed route tiger transit, should that ever become a possibility. Again, those all come from discussions with the open houses and are based on comments we had with different stakeholders. With that, though, we submitted a resolution before the Planning Commission for approval of that comprehensive plan and are happy to answer any questions you may have.

Motion to approve the 2040 Comprehensive Plan

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

V. ADJOURN

Motion to adjourn at 4:38 p.m.

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

_____ Lucinda Cannon, Chair

_____ Matt Mosley, Secretary

Agenda Item
B1
Drakes Landing
Section 2, Phase 3SD

AGENDA ITEM # _____

CITY OF OPELIKA

APPLICATION FOR SUBDIVISION APPROVAL

PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801

ALABAMA'S 1st GIG CITY OPELIKA

DEADLINE: _____ MEETING: _____

SITE ADDRESS: Fuzzy Falls, Opelika AL

PROPERY OWNER: Edger Hughston Builder, INC

APPLICANT/AUTHORIZED REPRESENTATIVE: Mark Strozier

MAILING ADDRESS: 6009 Business Park Dr. Columbus GA 31909

PHONE NUMBER: 706-573-1525 FAX NUMBER: _____

EMAIL ADDRESS: Markdestrozierserveying.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: Sec. 2 Ph. 3 Drake's Landing

Current Land Use: undevelopal land

Current Zoning: PUD

Proposed use of the Subdivision: subdivision addition

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

Number of Lots: 30 x $3.00 = $_____

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

Fee: $75.00

TOTAL = _____

PAID _____

I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) DRAKE'S LANDING 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: Mark S 28 MAY 25

(PRINT NAME) MARK STROZIER DATE

City of Opelika
Planning Commission
Planning Department Report

Meeting Date:	June 24, 2025
Subdivision:	Drakes Landing Section 2, Phase 3
Agenda Item #:	B-1
Action Requested:	Final Approval
Location of Property:	2015 South Uniroyal Road
Property Owner(s):	Edgar Hughston Builder, Inc. Mark Strozier, authorized representative
Current Land Use:	Undeveloped
Current Zoning:	PUD
Flood Zone:	FEMA – Nov 2, 2011 – MAP#01081C0089G. No portion of property is in in 100-year flood zone. Property in Flood Zone "X" which is outside the 0.2% annual chance flood plain

Staff Comments:
The applicant is requesting final plat approval for 30 lots in Phase 2 Section 3 of the Drakes Landing PUD residential subdivision. The Drakes Landing PUD has a total of 190 lots that was approved in 2020. The subdivision is accessed from South Uniroyal Road. All 30 lots in Phase 2 Section 3 (Lots 100 to 129) are accessed from Fuzzy Falls, a new interior street.

The minimum lot size approved for Drakes Landing is 15,000 square feet and minimum 60 foot lot width. The 30 lots in Phase 2, Section 3 range from 15,246 sf to 46,609 square feet; lot widths range from 60 feet to 96 feet. The minimum building setbacks are 25' front, 8' side yard, 20' rear yard, and 25' side on street (corner lots).

The rear lot lines of Lots 113 to 129 are adjacent to property in a residential zoning district (R-2). At the December 2019 Planning Commission meeting for a rezoning from R-1 to PUD, the approval of the Drakes Landing PUD was subject to a 25 foot wide natural undisturbed buffer or a 6 foot high opaque fence installed along the rear lot lines of all lots that adjoin an adjacent residential zoning district. If a 25 foot undisturbed buffer is selected then the buffer must provide a near impervious visual buffer. Evergreen plantings are required in those areas that do not provide an impervious barrier. The buffer or fence assists in securing the adjacent property's rural character.

Note #5 includes the minimum lot size, lot width, setbacks, and building area as required for the Drakes Landing PUD zoning district. Note #18 can be deleted since it refers to lot numbers that are not part of this plat.

Recommendation

Staff recommends final plat approval subject to the following:

1. Sidewalks are required on at least one side of the street where homes are constructed and provide sidewalks to access the designated open space areas shown on plat.
2. Install underground utilities.
3. Add a note on plat that the 25 foot wide natural undisturbed buffer or a 6 foot high opaque fence required along Lots 113 to 127 as described in this report.
4. Remove note #18 on plat. The lot numbers in note #18 are not lots on the plat.
5. Change the Flood Note to refer to the latest, most current (2025) effective date.
6. Some lots omit the curve radius on the front of lots. Add the curve radius to those lots that are missing a curve radius.

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

---

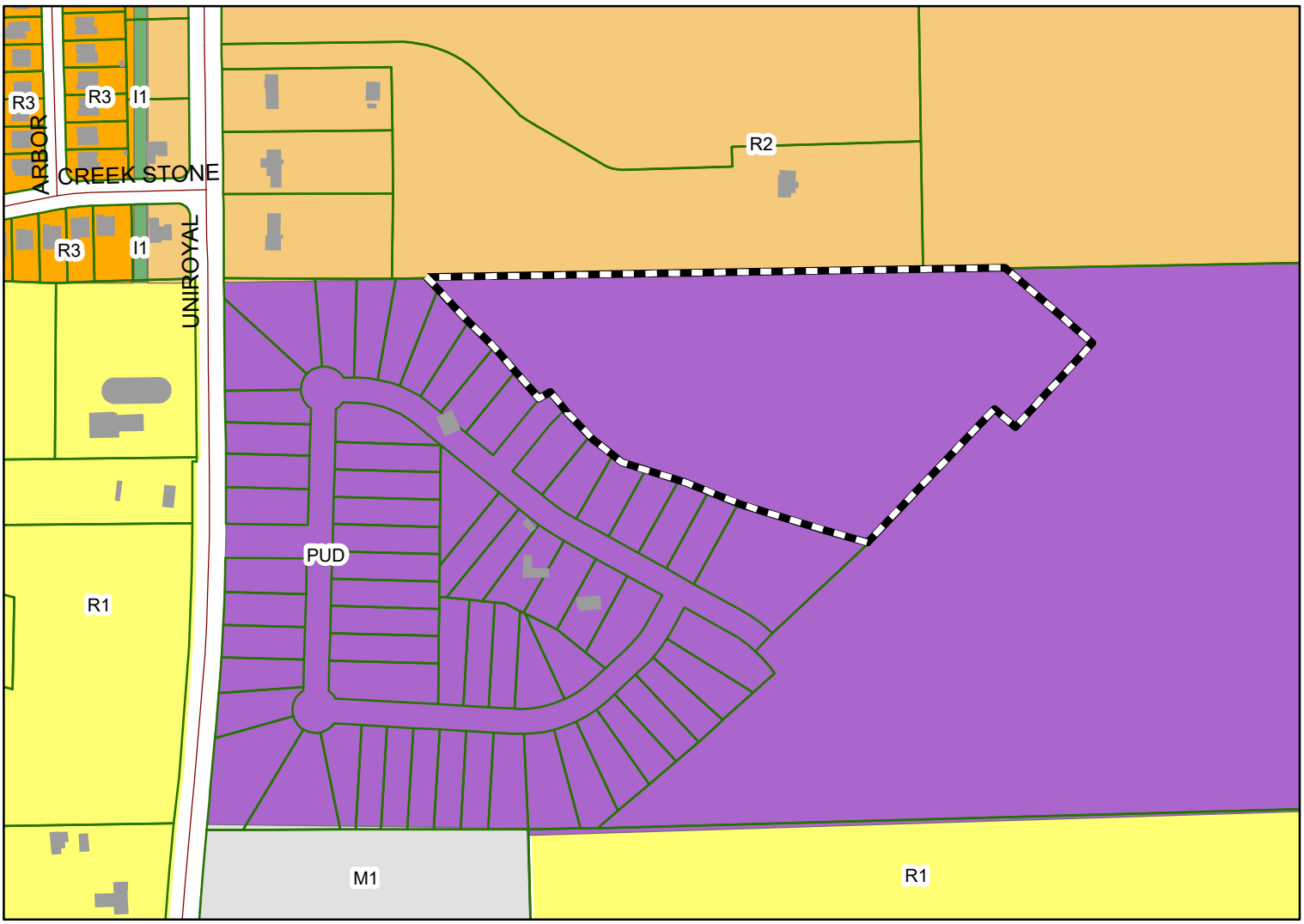
Opelika Water Report

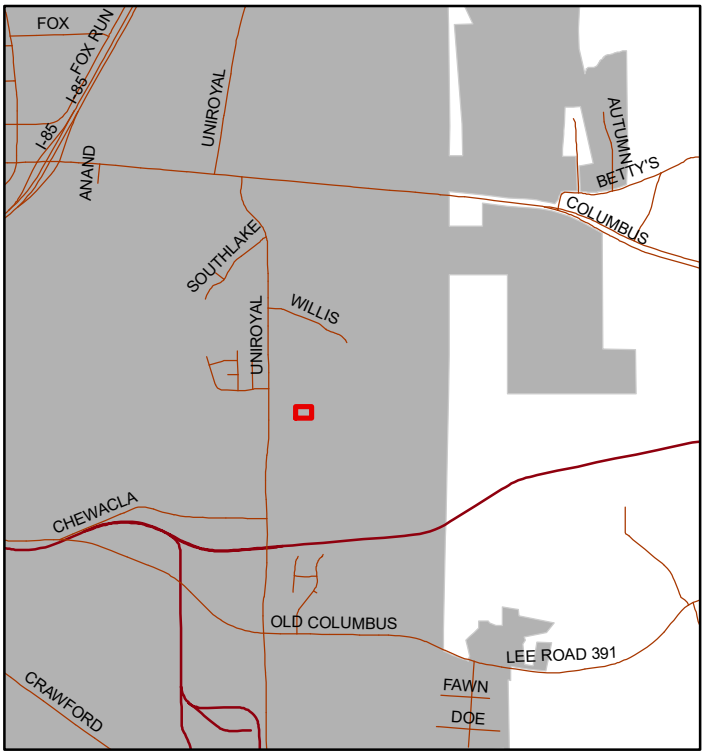
Water infrastructure must be inspected and accepted by Opelika Water before the final plat can be approved.

Opelika Power Services Report

This property is in the Opelika Power service territory.

DRAKES LANDING SECTION 2 PHASE 3 SUBDIVISION
FUZZY FALLS
FINAL PLAT, B-1

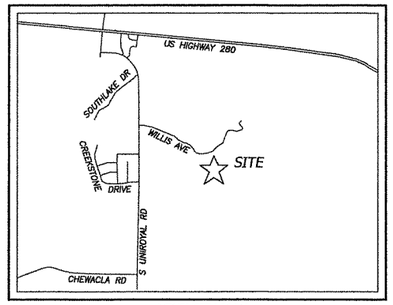




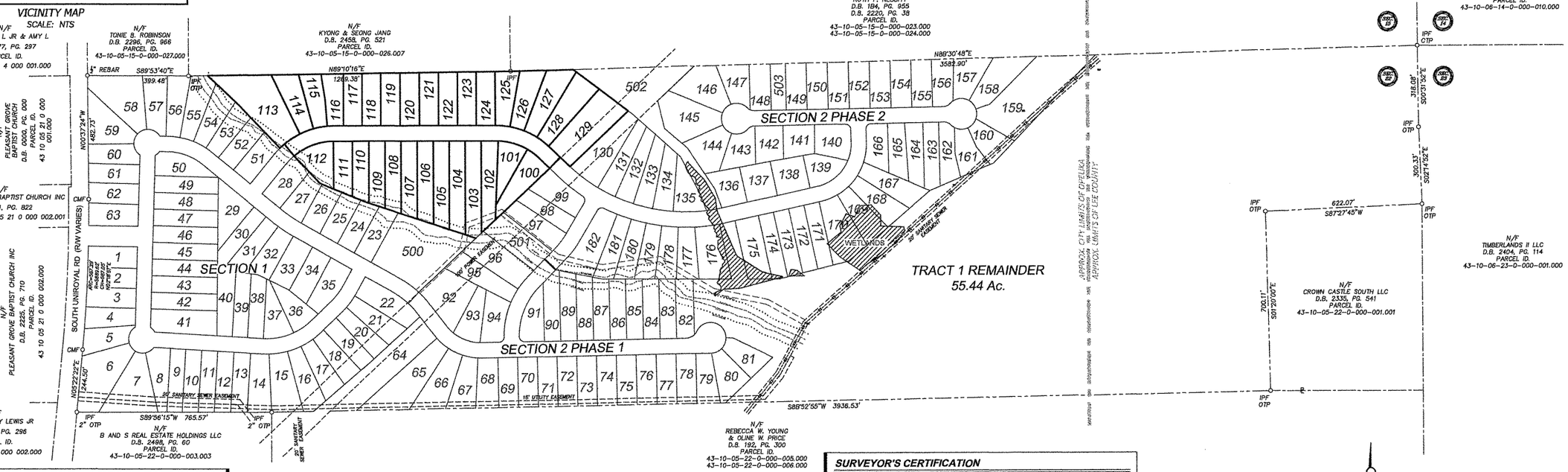
The applicant is requesting final plat approval for 30 single family home lots. The property is in the Drakes Landing PUD zoning district.

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



VICINITY MAP
SCALE: NTS



SURVEY NOTES

1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF GREATER THAN ONE FOOT IN 75,000 FEET
2. THE FOLLOWING TYPE OF EQUIPMENT WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT: TOPCON GT-503 & CARLSON RT4 DATA COLLECTOR.
3. I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR LEE COUNTY, ALABAMA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 01081C0089G, EFFECTIVE DATE NOVEMBER 2, 2011 AND FOUND NO PORTIONS OF THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE.
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 153,059 FEET.
5. PROPERTY AS DESCRIBED HEREON IS CONTIGUOUS, WITH NO GAPS AND/OR GORES.
6. ALL PROPERTY CORNERS REFERENCED AS "IPS" INDICATES A 1/2" REBAR WITH A BLUE PLASTIC CAP STAMPED "STROZIER CA-1133-LS", UNLESS OTHERWISE NOTED.
7. PROPERTY DEED: DEED BOOK 2594, PAGE 861
8. TAX PARCEL ID: 10 05 22 0 000 002.000
9. PROPERTY OWNER: EDGAR HUGHSTON BUILDER INC.
10. TOTAL LOTS: 30 LOTS
11. LOT AREA (THIS SECTION): 13.45 ACRES
12. SECTION 2 PHASE 2 AREA: 14.96 ACRES
13. R/W AREA (THIS SECTION): 1.51 ACRES
14. PROPERTY HAS ACCESS TO PUBLIC RIGHT-OF-WAY:
    - S UNIROYAL RD
15. PROPERTY ZONED: PUD (LOW DENSITY RESIDENTIAL)
    MINIMUM 60' LOT WIDTH AS MEASURED AT THE BUILDING.
    SETBACKS:
    FRONT = 25 FEET
    SIDE = 8 FEET
    SIDE STREET = 25 FEET
    REAR = 20 FEET
    MAXIMUM BUILDING HEIGHT: 40 FEET
    MAXIMUM BUILDING AREA: 40%
    MINIMUM LOT SIZE: 15,000 SQUARE FEET
16. UTILITIES PROVIDED BY:
    ELECTRIC: OPELIKA POWER SERVICES
    WATER: OPELIKA WATER BOARD
    SEWER: OPELIKA PUBLIC WORKS - WASTEWATER DIVISION
17. NO EXISTING BUILDINGS ON SURVEYED PROPERTY
18. AS PER PLANNING COMMISSION A 6' HIGH OPAQUE FENCE IS REQUIRED ALONG THE REAR OF LOTS 64-79 AND A PORTION OF LOT 80 THAT ADJOINS ADJACENT PROPERTY.

LEGEND

●	IRON PIN SET – 1/2" REBAR
○	IRON PIN FOUND – AS NOTED
CMF	CONCRETE MONUMENT FOUND
IPF	IRON PIN FOUND
CTP	CRIMP TOP PIPE
OTP	OPEN TOP PIPE
RB	REBAR
EXIST	EXISTING
P.O.B.	POINT OF BEGINNING
R/W	RIGHT OF WAY
℄	PROPERTY LINE
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
B.S.L.	BUILDING SETBACK LINE
N.T.S.	NOT TO SCALE
D.B.	DEED BOOK
P.B.	PLAT BOOK
PG.	PAGE
S/D	SUBDIVISION
DR	DRIVE
RD	ROAD
AC	ACRE(S)
SEC.	SECTION
T	TOWNSHIP
R	RANGE
N	NORTH
S	SOUTH
E	EAST
W	WEST
NW	NORTHWEST
NE	NORTHEAST
SW	SOUTHWEST
SE	SOUTHEAST
N/F	NOW OR FORMERLY
°	DEGREES
'	MINUTES IN A BEARING
"	SECONDS IN A BEARING
'	FEET IN A DISTANCE
"	INCHES IN A DISTANCE

UTILITY STATEMENT

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

OWNER CERTIFICATE

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

SIGNED AND SEALED IN THE PRESENCE OF:

_____
PROPERTY OWNER

STATE OF GEORGIA
COUNTY OF MUSCOGEE

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2025.

_____
NOTARY PUBLIC MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATION

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

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

Mark D. Strozier 05/27/2025
MARK D. STROZIER, ALABAMA PLS #22999 DATE
CERTIFICATE OF AUTHORIZATION NO. CA-1133-LS

CERTIFICATES OF APPROVAL

APPROVED BY THE OPELIKA PUBLIC WORKS DEPARTMENT, OPELIKA, ALABAMA:

PUBLIC WORKS DIRECTOR:_____ DATE:_____

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

CITY 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 WATER BOARD, OPELIKA, ALABAMA:

OPELIKA WATER BOARD:_____ DATE:_____

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

OPELIKA POWER SERVICES:_____ DATE:_____

200 0 200 400
SCALE: 1" = 200'

EDGAR HUGHSTON BUILDER, INC.
JACK HUGHSTON
6053 VETERANS PKWY SUITE 300
COLUMBUS, GA 31909
CONTACT # 706-568-7650

FINAL SUBDIVISION PLAT
FOR
SECTION TWO PHASE THREE
DRAKE'S LANDING

SECTION 22, TOWNSHIP 19 NORTH
RANGE 27 EAST
LEE COUNTY
OPELIKA, ALABAMA

SCALE: 1"=200' DATE: 05/27/2025

STRO°ZI'ER" SERVICES, LLC
6009 BUSINESS PARK DRIVE – COLUMBUS, GEORGIA – 31909 – (706)575-1525

ALABAMA REGISTERED No. 22999 05/27/2025 LAND SURVEYOR MARK D. STROZIER

FILE NO.: 24-047
DRAWN BY: MB
CHECKED BY: MDS
PAGE: 1 OF 2

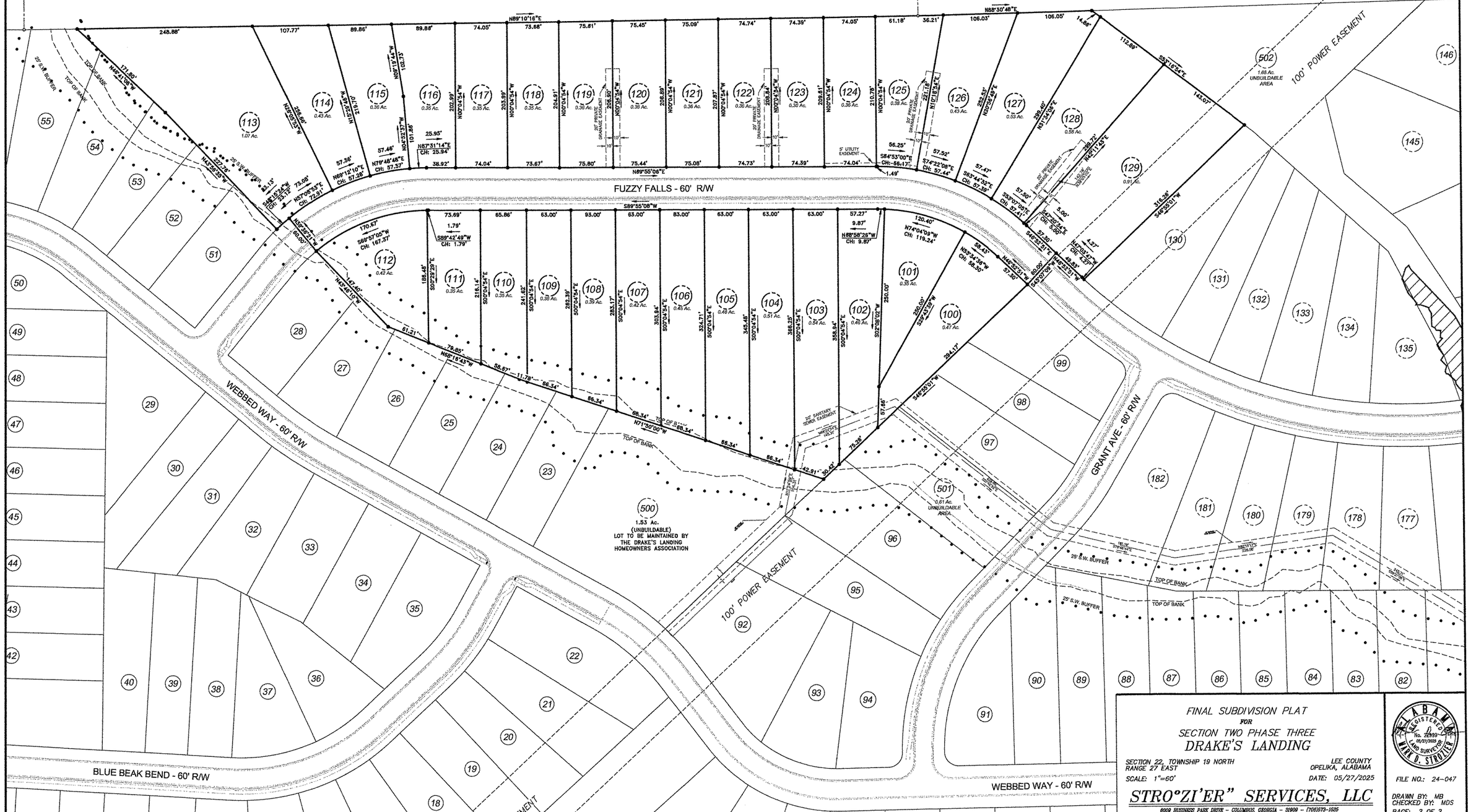
SURVEY NOTES

PROPERTY ZONED: PUD (LOW DENSITY RESIDENTIAL)
MINIMUM 60' LOT WIDTH AS MEASURED AT THE BUILDING.
SETBACKS:
FRONT = 25 FEET
SIDE = 8 FEET
SIDE STREET = 25 FEET
REAR = 20 FEET
MAXIMUM BUILDING HEIGHT: 40 FEET
MAXIMUM BUILDING AREA: 40%
MINIMUM LOT SIZE: 15,000 SQUARE FEET

NOTE:
OPEN SPACE/AMENITY AREAS AND DETENTION PONDS TO BE MAINTAINED BY THE DRAKE'S LANDING HOMEOWNERS ASSOCIATION

N/F
KYONG & SEONG JANG
D.B. 2458, PG. 521
PARCEL ID.
43-10-05-15-0-000-026.007

SCALE: 1" = 60'



FINAL SUBDIVISION PLAT
FOR
SECTION TWO PHASE THREE
DRAKE'S LANDING

SECTION 22, TOWNSHIP 19 NORTH
RANGE 27 EAST
SCALE: 1"=60'

LEE COUNTY
OPELIKA, ALABAMA
DATE: 05/27/2025

STRO°ZI'ER" SERVICES, LLC
8009 BUSINESS PARK DRIVE – COLUMBUS, GEORGIA – 31909 – (706)573-1525

ALABAMA REGISTERED No. 22999 05/27/2025 LAND SURVEYOR MARK D. STROZIER

FILE NO.: 24-047
DRAWN BY: MB
CHECKED BY: MDS
PAGE: 2 OF 2

Agenda Item
B2
Wyndham Village
Phase 3, Section 2 SD

AGENDA ITEM # _____

CITY OF OPELIKA

APPLICATION FOR SUBDIVISION APPROVAL

PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801

ALABAMA'S 1st GIG CITY OPELIKA

DEADLINE: _____ MEETING: _____

SITE ADDRESS: Wyndham Way, Opelika AL
PROPERY OWNER: Edgar Houghston Builder, Inc
APPLICANT/AUTHORIZED REPRESENTATIVE: Mark Strozier
MAILING ADDRESS: 6009 Business Park Dr. Columbus GA 31909
PHONE NUMBER: 706-573-1525 **FAX NUMBER:** _____
EMAIL ADDRESS: Mark@strozier surveying.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: Ph 3 Sec 2 Wyndham Village

Current Land Use: undeveloped land

Current Zoning: PUD

Proposed use of the Subdivision: Subdivision addition

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

Number of Lots: 39 x $3.00 = $_____

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

Fee: $75.00

TOTAL = _____

PAID _____

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

OWNERS/AUTHORIZED REPRESENTATIVE SIGNATURE: [signature] — 28 MAY 25

(PRINT NAME) MARK STROZIER — DATE

AUTHORIZED TO ACT AS APPLICANT FOR PROPERTY OWNER

I, Edgar Hughston Builder, Inc (Richard Eubanks "President"), being owner/authorized manager of the property(s) as described in this Subdivision Application hereby authorize

Mark Strozier 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 05/28/2025

STATE OF ~~ALABAMA~~ Georgia
COUNTY OF ~~LEE~~ Muscogee

I, Alyssa Legnetto, a Notary Public in and for said County and State, hereby certify

that Richard Eubanks, 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 May 2025,

Alyssa Legnetto
Notary Public

My Commission Expires: July 11 2027

Alyssa Legnetto
NOTARY PUBLIC
Muscogee County, Georgia
My Commission Expires
July 11, 2027

SUBDIVISION APPLICATION REQUIREMENTS AND INFORMATION

1. Application due 1st Tuesday of each month. (Regular Meeting 4th Tuesday of each month at 3:00 PM CT; Work Session is 3rd 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

Meeting Date:	June 24, 2024
Subdivision:	Wyndham Village, Phase 3, Section 2
Agenda Item #:	B-2
Action Requested:	Final Approval
Location of Property:	Wyndham Village Drive
Property Owner(s):	Wyndham Gateway, LLC Mark Strozier, authorized representative
Current Land Use:	Undeveloped
Current Zoning:	PUD
Flood Zone:	FEMA – Nov 2, 2011 – MAP#01081C0207G & MAP#01081C0230G Zone X – An area 0.2% or less annual chance of flood

Staff Comments:

The applicant is requesting final plat approval for a 39-lot (15.24 acres) subdivision. The 39 residential lots are a portion of a 523-lot development shown on the amended Wyndham PUD approved in January 2020. The lots in Pod 11 are designated as 65-foot-wide lots with a minimum area of 7,500 square feet. All these lots exceed the minimum lot size and generally meet the requirements for the larger 75-foot lots. The preliminary plat of 100 lots designates these lots to all have minimum front lot width of 75 foot.

The utilities in Phase 3 will be underground. Sidewalks are required on at least one side of each street as shown. Wyndham Village Court, Wyndham Lane and Rolling Hill Drive will connect a proposed future development in the master plan.

Staff recommend final plat approval subject to the following:

1. **All utilities shall be underground.**
2. **The 50' Power Company transmission line area on the rear of Lots 251-258 will need to be addressed concerning ownership and maintenance, including fencing and structure restrictions in this area.**
3. **Add the portion of the drainage easement missing on Lot 289.**
4. **The flood note should reference the most current (2025) effective date.**
5. **In note 13. replace Wyndham Village Drive with Wyndham Village Court.**

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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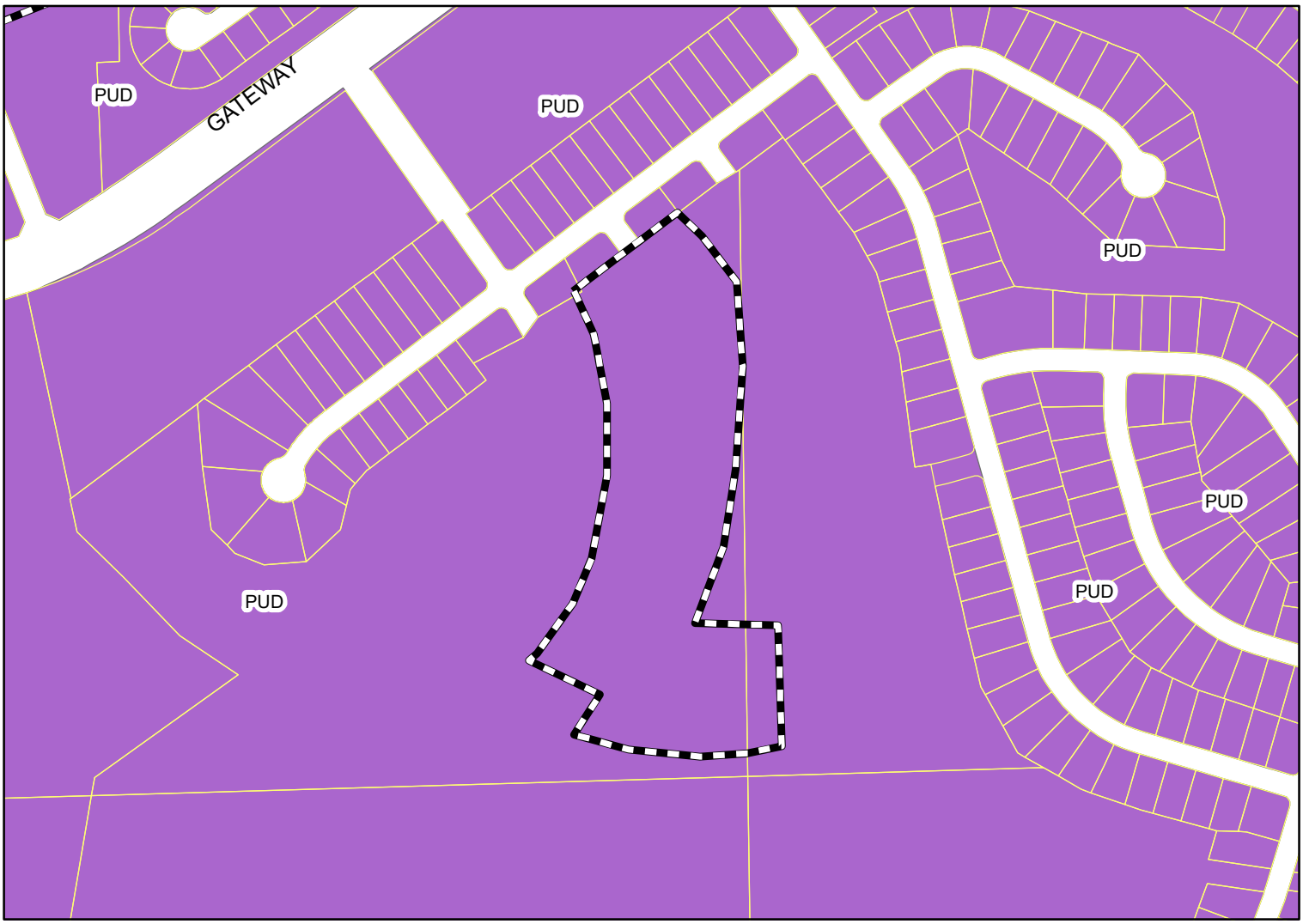
Opelika Water Report

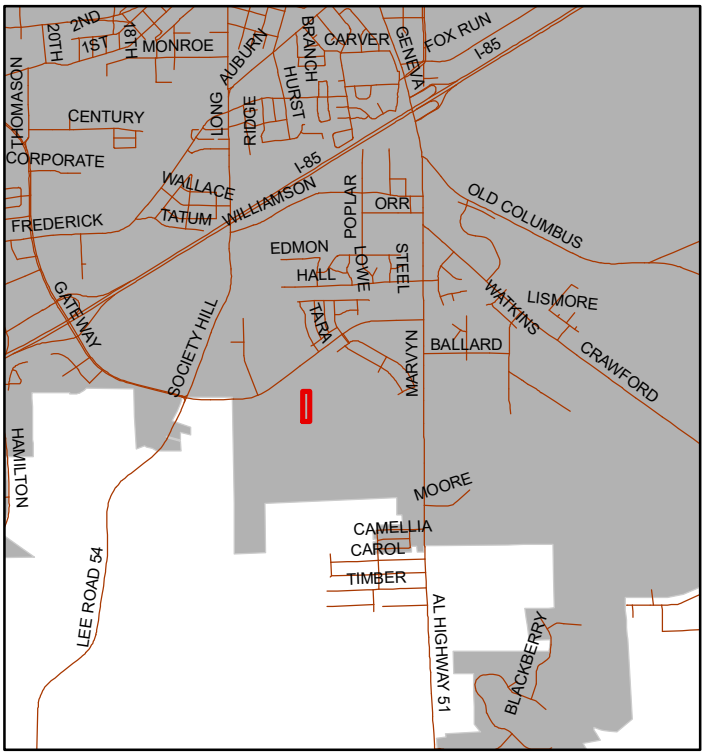
Water infrastructure must be inspected and accepted by Opelika Water before the final plat can be approved.

Opelika Power Services Report

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

WYNDHAM VILLAGE PHASE 3 SECTION 2 SUBDIVISION
WYNDHAM WAY
FINAL APPROVAL, B-2

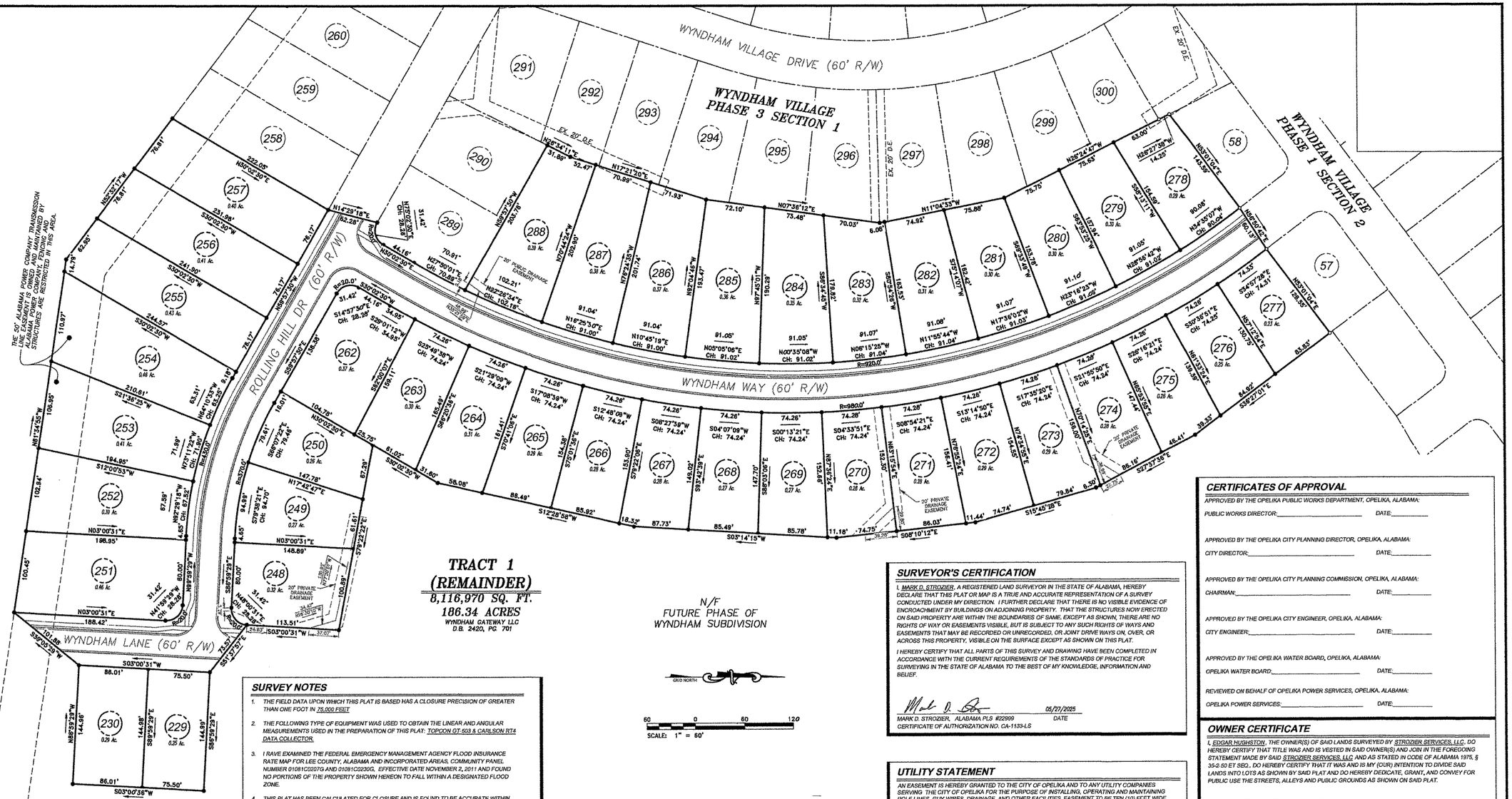




The final plat is for 39 single family home lots. The plat is in the Wyndham Gate PUD zoning district.

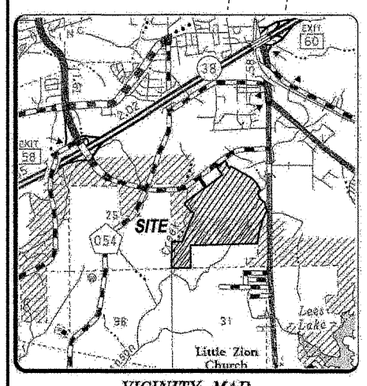
Subject Property

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



LEGEND

●	IRON PIN SET – 1/2" REBAR
○	IRON PIN FOUND – AS NOTED
CMF	CONCRETE MONUMENT FOUND
IPF	IRON PIN FOUND
CTP	CRIMP TOP PIPE
OTP	OPEN TOP PIPE
RB	REBAR
EXIST	EXISTING
P.O.B.	POINT OF BEGINNING
R/W	RIGHT OF WAY
℄	PROPERTY LINE
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
B.S.L.	BUILDING SETBACK LINE
N.T.S.	NOT TO SCALE
D.B.	DEED BOOK
P.B.	PLAT BOOK
PG.	PAGE
S/D	SUBDIVISION
DR	DRIVE
RD	ROAD
AC	ACRE(S)
SEC.	SECTION
T	TOWNSHIP
R	RANGE
N	NORTH
S	SOUTH
E	EAST
W	WEST
NW	NORTHWEST
NE	NORTHEAST
SW	SOUTHWEST
SE	SOUTHEAST
N/F	NOW OR FORMERLY
°	DEGREES
'	MINUTES IN A BEARING
"	SECONDS IN A BEARING
'	FEET IN A DISTANCE
"	INCHES IN A DISTANCE



VICINITY MAP
NOT TO SCALE

SURVEY NOTES

1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF GREATER THAN ONE FOOT IN 75,000 FEET
2. THE FOLLOWING TYPE OF EQUIPMENT WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT: TOPCON GT-503 & CARLSON RT4 DATA COLLECTOR.
3. I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR LEE COUNTY, ALABAMA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 01081C0207G AND 01081C0230G, EFFECTIVE DATE NOVEMBER 2, 2011 AND FOUND NO PORTIONS OF THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE.
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 287,540 FEET.
5. ALL PROPERTY CORNERS REFERENCED AS "IPS" INDICATES A 1/2" REBAR WITH A BLUE PLASTIC CAP STAMPED "STROZIER CA-1133-LS", UNLESS OTHERWISE NOTED.
6. PROPERTY DEED: DEED BOOK 2420, PAGE 701
7. TAX PARCEL ID: 43-10-09 30-2-000-004.000
8. PROPERTY OWNER: WYNDHAM GATEWAY LLC
   8219 NORTH CROSSING CT
   FORTSON, GA 31808
9. TOTAL LOTS: 39 LOTS
10. LOT AREA (THIS SECTION): 12.56 ACRES
11. PHASE 3 SECTION 2 AREA: 15.24 ACRES
12. R/W AREA (THIS SECTION): 2.68 ACRES
13. PROPERTY HAS ACCESS TO PUBLIC RIGHT-OF-WAY:
    - WYNDHAM VILLAGE DRIVE
    - GATEWAY DRIVE
14. PROPERTY ZONED: PUD (LOW DENSITY RESIDENTIAL)
    NOTE: 75' LOTS ARE SINGLE FAMILY DWELLING UNITS THAT HAVE A RESPECTIVE MINIMUM LOT WIDTH AS MEASURED AT THE BUILDING LINE.
    SETBACKS:
    FRONT = 25 FEET
    SIDE = 8 FEET (75' LOTS)
    SIDE STREET = 25 FEET
    REAR = 20 FEET
    MAXIMUM BUILDING HEIGHT: 40 FEET
    MAXIMUM BUILDING AREA: 40%
    MINIMUM LOT SIZE: 10,000 SQUARE FEET (75' LOTS)
15. UTILITIES PROVIDED BY:
    ELECTRIC: OPELIKA POWER SERVICES & ALABAMA POWER
    WATER: OPELIKA WATER BOARD
    SEWER: OPELIKA PUBLIC WORKS - WASTEWATER DIVISION

NOTE:
AREAS LABELED AS DETENTION, OPEN SPACE, PARK, AND AMENITY AND WILL BE OWNED AND MAINTAINED BY WYNDHAM GATEWAY LLC.

SURVEYOR'S CERTIFICATION

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

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

Mark D. Strozier 05/27/2025

MARK D. STROZIER, ALABAMA PLS #22999 DATE
CERTIFICATE OF AUTHORIZATION NO. CA-1133-LS

UTILITY STATEMENT

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

NOTE:
SIDEWALKS ARE REQUIRED ON AT LEAST ONE SIDE OF THE STREET.

CERTIFICATES OF APPROVAL

APPROVED BY THE OPELIKA PUBLIC WORKS DEPARTMENT, OPELIKA, ALABAMA:

PUBLIC WORKS DIRECTOR:_____ DATE:_____

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

CITY 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 WATER BOARD, OPELIKA, ALABAMA:

OPELIKA WATER BOARD:_____ DATE:_____

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

OPELIKA POWER SERVICES:_____ DATE:_____

OWNER CERTIFICATE

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

SIGNED AND SEALED IN THE PRESENCE OF:

_____
PROPERTY OWNER

STATE OF GEORGIA
COUNTY OF MUSCOGEE

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2025.

_____
NOTARY PUBLIC MY COMMISSION EXPIRES: _____

FINAL SUBDIVISION PLAT
FOR
PHASE THREE SECTION TWO
WYNDHAM VILLAGE

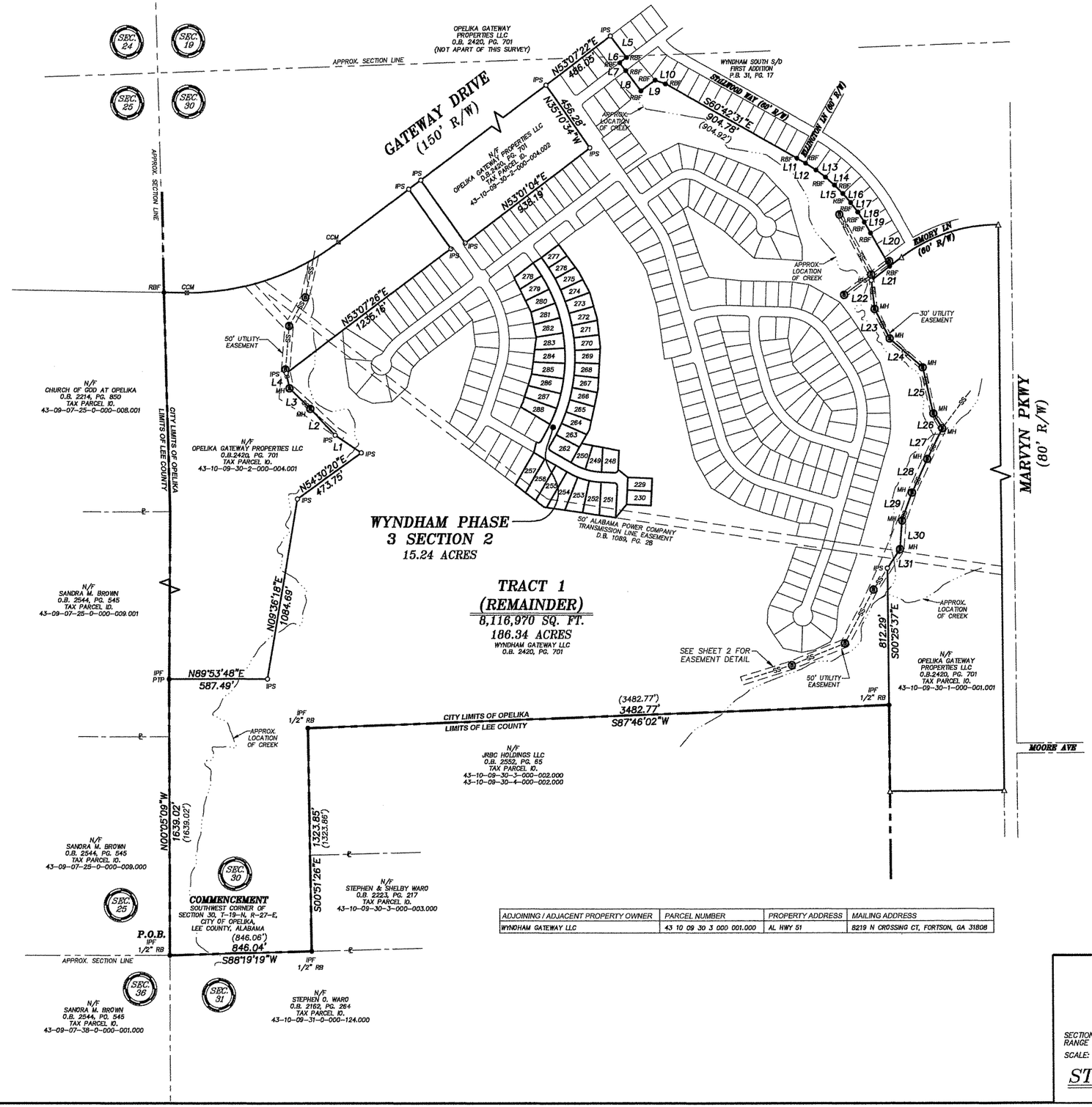
SECTION 30, TOWNSHIP 19 NORTH
RANGE 27 EAST
SCALE: 1"=60'

LEE COUNTY
OPELIKA, ALABAMA
DATE: 05/27/2025

STRO°ZI'ER" SERVICES, LLC
8009 BUSINESS PARK DRIVE – COLUMBUS, GEORGIA – 31909 – (706)575-1525

ALABAMA REGISTERED No. 22999 05/27/2025 LAND SURVEYOR MARK D. STROZIER

FILE NO.: 24-114
DRAWN BY: MB
CHECKED BY: MDS
PAGE: 1 OF 2



Line Table		
Line #	Length	Direction
L1	188.17	N56°16'14"W
L2	217.06	N43°52'45"W
L3	174.72	N45°37'48"W
L4	90.76	N12°06'36"W
L5	160.02	S36°52'04"E
L6	51.08	S53°54'59"W
L7	60.69	S37°22'22"E
L8	150.00	S36°52'05"E
L9	105.72	N53°07'55"E
L10	65.59	S70°55'10"E
L11	60.18	S60°35'18"E
L12	74.60	S56°57'16"E
L13	71.01	S52°52'19"E
L14	71.00	S48°53'25"E
L15	71.02	S44°53'09"E
L16	71.01	S40°54'13"E
L17	71.01	S36°54'50"E
L18	71.01	S32°55'28"E
L19	74.96	S30°04'09"E
L20	228.62	S29°57'55"E
L21	138.57	S53°09'17"W
L22	171.05	S06°17'16"E
L23	197.63	S27°11'29"E

Line Table		
Line #	Length	Direction
L24	261.32	S49°14'33"E
L25	281.72	S12°50'42"E
L26	103.06	S31°13'38"E
L27	203.96	S26°40'20"W
L28	219.59	S24°38'43"W
L29	176.00	S20°46'16"W
L30	172.87	S04°08'17"W
L31	136.44	S34°12'31"W

ADJOINING / ADJACENT PROPERTY OWNER	PARCEL NUMBER	PROPERTY ADDRESS	MAILING ADDRESS
WYNDHAM GATEWAY LLC	43 10 09 30 3 000 001.000	AL HWY 51	8219 N CROSSING CT, FORTSON, GA 31808

BASIS OF BEARING
ALABAMA STATE PLANE
COORDINATE SYSTEM
GRID NORTH – AL EAST ZONE

FINAL SUBDIVISION PLAT
FOR
PHASE THREE SECTION TWO
WYNDHAM VILLAGE

SECTION 30, TOWNSHIP 19 NORTH
RANGE 27 EAST

LEE COUNTY
OPELIKA, ALABAMA

SCALE: 1"=300'

DATE: 05/27/2025

STRO°ZI'ER" SERVICES, LLC
6009 BUSINESS PARK DRIVE – COLUMBUS, GEORGIA – 31909 – (706)578-1525

ALABAMA REGISTERED No. 22599 05/27/2025 LAND SURVEYOR MARK D. STROZIER

FILE NO.: 24-114

DRAWN BY: MB
CHECKED BY: MDS

PAGE: 2 OF 2

Agenda Item
C3
Trent Scarborough
East Alabama Mental Health

AGENDA ITEM # _____

APPLICATION FOR CONDITIONAL USE APPROVAL

PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801

PC DEADLINE: 5/28/2025 PC MEETING: 6/24/2025

SITE ADDRESS: 1708 Corporate Drive, Opelika, AL 36801

PROPERY OWNER: East Alabama Mental Health

APPLICANT/ AUTHORIZED REPRESENTATIVE: Northstar Engineering Services, Inc. - Trent Scarborough

MAILING ADDRESS: 2431 Hartford Hwy, Dothan, AL 36305

PHONE NUMBER: 334-673-9895 **FAX NUMBER:** 334-673-1846

EMAIL ADDRESS: trents@northstarengineering.com

PARCEL INFORMATION

Project name: Addition to Group Home for Integrea Health Address/Location: 1708 Corporate Drive, Opelika, AL 36801

Current Land Use: Group Home (Crisis Resident al Facility) Current Zoning: C2

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

Description of Proposed Use: Same use as existing facility: Group Home (Crisis Residential Facility as certified by the department of mental health); This facility is used to provide acute stabilization care to its residents.

AUTHORIZATION TO ACT AS APPLICANT (if applicable)

I, Jimmie Dickey for East Alabama Mental Health being owner of the property which is the subject of this conditional use application hereby authorize Northstar Engineering Services, Inc., to act as my representative before the City of Opelika's Planning Commission, and if necessary, represent me before the Board of Zoning Adjustments and City Council.

Property Owner's Signature: _____ Date: 5/27/2025

STATE OF ALABAMA,
COUNTY OF LEE

I, Janice E. Williams, a Notary Public in and for said County and State, hereby certify that Jimmie Dickey, 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 27th day of May 2025.

Janice E. Williams
Notary Public

My Commission Expires: 3/6/2027

ITEM

READ. THE FOLLOWING NERAL

8.17 CONDITIONAL USES; E. General Use Standards.

AGENDA #

GE USE STANDARDS, (E) PARAGRAPH (1-5) OF SUBSECTION

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? This project is an addition to the existing facility. This project is not changing the current use of the existing facility, just making the existing facility larger. The proposed use as a group home (crisis residential facility) is compatible with the current facility and compatible with the surrounding properties.

2) Will the use result in a substantial adverse effect on adjacent properties, the character of the neighborhood, traffic conditions, public infrastructure, etc.? This project will not have any negative effects on the surrounding properties.

3) What precautions will be taken to minimize any adverse effects from the proposed use on surrounding property owners? This project will be developed in accordance with the City of Opelia Zoning Ordinance and utilizing good engineering standards for the protection and welfare of the surrounding properties.

APPLICATION REQUIREMENTS

1. Application due 1st 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 Trent Scarborough, 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 conc cerning this request.

OWNERS/AUTHORIZED REPRESENTATIVE SIGNATURE:	DATE:
(PRINT NAME) Trent Scarborough - Northstar Engineering Services, Inc.	5/27/25

STATEMENT OF UNDERSTANDING

I, Trent Scarborough (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:	DATE:
(PRINT NAME) Trent Scarborough - Northstar Engineering Services, Inc.	5/27/25

City of Opelika

Planning Commission

Planning Department Report

Meeting Date: June 24, 2025

Agenda Item #: C-3

Action Requested: Conditional Use – Addition to Group Home

Location of Property: 1708 Corporate Drive

Property Owner(s): East Alabama Mental Health
Trent Scarbrough, Northstar Engineering, authorized representative

Current Land Use: Group home for Integrea Health

Current Zoning: C-2

Surrounding Zoning Districts And Land Uses:

North	C-2	Century Park Apartments
South	C-2	Lee County Health department
East	C-2	Vacant lot
West	C-2	Sparkling Stars Child Development Center

Proposal

The applicant is requesting conditional use approval for a 1,088 square foot addition to a group home administered by Integrea Health. The group home facility at 1708 Corporate Drive, zoned C-2, was constructed in 2003 by East Alabama Mental Health (EAMH). EAMH is the property owner. The adjacent property on the west side is a child daycare center in a C-2 zone. On the north side is Century Park apartments constructed in 2003 and zoned C-2. The apartments are accessed from Century Boulevard. Other adjacent uses are offices

The group home provides temporary residence from 48 hours to one week depending on the individual's difficulty. When the individual is stabilized, the individual returns to their former residence or a permanent location determined. During daily works hours, Integrea Health has five employees at this location (coordinator, nurse, therapist, and two assistants). Three employees stay at the group home overnight. The Zoning Ordinance allows group homes in most residential and commercial zoning districts with conditional use approval. Group homes are prohibited in the manufacturing M-1, M-2 zones and the downtown district C-1 zone.

The 2003 site plan shows a 5,932 square foot building on a 2.25 acres lot. The existing building has six bedrooms and four bathrooms for individual tenants *(see floor plan in packet)*. Each bedroom has two beds; a maximum of 12 beds are in the existing building. Most of the time, the 12 beds are occupied, and more bedroom space is needed. The 1,088 square foot addition adds a bathroom, storage room and four bedrooms (one bed in each room). A total of 16 beds are available for a temporary resident if the conditional use request is approved. Other rooms in the existing building are a living room, dining room, two offices, an outreach room, and a nurse's station.

The existing landscaping installed in 2003 meets minimum requirements. At least 17 trees and 15 shrubs are in the front and side yards.

The site plan shows 28 parking spaces with one handicap parking space. The 28 spaces are adequate for the maximum 16 temporary residences that includes the addition and five employees. The parking space requirement for a group home where written for group homes in residential zoning districts. [1] The 28 parking spaces for the Corporate Drive group home is in a C-2 commercial zone. The 28 parking spaces are adequate for a maximum 16 beds and five employees.

Planning Staff recommends conditional use approval subject to the following:

1. 24-hour supervision for the temporary residents shall be provided.
2. The temporary residents shall not be permitted to leave the property unsupervised.
3. If a tenant becomes disruptive, the tenant must be transferred to another facility.
4. The maximum length of stay for a temporary resident must not exceed one month.

Engineering Department Report

Because of the limited size of this development or disturbance, there will not be a need for a site plan to be submitted for approval. All permits for this application will be issued through the Building Inspections Department.

Engineering has no comments or concerns regarding this conditional use application.

[1] "**Group Home.** Parking requirement: Three (3) parking spaces for up to three (3) residents, plus one (1) additional space for each additional two (2) residents. It is preferred that parking spaces be provided in the rear yard with adequate driveways providing access to a paved public way (street or alley)."

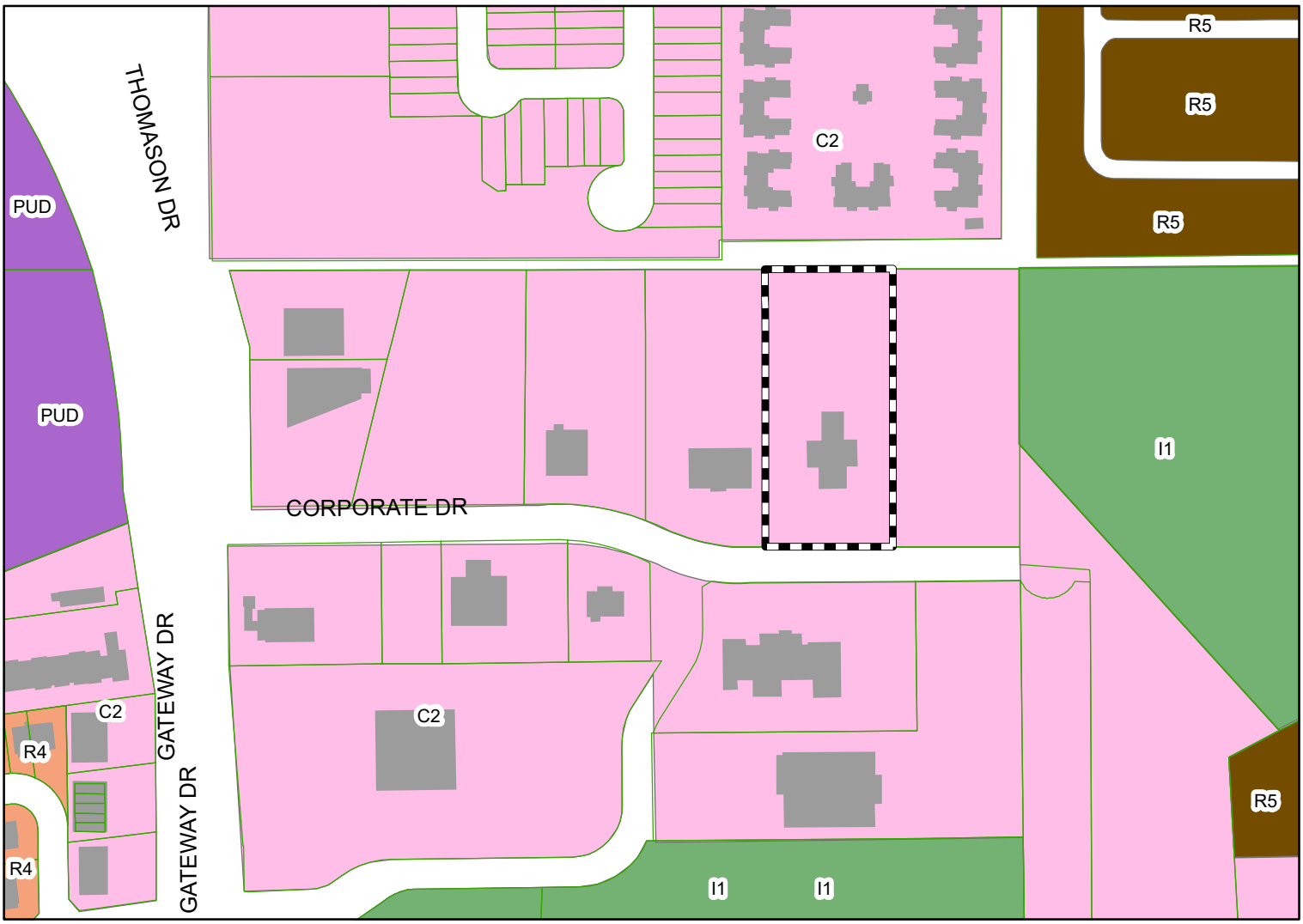
Opelika Water Report

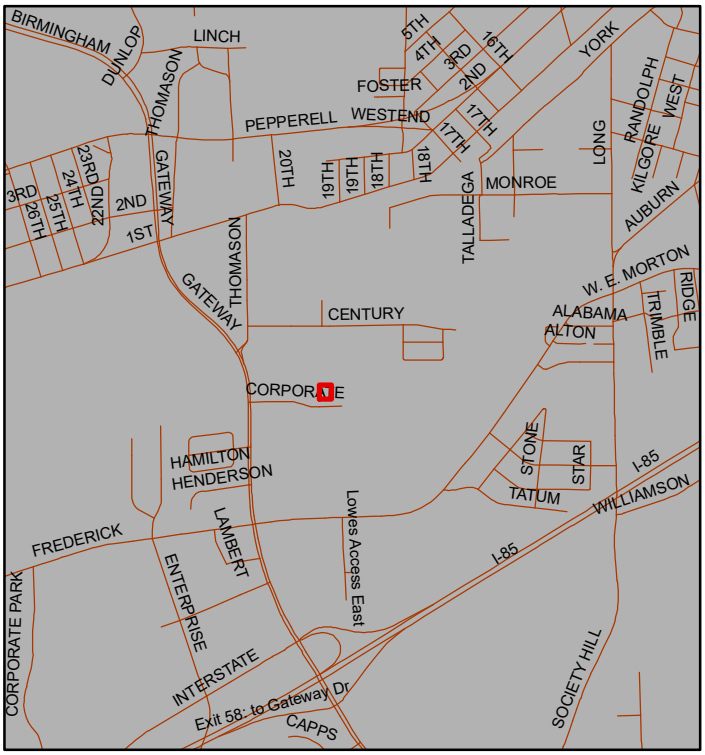
The existing building is currently served by a 1” Domestic service and a ¾” Irrigation service. If required, fire protection service is available from the 8-inch water main on Corporate Drive.

Opelika Power Services Report

This property is in the Opelika Power service territory.

EAST ALABAMA MENTAL HEALTH - GROUP HOME ADDITION
1708 CORPORATE DRIVE
CONDITIONAL USE, C-3

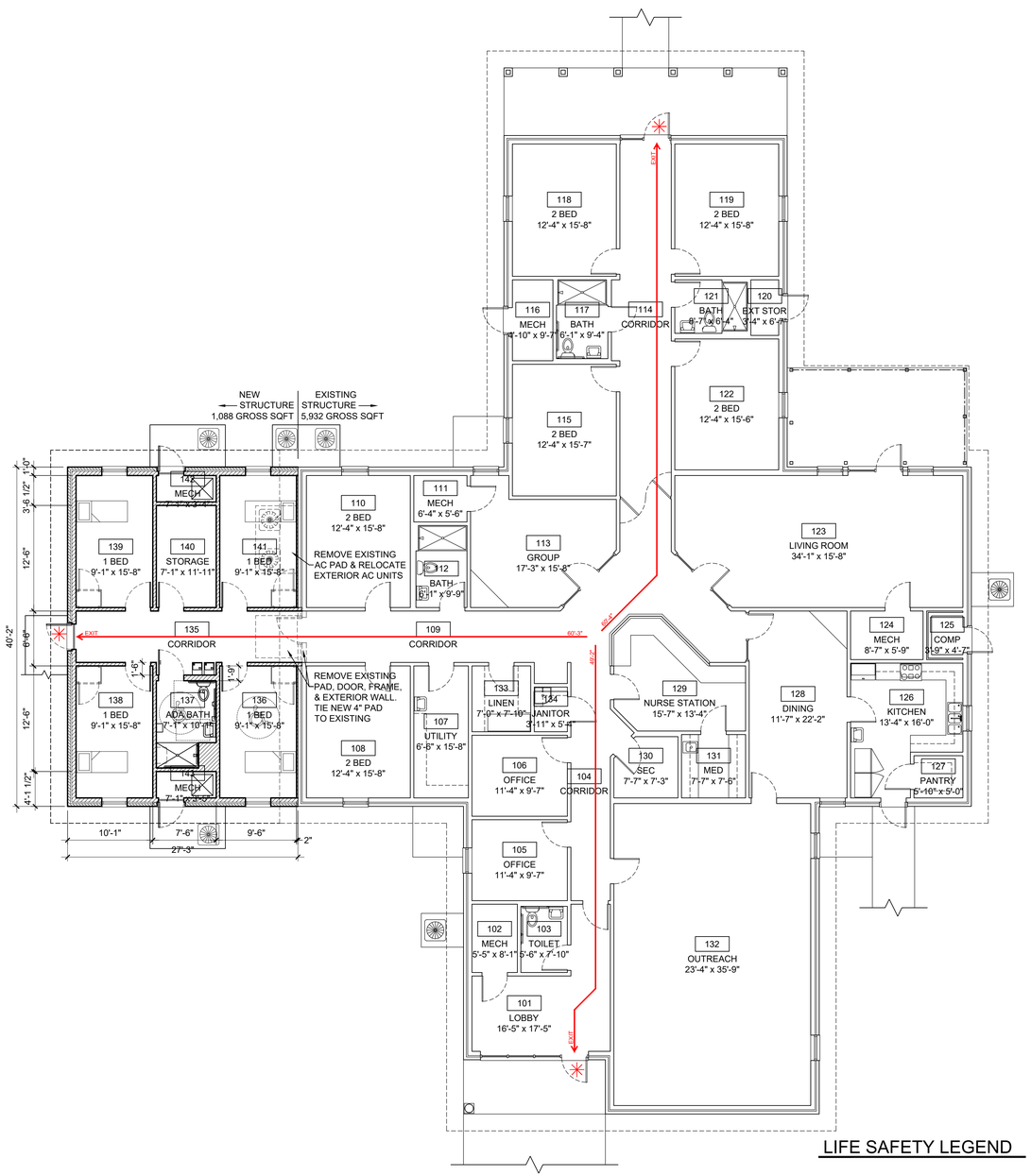




The applicant is requesting a 1,095 square foot addition on a 6,000 sf structure. The existing building has six bedrooms, kitchen, living & dining room, an office, and a nurse's station, The addition adds four bedrooms.The East Alabama Mental Health property is in a C-2 zoning district.

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



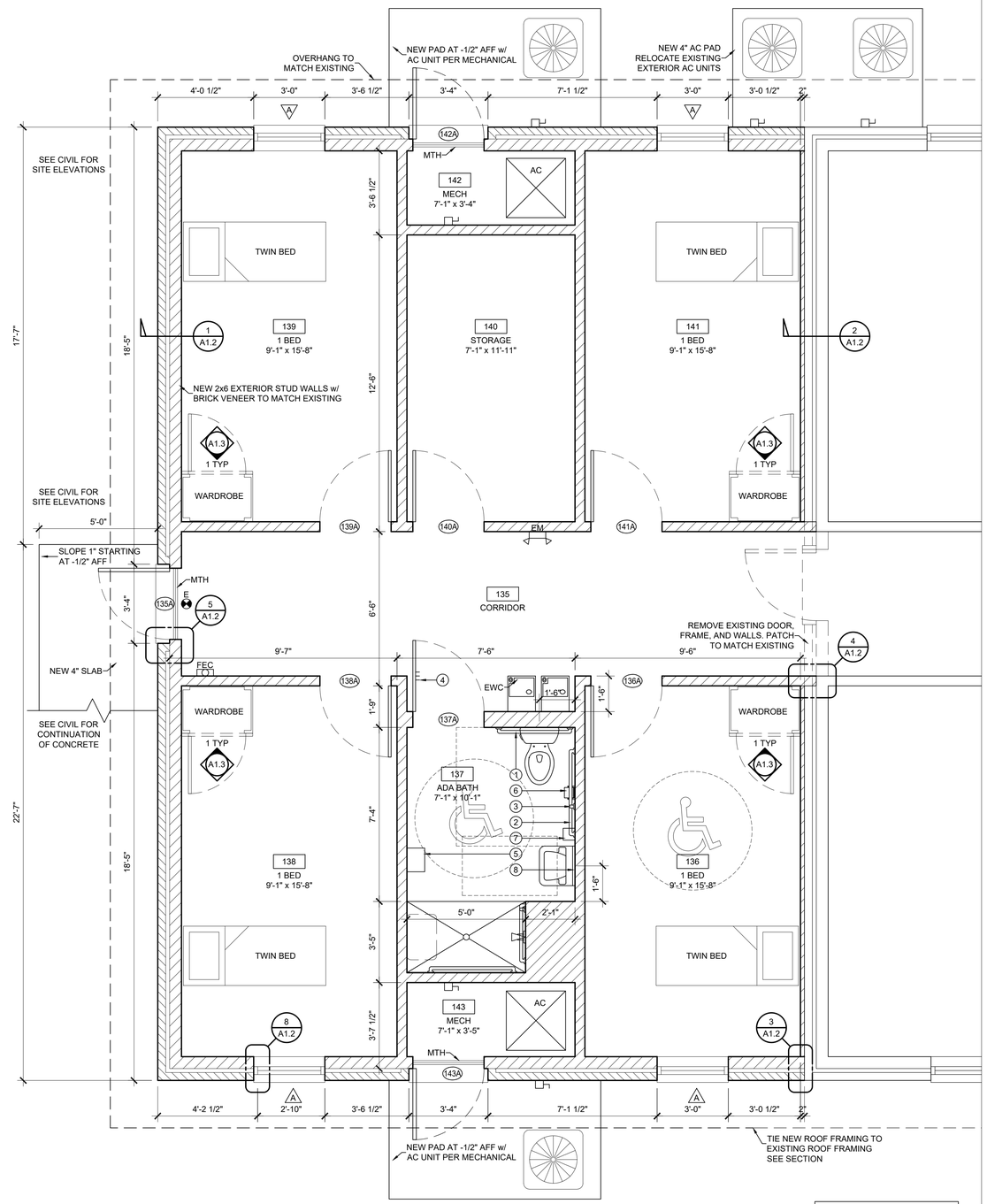
LIFE SAFETY LEGEND

101	SPACE NUMBER
EXIT	EXIT PATH
	POINT OF EXIT
FEC	FIRE EXTINGUISHER LOCATIONS FEC = MOUNTED IN FIRE EXTINGUISHER CABINET WM = WALL MOUNTED
E	EXIT LIGHT
EM	EMERGENCY WALL LIGHT W/ BATTERY BACKUP

NORTH

OVERALL FLOOR PLAN

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



NORTH

ADDITION FLOOR PLAN

SCALE: 3/8" = 1'-0"

NOTE:
1 BED ROOMS 136, 138, 139, & 141 SHOWN WITH EXPECTED FURNITURE SUITE AND 120.9 SQFT OF CLEAR FLOOR SPACE REMAINING

ACCESSORIES LEGEND

1. 36" S.S. GRAB BAR
2. 48" S.S. GRAB BAR
3. 18" VERTICAL S.S. GRAB BAR
4. ROBE HOOKS
5. PAPER TOWEL DISPENSER
6. TOILET PAPER DISPENSER
7. SOAP DISPENSER
8. S.S. MIRROR AS SPEC.

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137 N. ST. ANDREWS ST. SUITE 1
DOTHAN, ALABAMA 36303
334.793.3333
CORP NO.
LICENSE NAME Joseph R. Donofro
LICENSE NO. AL 2412

STATE OF ALABAMA JOSEPH R DONOFRO AL 2412 DOTHAN, AL REGISTERED ARCHITECT

CORP NO.
LICENSE NAME
LICENSE NO.
PROJECT

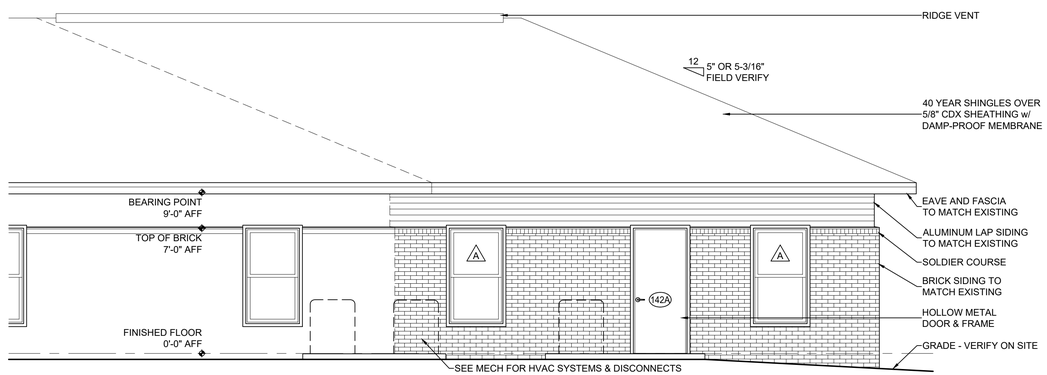
ADDITION TO GROUP HOME FOR INTEGREA HEALTH OPELIKA, ALABAMA

ISSUED FOR:
APRIL 23, 2025

25-03

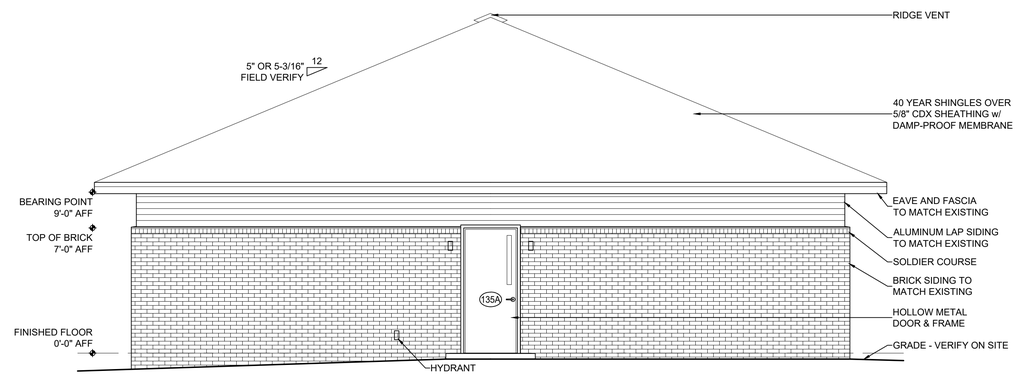
SHEET NAME
OVERALL FLOOR PLANS

SHEET NUMBER
A1.1



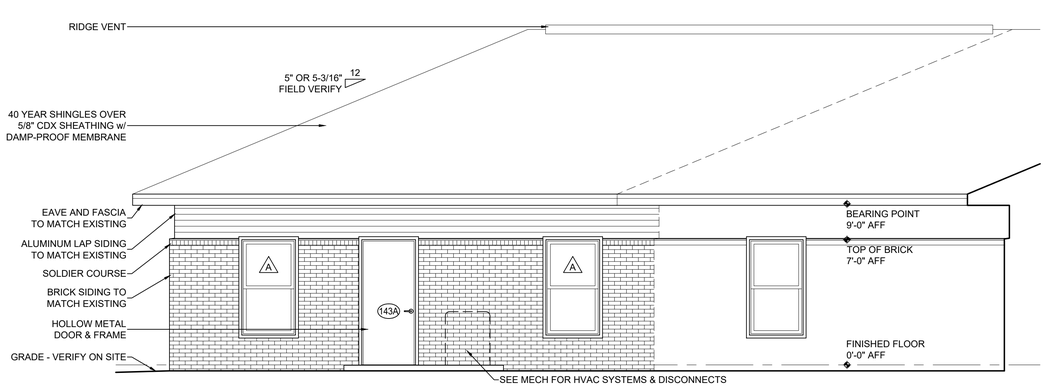
1 NORTH ELEVATION

SCALE: 1/4" = 1'-0"



2 WEST ELEVATION

SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

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DOTHAN, ALABAMA 36303
334.793.3333

CORP NO.
LICENSE NAME Joseph R. Donofro
LICENSE NO. AL 2412

STATE OF ALABAMA
JOSEPH R DONOFRO
AL 2412
DOTHAN, AL
REGISTERED ARCHITECT

CORP NO.
LICENSE NAME
LICENSE NO.

PROJECT

ADDITION TO GROUP HOME FOR INTEGREA HEALTH OPELIKA, ALABAMA

ISSUED FOR:

APRIL 23, 2025

25-03

SHEET NAME

EXTERIOR ELEVATIONS

SHEET NUMBER

A2.1

ADDITION TO GROUP HOME FOR INTEGREA HEALTH
CURRENT ZONING: C-2
ZONING REQUIREMENTS

FRONT YARD: 30 FT
REAR YARD: 30 FT
SIDE YARD: 10 FT
SIDE YARD ON STEET: 25 FT

MINIMUM LOT WIDTH: 60 FT

MAXIMUM BUILDING HEIGHT: 75 FT

MAXIMUM BUILDING AREA (40%): (97550*.40) = 39020 SQ FT
EXISTING BUILDING AREA: 5939 SQ FT
PROPOSED BUILDING AREA: 1094 SQ FT
TOTAL BUILDING AREA: 7033 SQ FT

EXISITING OFF-STREET PARKING REQUIRED (GROUP HOME):
3 SPACES FOR UP TO 3 RESIDENTS, PLUS 1 ADD. SPACE FOR EACH ADD. 2 RESIDENTS
EXISTING BEDS/RESIDENTS = 12
3 + (12 – 3) / 2 = 7.5 = 8 SPACES

PROPOSED OFF-STREET PARKING REQUIRED (GROUP HOME):
3 SPACES FOR UP TO 3 RESIDENTS, PLUS 1 ADD. SPACE FOR EACH ADD. 2 RESIDENTS
PROPOSED BEDS/RESIDENTS =4
3 + (4 – 3) / 2 = 3.5 = 4 SPACES

PARKING SPACES REQUIRED = 12 SPACES

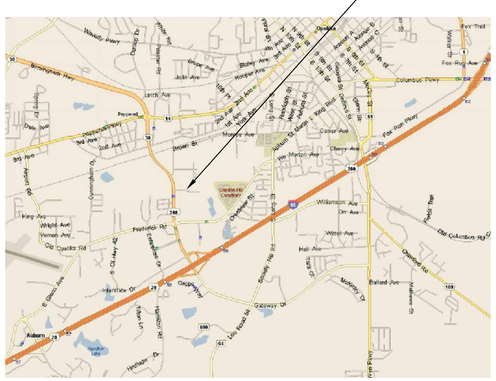
EXISTING PARKING SPACES PROVIDED: 30 STANDARD PARKING SPACES

HANDICAP ACCESSIBLE PARKING REQUIRED: 2 HANDICAP SPACES

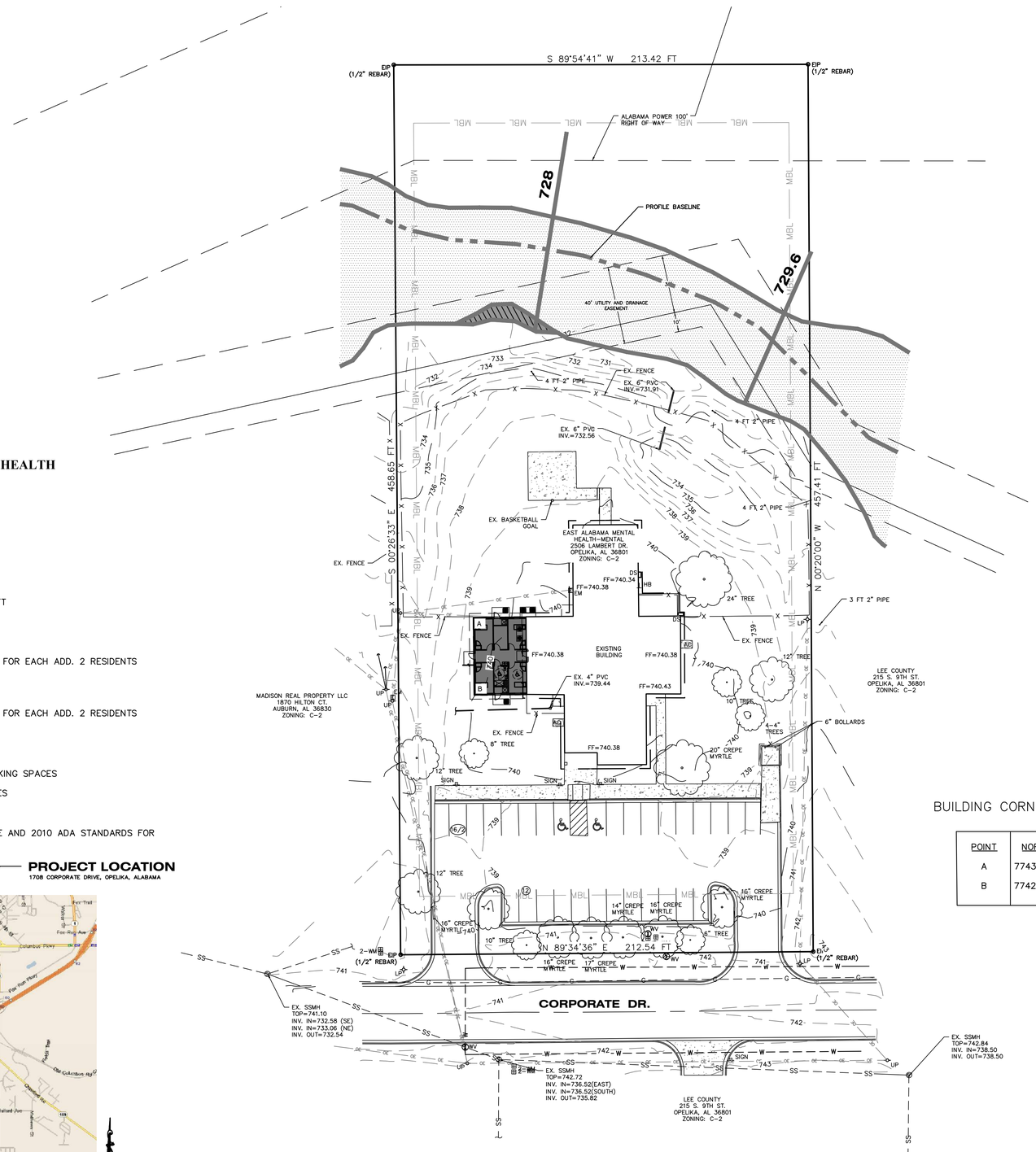
HANDICAP SPACES PROVIDED: 2 HANDICAP SPACES

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

PROJECT LOCATION
1708 CORPORATE DRIVE, OPELIKA, ALABAMA



VICINITY MAP
NOT TO SCALE



BUILDING CORNER COORDINATE CHART

POINT	NORTHING	EASTING
A	774304.9237	789001.8207
B	774264.7594	789002.2488

GRID NORTH BASED ON THE ALABAMA STATE PLANE COORDINATE SYSTEM, EAST ZONE.

30 0 30 60 90
SCALE: 1"=30'

LEGEND

FIRE HYDRANT
UP UTILITY POLE
LP LIGHT POLE
WV WATER VALVE
WM WATER METER
GM GAS METER
GV GAS VALVE
SANITARY MANHOLE
TELEPHONE BOX
SIGN
ECM EXISTING CONCRETE MONUMENT
EIP EXISTING IRON PIN
MAILBOX
GW GUYWIRE
CONTROL POINT
FOR FIBER OPTIC RISER
TELEPHONE RISER
CABLE RISER
R/W RIGHT OF WAY
RCP REINFORCED CONCRETE PIPE
PROPOSED FIRE HYDRANT
PROPOSED GATE VALVE
SCM CONCRETE MONUMENT TO BE SET
SIP IRON PIN TO BE SET
W PROPOSED WATER METER
F/O EXISTING FIBER OPTIC LINE
UE EXISTING UNDERGROUND ELECTRIC LINE
UT UNDERGROUND TELEPHONE
OE OVERHEAD ELECTRIC
SS EXIST. SANITARY SEWER LINE
W EXIST. WATER MAIN
EXIST. STORM DRAIN LINE
G EXIST. GAS MAIN
EXISTING TREE LINE
X EXISTING FENCE
325 EXISTING CONTOUR
325 PROPOSED CONTOURS
PRO SS PROPOSED SANITARY SEWER LINE
PRO W PROPOSED WATER LINE
PROPOSED FENCE
MBL MINIMUM BUILDING LINE
PROPERTY LINE
EXISTING CONCRETE
PROPOSED BUILDING ADDITION
FLOOD ZONE "AE"
FLOOD ZONE "X"
16/2 STANDARD PARKING SPACE/ HANDICAP PARKING SPACE

PROJECT No. 0040-25
DATE: MAY, 2025
SCALE: 1"=30'

DRAWN BY: M. AMAN
APPROVED BY: T. SCARBOROUGH

REVISIONS:

SITE DEVELOPMENT PLANS FOR
ADDITION TO GROUP HOME FOR INTEGREA HEALTH
CITY OF OPELIKA
LEE COUNTY, ALABAMA
LAYOUT PLAN

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

AL CERT. OF AUTH. CA-18996E, CA-0621LS
FL CERT. OF AUTH. 26312-E, 7858-S
GA CERT. OF AUTH. 003129, LSF001156
MS CERT. OF AUTH. E-00001825

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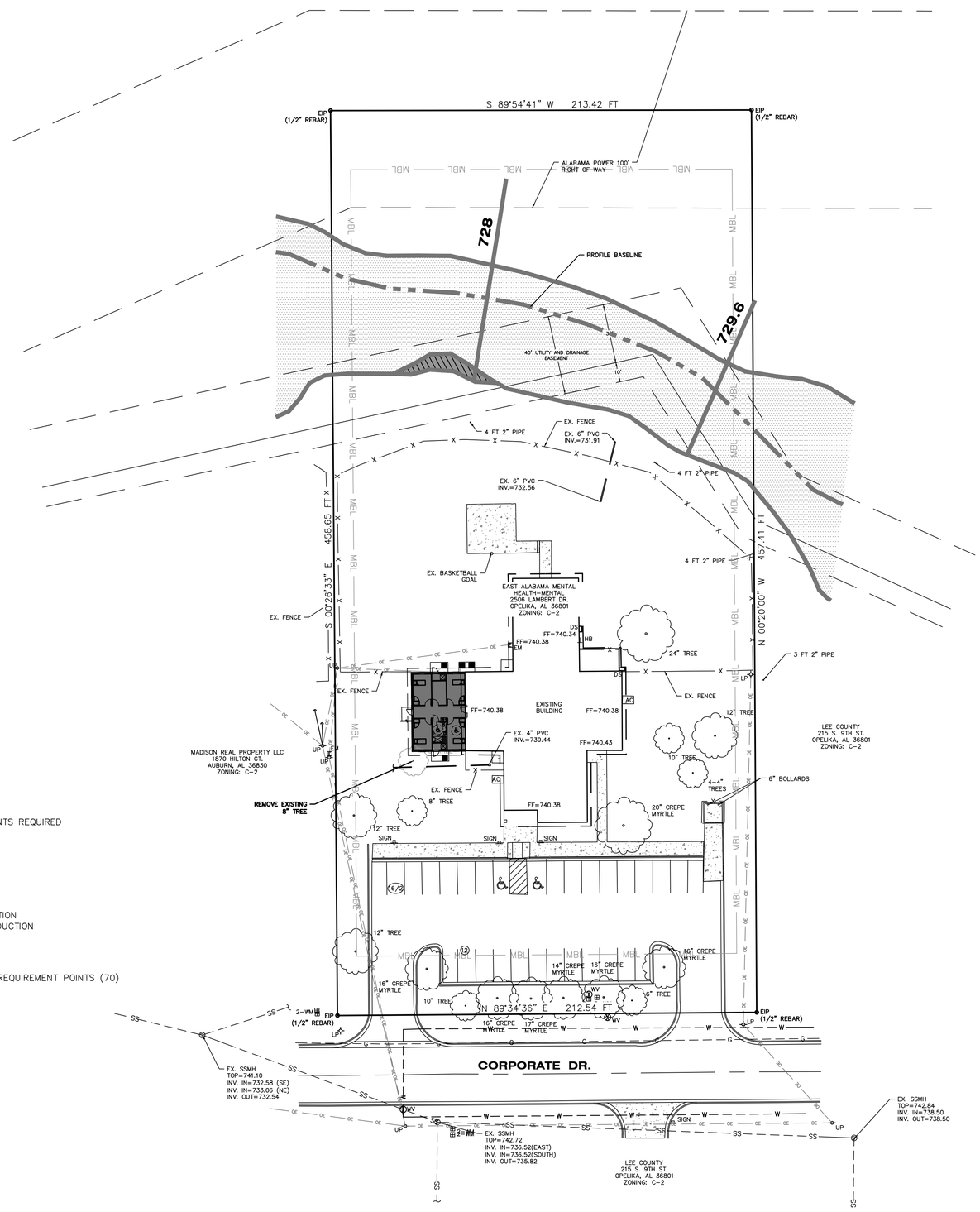
SHEET 1
OF 2



LANDSCAPING REQUIREMENTS:

1. SHADE PLANTING REQUIREMENTS/POINT SYSTEM:
   - 0 – 10,000 = 40(1+ PER PARKING SPACE).
   - 1,094 SF + 30 PARKING SPACES = 70 POINTS REQUIRED

2. EXISTING TREE CREDITS
   - 6" – 10" = 15 POINTS REDUCTION
   - 10" = 24" = 20 POINTS REDUCTION
   - OVER 24" = 25 POINTS REDUCTION

3. EXISTING TREES PROVIDED
   - 6" – 10" TREES = 4x15 = 60 POINT REDUCTION
   - 10" = 24" TREES = 10x20 = 200 POINT REDUCTION
   - OVER 24" = 1x25 = 25 POINT REDUCTION

TOTAL EXISTING TREE POINT REDUCTION = 285

EXISTING TREE POINT REDUCTION (285) > PLANTING REQUIREMENT POINTS (70)

LEGEND

	FIRE HYDRANT
UP	UTILITY POLE
LP	LIGHT POLE
WV	WATER VALVE
WM	WATER METER
GM	GAS METER
GV	GAS VALVE
	SANITARY MANHOLE
	TELEPHONE BOX
	SIGN
ECM	EXISTING CONCRETE MONUMENT
EIP	EXISTING IRON PIN
	MAILBOX
GW	GUYWIRE
	CONTROL POINT
FOR	FIBER OPTIC RISER
	TELEPHONE RISER
	CABLE RISER
R/W	RIGHT OF WAY
RCP	REINFORCED CONCRETE PIPE
	PROPOSED FIRE HYDRANT
	PROPOSED GATE VALVE
SCM	CONCRETE MONUMENT TO BE SET
SIP	IRON PIN TO BE SET
W	PROPOSED WATER METER
F/O	EXISTING FIBER OPTIC LINE
UE	EXISTING UNDERGROUND ELECTRIC LINE
UT	UNDERGROUND TELEPHONE
OE	OVERHEAD ELECTRIC
SS	EXIST. SANITARY SEWER LINE
W	EXIST. WATER MAIN
	EXIST. STORM DRAIN LINE
G	EXIST. GAS MAIN
	EXISTING TREE LINE
X	EXISTING FENCE
325	EXISTING CONTOUR
325	PROPOSED CONTOURS
PRO SS	PROPOSED SANITARY SEWER LINE
PRO W	PROPOSED WATER LINE
	PROPOSED FENCE
MBL	MINIMUM BUILDING LINE
	PROPERTY LINE
	EXISTING CONCRETE
	PROPOSED BUILDING ADDITION
	FLOOD ZONE "AE"
	FLOOD ZONE "X"

GRID NORTH BASED ON THE ALABAMA STATE PLANE COORDINATE SYSTEM, EAST ZONE.

30 0 30 60 90

SCALE: 1"=30'

PROJECT No. 0040-25

DATE: MAY, 2025

SCALE: 1"=30'

DRAWN BY: M. AMAN

APPROVED BY: T. SCARBOROUGH

REVISIONS:

SITE DEVELOPMENT PLANS FOR ADDITION TO GROUP HOME FOR INTEGREA HEALTH

CITY OF OPELIKA
LEE COUNTY, ALABAMA
LANDSCAPING PLAN

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MS CERT. OF AUTH. E-00001825

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SHEET 2 OF 2

Agenda Item
C4
Bradley Prichard
Culver’s Opelika

AGENDA ITEM # _____

CITY OF OPELIKA

APPLICATION FOR CONDITIONAL USE APPROVAL

PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801

ALABAMA'S 1st GIG CITY OPELIKA

PC DEADLINE: 5/28/25 PC MEETING: 6/24/25

SITE ADDRESS: Fox Run Parkway and West Point Parkway, Opelika, AL 36801

PROPERY OWNER: Opelika Custard RE LLC

APPLICANT/ AUTHORIZED REPRESENTATIVE: Opelika Custard RE LLC / Bradley Prichard

MAILING ADDRESS: 6400 Powers Ferry Rd, Suite 350, Atlanta, GA 30339

PHONE NUMBER: 205-506-3541 **FAX NUMBER:** _____

EMAIL ADDRESS: bradley.prichard@kimley-horn.com

PARCEL INFORMATION

Project name: Culver's - Opelika, AL Address/Location: East Quadrant of Fox Run Parkway and West Point Parkway, Opelika, AL 36801

Current Land Use: Vacant Current Zoning: C3

Adjacent Zoning Districts: North: I1 South: C3 East: C3 West: C2

Description of Proposed Use: Culver's is a proposed quick-serve restaurant development. It consists of a single-use 4,388 SF Building (Plan Metro L) intended for a quick-serve restaurant. The project also includes the construction of surface parking, stormwater conveyance, stormwater management, and associated utilities.

AUTHORIZATION TO ACT AS APPLICANT (if applicable)

I, Ty Lewis Joshua Ty Lewis, being owner of the property which is the subject of this conditional use application hereby authorize Bradley Prichard, 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: 5/28/25 5/28/25

STATE OF ALABAMA,
COUNTY OF LEE

I, Haley Bowdoin, a Notary Public in and for said County and State, hereby certify that Joshua Ty Lewis, 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 May 2025.

Haley Bowdoin
Notary Public

My Commission Expires: 01/29/2029

HALEY BOWDOIN COMM. EXP. NOTARY PUBLIC JANUARY 29, 2029 ALABAMA STATE AT LARGE

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? Proposed use is consistent with other property types within the Gateway Corridor and adds a new neighborhood dining experience for the surrounding 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? Additional landscaping is proposed along the public street frontages. The proposed driveway is internal to the existing shopping center and not a new driveway from Fox Run and West Point Parkways. Building elevation upgrades consistent with those outlined in Section 7.6 of the City of Opelika Zoning Ordinance were incorporated for this project. The project also proposes site improvements including stormwater management and drainage conveyance.

APPLICATION REQUIREMENTS

1. Application due 1st 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** _____

AGENDA ITEM # _____

CERTIFICATION

I Bradley Prichard, 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:	**DATE:** 5/28/25
(PRINT NAME) Bradley Prichard	

STATEMENT OF UNDERSTANDING

I, Bradley Prichard (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:	**DATE:** 5/28/25
(PRINT NAME) Bradley Prichard	

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: June 24, 2025

Agenda Item #: C-4

Action Requested: Conditional Use –Fast Food Restaurant (Culver's)

Location of Property: 455 Westpoint Parkway

Property Owner(s): Opelika Custard RE LLC
Bradley Prichard, authorized representative

Current Land Use: Undeveloped

Current Zoning: C-3, GC-S

Surrounding Zoning Districts And Land Uses:

North:	I-1, GC-P	Southern Union State Community College
South	C-2, GC-P	Gas station w/convenient store and fast-food restaurant
East	C-3, GC-P	Betts Crossing
West	I-1, GC-P	Opelika High School

Proposal

The applicant is requesting conditional use approval to construct a restaurant with drive-thru. The development is located at the corner of Westpoint Parkway and Fox Run Parkway (in the green space connected to Bett's Crossing/Winn Dixie). The property is accessed from Westpoint Parkway and Fox Run Parkway through the Betts Crossing/Winn Dixie parking lot.

The site plan shows a 4,388 square foot (sf) building on a 1.87-acre lot located in a C-3 zoning district with the Gateway Corridor Secondary Overlay. The restaurant exceeds the minimum building setbacks on all sides. The Gateway Corridor overlay has specific standards for drive-thrus. This includes requiring shared access where possible, restricting order boxes near residential homes, and limiting where the order board and pickup windows can be located. The configuration of this site has been somewhat difficult to ensure a functional layout and preventing those features from being the dominant view from the right-of-way. Staff has worked with the client for several months to revise the site plan and drive-thru box location as presented. The pick-up windows are not oriented to the gateway corridor and additional landscaping is located where it is closest to the road. The exterior materials also meet the gateway corridor cladding requirements

As previously mentioned, the access to the site is from a shared entrance into Bett's Crossing. A total of 55 required parking spaces are provided, including three handicap parking spaces for the restaurant. Off-street parking requirements are met. The drive-thru lane provides stacking for 12 vehicles.

The landscape plan meets minimum requirements. A 15' parking lot buffer is provided along the front property lines (Fox Run Parkway). Trees spaced with shrubs between trees are provided in buffer. A total of 20 trees and 103 shrubs are proposed for the development; the size of trees and shrubs planted must meet the minimum size requirements as provided in the Landscape Regulation. The property meets the maximum 70% impervious surface ratio allowed; about 60.2% of the 1.12-acre property is impervious.

The outdoor lighting proposed is pole lighting for parking lot, and exterior wall lighting. A private dumpster is shown near the south (rear) property line with an enclosure and double gate provided for the dumpsters the exterior materials meet the cladding requirements.

Recommendation
Staff recommend conditional use approval subject to the following:

1. Outdoor pole lighting fixtures and/or exterior wall lighting fixtures must be directed downward and/or equipped with light shields or other controls to prevent light beam spillage or light glare interference with motorists and adjacent properties.
2. All utility meters, air conditioning units, rooftop mechanicals and similar mechanical units shall be screened so as not to be visible from the public right-of-way. Plans must be approved by the relevant utilities company for safety.

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.

All access locations will be off the public/State roadway systems.

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

Opelika Water Report

Water service is available from Fox Run Pkwy and within the existing shopping center property.

Opelika Power Services Report

This property is in the Opelika Power service territory.

ALTA/ NSPS SURVEY OF PARCEL II,
BETTS CROSSING PLAT NO. 1

STATE OF ALABAMA
LEE COUNTY

THIS IS TO CERTIFY TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY, SYNOVUS BANK, A GEORGIA BANKING CORPORATION, AUBURN CUSTARD RE, LLC, A GEORGIA LIMITED LIABILITY COMPANY

THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2025 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELD WORK WAS COMPLETED ON JANUARY 23, 2025. I, ARTHUR R. NETTLES, FURTHER CERTIFY THAT ALL PARTS OF THIS AS-BUILT 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 BASED ON EVIDENCE VISIBLE ON THE SURFACE.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THIS THE 5TH DAY OF FEBRUARY, 2025.

02/05/2025
DATE

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

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 OPELIKA CORS. HORIZONTAL DATUM IS NAD 83 ALABAMA EAST.
   ZONE STATE PLANE COORDINATE SYSTEM. VERTICAL DATUM IS NAVD 88.
3. NORTH IS BASED ON GRID NORTH.
4. FIELDWORK COMPLETED JANUARY 23, 2025. OFFICEWORK COMPLETED FEBRUARY 5, 2025.
5. ACCORDING TO FIRM MAP NO. 01081C0090H, REVISION DATE JANUARY 17, 2025 FOR LEE COUNTY, ALABAMA PANEL 90 OF 381, THE PROPERTY IS IN ZONE X, WHICH IS AN AREA DETERMINED TO BE OUTSIDE 0.2% CHANCE OF ANNUAL FLOOD.

SCHEDULE B, II, EXCEPTIONS (TITLE COMMITMENT NO. AL252412028ML, DATED DECEMBER 18, 2024)

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I—REQUIREMENTS ARE MET. (NOT A SURVEY MATTER)
2. ALL TAXES FOR THE FISCAL YEAR 2024 AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE, AND ANY ADDITIONAL TAXES, INTEREST, AND/OR PENALTIES WHICH MAY BE ASSESSED FOR THE YEAR 2023 OR PRIOR YEARS BY VIRTUE OF ADJUSTMENT, RE-APPRAISAL, RE-ASSESSMENT, APPEAL OR OTHER AMENDMENT TO THE TAX RECORDS FOR LEE COUNTY. PLEASE NOTE THAT THE CITY OF OPELIKA TAXES ARE INCORPORATED AND PAID BY LEE COUNTY. (NOT A SURVEY MATTER)
3. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS. (NOT A SURVEY MATTER)
4. ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR OR MATERIAL NOT SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY MATTER)
5. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS. (NOT A SURVEY MATTER)
6. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS. (APPLICABLE, AS SHOWN)
7. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. (APPLICABLE, NOT PLOTTABLE)
8. RIGHTS OF TENANTS, AS TENANTS ONLY IN POSSESSION OF SUBJECT PROPERTY. (NOT A SURVEY MATTER)
9. TITLE TO THE COAL, OIL, GAS AND OTHER MINERALS UNDERLYING THE SURFACE OF THE LAND INSURED HEREUNDER AND ALL RIGHTS AND EASEMENTS IN FAVOR OF THE HOLDER OF THE COAL, OIL, GAS AND MINERAL ESTATE OR BY ANY PARTY CLAIMING BY, THROUGH OR UNDER SAID HOLDER. (APPLICABLE, NOT PLOTTABLE)
10. RIGHT-OF-WAY FEE SIMPLE WARRANTY DEED FROM ROBERT A. BETTS AND WIFE, KATHRYNE B. BETTS, TO THE STATE OF ALABAMA DATED NOVEMBER 1, 1982, FILED NOVEMBER 17, 1982, AND RECORDED NOVEMBER 18, 1982, IN DEED BOOK 1136, PAGE 221, IN THE OFFICE OF THE JUDGE OF PROBATE, LEE COUNTY, ALABAMA. (NOT A SURVEY MATTER)
11. ALL MATTERS APPEARING ON THE PLAT OF BETTS CROSSING PLAT NO. 1, RECORDED FEBRUARY 5, 1997, IN PLAT BOOK 18, PAGE 176, IN THE OFFICE OF THE JUDGE OF PROBATE, LEE COUNTY, ALABAMA. (APPLICABLE, AS SHOWN)
12. TERMS AND CONDITIONS OF THAT CERTAIN DECLARATION OF RESTRICTIONS AND GRANTS OF EASEMENTS BETWEEN OPELIKA PARTNERS, LTD., AN ALABAMA LIMITED PARTNERSHIP (DECLARANT) DATED SEPTEMBER 26, 1995, AND RECORDED SEPTEMBER 22, 1998, IN MISC BOOK 1281, PAGE 435; AS RESTRICTIONS AND GRANT OF EASEMENTS BY AND BETWEEN KAY C. NEWTON, WILLIAM A. OLDACRE, JR., AND BEAN REALTY PARTNERS, L.P., AS OWNERS, RECORDED JUNE 27, 2000, IN MISC BOOK 1264, PAGE 725, ALL IN THE OFFICE OF THE JUDGE OF PROBATE, LEE COUNTY, ALABAMA. (APPLICABLE, AS SHOWN)
13. TERMS AND CONDITIONS OF THAT CERTAIN DECLARATION OF EASEMENTS BY OPELIKA PARTNERS, LTD., AN ALABAMA LIMITED PARTNERSHIP, DATED OCTOBER 7, 1997, AND RECORDED OCTOBER 21, 1997, IN DEED BOOK 2162, PAGE 153, IN THE OFFICE OF THE JUDGE OF PROBATE, LEE COUNTY, ALABAMA. (APPLICABLE, AS SHOWN)
14. RESTRICTIVE COVENANT BY AND BETWEEN SYNOVUS BANK, AS SELLER, AND AUBURN CUSTARD RE, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AS BUYER, AS EVIDENCED IN THAT CERTAIN WRITTEN, UNRECORDED PURCHASE AND SALE AGREEMENT DATED EFFECTIVE NOVEMBER 26, 2024. (NOT A SURVEY MATTER)

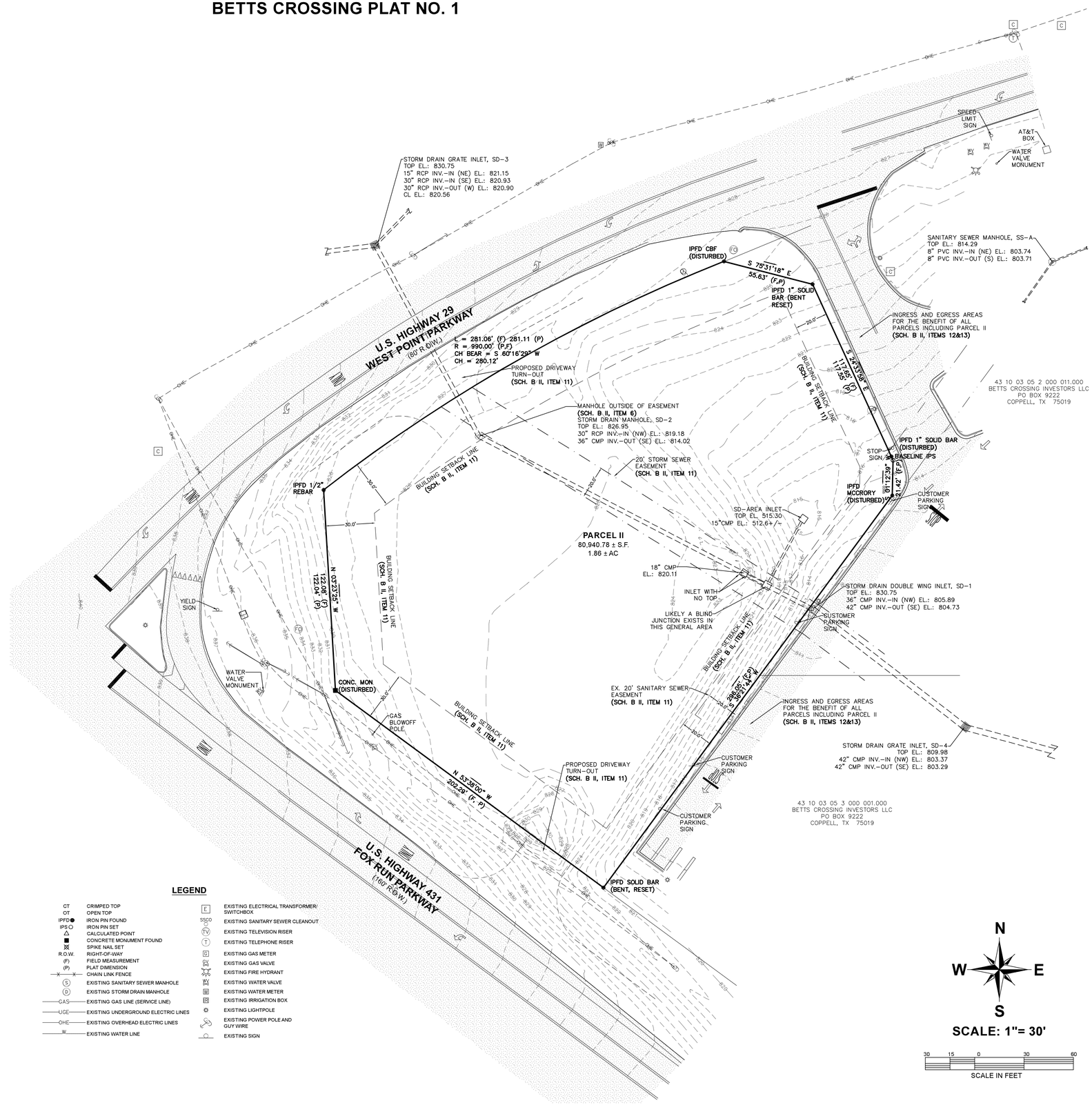
PARCEL DESCRIPTION (TITLE COMMITMENT NO. AL252412028ML, DATED DECEMBER 18, 2024)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LEE, STATE OF ALABAMA, AND IS DESCRIBED AS FOLLOWS:

PARCEL II ON THE PLAT OF SURVEY OF BETTS CROSSING PLAT NO. 1, AS RECORDED IN PLAT BOOK 18, PAGE 176, IN THE OFFICE OF THE PROBATE JUDGE OF LEE COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 19 NORTH, RANGE 27 EAST, IN OPELIKA, LEE COUNTY, ALABAMA; THENCE SOUTH 76º04'02" WEST A DISTANCE OF 861.89 FEET TO A POINT LYING ON THE NORTHEAST RIGHT-OF-WAY LINE OF FOXRUN PARKWAY AND THE POINT OF BEGINNING OF PARCEL II: FROM THE POINT OF BEGINNING, THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 53º58'46" WEST A DISTANCE OF 202.29 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT; THENCE NORTH 03º38'05" WEST A DISTANCE OF 122.04 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT LYING ON THE SOUTHEAST RIGHT-OF-WAY LINE OF U. S. HIGHWAY NO. 29; THENCE ALONG SAID RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 990.00 FEET, A CHORD BEARING OF NORTH 59º48'40" EAST, A CHORD DISTANCE OF 280.16 FEET) AN ARC DISTANCE OF 281.11 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE SOUTH 75º06'21" EAST A DISTANCE OF 55.63 FEET; THENCE SOUTH 25º04'39" EAST A DISTANCE OF 117.55 FEET; THENCE SOUTH 00º51'23" WEST A DISTANCE OF 21.42 FEET; THENCE SOUTH 36º01'00" WEST A DISTANCE OF 296.05 FEET TO THE POINT OF BEGINNING, SAID PARCEL II CONTAINING 1.86 ACRES, MORE OR LESS.

LEGAL DESCRIPTION FROM THAT DEED RECORDED IN DEED BOOK 2325, PAGE 957.



LEGEND

CT	CRIMPED TOP	E	EXISTING ELECTRICAL TRANSFORMER/ SWITCHBOX
OT	OPEN TOP	SSCO	EXISTING SANITARY SEWER CLEANOUT
IPFD●	IRON PIN FOUND	TV	EXISTING TELEVISION RISER
IPS○	IRON PIN SET	T	EXISTING TELEPHONE RISER
△	CALCULATED POINT	G	EXISTING GAS METER
■	CONCRETE MONUMENT FOUND		EXISTING GAS VALVE
⊠	SPIKE NAIL SET		EXISTING FIRE HYDRANT
R.O.W.	RIGHT-OF-WAY		EXISTING WATER VALVE
(F)	FIELD MEASUREMENT	W	EXISTING WATER METER
(P)	PLAT DIMENSION	IB	EXISTING IRRIGATION BOX
—X—X—	CHAIN LINK FENCE		EXISTING LIGHTPOLE
(S)	EXISTING SANITARY SEWER MANHOLE		EXISTING POWER POLE AND GUY WIRE
(D)	EXISTING STORM DRAIN MANHOLE		EXISTING SIGN
GAS	EXISTING GAS LINE (SERVICE LINE)		
UGE	EXISTING UNDERGROUND ELECTRIC LINES		
OHE	EXISTING OVERHEAD ELECTRIC LINES		
W	EXISTING WATER LINE		

N
W E
S

SCALE: 1"= 30'

30 15 0 30 60
SCALE IN FEET

ALABAMA LICENSED No. 23346 PROFESSIONAL LAND SURVEYOR ARTHUR R. NETTLES

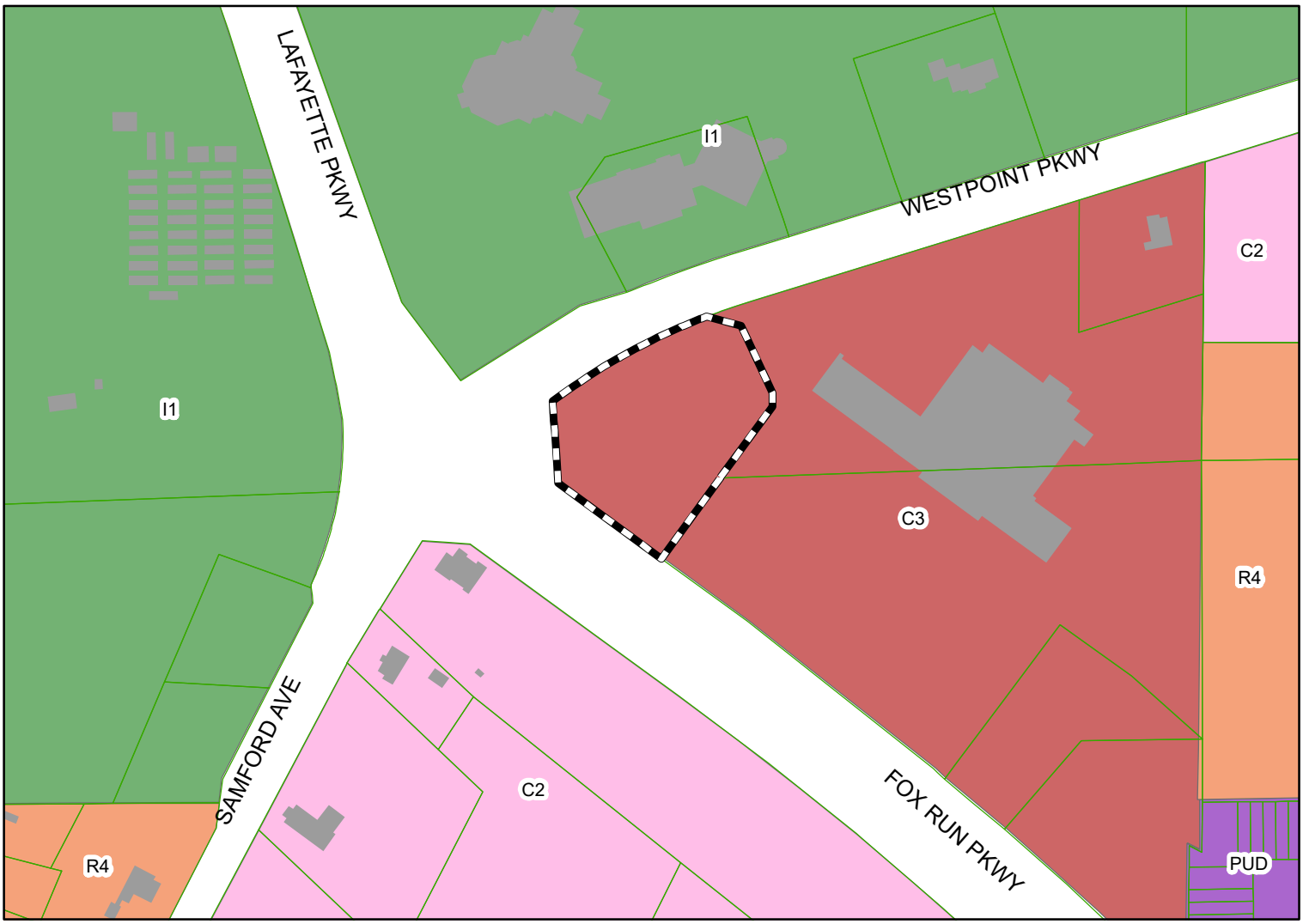
THIS DRAWING IS THE PROPERTY OF BASELINE SURVEYING & DESIGN, LLC. IT MAY NOT BE USED FOR ANY PURPOSE NOT SPECIFICALLY AGREED TO IN WRITING. REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED CONSENT, EITHER WRITTEN OR VERBAL FROM BASELINE SURVEYING & DESIGN, LLC

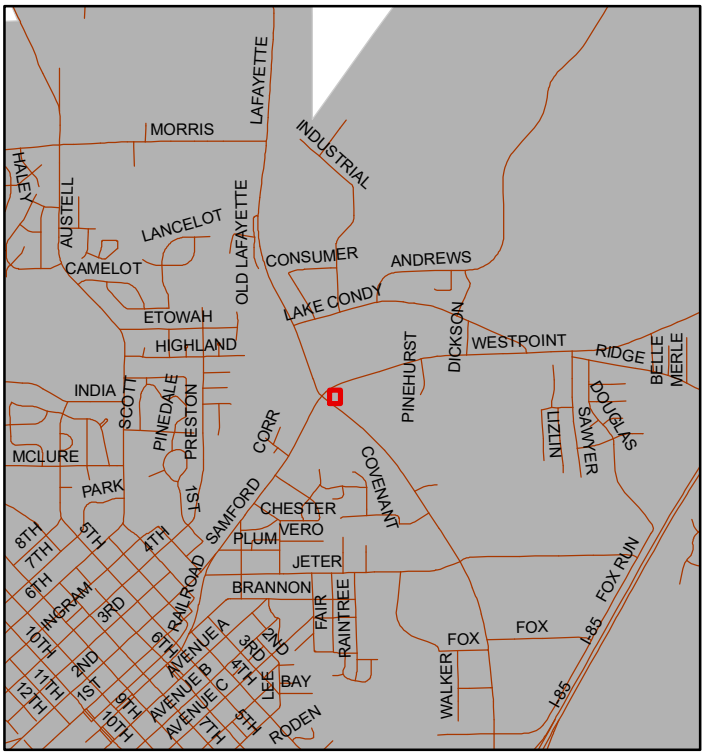
CREW CHIEF	DRAWN	JOB NO
RAB	CSM	B88525.01

2004 Yarbrough Drive, Ste A
Opelika, Alabama 36801
Phone: 334-742-8529
Web:www.baseline-llc.com
BASELINE SURVEYING & DESIGN, LLC

ALTA/ NSPS SURVEY OF PARCEL II,
BETTS CROSSING PLAT NO. 1
SEC. 5 T 19 N Rg 27 E
AUBURN LEE COUNTY ALABAMA
SCALE: 1"= 30' FEBRUARY 5, 2025
ARTHUR R. NETTLES, AL. P.L.S. REG. NO. 23346
ALABAMA CERT. OF AUTH. CA. NO. 922

CULVER'S RESTAURANT
FOX RUN PARKWAY & LAFAYETTEE PARKWAY
CONDITIONAL USE, C-4





The applicant is requesting approval for a 4,300 square foot Culver's restaurant with drive-thru located across the street from Souther Union College. The 1.9 acre lot is an outparcel in the Bett's Crossing shopping center that includes Winn Dixie.The property is zoned C-3, GC-P.

.

Subject Property

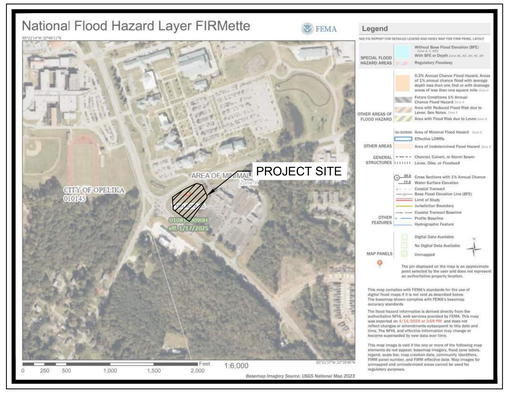
The City of Opelika does not guarantee this map to be free from errors or inaccuracies. The City of Opelika, Alabama disclaims any responsibility or liability for interpretations from this map or decisions based thereon. The information contained on this map is a general representation only and is not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

CIVIL CONSTRUCTION DRAWINGS

FOR

CULVER'S OPELIKA - FOX RUN

FOX RUN PARKWAY, OPELIKA, AL 36801



FEMA MAP

THE PROJECT SITE LIES WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD PER FIRM PANELS 01081C0090H DATED 01/17/2025.

NOTES:

1. IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.
2. IF ADVERSE CONDITIONS ARE UNCOVERED DURING CONSTRUCTION, THE CITY ENGINEER MAY REQUIRE MODIFICATION OF THESE PLANS TO THE EXTENT NECESSARY TO ASSURE COMPLIANCE WITH THE CITY'S CONSTRUCTION SPECIFICATIONS MANUAL.
3. THE APPROVAL OF THESE PLANS AND THE ISSUANCE OF THIS LAND DISTURBANCE PERMIT DOES NOT IN ANY WAY SUGGEST THAT ALL OTHER REQUIREMENTS FOR THE LEGAL OR APPROPRIATE OPERATIONS FOR THIS ACTIVITY , WHICH MAY REQUIRE ADDITIONAL PERMITTING HAVE BEEN MET. THE ONUS IS ON THE OWNER/DEVELOPER/ BUILDER TO DISCOVER WHAT ADDITIONAL PERMITTING OR APPROVALS MAY BE NECESSARY TO OPERATE FROM THIS POINT IN AN APPROPRIATE AND LEGAL MANNER. PLAN APPROVAL OR PERMIT ISSUANCE DOES NOT ABSOLVE THE APPLICANT FROM COMPLYING WITH ALL APPLICABLE LAWS, STANDARDS, OR OTHER PERMITS WHICH MAY BE REQUIRED FOR THIS PROJECT.
4. PRIOR TO CONSTRUCTION BEGINNING, A MEETING SHALL BE REQUESTED WITH MU'S INSPECTOR AND ENGINEER BY THE DEVELOPER, THE DESIGN ENGINEER, AND THE CONTRACTOR(S).

LOCATION MAP

PROPERTY INFORMATION:

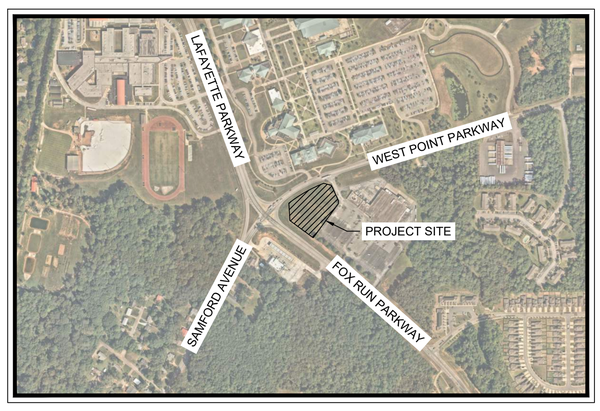
PARCEL NUMBER: 43 10 03 05 2 000
PARCEL ID: 011.001
EXISTING ZONING: C3 - GENERAL COMMERCIAL
EXISTING OVERLAY: GATEWAY CORRIDOR OVERLAY DISTRICT
CITY OF OPELIKA, LEE COUNTY, ALABAMA
SECTION 5, TOWNSHIP 19 NORTH, RANGE 27 EAST

PROJECT DATUM: NAD83

PROPERTY AREA = 1.86 ACRES
DISTURBED AREA = 1.87 ACRES

Sheet List Table

SHEET TITLE	SHEET NUMBER
COVER SHEET	C0.00
SURVEY (BY OTHERS)	-- --
GENERAL NOTES	C0.10
GENERAL NOTES	C0.11
PHOTOMETRICS (BY OLLMANN ASSOCIATES)	C0.20
BUILDING ELEVATIONS (BY OLLMANN ASSOCIATES)	C0.30
EXISTING CONDITIONS AND DEMOLITION PLAN	C1.00
SITE PLAN	C2.00
FIRE ACCESS PLAN	C2.30
PAVEMENT DELINEATION PLAN	C2.40
GRADING & DRAINAGE PLAN	C3.00
STORM PIPE AND STRUCTURE TABLE	C3.50
STORM PROFILES	C3.51
STORMWATER MANAGEMENT PLAN	C3.80
UTILITY PLAN	C4.00
SANITARY SEWER PROFILES	C4.50
EROSION CONTROL NOTES	C5.00
EROSION CONTROL PLAN PHASE 1	C5.10
EROSION CONTROL PLAN PHASE 2	C5.20
EROSION CONTROL DETAILS	C5.80
EROSION CONTROL DETAILS	C5.81
EROSION CONTROL DETAILS	C5.82
CONSTRUCTION DETAILS	C6.00
CONSTRUCTION DETAILS	C6.01
CONSTRUCTION DETAILS	C6.02
CONSTRUCTION DETAILS	C6.03
CONSTRUCTION DETAILS	C6.04
CONSTRUCTION DETAILS	C6.05
LANDSCAPE PLAN	L1.00
LANDSCAPE NOTES	L1.10
LANDSCAPE DETAILS	L1.20
IRRIGATION PLAN	L2.00
IRRIGATION NOTES	L2.10
IRRIGATION DETAILS	L2.20



VICINITY MAP

PROJECT NARRATIVE:

CULVER'S IS A PROPOSED QUICK-SERVE RESTAURANT DEVELOPMENT. IT CONSISTS OF A SINGLE-USE 4,388 SF BUILDING (PLAN METRO L) INTENDED FOR A QUICK-SERVE RESTAURANT.

THE PROJECT ALSO INCLUDES THE CONSTRUCTION OF SURFACE PARKING, STORMWATER CONVEYANCE, STORMWATER MANAGEMENT, AND ASSOCIATED UTILITIES. DRIVEWAY ACCESS IS PROPOSED FROM THE EXISTING SHOPPING CENTER.

UTILITY CONTACTS

WATER
OPELIKA WATER
4055 WATER ST
OPELIKA, AL 36801
CONTACT: OLIVIA INGALLS
PHONE: (334) 744-7216

SEWER
CITY OF OPELIKA PUBLIC WORKS
700 FOX TRAIL
OPELIKA, AL 36803
CONTACT: JOHN GWIN
PHONE: (334) 705-5400

GAS
SPIRE ENERGY
2951 CHESNUT ST
MONTGOMERY, AL 36107
PHONE: (800) 292-4008

ELECTRIC
OPELIKA POWER SERVICES
600 FOX RUN PARKWAY
OPELIKA, AL 36801
CONTACT: SHANE WARD
PHONE: (334) 705-5170

TELECOM
POINT BROADBAND
600 FOX RUN PARKWAY, STE 200
OPELIKA, AL 36801
CONTACT: MARK ALTIZER
PHONE: (606) 794-8819

ALABAMA Know what's below. 811 Call before you dig.

PREPARED BY
Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
2 NORTH 20TH STREET, SUITE 800
BIRMINGHAM, ALABAMA 35203
PHONE (205) 558-6645
WWW.KIMLEY-HORN.COM

PREPARED FOR
OPELIKA
CUSTARD RE LLC
6400 POWERS FERRY RD, SUITE 350
ATLANTA, GA 30339

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY
1	CITY SUBMITTAL	05/27/2025	BMP

PROJECT
CULVER'S OPELIKA - FOX RUN
FOX RUN PARKWAY
OPELIKA, AL 36801

ALABAMA LICENSED No. PE33659 PROFESSIONAL ENGINEER BRADLEY M. PRICHARD
05/28/2025

DRAWN BY	CBS
DESIGNED BY	KAA
REVIEWED BY	BMP
DATE	05/28/2025
PROJECT NO.	017556009
TITLE	COVER SHEET
SHEET NUMBER	C0.00

Drawing name: K:\BIR_DS\017556009_culver's - opelika, al fox run\CAD\Plansheets\C0.00 - CIVIL COVER SHEET.dwg C0.00 CIVIL COVER SHEET May 27, 2025 5:04pm by: colton.smith

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

ALTA/ NSPS SURVEY OF PARCEL II,
BETTS CROSSING PLAT NO. 1

STATE OF ALABAMA
LEE COUNTY

THIS IS TO CERTIFY TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY, SYNOVUS BANK, A GEORGIA BANKING CORPORATION, AUBURN CUSTARD RE, LLC, A GEORGIA LIMITED LIABILITY COMPANY

THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2025 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELD WORK WAS COMPLETED ON JANUARY 23, 2025. I, ARTHUR R. NETTLES, FURTHER CERTIFY THAT ALL PARTS OF THIS AS-BUILT 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 BASED ON EVIDENCE VISIBLE ON THE SURFACE.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THIS THE 5TH DAY OF FEBRUARY, 2025.

02/05/2025
DATE

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

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 OPELIKA CORS. HORIZONTAL DATUM IS NAD 83 ALABAMA EAST
   ZONE STATE PLANE COORDINATE SYSTEM. VERTICAL DATUM IS NAVD 88.
3. NORTH IS BASED ON GRID NORTH.
4. FIELDWORK COMPLETED JANUARY 23, 2025. OFFICEWORK COMPLETED FEBRUARY 5, 2025.
5. ACCORDING TO FIRM MAP NO. 01081C0090H, REVISION DATE JANUARY 17, 2025 FOR LEE COUNTY, ALABAMA PANEL 90 OF 381, THE PROPERTY IS IN ZONE X, WHICH IS AN AREA DETERMINED TO BE OUTSIDE 0.2% CHANCE OF ANNUAL FLOOD.
6. ACCORDING TO ALDOT PLANS DATED 1982 FOR THE SUBJECT AREA R.O.W. WAS ACQUIRED BY THE STATE LEAVING THE PROPERTY IN THE CONFIGURATION IT CURRENTLY IS IN. THE EXCEPTION PROVIDED DOES NOT FURTHER AFFECT THE PROPERTY AS IT HAS ALREADY BEEN APPLIED TO THE SUBJECT PROPERTY. THEREFORE, EXCEPTION NUMBER 10 DOES NOT APPLY TO THE CURRENT DEED DESCRIPTION.
7. A REQUEST FOR UNDERGROUND UTILITY WAS CALLED IN TO ALABAMA ONE CALL (811) SERVICE. ALL UNDERGROUND UTILITES SHOWN WERE LOCATED AS PER TICKET REQUEST NO. 251141446 . BEFORE DIGGING, PLEASE CONTACT 811 TO RE-VERIFY THE PRESENCE OF
   UTILITIES.

SCHEDULE B, II, EXCEPTIONS (TITLE COMMITMENT NO. AL252412028ML, DATED DECEMBER 18, 2024, REVISION 2-17-2025)

1. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I—REQUIREMENTS ARE MET. (NOT A SURVEY MATTER)
2. ALL TAXES FOR THE FISCAL YEAR 2024 AND SUBSEQUENT YEARS, NOT YET DUE AND PAYABLE, AND ANY ADDITIONAL TAXES, INTEREST, AND/OR PENALTIES WHICH MAY BE ASSESSED FOR THE YEAR 2023 OR PRIOR YEARS BY VIRTUE OF ADJUSTMENT, RE-APPRAISAL, RE-ASSESSMENT, APPEAL OR OTHER AMENDMENT TO THE TAX RECORDS FOR LEE COUNTY. PLEASE NOTE THAT THE CITY OF OPELIKA TAXES ARE INCORPORATED AND PAID BY LEE COUNTY. (NOT A SURVEY MATTER)
3. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS. (NOT A SURVEY MATTER)
4. ANY LIEN OR RIGHT TO A LIEN FOR SERVICES, LABOR OR MATERIAL NOT SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY MATTER)
5. TAXES OR SPECIAL ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS BY THE PUBLIC RECORDS. (NOT A SURVEY MATTER)
6. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND NOT SHOWN BY THE PUBLIC RECORDS. (APPLICABLE, AS SHOWN)
7. EASEMENTS, OR CLAIMS OF EASEMENTS, NOT SHOWN BY THE PUBLIC RECORDS. (APPLICABLE, NOT PLOTTABLE)
8. RIGHTS OF TENANTS, AS TENANTS ONLY IN POSSESSION OF SUBJECT PROPERTY. (NOT A SURVEY MATTER)
9. TITLE TO THE COAL, OIL, GAS AND OTHER MINERALS UNDERLYING THE SURFACE OF THE LAND INSURED HEREUNDER AND ALL RIGHTS AND EASEMENTS IN FAVOR OF THE HOLDER OF THE COAL, OIL, GAS AND MINERAL ESTATE OR BY ANY PARTY CLAIMING BY, THROUGH OR UNDER SAID HOLDER. (APPLICABLE, NOT PLOTTABLE)
10. RIGHT-OF-WAY FEE SIMPLE WARRANTY DEED FROM ROBERT A. BETTS AND WIFE, KATHRYNE B. BETTS, TO THE STATE OF ALABAMA DATED NOVEMBER 1, 1982, FILED NOVEMBER 17, 1982, AND RECORDED NOVEMBER 18, 1982, IN DEED BOOK 1136, PAGE 221, IN THE OFFICE OF THE JUDGE OF PROBATE, LEE COUNTY, ALABAMA. (NOT APPLICABLE SEE NOTE 6)
11. ALL MATTERS APPEARING ON THE PLAT OF BETTS CROSSING PLAT NO. 1, RECORDED FEBRUARY 5, 1997, IN PLAT BOOK 18, PAGE 176, IN THE OFFICE OF THE JUDGE OF PROBATE, LEE COUNTY, ALABAMA. (APPLICABLE, AS SHOWN)
12. TERMS AND CONDITIONS OF THAT CERTAIN DECLARATION OF RESTRICTIONS AND GRANTS OF EASEMENTS BETWEEN OPELIKA PARTNERS, LTD., AN ALABAMA LIMITED PARTNERSHIP (DECLARANT) DATED SEPTEMBER 26, 1995, AND RECORDED SEPTEMBER 22, 1998, IN MISC BOOK 1261, PAGE 435, AS RE-RECORDED OCTOBER 3, 2000, IN MISC BOOK 1265, PAGE 284, AS AFFECTED BY THAT CERTAIN CONSENT OF OWNERS TO THE DECLARATION OF RESTRICTIONS AND GRANT OF EASEMENTS BY AND BETWEEN KAY C. NEWTON, WILLIAM A. OLDACRE, JR., AND BEAN REALTY PARTNERS, L.P., AS OWNERS. RECORDED JUNE 27, 2000, IN MISC BOOK 1264, PAGE 725, ALL IN THE OFFICE OF THE JUDGE OF PROBATE, LEE COUNTY, ALABAMA, AND AS SHOWN ON THE SURVEY. (APPLICABLE, AS SHOWN)
13. TERMS AND CONDITIONS OF THAT CERTAIN DECLARATION OF EASEMENTS BY OPELIKA PARTNERS, LTD., AN ALABAMA LIMITED PARTNERSHIP, DATED OCTOBER 7, 1997, AND RECORDED OCTOBER 21, 1997, IN DEED BOOK 2162, PAGE 153, IN THE OFFICE OF THE JUDGE OF PROBATE, LEE COUNTY, ALABAMA. (APPLICABLE, AS SHOWN)
14. RESTRICTIVE COVENANT BY AND BETWEEN SYNOVUS BANK, AS SELLER, AND AUBURN CUSTARD RE, LLC, A GEORGIA LIMITED LIABILITY COMPANY, AS BUYER, AS EVIDENCED IN THAT CERTAIN WRITTEN, UNRECORDED PURCHASE AND SALE AGREEMENT DATED EFFECTIVE NOVEMBER 26, 2024. (NOT A SURVEY MATTER)
15. DECREE OF CONDEMNATION IN THE MATTER OF THE STATE OF ALABAMA, PETITIONER, V. MOZELLE B. HUDSON, ET AL., DEFENDANTS, IN THE PROBATE COURT OF LEE COUNTY, ALABAMA, DATED DECEMBER 28, 1982, AND RECORDED NOVEMBER 7, 1982, IN DEED BOOK 1545, PAGE 311, IN THE OFFICE OF THE JUDGE OF PROBATE, LEE COUNTY, ALABAMA. (ADDED 02.17.2025) (NOT PLOTTABLE)
16. MATTERS SHOWN ON AND EVIDENCED BY THAT CERTAIN ALTA/NSPS SURVEY PREPARED BY ARTHUR R. NETTLES, AL. P.L.S. REG. NO. 23346, OF BASELINE SURVEYING & DESIGN, LLC DATED FEBRUARY 5, 2025, (THE "SURVEY"), INCLUDING BUT NOT LIMITED TO:
    a. MANHOLE OUTSIDE OF OF EASEMENT AREA IN NORTH PORTION OF PROPERTY. (APPLICABLE, AS SHOWN)
    b. 20' STORM SEWER EASEMENT OVER AND THROUGH SUBJECT PROPERTY. (APPLICABLE, AS SHOWN)
    c. 30' BUILDING SETBACK LINES ALONG U.S. HIGHWAY 29 (AKA WEST POINT PARKWAY), AND U.S. HIGHWAY 431 (AKA FOX RUN PARKWAY).(APPLICABLE, AS SHOWN)
    d. 20' BUILDING SETBACK LINES ALONG INTERIOR LOT LINES. (APPLICABLE, AS SHOWN)
    e. 20' SANITARY SEWER EASEMENT ALONG PORTION OF SOUTHEAST LOT LINE. (APPLICABLE, AS SHOWN)
17. PARCEL 2 (EASEMENTS) BEING SEARCHED AND EXAMINED TO COMPANY'S SATISFACTION THAT PROPER PARTIES EXECUTED THE DOCUMENT(S) CREATING EASEMENT(S) TO BE INSURED. ALL RECORDED MATTERS AFFECTING THE EASEMENT PARCEL, PARCEL 2, ARE EXCEPTED TO HEREIN. (NOT A SURVEY MATTER)

PARCEL DESCRIPTION (TITLE COMMITMENT NO. AL252412028ML, DATED DECEMBER 18, 2024, REVISION 2-17-2025)

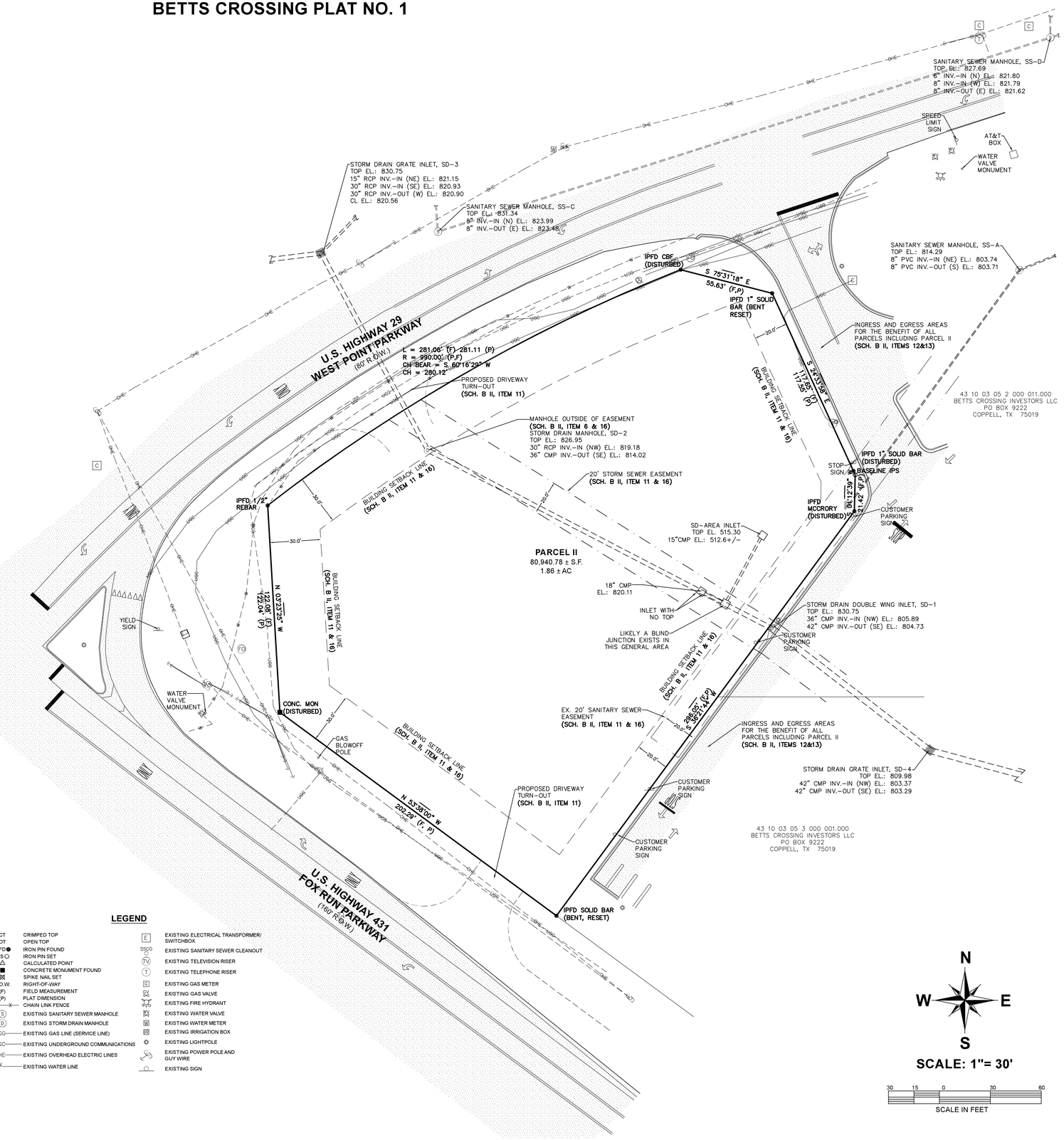
The Land referred to herein below is situated in the County of Lee, State of Alabama, and is described as follows:
Parcel 1 (Fee):
Parcel II on the Plat of Survey of Betts Crossing Plat No. 1, as recorded in Plat Book 18, Page 176, in the Office of theProbate Judge of Lee County, Alabama, and being more particularly described as follows:

Commence at the Southeast corner of the Northwest quarter of Section 5, Township 19 North, Range 27 East, in Opelika, Lee County, Alabama; thence South 76°04'02" West a distance of 861.89 feet to a point lying on the Northeast right-of-way line of Fox run Parkway and the Point of Beginning of Parcel II:

From the Point of Beginning, thence along said right-of-way line North 53°58'46" West a distance of 202.29 feet to a concrete right-of-way monument; thence North 03°38'05" West a distance of 122.04 feet to a concrete right-of-way monument lying on the Southeast right-of-way line of U. S. Highway No. 29; thence along said right-of-way line along a curve to the right (having a radius of 990.00 feet, a chord bearing of North 59°48'40" East, a chord distance of 280.16 (feet) an arc distance of 281.11 feet; thence leaving said right-of-way line South 75°06'21" East a distance of 55.63 feet; thence South 25°04'39" East a distance of 117.55 feet; thence South 00°51'23" West a distance of 21.42 feet; thence South 36°01'00" West a distance of 296.05 feet to the Point of Beginning, said Parcel II containing 1.86 acres, more or less.

Legal description from that Deed recorded in Deed Book 2325, Page 957.

Parcel 2 (Easement):
Together with any benefitting easements created by that certain Declaration of Restrictions and Grants of Easements between Opelika Partners, Ltd., an Alabama limited partnership (Declarant) dated September 26, 1995, and recorded September 22, 1998, in Misc Book 1261, Page 435, as re-recorded October 3, 2000, in Misc Book 1265, Page 284, as affected by that certain Consent of Owners to the Declaration of Restrictions and Grant of Easements by and between Kay C. Newton, William A. Oldacre, Jr., and Bean Realty Partners, L.P., as Owners, recorded June 27, 2000, in Misc Book 1264, Page 725, and in that certain Declaration of Easements dated October 7, 1997, and recorded October 21, 1997 in Misc Book 2162, Page 153, all in the Office of the Judge of Probate, Lee County, Alabama



LEGEND

CT	CRIMPED TOP	E	EXISTING ELECTRICAL TRANSFORMER/ SWITCHBOX
OT	OPEN TOP	SSCO	EXISTING SANITARY SEWER CLEANOUT
IPFD●	IRON PIN FOUND	TV	EXISTING TELEVISION RISER
IPS○	IRON PIN SET	T	EXISTING TELEPHONE RISER
△	CALCULATED POINT	G	EXISTING GAS METER
■	CONCRETE MONUMENT FOUND		EXISTING GAS VALVE
⊠	SPIKE NAIL SET		EXISTING FIRE HYDRANT
R.O.W.	RIGHT-OF-WAY		EXISTING WATER VALVE
(F)	FIELD MEASUREMENT	W	EXISTING WATER METER
(P)	PLAT DIMENSION	IB	EXISTING IRRIGATION BOX
—X—X—	CHAIN LINK FENCE		EXISTING LIGHTPOLE
S	EXISTING SANITARY SEWER MANHOLE		EXISTING POWER POLE AND GUY WIRE
D	EXISTING STORM DRAIN MANHOLE		EXISTING SIGN
—UGG—	EXISTING GAS LINE (SERVICE LINE)		
—UGC—	EXISTING UNDERGROUND COMMUNICATIONS		
—OHE—	EXISTING OVERHEAD ELECTRIC LINES		
—W—	EXISTING WATER LINE		

NO.	DESCRIPTION	DATE	BY
REV 1	REVISED TITLE WORK , ADDED INVERTS	03/03/25	ARN
REV 2	ADDED UTILITIES & NOTE 8	05/05/25	LAS

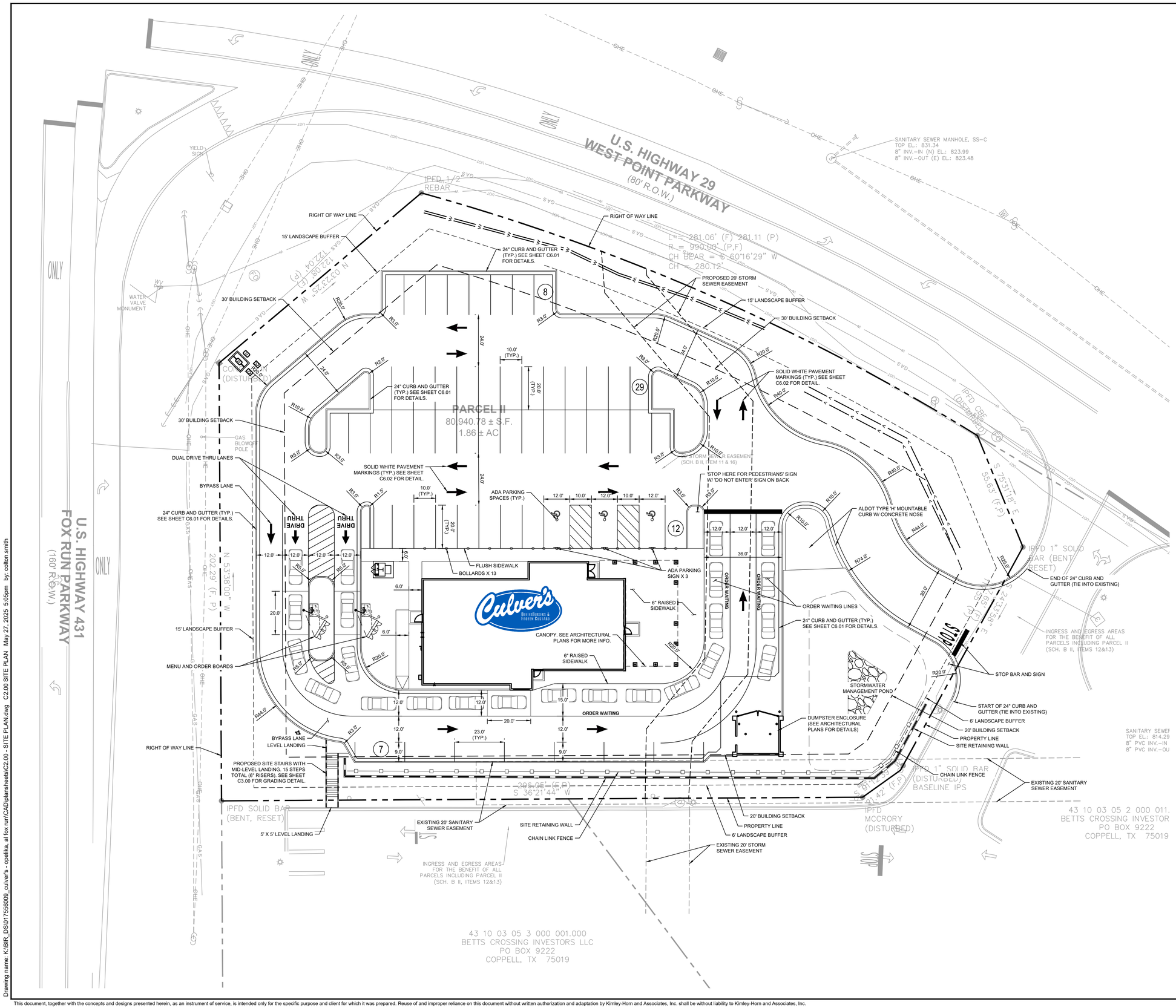
ALABAMA LICENSED No. 23346 PROFESSIONAL LAND SURVEYOR ARTHUR R. NETTLES

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

CREW CHIEF	DRAWN	JOB NO.
RAB	CSM	B88525.01

2004 Yarbrough Drive, Ste A
Opelika, Alabama 36801
Phone: 334-745-6002
Web:www.baseline-llc.com
BASELINE SURVEYING & DESIGN, LLC

ALTA/ NSPS SURVEY OF PARCEL II,
BETTS CROSSING PLAT NO. 1
SEC. 5 T 19 N Rg 27 E
AUBURN LEE COUNTY ALABAMA
SCALE: 1"= 30' FEBRUARY 5, 2025
ARTHUR R. NETTLES, AL. P.L.S. REG. NO. 23346
ALABAMA CERT. OF AUTH. CA. NO. 922



SITE DEVELOPMENT SUMMARY

SITE SUMMARY:

CURRENT ZONING:	C3 - GENERAL COMMERCIAL	
OVERLAY DISTRICT:	GATEWAY CORRIDOR	
SITE AREA:	1.86	ACRES
IMPERVIOUS AREA:	1.12	ACRES (60.2%)
PERVIOUS AREA:	0.74	ACRES (39.8%)
TOTAL DISTURBED AREA:	1.87	ACRES

BUILDING SETBACK:

FRONT:	30 FT
SIDE:	20 FT
REAR:	20 FT

LANDSCAPE BUFFER:

FRONT:	15 FT
REAR:	6 FT
SIDE:	6 FT

PROPOSED LAND USES & DENSITIES:

FAST FOOD RESTAURANT 4,388 SF

PARKING SUMMARY:

REQUIRED PARKING: **54 SPACES** (TOTAL)
RESTAURANT (STANDARD) — 54 SPACES (1 / 100 SF OF GROSS FLOOR AREA OF CUSTOMER SALES/SERVICE + 1 / EMPLOYEE ON LARGEST WORK SHIFT)

PROPOSED PARKING: **56 SPACES** (TOTAL)

STANDARD	53 SPACES
HANDICAP	3 SPACES
STACKING	12 SPACES

SITE NOTES

1. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY ARCHITECT COMPANY, DATED 00.00.0000 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
2. EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY BASELINE SURVEY & DESIGN, LLC, DATED 02.05.2025.
3. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
4. SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
5. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
6. REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.

SITE NOTES

- PROPERTY LINE
- BUILDING SETBACK LINE
- LANDSCAPE BUFFER
- (10) PARKING COUNT

STREET SIGN SCHEDULE

SIGN NAME	MUTCD NO.	QTY (THIS SHEET)	SIZE	DETAIL
STOP SIGN	R1-1	1	30"X30"	STOP
ADA RESERVED PARKING SIGN	R7-8	3	12"X18"	RESERVED PARKING
DO NOT ENTER SIGN	R5-1	1	36"X36"	DO NOT ENTER
STOP HERE FOR PEDESTRIANS SIGN	R1-5C	1	36"x36"	STOP HERE FOR PEDESTRIANS

PREPARED BY
Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
2 NORTH 20TH STREET, SUITE 800
BIRMINGHAM, ALABAMA 35203
PHONE (205) 558-6645
WWW.KIMLEY-HORN.COM

PREPARED FOR
OPELIKA
CUSTARD RE LLC
6400 POWERS FERRY RD, SUITE 350
ATLANTA, GA 30339

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY
1.	CITY SUBMITTAL	05/27/2025	BMP

PROJECT
CULVER'S OPELIKA - FOX RUN
FOX RUN PARKWAY
OPELIKA, AL 36801

ALABAMA LICENSED No. PE53569 PROFESSIONAL ENGINEER BRADLEY M. PRICHARD
05/28/2025

DRAWN BY	CBS
DESIGNED BY	KAA
REVIEWED BY	BMP
DATE	05/28/2025
PROJECT NO.	017556009

TITLE
SITE PLAN

SHEET NUMBER
C2.00

811 Know what's below. Call before you dig.

Drawing name: K:\BIR_DS\017556009_culver's - opelika, al fox run\CAD\plansheets\C2.00 - SITE PLAN.dwg C2.00 SITE PLAN May 27, 2025 5:05pm by: colton.smith

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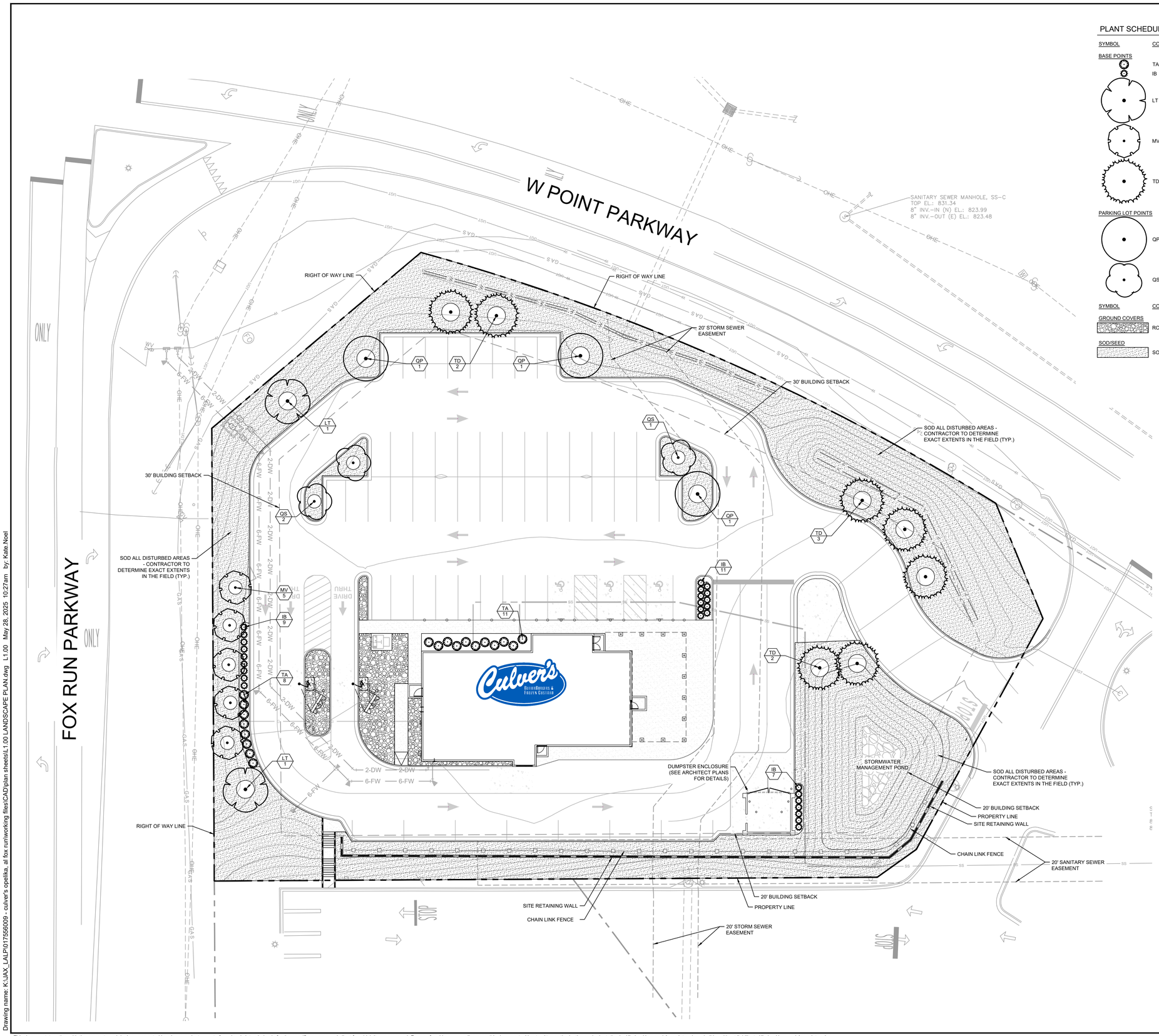

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL
BASE POINTS						
	TA	19	ARONIA ARBUTIFOLIA	RED CHOKEBERRY	3 GAL	
	IB	27	ILEX CORNUTA 'BURFORDII NANA'	DWARF BURFORD HOLLY	3 GAL	
	LT	2	LIRIODENDRON TULIPIFERA	TULIP POPLAR	FG	2"-2.5" CAL. MIN.
	MV	5	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	FG	1.25"-1.5" CAL. MIN.
	TD	7	TAXODIUM DISTICHUM	BALD CYPRESS	FG	2"-2.5" CAL. MIN.
PARKING LOT POINTS						
	QP	3	QUERCUS PHELLOS	WILLOW OAK	FG	2"-2.5" CAL. MIN.
	QS	3	QUERCUS SHUMARDII	SHUMARD OAK	FG	1.25"-1.5" CAL. MIN.

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SIZE
GROUND COVERS						
	RCK	185	1-2" ROCK MULCH	ROCK MULCH	-	1"-2" DIA. - 3" DEPTH
SOD/SEED						
	SO	25,912 SF	CYNODON DACTYLON '419 HYBRID'	BERMUDA GRASS	SOD	

Landscape Tabulations (Sec. 10 of Zoning Ordinance)

Square footage of developed area: **81,022 sq. feet**

Base points required: **182**
[(81,022 - 10,000)/500] + 40

Base points obtained: **185**
(9 Large Trees, 5 Medium Trees, 46 Shrubs)

Parking lot points required: **56**
(1 per parking space)

Parking lot points obtained: **57**
(3 Large Trees, 3 Medium Trees)

Residential buffer yard required: **No** *(per Sec. 10.6.D.1)*
Parking lot buffers required. **No** *(per Sec. 10.6.D.2)*

SOD:
1. SOD ALL AREAS OF DISTURBANCE WITH ARGENTINE BAHIA (PASPALUM NOTATUM)
2. FULL NOTES ON TYPICAL PLANTING NOTES SHEET.
3. LANDSCAPE DETAILS ON TYPICAL PLANTING DETAILS SHEET

MULCH:
1. ALL PLANT BEDS SHALL BE MULCHED ACCORDING TO PLANTING NOTES AND DETAILS.
2. ALL AREAS NOT SHOWN AS ROCK MULCH SHALL BE 3"- DEPTH TRIPLE SHREDDED HARDWOOD; FREE OF WEEDS / INVASIVE PLANT MATERIAL.
3. A MULCH RING FOR ALL NEWLY PLANTED TREES SHALL BE PROVIDED AT LEAST EIGHT (8) FEET IN DIAMETER AND SPACED AT LEAST SIX (6) INCHES AWAY FROM THE TREE TRUNK
4. CONTRACTOR TO PROVIDE QUANTITY TAKE-OFFS.

CONTRACTOR NOTES:
CONTRACTOR TO PROVIDE A BID FOR THE PLAN AS SHOWN AND AN ALTERNATE BID FOR ALL BEDS TO BE 3" TRIPLE SHREDDED HARDWOOD MULCH WITH WEED FABRIC.

GRAPHIC SCALE IN FEET
0 10 20 40

ALMON

Know what's below. Call before you dig.

PREPARED BY
Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
2 NORTH 20TH STREET, SUITE 800
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PREPARED FOR
OPELIKA
CUSTARD RE LLC
6400 POWERS FERRY RD. SUITE 350
ATLANTA, GA 30339

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY
1	CITY SUBMITTAL	05/27/2025	BMP

PROJECT
CULVER'S OPELIKA - FOX RUN
FOX RUN PARKWAY
OPELIKA, AL 36801

STATE OF ALABAMA
SIMON ADAM MARTIN
NUMBER 902
REGISTERED LANDSCAPE ARCHITECT
05/28/2025

DRAWN BY	KHA
DESIGNED BY	KHA
REVIEWED BY	SAM
DATE	05/28/2025
PROJECT NO.	017556009

TITLE
LANDSCAPE PLAN

SHEET NUMBER
L1.00

Drawing name: K:\JAX_LA\LP\017556009 - culver's opelika, al fox run\working files\CAD\plan sheets\L1.00 LANDSCAPE PLAN.dwg L1.00 May 28, 2025 10:27am by: Kate.Noel

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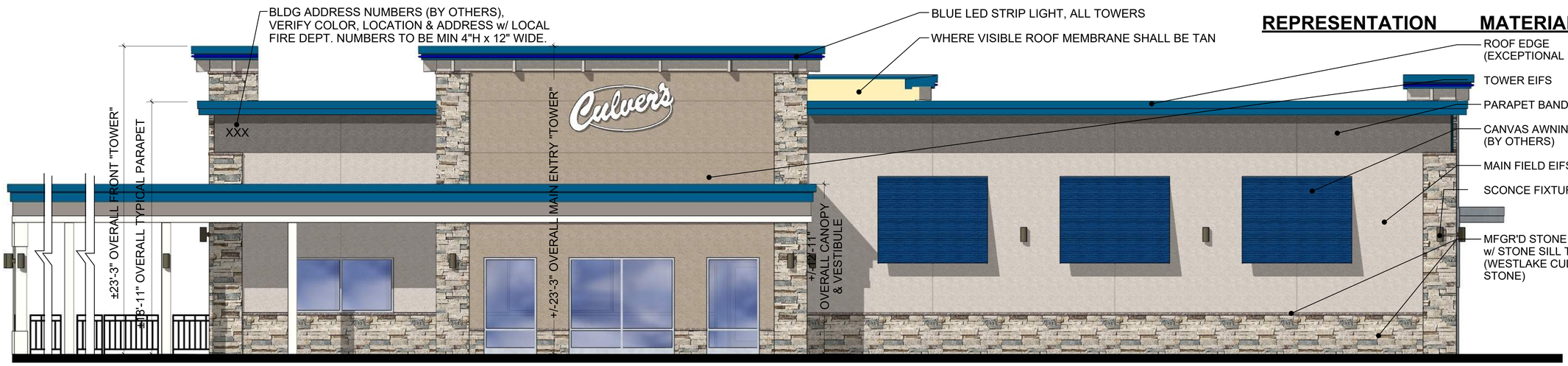

REPRESENTATION	MATERIAL	COLOR
	ROOF EDGE (EXCEPTIONAL METALS)	"REGAL BLUE"
	TOWER EIFS	"TONY TAUPE" SW7038
	PARAPET BAND EIFS	"GAUNTLET GRAY" SW7019
	CANVAS AWNINGS (BY OTHERS)	"ROYAL BLUE TWEED" 4617 SUNBRELLA
	MAIN FIELD EIFS	"POPULAR GRAY" SW6071
	SCONCE FIXTURES	DARK BRONZE
	MFGR'D STONE w/ STONE SILL TRIM (WESTLAKE CULTURED STONE)	"ECHO RIDGE" COUNTRY LEDGESTONE

NORTH / MAIN ENTRY ELEVATION

EAST / FRONT ELEVATION

WEST / REAR ELEVATION

SOUTH / DRIVE THRU ELEVATION

TYPICAL FINISHES AND COLORS DEPCITED; FINAL SELECTIONS MAY DIFFER

©2024

NEW CULVER'S RESTAURANT
Fox Run Parkway
Opelika, AL 36801
County of LEE

Culver Franchising System, Inc
1240 Water Street
Prairie du Sac, WI 53578
608-643-7980

OLLMANN ASSOCIATES ARCHITECTS
200 South State Street
Belvidere, Illinois 61008
815-544-7790 Phone

2D ELEVATIONS
FULL CANOPY OPTION

NOTE: THOUGH THESE IMAGES HAVE PHOTO REALISTIC QUALITIES, THE ACTUAL BUILDING MATERIALS MAY VARY IN APPEARANCE.

Date: 05-22-2024
Revision:

2024-187

A1

REAR LEFT VIEW (SWC)

REAR RIGHT VIEW (NWC)

FRONT RIGHT VIEW (NEC)

FRONT LEFT VIEW (SEC)

LEFT PERSPECTIVE (SOUTH VIEW)

RIGHT PERSPECTIVE (NORTH VIEW)

TYPICAL FINISHES AND COLORS DEPCITED; ACTUAL COLORS SELECTED MAY DIFFER

©2024

NEW CULVER'S RESTAURANT
Fox Run Parkway
Opelika, AL 36801
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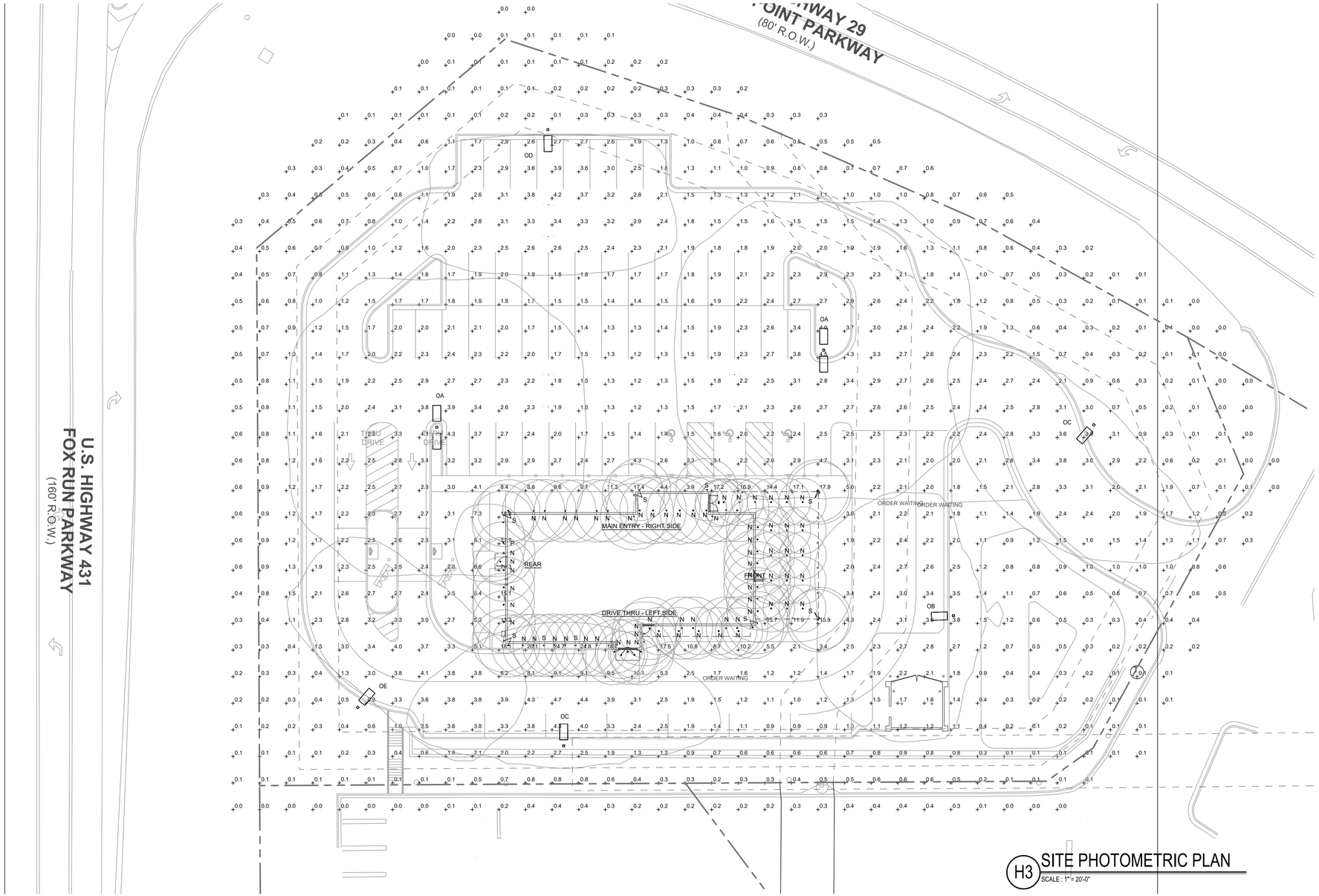
3D IMAGES
FULL CANOPY OPTION

NOTE: THOUGH THESE IMAGES HAVE PHOTO REALISTIC QUALITIES, THE ACTUAL BUILDING MATERIALS MAY VARY IN APPEARANCE.

Date: 05-22-2024
Revision:

2024-187

A2



H3 SITE PHOTOMETRIC PLAN

SCALE : 1" = 20'-0"

LUMINAIRE SCHEDULE - SITE LIGHTING

SYMBOL	LABEL	CATALOGUE NUMBER	LAMP	WATTS
	OA	(2) DSX1 LED P6 40K T5W MVOLT 25' POLE; POLE BASE @ 6" ABOVE GRADE SEE PLAN FOR LOCATION USING SHORTER POLE	LED	326
	OB	DSX1 LED P6 40K T4M MVOLT 25' POLE; POLE BASE @ 6" ABOVE GRADE	LED	163
	OC	DSX1 LED P6 40K T2M MVOLT HS (houseside shield) 25' POLE; POLE BASE @ 6" ABOVE GRADE	LED	163
	OD	DSX1 LED P6 40K 70CRI BLC3 (backlight control) 25' POLE; POLE BASE @ 6" ABOVE GRADE	LED	165.3
	OE	DSX1 LED P6 40K 70CRI BLC4 (backlight control) 25' POLE; POLE BASE @ 6" ABOVE GRADE	LED	165.3

LUMINAIRE SCHEDULE - BUILDING MOUNT

SYMBOL	LABEL	CATALOGUE NUMBER	LAMP	WATTS
	N	LDN6 40/15 LO6AR LS MVOLT GZ10 LITHONIA	LED	19
	P	SLIM17FA15ADJ RAB LIGHTING	LED	15
	S	CD34-6WZ RAB	LED	11

PRELIMINARY

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NEW CULVER'S RESTAURANT
Fox Run Parkway
Opelika, AL 36801
County of LEE

Culver Franchising System, Inc.
1240 Water Street
Prairie du Sac, WI 53578
608-643-7980

OWNER:

OLLMANN ASSOCIATES ARCHITECTS, P.C.
200 South State Street
Belvidere, Illinois 61008
815-544-7790 Phone

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SITE PHOTOMETRIC PLAN

Date: 5-22-2025

Revision:

2024-187

SE 101

CD34-6WZ

RAB

Color: Bronze

Weight: 6.3 lbs

Project:	Type:
Prepared By:	Date:

Driver Info

Type	Constant Current
120V	0.30A
208V	0.17A
240V	0.15A
277V	0.13A
Input Watts	36/28/22WW

LED Info

Watts	36/28/22WW
Color Temp	3000/4000/5000K
Color Accuracy	90 CRI
L70 Lifespan	50,000 Hours
Lumens	3300/2750/2100 lm
Efficacy	95

Technical Specifications

Performance

Product Type:
Cylinder Wall Mount

Description :
Economical cylinders with field-adjustable color temperature, power and light distribution along with field-swappable optics to fit any indoor or outdoor application.

Wattage Equivalency:
200/180/140W

Input Wattage:
36/28/22W

Nominal Lumens:
3300/2750/2100lm

Efficacy:
95lm/W

Lifespan:
50,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Electrical

Driver:
Constant Current, 50-60 Hz, 120V-277V

THD:
≤20%

Power Factor:
≥0.9

Dimmable:
Yes, dimmable down to 5% on compatible 0-10V dimming systems. See Dimmer Compatibility List. Requires separate 0-10V DC dimming circuit.

Input Voltage:
120-277V

Operating Frequency:
50/60Hz

Input Current @ 120V (mA):
300mA

Input Current @ 208V (mA):
169mA

Input Current @ 240V (mA):
146mA

Input Current @ 277V (mA):
127mA

Operating Temperature:
-40°F to 120°F (-40°C to 45°C)

Flicker:
<1%

Photocell:
Integrated photocell included with on/off switch

LED Characteristics

Beam Angle:
60° (installed)
Field swappable optics sold separately for 25°/40°/60° beam angle_

Light Distribution:
Selectable dip switch for up, down, or up/down light

Color Temperature:
3000/4000/5000K

Color Accuracy (CRI):
90 CRI

R9 Value:
High color performance with R9 greater than 0

Color Consistency:
<6-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Need help? Tech help line: **(888) 722-1000** Email: **techsupport@rablighting.com** Website: **www.rablighting.com**
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LITHONIA LIGHTING®

Catalog Number	
Notes	
Type	

LDN6 STATIC WHITE

6" Open and Wallwash LED
Non-IC
New Construction Downlight

Open Trim

Wallwash Trim

FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.

CONSTRUCTION — Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by torsion springs.

Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment.

Two combination ½"-3/4" and four ½" knockouts for straight-through conduit runs. Capacity: 8 (4 in, 4 out). No. 12 AWG conductors, rated for 90°C.

Accommodates 12"-24" joist spacing.

Passive cooling thermal management for 25°C standard; high ambient (40°C) option available. Light engine and drivers are accessible from above or below ceiling.

Max ceiling thickness 1-1/2".

OPTICS — LEDs are binned to a 3-step MacAdam Ellipse; 80 CRI minimum. 90 CRI optional.

LED light source concealed with diffusing optical lens.

General illumination lighting with 1.0 S/MH and 55° cutoff to source and source image.

Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.

A+ CAPABLE LUMINAIRE — This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and out-of-the-box control compatibility with simple commissioning when used with Acuity Brands controls products. All configurations of this luminaire are calibrated and tested to meet the Acuity Brands' specifications for chromatic consistency – including color rendering, color fidelity and color temperature tolerance around standard CIE chromaticity coordinates. To learn more about A+ standards, specifications, and testing visit www.acuitybrands.com/aplus.

UGR — UGR is zero for fixtures aimed at nadir with a cut-off equal to or less than 60deg, per CIE 117-1996 Discomfort Glare in Interior Lighting.

ELECTRICAL — Multi-volt (120-277V, 50/60Hz) 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available.

0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled.

LUMEN MAINTENANCE — 70% lumen maintenance at 60,000 hours. L70/60,000 hours

LISTINGS — Certified to US and Canadian safety standards. Wet location standard (covered ceiling). IP55 rated. ENERGY STAR® certified product. Drivers are RoHS compliant

BUY AMERICAN ACT — Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

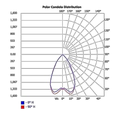
PERFORMANCE DATA

LDN6 3500K AR LSS 80CRI

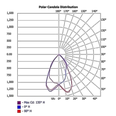
Nominal Lumens	Lumens	Wattage	Lm/W
500	527.9	5.8	90.5
750	758.1	8.9	85.1
1000	950.1	10.4	91.0
1500	1514	17.5	86.4
2000	2006	22.5	89.1
2500	2504	28.3	88.6
3000	3021	34.8	86.9
4000	4008	44.3	90.6
5000	4975	57.7	86.3

Notes
- Tested in accordance with IESNA LM-79-08.
- Tested to current IES and NEMA standards under stabilized laboratory conditions.
- CRI: 80 typical.

DISTRIBUTIONS



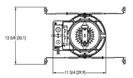
Open



Wallwash

DIMENSIONS

LDN6 500-3000 Lumens



Aperture: Ø 4-1/4" (108.0)
Ceiling Cutout: Ø 7-1/8" (181.0) C, Self-flanged
Onwalp Trim: Ø 7-1/8" (181.0)

See page 4 for other fixture dimensions

SLIM17FA15ADJ

RAB

Color: Bronze

Weight: 3.0 lbs

Project:	Type:
Prepared By:	Date:

Driver Info

Type	Constant Current
120V	0.13A
208V	0.07A
240V	0.06A
277V	0.05A
Input Watts	14.2/14/14.2W

LED Info

Watts	15W
Color Temp	3000K/4000K/5000K
Color Accuracy	70 CRI
L70 Lifespan	100,000 Hours
Lumens	1761/1904/1852 lm
Efficacy	124/136.2/130.3 lm/W

Technical Specifications

Field Adjustability

Field Adjustable:
Color temperature selectable by 3000K, 4000K and 5000K

Compliance

UL Listed:
Suitable for wet locations

IESNA LM-79 & LM-80 Testing:
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80

IP Rating:
Ingress protection rating of IP65 for dust and water

DLC Listed:
This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: PL0MVJOV62Q3

Performance

Lifespan:
100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Wattage Equivalency:
Equivalent to 70W Metal Halide

LED Characteristics

LEDs:
Long-life, high-efficiency, surface-mount LEDs

Electrical

Driver:
Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.13A, 208V: 0.07A, 240V: 0.06A, 277V: 0.05A

Dimming Driver:
Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

Photocell:
120-277V Integrated button photocell included.

Construction

Cold Weather Starting:
The minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:
Suitable for use in up to 50°C (122°F)

Housing:
Precision die-cast aluminum housing and door frame

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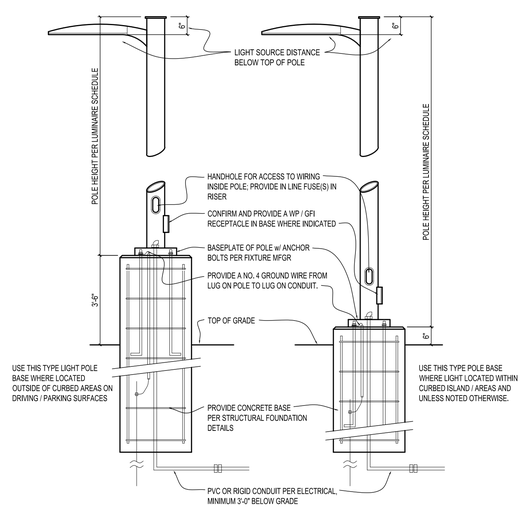
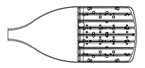


D-Series Size 1
LED Area Luminaire

d^series

Specifications

EPA:	0.69 ft² (0.06 m²)
Length:	32.71" (83.1 cm)
Width:	14.26" (36.2 cm)
Height H1:	7.88" (20.0 cm)
Height H2:	2.73" (6.9 cm)
Weight:	34 lbs (15.4 kg)



Catalog Number	
Notes	
Type	

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature[1]	Color Rendering Index[1]	Distribution		Voltage	Mounting
DSX1 LED	**Forward optics** P1 P6 P2 P7 P3 P8 P4 P9 P5 **Rotated optics** P10[1] P12[1] P11[1] P13[1]	(this section 70CRI only) 30K 3000K 40K 4000K 50K 5000K (this section 80CRI only, extended load times apply) 27K 2700K 30K 3000K 35K 3500K 40K 4000K 50K 5000K	70CRI 70CRI 70CRI 80CRI 80CRI 80CRI 80CRI 80CRI	AFR Automotive front row T1S Type I short T2M Type II medium T3M Type III medium T3LG Type III low glare[3] T4M Type IV medium T4LG Type IV low glare[3] TFTM Forward throw medium T5M Type V medium T5LG Type V low glare T5W Type V wide BLC3 Type III backlight control[7] BLC4 Type IV backlight control[7] LCCO Left corner cutoff[7] RCCO Right corner cutoff[7]	MVOLT (120V-277V)[2] HVOLT (347V-480V)[3,4] XVOLT (277V - 480V)[7,8]	**Shipped included** SPA Square pole mounting (#8 drilling) RPA Round pole mounting (#8 drilling) SPA5 Square pole mounting #5 drilling[9] RPA5 Round pole mounting #5 drilling[9] SPA8N Square narrow pole mounting #8 drilling WBA Wall bracket[10] MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)

Control options		Other options		Finish (required)
Shipped installed NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[11,12,16,20] PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc.[11,16,20] PER NEMA twist-lock receptacle only (controls ordered separate)[14] PER5 Five-pin receptacle only (controls ordered separate)[14,21]	PER7 Seven-pin receptacle only (controls ordered separate)[14,21] FAO Field adjustable output[16,21] BL30 Bi-level switched dimming, 30%[16,21] BL50 Bi-level switched dimming, 50%[16,21] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)[17] DS Dual switching[18,16,21]	**Shipped installed** SPD20KV 20KV surge protection HS Houseside shield (black finish standard)[22] L90 Left rotated optics[7] R90 Right rotated optics[7] CCE Coastal Construction[23] HA 50°C ambient operation[24] **Shipped separately** EGSR External Glare Shield (reversible, field install required, matches housing finish) BSDB Bird Spikes (field install required)	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white	

PRELIMINARY

LITHONIA LIGHTING®
COMMERCIAL OUTDOOR

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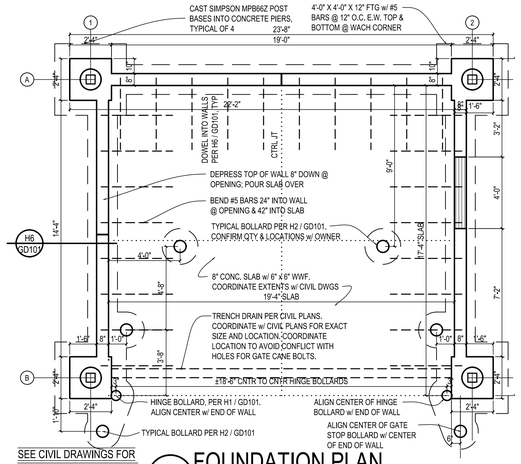
SITE FIXTURE DETAILS

Revision:

Date: 5-22-2025

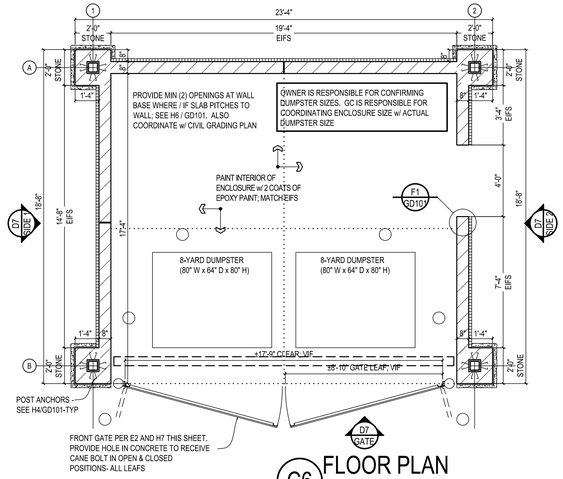
2024-187

SE 201

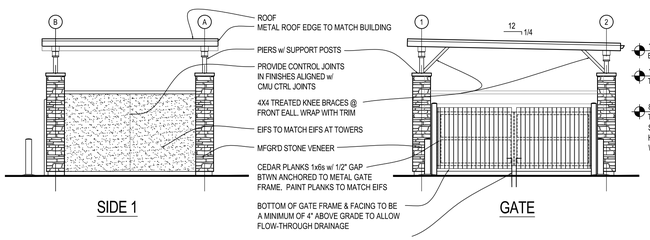


SEE CIVIL DRAWINGS FOR LOCATION OF ENCLOSURE

C2 FOUNDATION PLAN
SCALE : 1/4" = 1'-0"

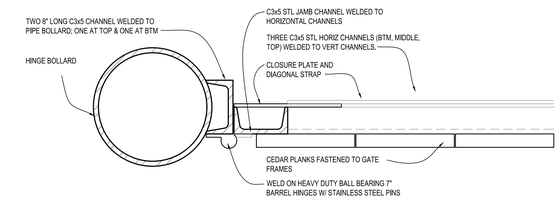


C6 FLOOR PLAN
SCALE : 1/4" = 1'-0"

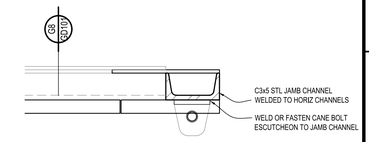


SIDE 1 | GATE | SIDE 2 | SECTION

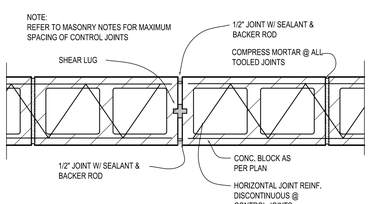
D7 ENCLOSURE ELEVATIONS
SCALE : 1/8" = 1'-0"



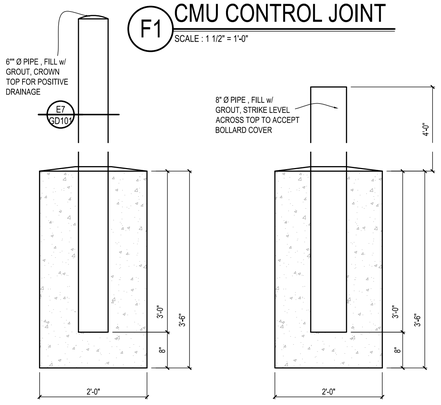
E7 HINGE DETAIL
SCALE : 3" = 1'-0"



E8 SECT @ GATE MTG STILES
SCALE : 3" = 1'-0"

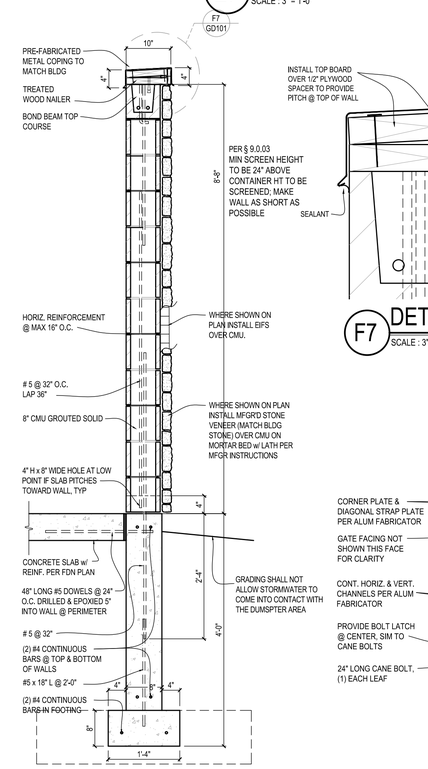


F1 CMU CONTROL JOINT
SCALE : 1 1/2" = 1'-0"

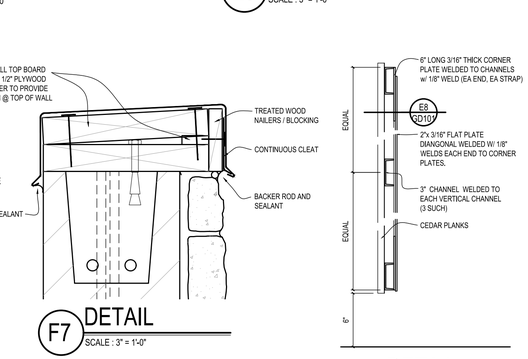


H1 HINGE BOLLARD
SCALE : 3/4" = 1'-0"

H2 BOLLARD
SCALE : 3/4" = 1'-0"

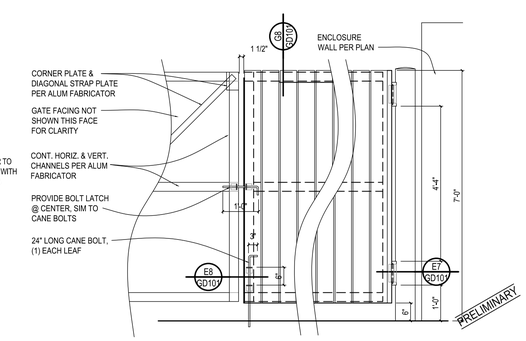


H6 ENCLOSURE WALL
SCALE : 3/4" = 1'-0"



F7 DETAIL
SCALE : 3" = 1'-0"

G8 DETAIL
SCALE : 1 1/2" = 1'-0"



H7 ENCLOSURE GATE ELEV
SCALE : 1/2" = 1'-0"

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Fox Run Parkway
Opelika, AL 36801
County of LEE

Culver Franchising System, Inc.
1240 Water Street
Prairie du Sac, WI 53578
608-643-7980

OWNER:

OLLMANN ASSOCIATES ARCHITECTS, P.C.
200 South State Street
Belvidere, Illinois 61008
815-544-7790 Phone
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GARBAGE DUMPSTER w/ ROOF

Date: 5-22-2025
Revision:

2024-187

GD 101

OWNER FURNISHED, FOOD SERVICE EQUIPMENT CONTRACTOR (FSEC) INSTALLED

ITEM	EQUIPMENT SCHEDULE	ITEM	EQUIPMENT SCHEDULE	ITEM	EQUIPMENT SCHEDULE
1	WALK IN COOLER (BOX, LINE SETS, & COIL DRAIN PIPES)	46	HEATED FRY BIN	81	HEATED PASS-THRU UNIT
2	WALK IN FREEZER (BOX, LINE SETS, & COIL DRAIN PIPES)	47	FRONT PASS-THRU STAINLESS STEEL CHANNEL TRIM	82	TOOL SHELF
3	WALK-IN COOLER RACKS	48	REFRIGERATED MEAT CART	83	REACH IN REFRIGERATOR
3A	THAWING RACKS - NOT INCLUDED	50	MOBILE WORKTABLE	88	DELIVERY SHELF
4	WALK-IN COOLER DUNNAGE RACKS	51	GRILL AND STAND	90	FRONT SERVICE COUNTER
4A	MOBILE CUSTARD MIX RACKS	52	TRANSFER STATION - ROUGH-IN ONLY	92	CUP DISPENSERS
5	WALK-IN FREEZER SHELVING	53A	SANDWICH WRAP STATION LEFT	93	STAINLESS STEEL DRIVE-THRU COUNTER
6	WALK-IN FREEZER DUNNAGE RACKS	53B	SANDWICH WRAP STATION RIGHT	94	STAINLESS STEEL DRIVE-THRU COUNTER
7	WORKTABLE / SINK	53C	WALL SHELF	95	CUP DISPENSERS
8	WALL SHELF	54	ORDER BARS	100	DISPLAY CABINET
11	LOCKERS	57	STAINLESS STEEL REFRIGERATION CHASE COVER	101	TRAY / TRASH / RECYCLE CABINETS
14	STAINLESS STEEL WALL CORNER GUARDS, SHOWN: (14)	58	FRY STATION HEAT LAMP - ROUGH-IN ONLY	102	TRAY / TRASH CABINET - NOT INCLUDED
16	WIRE SHELVING	60	FRYERS	106	RETAIL FREEZER
20	DISHTABLES AND UTENSIL SINKS	61	CUSTOM FISH REFRIGERATOR	107	CONDIMENT CUP DISPENSERS
21	WALL SHELF	62	OPEN NUMBER	108	TABLES / CHAIRS / BOOTHS
24	OPEN NUMBER	65	MOBILE STAINLESS STEEL WORKTABLE	109	CONDIMENT DISPENSERS
27	SLANTING WALL SHELF	66	ICE MACHINE WITH BIN - ROUGH-IN ONLY	110	NAPKIN DISPENSERS
29	CLEAN PAN SHELVING	66A	REMOTE ICE MAKER	113	BEVERAGE COUNTER
31	JANITOR'S SHELVING	67	WORKTABLE	114	CONDIMENT COUNTER
34	REACH-IN FREEZER	68	WALL SHELF	115	OPEN NUMBER
35	OPEN NUMBER	71	OPEN NUMBER	119	WASTE RECEPTACLES
37	REFRIGERATED DRAWER BASE	74	REFRIGERATED TOPPING TABLE	120	HIGH TOP TABLES AND CHAIRS
38	DUAL FRY DISPENSER - NOT INCLUDED	75	CUSTARD DIPPING CABINET	121	DROP IN CUSTARD COLD PAN
39	OPEN NUMBER	76	CAKE CONE DISPENSER	123	WORKTOP REFRIGERATOR
40	BREAD SHELF - NOT INCLUDED	77A	SUNDAE TOPPING DISPENSERS	124	WORKTABLES
41	REFRIGERATED WORKTABLES	77B	SUNDAE TOPPING WALL SHELF	125	MOBILE WORKTABLE
42	MOBILE WORKTABLE / OVERSHELF	78	DISH / CUP DISPENSERS	126	SLANTING WALL SHELF
44	GRILL SIDE WARMER CART	79	WALL SHELVES	127	OPEN NUMBER
45	STAINLESS STEEL WALLCAP / ELEC CHASE COVER	80	REFRIGERATED S/S BACKCOUNTER	505	REFRIGERATION LINE SETS (SEE H6 / A105)

OWNER FURNISHED, VENDOR INSTALLED

ITEM	EQUIPMENT SCHEDULE	ITEM	EQUIPMENT SCHEDULE
9	COOKER / WARMERS	98	ICED TEA BREWER / DISPENSER
12	WASTE OIL RECOVERY SYSTEM	103	ICE AND SODA DISPENSER
15	BAG-IN-BOX SYSTEM	104	CARBONATOR
17	TRASH CANS / CART	105	SELF SERVICE LID DISPENSER
18	BUN RACKS	111	STRAW DISPENSERS
33	CHEMICAL DISPENSING SYSTEM	112	CONDIMENT PANS
36	MICROWAVE OVEN	118	MONITOR BRACKETS
43	BUN TOASTER		
55	WRAP PAPER HOLDERS		
56	HEATED BUN WARMER		
63	TRIPLE CUSTARD MACHINE		NOTE: G.G. TO COORDINATE SOME ITEMS PLACED BY OWNER & NOT BY VENDOR - CONFIRM
69	ASTRO BLENDERS		
70	MILKSHAKE MACHINE		
72	HEATED SYRUP DISPENSERS		
73	LIQUID TOPPING DISPENSERS		
84	COFFEE MAKER		
85	POWER WASHER - NOT INCLUDED		
86	MENU BOARD / SIGNAGE PACKAGE		
87	WAFFLE CONE DISPENSER		
89	FOOD LABEL MARKER		
91	CASH REGISTER / POS SYSTEM		
96	ICE AND SODA DISPENSER		
97	CARBONATOR		

CONTRACTOR FURNISHED, CONTRACTOR INSTALLED

ITEM	EQUIPMENT SCHEDULE
25A	DISHWASHER CONDENSATE HOOD - NOT INCLUDED
28	FIRE SUPPRESSION SYSTEMS
32	MOP SINK
49	EXHAUST HOOD - GRIDDLE
59	EXHAUST HOOD - FRYERS

NOTE: SOME ITEMS INSTALLED BY OTHERS REQUIRE ROUGH-IN AND/OR WIRING BY CONTRACTOR AS NOTED IN PLUMBING AND ELECTRICAL SCHEDULES.

OWNER FURNISHED, CONTRACTOR INSTALLED

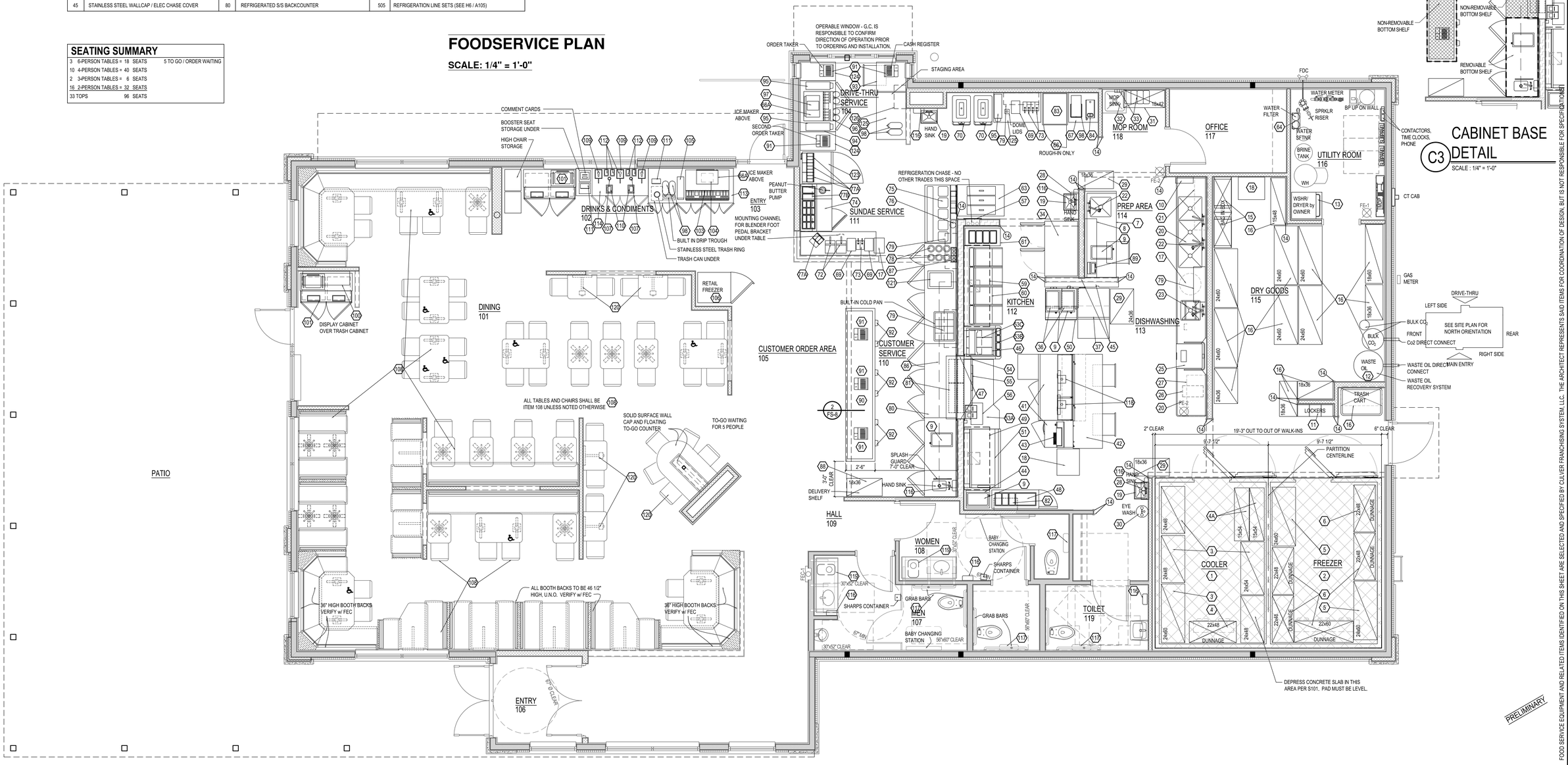
ITEM	EQUIPMENT SCHEDULE
10	KETCHUP VOL PAK DISPENSER
13	WASHER / DRYER
19	HAND SINK
22	PRE-RINSE SPRAY ASSEMBLY
23	PRE-RINSE SPRAY ASSEMBLY
25	DISHWASHER
26	BOOSTER HEATER
30	EYE WASH STATION (CONTRACTOR TO PROVIDE MIXING VALVE PER PLUMBING SCHEDULE)
64	WATER FILTER
116	HAND TOWEL DISPENSERS
117	TOILET PAPER DISPENSERS
300	TRIM PACKAGE (SEE H2 / A103)
	FOOD SERVICE EQUIP. COUNTER BASES (SEE FINISH PLAN)
	SHARPS CONTAINERS
	AED OPTIONAL - CONFIRM WITH OWNER
	MOP HANGER
	ARTWORK (SEE SHEET A103.1)

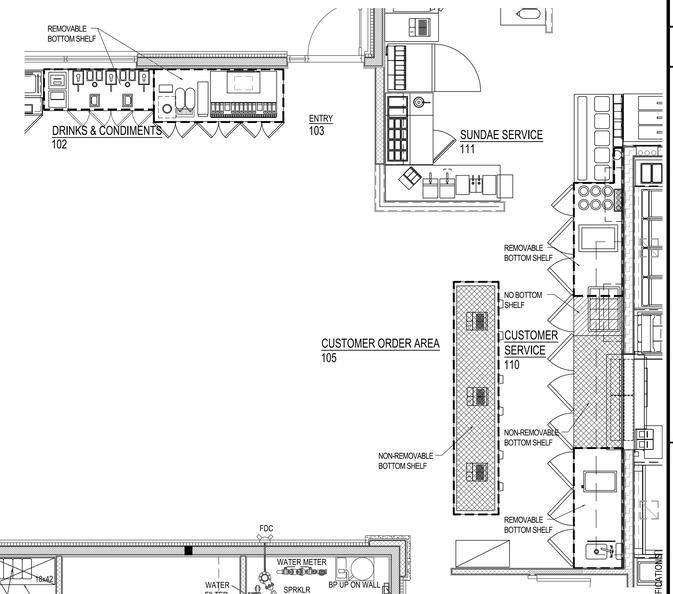
SEATING SUMMARY

3	6-PERSON TABLES =	18	SEATS	5 TO GO / ORDER WAITING
10	4-PERSON TABLES =	40	SEATS	
2	3-PERSON TABLES =	6	SEATS	
16	2-PERSON TABLES =	32	SEATS	
33	TOPS	96	SEATS	

FOODSERVICE PLAN

SCALE: 1/4" = 1'-0"





CABINET BASE DETAIL

C3 SCALE : 1/4" = 1'-0"

PRELIMINARY

© 2024

NEW CULVER'S RESTAURANT
Fox Run Parkway
Opelika, AL 36801
County of LEE

Culver Franchising System, Inc.
1240 Water Street
Prairie du Sac, WI 53578
608-643-7980

OWNER:

OLLMANN ASSOCIATES ARCHITECTS, P.C.
200 South State Street
Belvidere, Illinois 61008
815-544-7790 Phone

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FOOD SERVICE EQUIPMENT AND RELATED ITEMS IDENTIFIED ON THIS SHEET ARE SELECTED AND SPECIFIED BY CULVER FRANCHISING SYSTEM, LLC. THE ARCHITECT REPRESENTS SAID ITEMS FOR COORDINATION OF DESIGN, BUT IS NOT RESPONSIBLE FOR SPECIFICATIONS

FOOD SERVICE PLAN

Date: 5-22-2025

Revision:

2024-187

FS-1

Agenda Item
C5
Dave King

Northwest Corner of Dunlop

#8401
5-28-25
$125.00

000218-2025

AGENDA ITEM # _____

CITY OF OPELIKA

APPLICATION FOR CONDITIONAL USE APPROVAL

PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801

ALABAMA'S 1st GIG CITY OPELIKA

PC DEADLINE: _____ PC MEETING: _____

Northwest Corner Improvement

SITE ADDRESS: Dunlop Dr.

PROPERY OWNER: King Automobiles, Inc.

APPLICANT/ AUTHORIZED REPRESENTATIVE: Dave King

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

PHONE NUMBER: 334-332-7283 **FAX NUMBER:** N/A

EMAIL ADDRESS: [redacted] Edavekingiii@yahoo.com

PARCEL INFORMATION

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

Current Land Use: commercial Current Zoning: C3

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

Description of Proposed Use: commercial retail

AUTHORIZATION TO ACT AS APPLICANT (if applicable)

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

Property Owner's Signature: E Dave King III Date: 5/28/2025

STATE OF ALABAMA,

COUNTY OF LEE

I, Tara Johnson, a Notary Public in and for said County and State, hereby certify that E Dave King III, 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 28th day of May 2025,

Tara J

Notary Public

My Commission Expires: 7/27/27

TARA JOHNSON NOTARY PUBLIC CHAMBERS COUNTY, ALABAMA

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? It is going to be used for commercial retail and that is what it is zoned for already.

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? Will design according to city of opelika regulations.

APPLICATION REQUIREMENTS

1. Application due 1st 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** _____

AGENDA ITEM # _____

CERTIFICATION

I Dave King, 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:	DATE:
(PRINT NAME) Dave King	5/28/2025

STATEMENT OF UNDERSTANDING

I, Dave King (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:	DATE:
(PRINT NAME) Dave King	5/28/2025

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: June 24, 2025

Agenda Item #: C-5

Action Requested: Conditional Use – Auto Sales and Display

Location of Property: Corner of Birmingham Highway, Pepperell Parkway and Thomason Circle

Property Owner(s): King Automotive, Inc.
Dave King, authorized representative

Current Land Use: Auto display and sales

Current Zoning: C-3/C-2, GC-P

Surrounding Zoning Districts And Land Uses:

North	C-3, GC-P	King Honda
South	C-3, GC-P	Gas Station
East	I-1, GC-P	EAMC Administrative
West	C-3, GC-P	Resturant

Proposal

The applicant is proposing an expansion of the current automotive sales and display use from the main King Honda property. The subject property is located south of the large existing sales area, just south of the unfinished used sale building. The proposed use includes some display areas, unloading area, a Welcome building, parts building, fountain and signage. The property was rezoned in 2007 and the initial conditional use was approved in 2010. The property is approximately, 0.75 acres and zoned C-3 and C-2 with a Gateway Corridor – Primary zoning. The subject property was not part of the approved development plan at that time. It appears that some of the display areas had curbing installed during the initial construction of the primary site.

The proposed use of this property is as an extension of the sales and display area of the main site. King Honda occupies the remainder of this block. Some additional display areas would seem an appropriate use of the property. It is unclear what the "Welcome" building is or the parts building. Its unclear how these buildings would be different from the current new car sales building or the unfinished used car building, or if they would be an expansion of these uses. The fountain would be

an accessory structure or use. Auto sales is not an allowed use in the C-2 zoned portion of the property, so a rezoning of this property would be required before that use is allowed.

The review of this property cannot be completed until a proper site and conditional use application is submitted. The requirements for conditional use and site plans are found in Section 8.16 and 8.17 of the zoning ordinance. The information in Section 8.16 Site Plans, notes the basic information, graphic information, and other information that is needed to review a site. The submitted site plan, very significantly, omits any property boundaries, easements, and other existing features. Without these features, it is impossible to evaluate whether the proposed structures meet the setbacks or are located within existing easements. Building are not allowed within setbacks without a variance being approved or waiver in the Gateway by the Planning Commission. Structures are not generally allowed within easements without City Council approval and approval from the owner of the easement. The signage and some of the display parking appears to be located within the right-of-way. This would not be allowed either.

The plan shows various display parking pads using a variety of materials. Section 8.1 of the zoning ordinance requires that all parking for outside display of auto sales be on a hard surface as required by the Public Works Manual. It is also unclear how vehicles would get to the display areas whether they would be driven across grass or if the areas would be paved. The plan shows a large curb cut for the unloading of vehicles. This use appears to be partly in the right-of-way and partly on the property. There would be less conflict if the unloading of vehicles occurred on the property and there appears to be adequate space on the main property. Outside of two parking spaces adjacent to this unloading area, there does not appear to be much parking on this area.

The site also only shows a small planting area on the site. A full landscape plan is required. This site would require buffers along all streets.

There is not any information on the use, building size, cladding materials or setback. This would need be provided before a full evaluation can occur.

Staff recommends denial of the conditional use at this time. At this time the zoning does not allow the use proposed. Additionally, the conditional use application is insufficient to determine whether it meets the zoning ordinance. There do appear to be some issues that do not meet the requirements.

Engineering Department Report

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

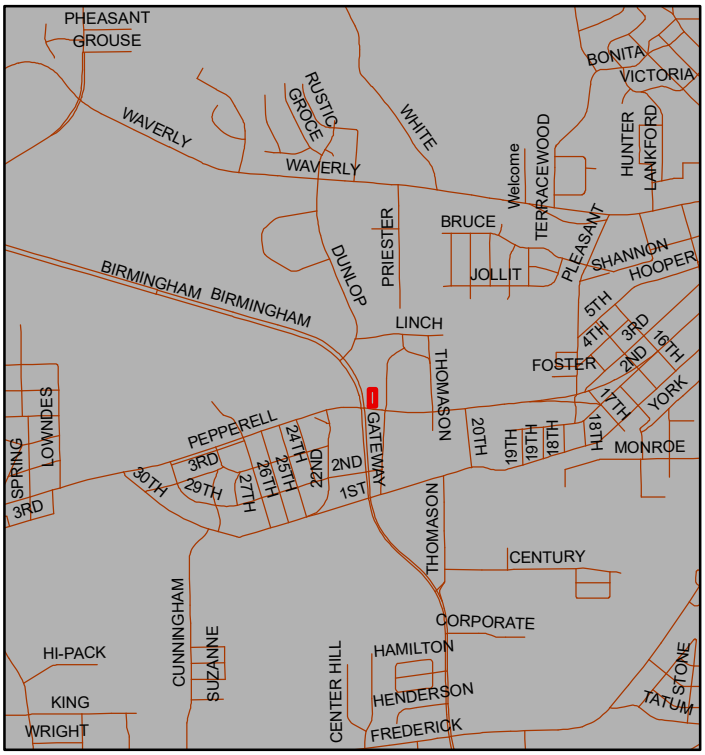
Opelika Water Report

Water service is available from 8” DI main on west side of W. Thomason Circle. There are potential conflicts with an existing 12-inch water main for structures that are shown in right-of-way along Pepperell Parkway. A minimum of 15’ separation must be maintained between proposed signage and existing water main along Pepperell Pkwy and Gateway Dr.

Opelika Power Services Report

This subdivision is inside the Opelika Power and Alabama Power services territory.

KING HONDA IMPROVEMENTS
HIGHWAY 280 & DUNLOP DRIVE
CONDITIONAL USE, C5 & C6



King Honda Auto dealership is requesting improvements near the southeast and northwest corners of their property: Improvements include the following: gravel auto display areas, "Welcome House" for customers, water fountain, planter area with flowers, parking spaces to display autos, light poles, gravel & concrete parking spaces, shop building, and a billboard sign. The property is zoned C-3, GC-P.

Subject Property

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

March 28, 2025

King Honda Front Corner Improvement

Proposed Welcome House (in brick)

Northwest Corner 3/2025 (simulated)

Northwest Corner 11/2021

Agenda Item
C6
Dave King

Front Corner Hwy 280

#8402
5-28-25
$125.00

000217-2025

AGENDA ITEM # _____

CITY OF OPELIKA

APPLICATION FOR CONDITIONAL USE APPROVAL

PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801

ALABAMA'S 1st GIG CITY OPELIKA

PC DEADLINE: _____ PC MEETING: _____

Front Corner improvement

SITE ADDRESS: Dunlop Dr.

PROPERY OWNER: King Automobiles, Inc.

APPLICANT/ AUTHORIZED REPRESENTATIVE: Dave King

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

PHONE NUMBER: 334-332-7283 **FAX NUMBER:** N/A

EMAIL ADDRESS: [redacted] Edarckingiii@yahoo.com

PARCEL INFORMATION

Project name: Siteplan for King Honda Automobile, North Site Address/Location: Dunlop Dr. and Hwy 280

Current Land Use: commercial Current Zoning: C3

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

Description of Proposed Use: commercial retail

AUTHORIZATION TO ACT AS APPLICANT (if applicable)

I, Dave King, being owner of the property which is the subject of this conditional use application hereby authorize [redacted], 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: E Dave King III Date: 5/28/2025

STATE OF ALABAMA,
COUNTY OF LEE

I, Tara Johnson, a Notary Public in and for said County and State, hereby certify that E Dave King III, 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 28th day of May 2025.

Tara Johnson
Notary Public

My Commission Expires: 7/27/27

TARA JOHNSON NOTARY PUBLIC CHAMBERS COUNTY, ALABAMA

AGENDA ITEM # _____

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

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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? It is going to be used for commercial retail and that is what it is zoned for already.

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? Will design according to city of opelika regulations.

APPLICATION REQUIREMENTS

1. Application due 1st 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** _____

AGENDA ITEM # _____

CERTIFICATION

I Dave King, 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:	**DATE:** 5/26/202
(PRINT NAME) Dave King	

STATEMENT OF UNDERSTANDING

I, Dave King (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:	**DATE:** 5/26/2025
(PRINT NAME) Dave King	

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: June 24, 2025

Agenda Item #: C-6

Action Requested: Conditional Use – Auto Sales and Display

Location of Property: Corner of Birmingham Highway and Dunlop Drive

Property Owner(s): King Automotive, Inc.
Dave King, authorized representative

Current Land Use: Commercial Retail Auto display and sales

Current Zoning: C-3, GC-P

Surrounding Zoning Districts And Land Uses:

North	R-5	vacant
South	C-3, GC-P	commercial center
East	C-3, GC-P	King Honda
West	C-3, GC-P	vacant

Proposal

The applicant is proposing an expansion of the current automotive sales and display use from the main King Honda property. There is also a building labelled as a shop. The subject property is located across Dunlop Drive from the main King Honda site. The proposed use includes some display areas, other parking, a shop building and an LED billboard. The property is zoned C-3 and C-2 with a Gateway Corridor – Primary zoning. The subject property was not part of the approved development plan during the initial approval. The site was used as a laydown yard during the development of the King Honda site. There is a wall or foundation that was constructed without approval.

The proposed use of this property is listed as commercial retail. It is assumed that this would display. It is unknown if the applicant intends to use the shop building for auto repairs or some other use. This would be a different use that typical retail. It is also unknown whether customers would visit this site.

The review of this property cannot be completed until a proper site and conditional use application is submitted. The requirements for conditional use and site plans are found in Section 8.16 and 8.17 of

the zoning ordinance. The information in Section 8.16 Site Plans, notes the basic information, graphic information, and other information that is needed to review a site. The submitted site plan, very significantly, omits any property boundaries, easements, and other existing features. Without these features, it is impossible to evaluate whether the proposed structures meet the setbacks or are located within existing easements. Building are not allowed within setbacks without a variance being approved or waiver in the Gateway by the Planning Commission. Structures are not generally allowed within easements without City Council approval and approval from the owner of the easement.

The proposed sign exceeds the amount allowed on the site based on the proposed building. It is difficult to determine whether it would be located completely on the property. This would not be allowed.

The plan shows various display parking pads and drives using a variety of materials. Section 8.1 of the zoning ordinance requires that all parking for outside display of auto sales be on a hard surface as required by the Public Works Manual. The proposed drive to the buildings and parking areas is shown as gravel. This should be asphalt or concrete as well. Parking lots and new drives may be allowed in easements, but would require approval from the easement owner. Any drives or improvements on Birmingham Highway would require approval from ALDOT.

The site shows only some existing trees being preserved. A full landscape plan is required. This site would require buffers along all streets.

There is not any information on the building size, cladding materials or setback. The building appears to be located in a powerline easement. This would need be provided before a full evaluation can occur.

Staff recommends denial of the conditional use at this time. At this time there is insufficient information to determine whether it meets the zoning ordinance. There do appear to be some issues that do not meet the requirements. Staff also has concerns about the potential uses of repair, sales and display on this site due to the configuration.

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.

Even though there is an existing access to Birmingham Highway (US 280), the applicant will still be required to coordinate with ALDOT for this access and approval.
Engineering has no other comments or concerns regarding the proposed Conditional Use approval.

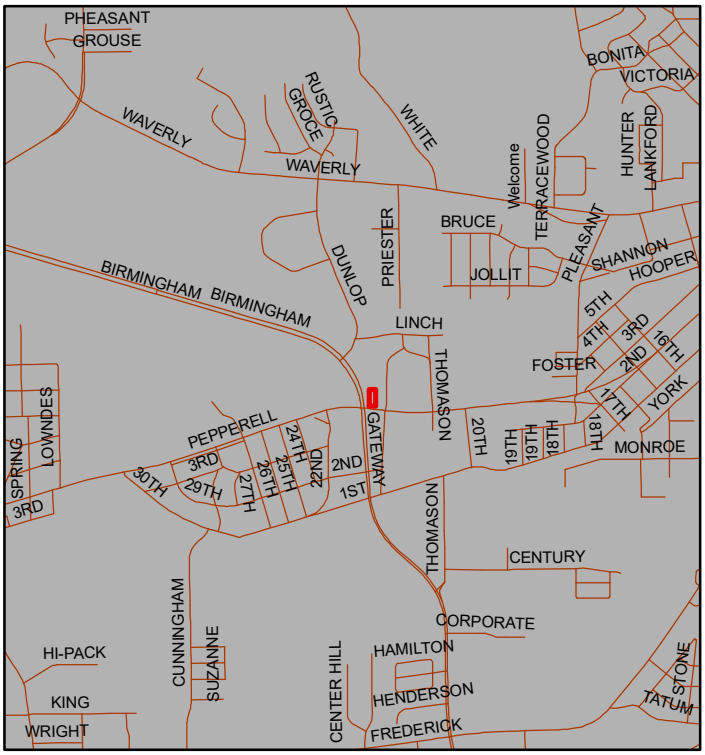
Opelika Water Report

Water service is available from the 12” DI main from the west side of Dunlop Drive at the intersection of Dunlop Dr and Linch Ave.

Opelika Power Services Report

This subdivision is inside the Opelika Power and Alabama Power services territory.

KING HONDA IMPROVEMENTS
HIGHWAY 280 & DUNLOP DRIVE
CONDITIONAL USE, C5 & C6



King Honda Auto dealership is requesting improvements near the southeast and northwest corners of their property: Improvements include the following: gravel auto display areas, "Welcome House" for customers, water fountain, planter area with flowers, parking spaces to display autos, light poles, gravel & concrete parking spaces, shop building, and a billboard sign. The property is zoned C-3, GC-P.

Subject Property

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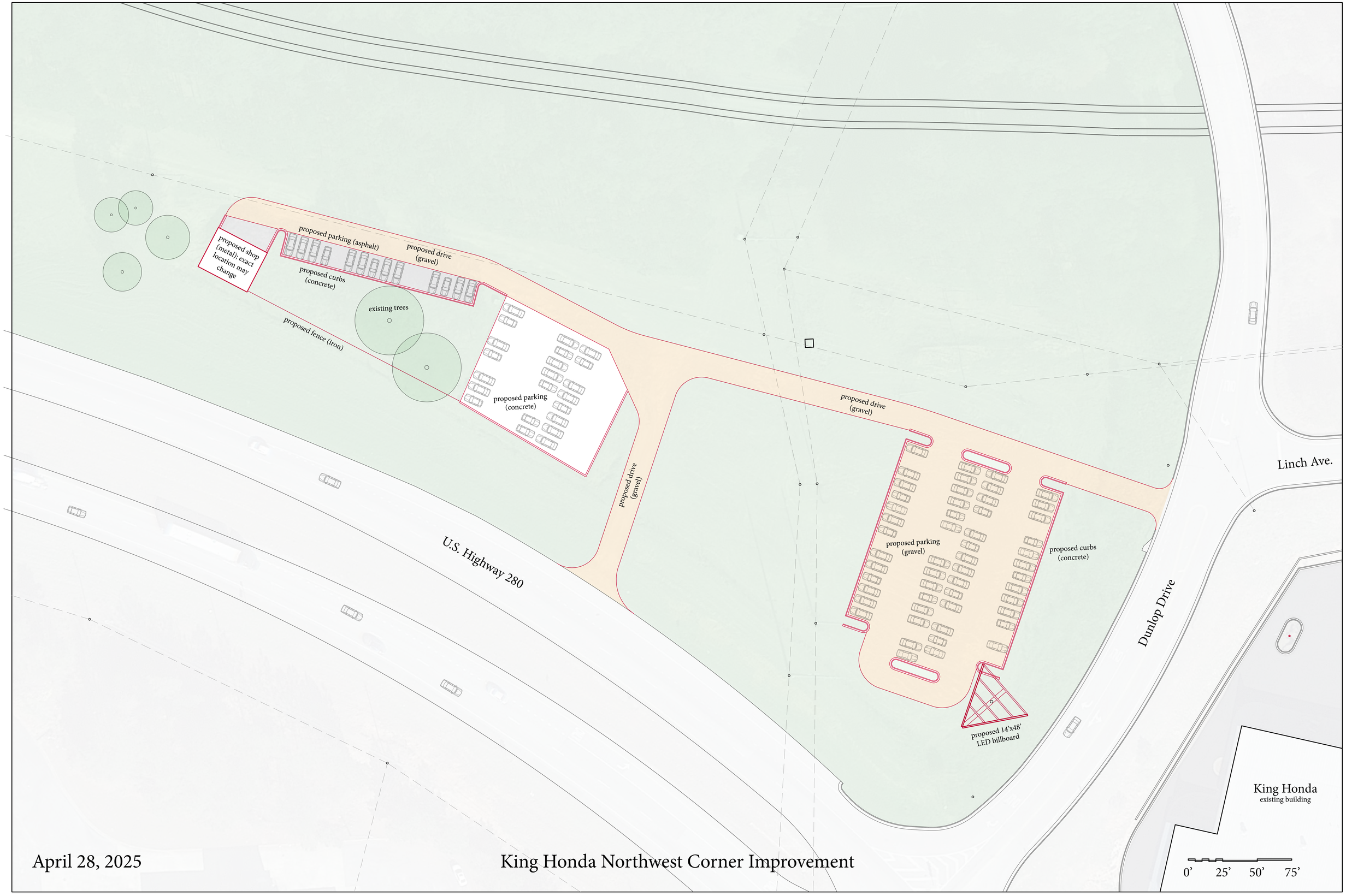


April 28, 2025

King Honda Northwest Corner Improvement

Proposed Welcome House (in brick)

Northwest Corner 3/2025 (simulated)

Northwest Corner 11/2021

Agenda Item
D7
Rezoning 208 Acres
(Bridgewater PUD)

AGENDA ITEM # _____

CITY OF OPELIKA

REZONING APPLICATION

PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801

ALABAMA'S 1ST GIG CITY OPELIKA

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:	5/28/2025
(PRINT NAME) Hayes Eiford	**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 JJ LP by Jim Freeman, Exec. Date 4/28/2025

This authorization expires June 30, 2025.

STATE OF ALABAMA

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

REZONING APPLICATION REQUIREMENTS AND INFORMATION

1. Application due 1st Tuesday of each month. (Regular 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. 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.

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: June 24, 2025

Agenda Item #: D-7

Action Requested: Rezoning 208 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:
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. Last month the applicant brought a similar plan to the Planning Commission which was denied. This plan has been altered to respond to some of the concerns raised by the commission at that time. Most notable among the changes are the removal of the 40 foot wide lots, removal of the central green, and more detail showing the access to Columbus Parkway.

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 2.60 units per acre. The development has 541 traditional single family home lots. This is seven more lots than the previous submittal. This would include a mix of 65-ft. front access lots and 50-ft. front access lots, 40-ft. front access lots. The development will include 12 platted open spaces totaling 85 acres.

The development has 541 single family home lots. This would include a mix of (233) 65-ft. front access and (308) 50-ft. front access lots. There are The setbacks and lot requirements for the 65-ft. lots are:

Front: 10-ft.
Side: 3-ft. (10 ft from adjacent home)
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 308 50-ft. single-family lots. The setbacks and lot requirements for the 50-ft. lots are:

Front: 20-ft.
Side: 3-ft. (10 ft from adjacent home)
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

The applicant has provided samples of the proposed homes. They have also provided typical layouts for the lots. However, it should be noted that some exhibits display the side setbacks as 5 feet while others show 3 feet. Staff recommend gateway cladding standards apply to all the single-family uses.

The development is shows access to Columbus Parkway through a new street with an additional connection to Logan Drive. The master plan also shows connection to Wildwood Drive in Creekstone as a fire access lane. This is required for a developments exceeding 30 homes. The plan does not show this road ever being paved as full connection or connection to Scenic Oaks. While the additional connection may meet fire code, having 541 with only one access out forces all traffic to specific point. All streets should have sidewalks on both sides. This includes the new street to Columbus Parkway.

Use	Master Plan
Single-family	541
50 ft lots	219
65 ft lots	241
Open Space Lots	12

Open Space

The master development plan also shows a significant amount of open space and amenity lots. This development includes 12 open spaces. Three (3) of the open spaces will be pocket parks with flat green spaces, three (3) will be playgrounds and one (1) will have a clubhouse and pool with parking. Several areas are connected to a 2-mile walking trail which extends around the perimeter of the development. The mail kiosks will be located with the pool and clubhouse park near the entrance. Overall, there appears to be over 90 acres set aside for open space, amenities, and detention. The open space comprises over 43% 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 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. However, one issue that was raised and is still not clear what connections to streets will be made and at what point. Relying on a single access for connection, does not provide adequate connection for the residents. This may be able to be addressed through more analysis of traffic or a phasing plan that would address how, where and when streets are connected based on the number of lots which in specific phases. This could also ensure that proposed amenities are completed along with adjacent residential developments.

Staff recommendation:

At this time, staff cannot recommend approval due to unknowns related to access. If Planning Commission sends 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.**
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. Landscaping should also include foundation plantings or shrubs.**
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.

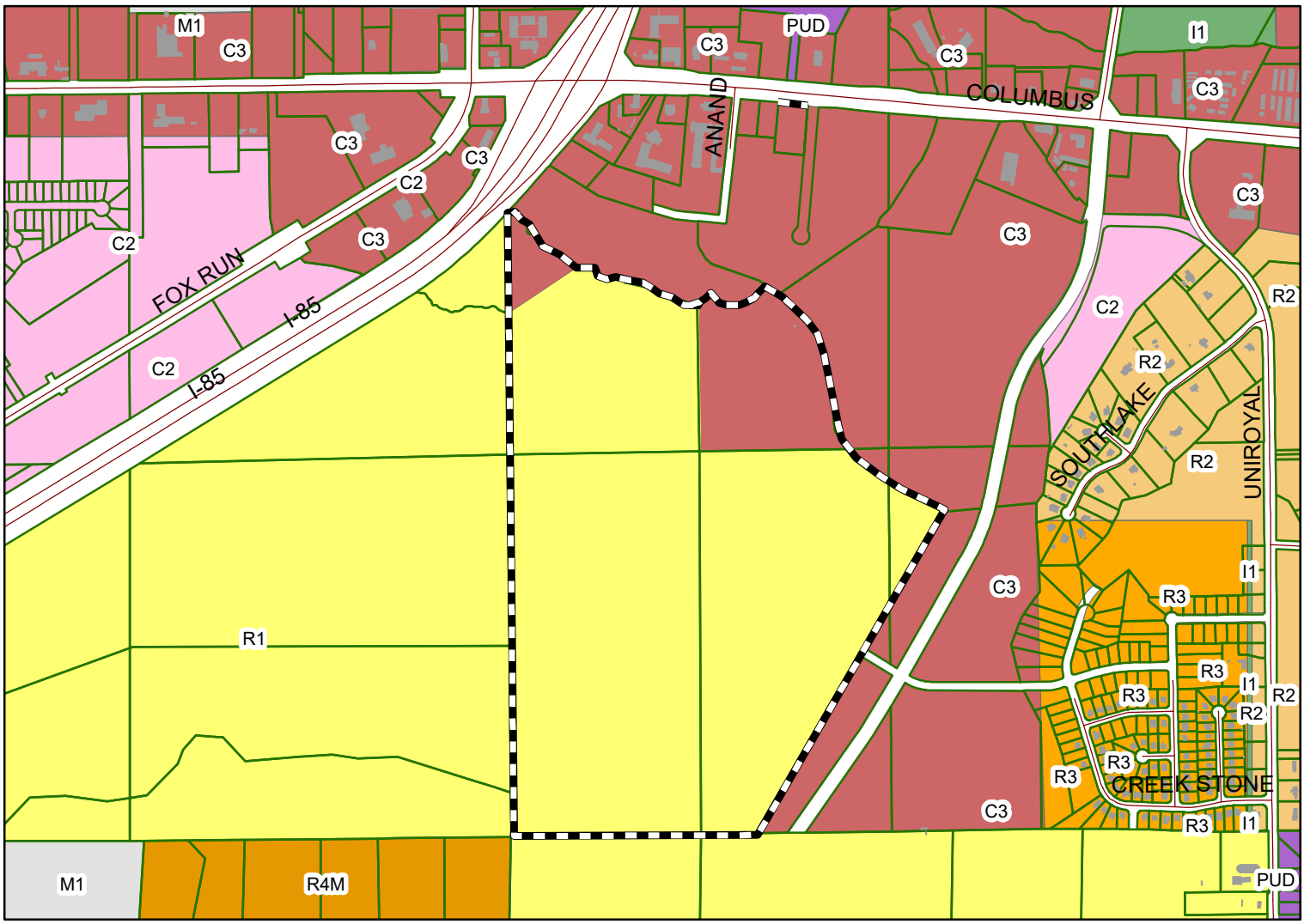
Opelika Water Report

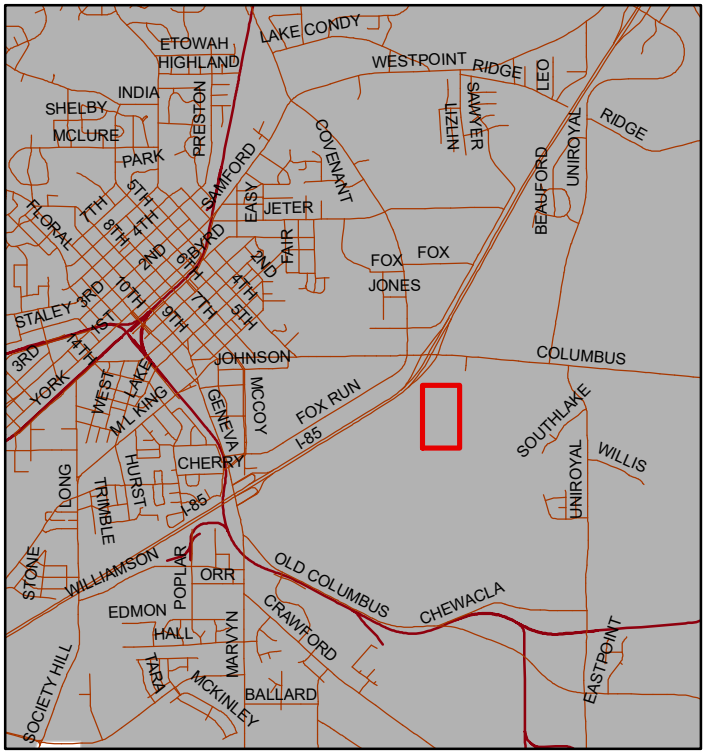
There is not sufficient water capacity from Columbus Parkway, Logan Drive, and Wildwood Drive to support the full development. The connection at Columbus Parkway and Logan Drive can support approximately 75 homes and the connection at Wildwood Drive can support approximately 150 more homes. A connection to a larger main must be made to satisfy the demand of the full development. Ultimately, a connection will need to be made to the 24-inch main at South Uniroyal Road to provide sufficient capacity for full development.

Opelika Power Services Report

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

BRIDGEWATER REZONING
COLUMBUS PARKWAY & WILDWOOD DRIVE
R-1 & C-3 to PUD, D-7





The applicant is requesting a rezoning of 208 acres for 541 single family homes. Density is 2.6 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 disignated open space, pocket parks, or playground. A two mile walking trail is provided. (This item was reviewed at the May PC meeting).

Subject Property

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SITE DATA

JURISDICTION:	CITY OF OPELIKA
PROPOSED ZONING:	PUD
SITE AREA:	±208 AC.
OPEN AREA:	±90.75 AC.
PROPOSED DENSITY:	2.60 DU/AC.

LOT LEGEND

SINGLE FAMILY DETACHED LOTS (50' WIDE TYP)	308 LOTS
SINGLE FAMILY DETACHED LOTS (65 WIDE TYP)	233 LOTS
TOTAL LOTS:	541 LOTS

SAMFORD GROUP
SAMFORD GROUP, LLC.
2449 MOORE'S MILL ROAD
SUITE 120
AUBURN, AL 36830
SAMFORDGROUPLLC.COM

REV.	DATE:	DESCRIPTION:

BRIDGEWATER

CITY OF OPELIKA, LEE COUNTY, AL

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SEAL:

Authorized By: Gregory H. Elford Jr.
Alabama License Number: 53032

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DESIGN TEAM:

DRAWN BY:	--
DESIGNED BY:	--
REVIEWED BY:	--

SCALE & NORTH ARROW:

NORTH ARROW

0 120 240 360 480
SCALE: 1"=240'

JOB NUMBER:	--
DATE:	5/29/2025

SHEET TITLE:
BRIDGEWATER PUD
CONCEPT PLAN

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: May 28, 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 50'-65' lots.

   The community will include 541 total dwelling units, yielding a proposed density of 2.60 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 of homes that are being proposed have been included in this package.

Typical Lots

65' Single Family Detached Home Standards – 233 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 – 308 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

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

   The development will feature 12 platted open spaces totaling approximately 85 acres.

   Key Amenities

   - 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.
   - Three 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 65 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.

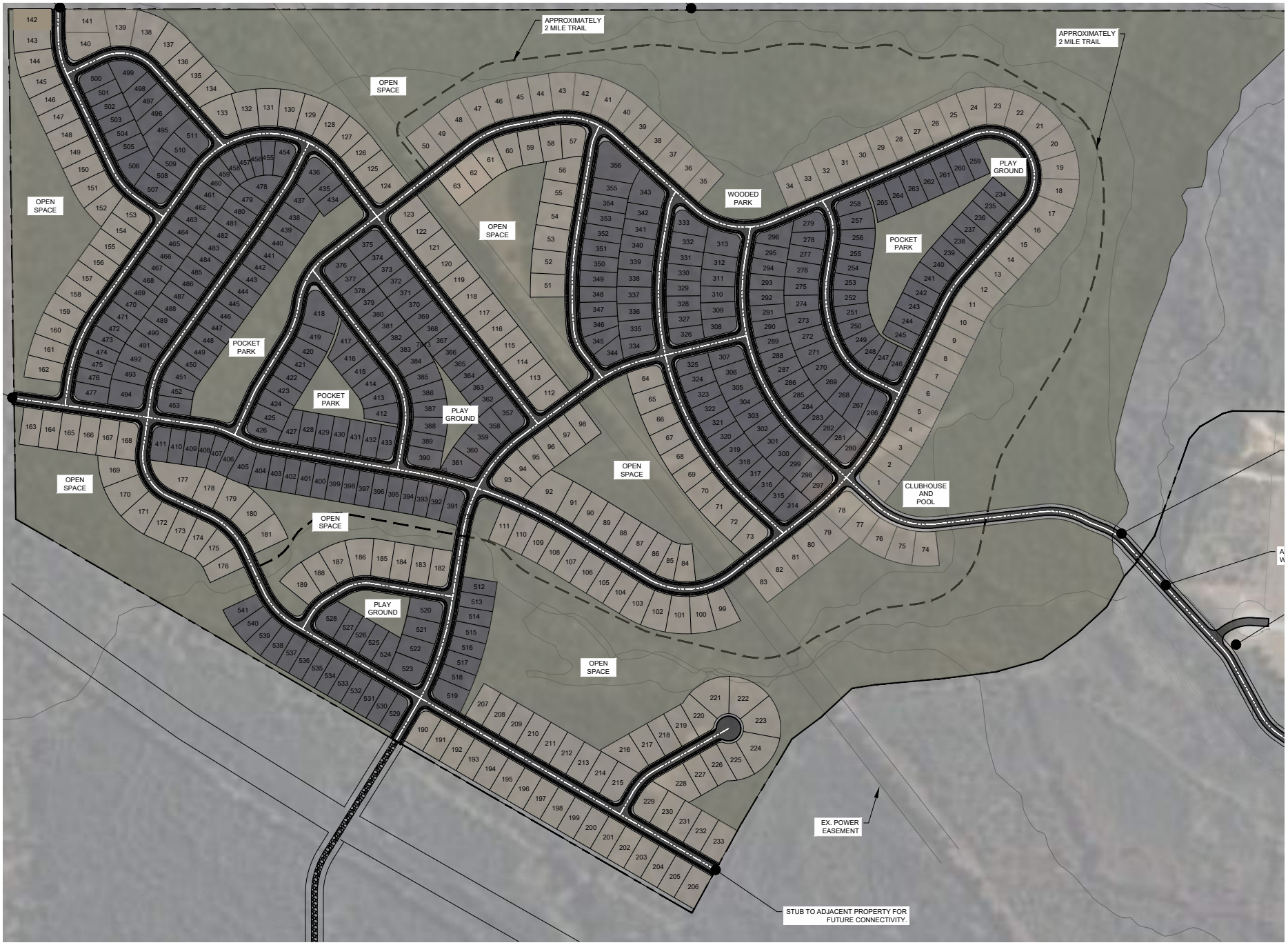
Storm Sewer: Managed through a combination of no-detention bypass and on-site attenuation in accordance with City regulations and coordination with the City Engineer.

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

BRIDGEWATER


APPROXIMATELY 2 MILE TRAIL
APPROXIMATELY 2 MILE TRAIL
OPEN SPACE
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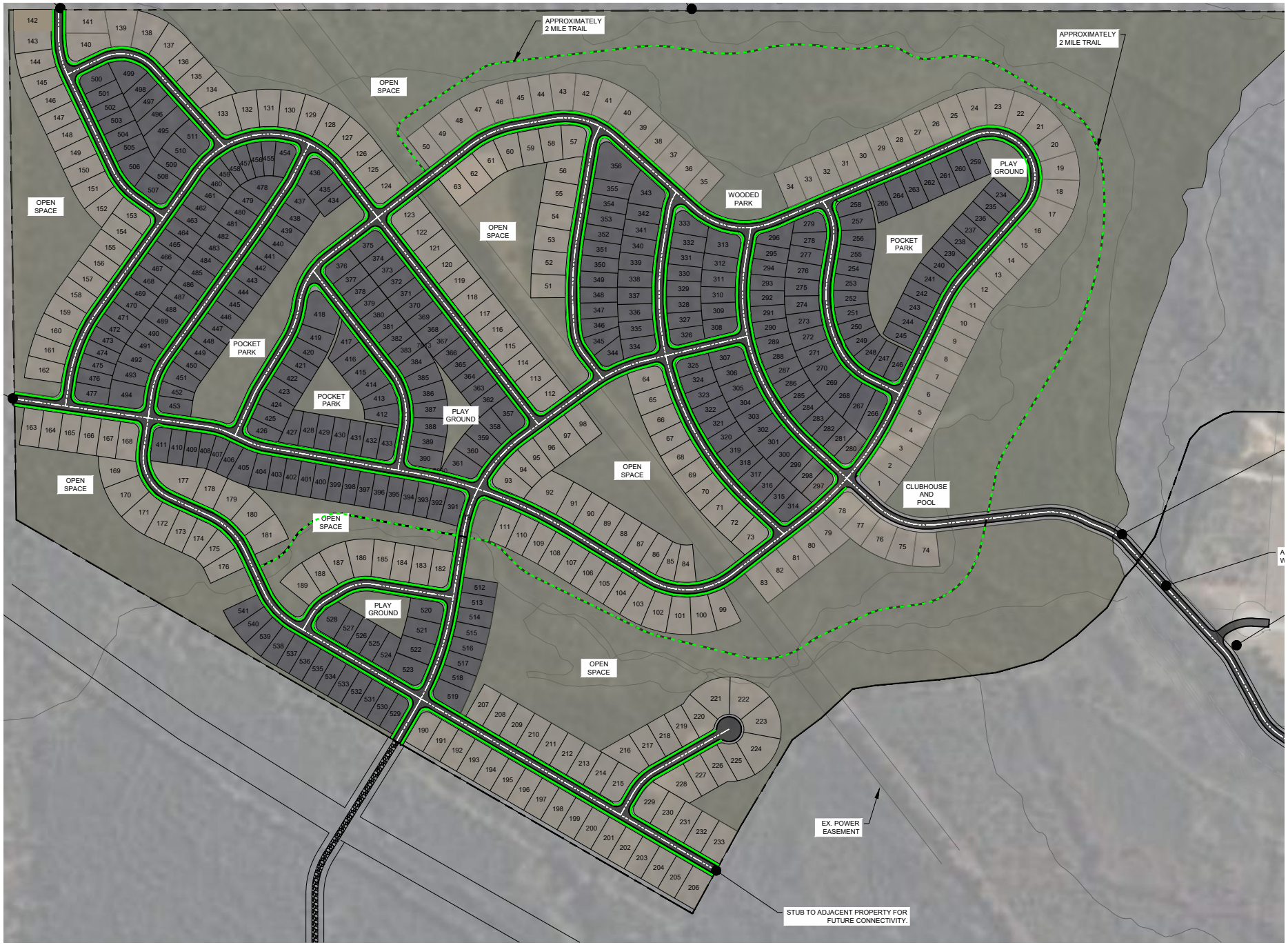
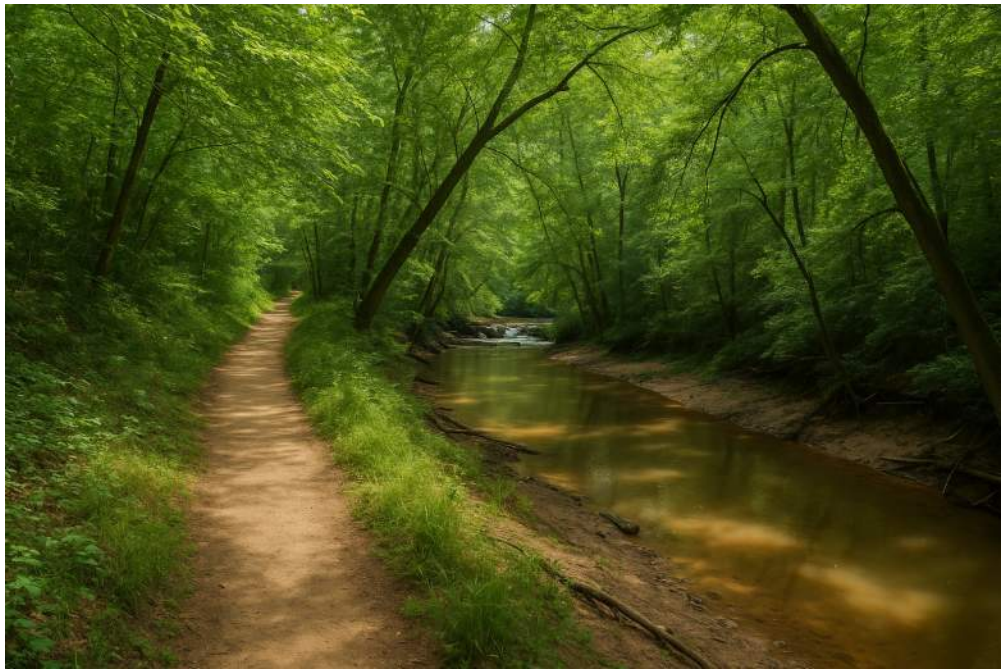
OPEN SPACE
WOODED PARK
POCKET PARK
POCKET PARK
POCKET PARK
PLAY GROUND
PLAY GROUND
PLAY GROUND
CLUBHOUSE AND POOL
EX. POWER EASEMENT
STUB TO ADJACENT PROPERTY FOR FUTURE CONNECTIVITY.

ACTIVE OPEN SPACES

PRESERVED OPEN SPACE

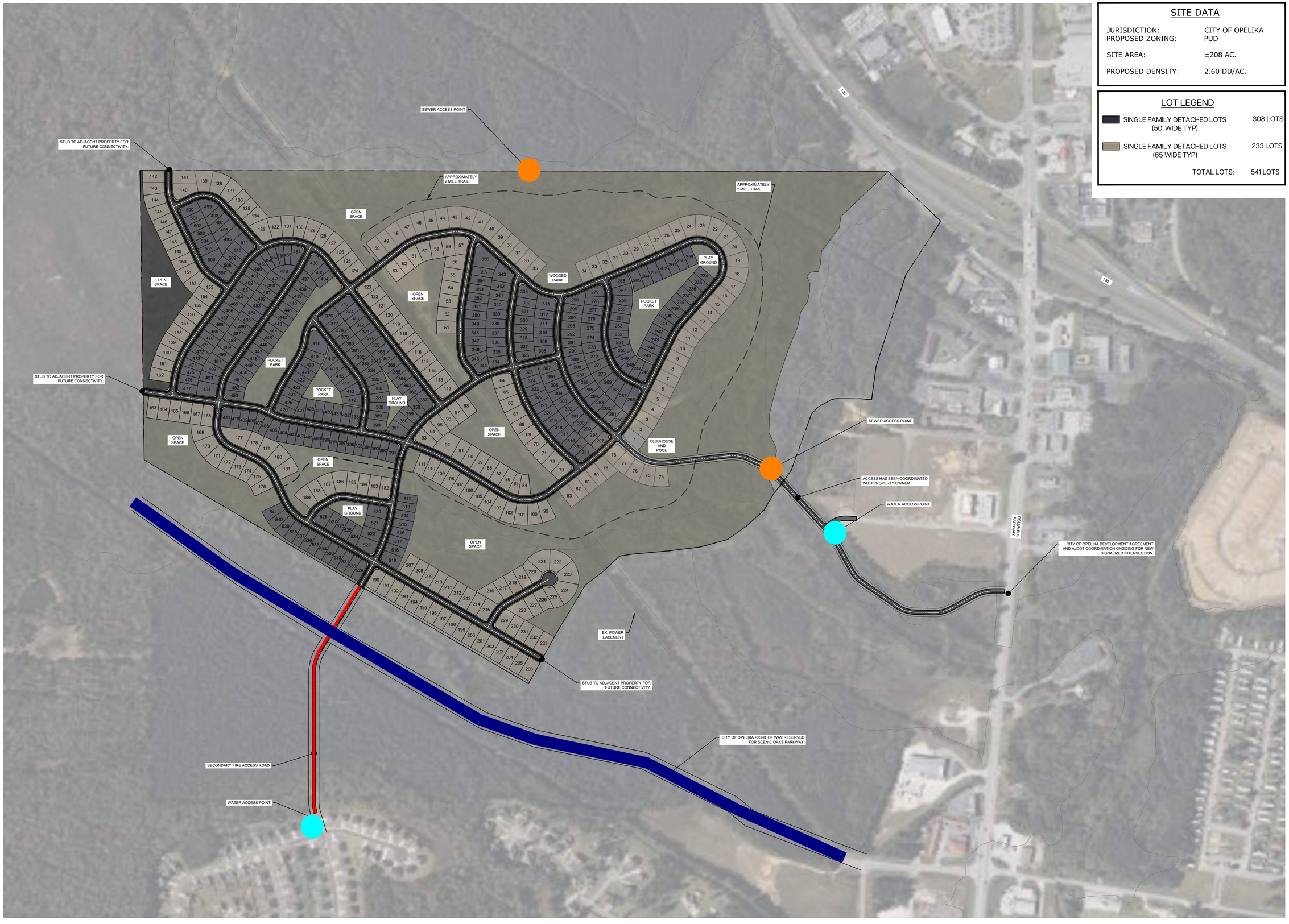
WALKABILITY





BRIDGE WATER
BRIDGEWATER

POOL/CLUBHOUSE



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LOT LEGEND

SINGLE FAMILY DETACHED LOTS (50' WIDE TYP)	308 LOTS
SINGLE FAMILY DETACHED LOTS (65 WIDE TYP)	233 LOTS
TOTAL LOTS:	541 LOTS

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SCALE & NORTH ARROW:

NORTH ARROW

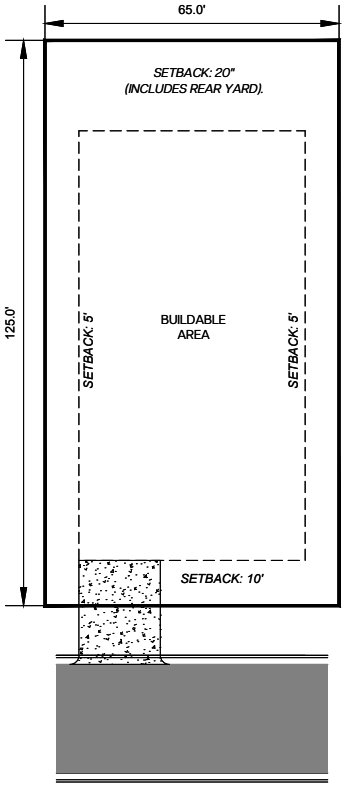
0 120 240 360 480
SCALE: 1"=240'

JOB NUMBER:	--
DATE:	5/28/2025

SHEET TITLE:
BRIDGEWATER PUD
CONCEPT PLAN

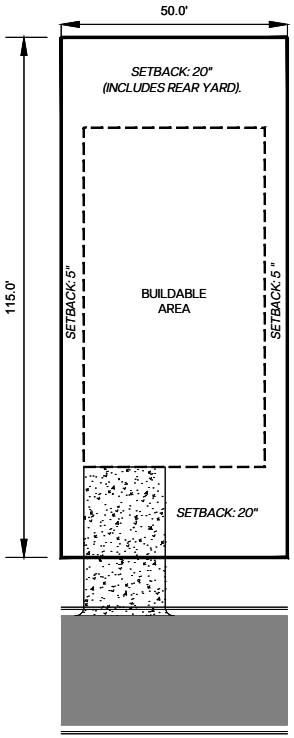
DETAIL OF PRIMARY ACCESS

TYPICAL LOT LAYOUTS



65' Lots

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

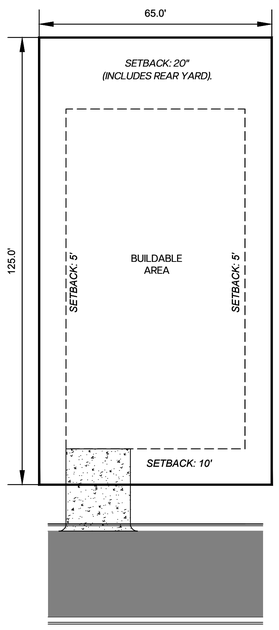


50' Lots

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

ELEVATIONS - 50' LOTS

ELEVATIONS - 65' LOTS



65' Lots

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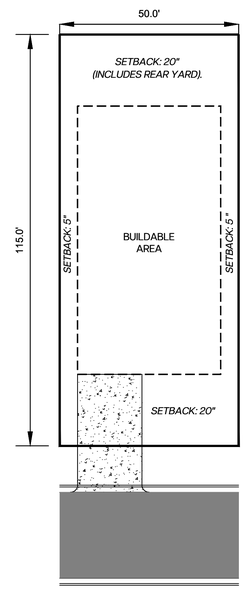
- 20' Rear Yard
- 5' Side Setbacks
- 0.50 Maximum FAR



50' Lots

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SEAL:

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DESIGN TEAM:

DRAWN BY:	--
DESIGNED BY:	--
REVIEWED BY:	--

SCALE & NORTH ARROW:

JOB NUMBER:	--
DATE:	5/20/2025

SHEET TITLE:

TYPICAL LOT EXHIBIT

Agenda Item
E-8A
Annexation

Hayes Eiford

Rebecca Walton Young & Oline Price

AGENDA ITEM # _____

PETITION FOR ANNEXATION

PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801
P:(334) 705-5156 F(334) 705-5159

PC DEADLINE: 5/28/25 PC MEETING: 6/25/25

SITE ADDRESS: Parcel ID: 1005220000006000

PROPERY OWNER: YOUNG REBECCA WALTON; PRICE OLINE WALTON

APPLICANT: Hayes Eiford (Samford Group, LLC.)

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

Tax Parcel Number: 1005220000006000
Street Address: _____
Current Land Use: Residential Proposed Zoning: PUD
Adjacent Zoning Districts (if applicable): North: County South: County East: County West: R1
Description of proposed use: Residential Development
Ownership Configuration: ☐ single parcel/single ownership ☐ multiple parcels/single ownership
☐ single parcel/multiple ownership ☐ multiple parcels/multiple ownership

1. Is this property(s) contiguous with Opelika City limits? Yes
2. What is the population of proposed annexed area? 0
3. What is the population by race? 0 White, 0 Black, 0 Hispanic, 0 Asian, ____ Other
4. How many registered voters reside in proposed annexed area? 0
5. Are there any businesses in proposed annexed area? N/A
   List type of business and location: _____

Proposed Zoning: PUD Fee: $250.00 per dwelling or
$250.00 per business

TOTAL = $500.00

PAID _____

OWNERS SIGNATURE:	**DATE:** 5/7/25
(PRINT NAME) Hayes Eiford	

CITY OF OPELIKA
Planning Commission
Planning Department Report

Meeting Date: June 24, 2025

Agenda Item: E-8a

Action Requested: Annexation – 32.3 Acres

Location of Property: Old Columbus Road

Property Owner: Rebecca Walton Young and Oline Walton Price
Hayes Eiford, authorized applicant

Current Zoning: PJ (Planning Jurisdiction)

Proposed Zoning: PUD

Existing Land Use: Undeveloped

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

Staff Comments:

The applicant is requesting to annex 32.3 acres. The annexation property is accessed from the adjacent property owned by the applicant. The adjacent property is 2320 Old Columbus Road. The properties adjacent to the annexation property on the north, south, and east sides are outside the City limits.

The west property line of the annexation property is the city limit line. The adjacent 174.2 acre property on the west side of the annexation property is in the city limits. The applicant is requesting to add the 32.3 acre annexation property with the 149.8 acres and rezone the 174.2 acre area to PUD. Annexed properties are automatically zoned R-1.

The PUD residential development consists of 401 single family home lots. If the City Council approves the annexation, then the City Council will hold a public hearing to rezone the annex property and the 174.2 acres from R-1 and M-1 to PUD.

Recommendation: Planning staff recommends a positive recommendation to City Council to annex the 32.3 acres into the city.

Engineering Department Report

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

Opelika Water Report

Opelika Water has no objections to this annexation. Please be advised that sites with elevations above 805’ (this existing site ranges from 790’-890’) will experience lower than normal pressure due to the existing hydraulic gradient of the distribution system (940’- 920’). Overall site and individual lots at higher elevations should take this into account.

Opelika Power Services Report

This property is in the Opelika Power service territory.

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Lee County Alabama
2025 - Public GIS
W18/M1111 - f16.2-d24.1.1 - LeeAL - 04-14-2025
Parcel Details

FavLink NewSrch Back Print

Parcel

Delta Pin:	42164		
Parcel No:	43 10 05 22 0 000 006.000		
Prop Addr:	0 LEE RD 391		
Deed Acres:	33.00		
Deed Info:	B 192	P 300	D 01-14-2010
Plat Info:	B	P	D --
Neighborhood:	DIST05--		
Tax District:	05-County		

Owner

Name:	YOUNG REBECCA WALTON; PRICE OLINE WALTON
Address:	2270 OLD COLUMBUS RD
City, State, ZIP:	OPELIKA, AL 36804

Values

Land Total:	$297,800.00
Building Total:	$0.00
Appraised Value:	$297,800.00
Yrly Tax:	43.88

Tax History

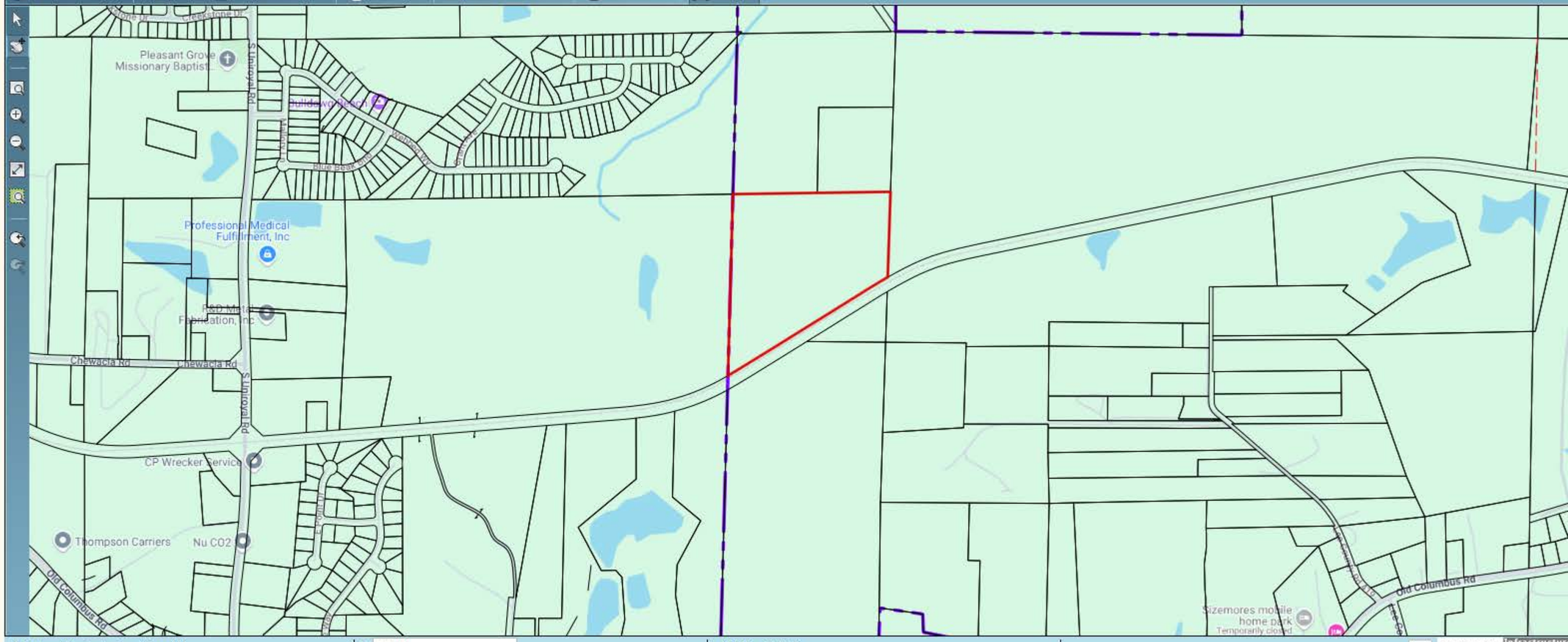
Tax Year	Date Paid	Amount Paid
2024	12/30/2024	$43.88
2024	12/30/2024	$43.88
2023	12/28/2023	$43.06
2023	12/28/2023	$43.06
2022	12/27/2022	$85.30

Basic | Parcel | Land | Bldg | Imp

Subscription Site has more data, features and high resolution aerials; Go to Subscription Website

Big Map | Big Results | County Overlays | Street View | Show Legend

Satellitemaps | Select | Clear Selection | Zoom LL | Measure Tools | Printing | ToolTip | Misc Overlays



1 feature(s) selected on 1 layer(s) | 1: 11200 | 15040 x 6135 ft | Powered by Infrastructure Map Serve

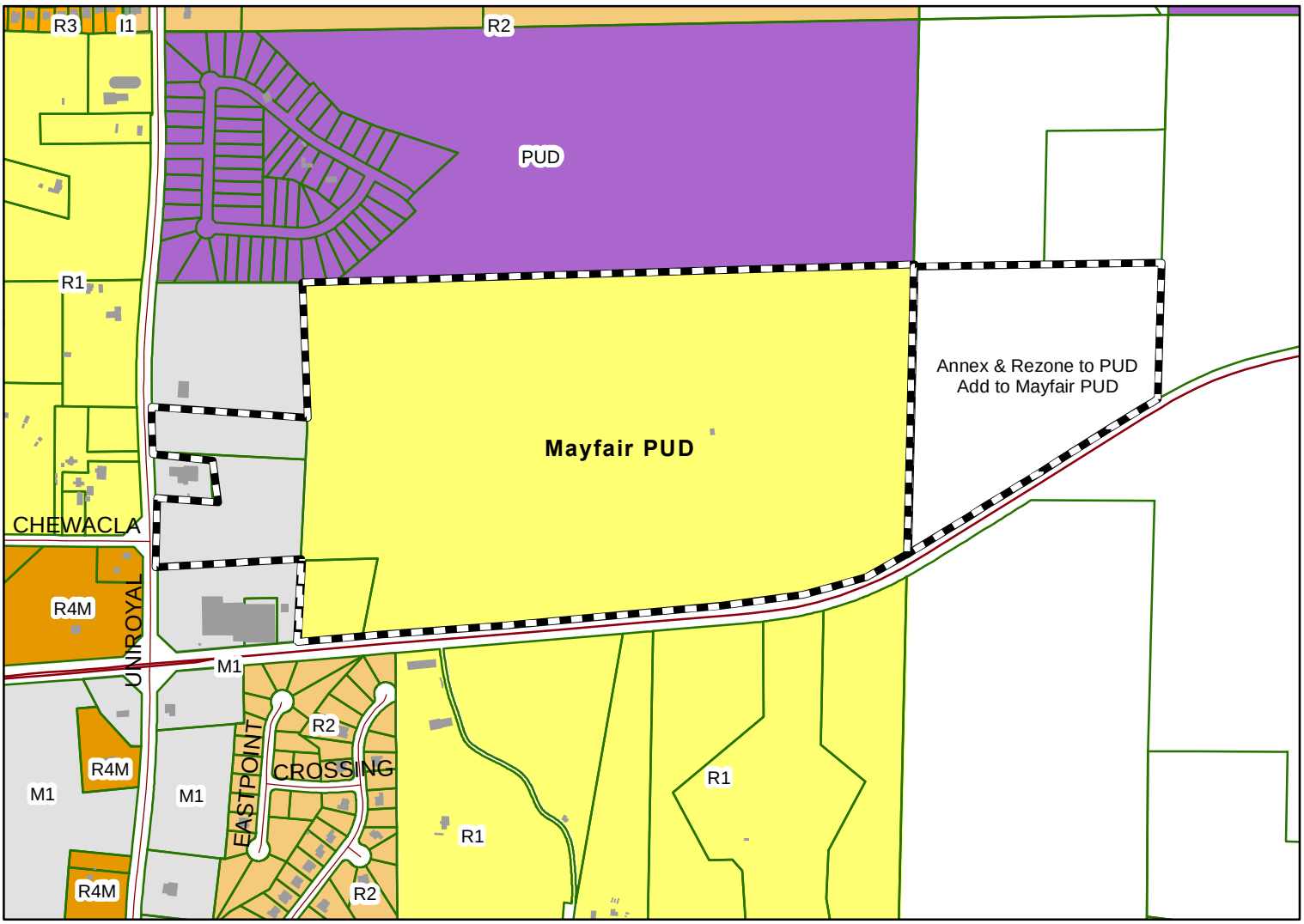
eeAL - 2025 - **BASIC PARCEL SUMMARY** - 1 Records

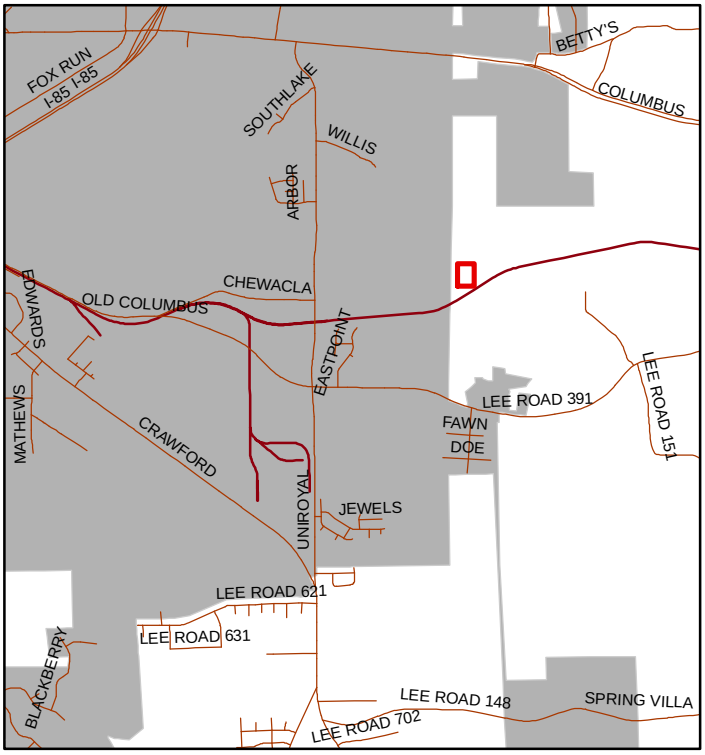
Subscription Site has more data and features; Go to Subscription Website

ow	Info	Pin	Parcel	Name	Parcel Address	Land	Imp	TMkt	Acreage	Tax Dist
1		42164	43 10 05 22 0 000 006.000	YOUNG REBECCA WALTON; PRICE OL	0 LEE RD 391	$297,800	$0	$297,800	33	County

70°F Partly sunny | Search | 8:41 AM 5/30/2025

ANNEXATION, FUTURE LAND USE MAP & REZONING
SOUTH UNIROYAL ROAD & OLD COLUMBUS ROAD
R-1 & C-3 to PUD, 9A, 9B & 9C





The applicant requesting a 32 acre Annexation & rezoning to PUD and a Rezoning of adjacent 174,2 acres to PUD for 401 single family home lots. Density is 2.3 dwellings per acre. Lot widths are 50', 60' and 70'. Open space areas are adjacent to most perimeter lot lines. Five pocket parks are interior near single family homes.

Subject Property

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Agenda Item

E-8b and 8c

Future Land Use Amendment

and

Rezoning Request

Hayes Eiford

Rebecca Walton Young & Oline

Mayfair PUD

AGENDA ITEM # _____

REZONING APPLICATION

PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801

PC DEADLINE: 5/28/25 PC MEETING: 6/25/25

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: _____

Description of proposed use: Residential Development

Tax Parcel Number: 1005220000006000

Adjacent Zoning Districts: North: PUD South: County East: County West: R1

Current Land Use: Residential

Current Zoning: Mainly R1, Some M1

Proposed Zoning: PUD

Number of APO: 32 x $7.00 = $ 224.00
(Adjacent Property Owners)

Fee: $125.00

$500.00

TOTAL = _____

PAID: _____

I hereby request my property located at (street address)_____,
Tax Map parcel number 1005220000003002, 1005220000003000, 1005220000005000, 1005220000006000 be rezoned from R1 and M1 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:	**DATE** 5/7/25
(PRINT NAME) Hayes Eiford	

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: June 24, 2025

Agenda Item #: E-8b
E-8c

Action Requested: Amendment to the Future Land Use Map
Rezoning 174.2 acres – 141.9 acres - R-1 and M-1 to PUD
32.3 acres - R-1 to PUD(annexation)

Location of Property: South Uniroyal Road and Old Columbus Road

Property Owner(s): Rebecca Walton Young and Oline Walton Price
Hayes Eiford, authorized representative

Current Zoning: M-1 and R-1

Proposed Zoning: PUD

Existing Land Use: Undeveloped

Surrounding Zoning Districts And Land Uses:

North	PUD	Drakes Landing, single family homes
South	R-2 & R-1	Undeveloped and single-family residential
East	PJ	Planning Jurisdiction
West	M-1, R-1	Undeveloped and single-family homes

Amendment to the Future Land Use Map

A 174.2 acre rezoning from R-1 and M-1 to PUD (Mayfair PUD) is proposed. The PUD borders the Opelika City limits on the east side. The 174.2 acres includes a 32.3 acre annexation on the east side that will be added to the PUD. Agenda #8a is the annexation.

The 2030 Future Land Use Map (FLUM) shows 162 acres of the rezoning property in a low or medium residential land use category; the remaining 12.2 acres fronts on South Uniroyal Road located in a manufacturing land use category.

The adjacent properties on the south side of the rezoning property are in a low density residential category; the west side adjacent properties are in a manufacturing category and a low density residential category; the adjacent north lots are in a mixed use category. The north side property was rezoned in 2020 from R-1 to PUD (Drakes Landing PUD). When the PUD was approved, the land use category changed from a low density category to a mixed use land use category. Drakes Landing is 150 acres with 190 single family home lots (minimum 15,000 sf).

The rezoning of 174.2 acres to a PUD zone requires an amendment to the 2030 FLUM (Future Land Use Map). The PUD location is adjacent to the city limits and the parcels are mostly open space and rural in character. The applicant proposes 401 single family homes that are divided into three lot widths & lot sizes. The lot widths and lot sizes are (1) 156 lots - 50' width & 6,500 sf lot size, (2) 146 lots - 60' lot width & 7,800 sf lot size, and (3) 99 lots - 70' lot width & 9,100 sf lot size.

Staff Recommendation

If the rezoning request for the 206.5 acres is approved (the rezoning includes annexation approval of 32.3 acres), then staff recommends the 2030 Future Land Use map amended for the 206.5 acres from a "low density residential" and manufacturing land use category to a "mixed use" and use category.

Staff Comments

A 174.2 acre rezoning request is from a R-1 (rural) and M-1 (manufacturing) zoning district to a PUD (planned unit development) zoning district (Mayfair PUD). The 174.2 acres include a 32.3 acre annexation property located on the east side as shown on master plan (or see agenda item 8a). The 174.2 acre rezoning property is subject to annexing 32.3 acres. Agenda 8a is the request to annex 32.3 acres.

The 174.2 acre rezoning property is located on the east side of South Uniroyal Road. It is located directly across from the intersection of Chewacla Road and South Uniroyal, north of the intersection with Old Columbus Road. The property is adjacent to Drakes Landing on the north and the railroad on the south. The subject property contains 401 single family lots with a significant amount of open space.

The area around the subject property has traditionally been more rural with some light industrial property adjacent to South Uniroyal Road. The zoning through it area is R-1, M-1 (along S. Uniroyal Road), with some PUDs, R-2, and R-3 where development had occurred. The proposed Mayfair master plan is all single family lots with an overall density of 2.3 units per acre. The development is divided into three minimum lot widths (50', 60' & 70') and three lot sizes:

156 lots - 50'x130' = 6,500 square feet, (39% of the 401 lots)
146 lots – 60'x130' = 7,800 sf, (36% of the 401 lots)
99 lots – 70' x 130' = 9,100 sf, (25% of the 401 lots)

The 99 largest lots at 9,100 sf (70' foot wide) are similar in lot area and lot width to the R-3 zoning district; the R-3 minimum lot size and lot width is 10,000 sf and 70' lot width. The 302 lots with either 50' minimum lot width or 60' width are similar in size to the R-4 or R-5 zoning district. Our R-4 and R-5 zones require a minimum 60' lot width and minimum 7,500 sf lot size.

Development	Zoning	Lot Width	Lot Area	Density	Open Space
Mayfair	PUD	50-70 ft	6,500 – 9,100 ft	2.3	75 acres
Drakes Landing	PUD	60 ft	15,000 ft	1.25	59 acres
East Pointe	R-2	80 ft	15,000 ft	1.5	0 acres
Creekstone	R-2/R-3	70 – 80 ft	10,000 ft	2.18	6 acres

The minimum setbacks for all 401 lots are:

Front: 25 feet,
Rear: 20 feet
Side: 10 feet
Side on Street: 10 feet

From a land use perspective, the proposed master plan introduces lots both smaller in area and width than nearby developments. The nearest lots smaller than 60 feet are in the Cobblestone neighborhood further down S. Uniroyal Road. While Drakes Landing does have 60 foot lots, the lot sizes are closer to the R-2 zoning requirement. The lot sizes are much smaller than any other in the immediate area. The larger 70 ft lots in Mayfair are close in size to the R-3 lots in Creekstone. It should be noted that the Mayfair development does have much more open space than other nearby developments. The open space will be discussed more later in the report.

As previously mentioned the development is accessed from two new streets that intersect South Uniroyal Road. The southernmost entrance is across from Chewacla Road. This street is the primary spine through the development. It may need to be examined for traffic calming purposes as it is very long and straight. The streets are about 540 feet apart. The master plan shows seven interior residential streets for 401 single family home lots. While the development does not provide cross access, there is not much opportunity for other connections due to existing developments and the railroad. The adjacent property on the south side of the rezoning property is a 100 foot wide railroad right-of-way. The railroad ROW borders the entire rezoning property on the south side with no cross access public street to the rezoning property along the south property line.

The north adjacent property is the Drakes Landing PUD approved in 2020 (150 acres, 190 single family home lots, minimum 15,000 sf). About 18 Drakes Landing single family home lots border the rezoning property along the north property line. The Mayfair master plan shows an open space buffer area along the north property line at least 300 feet wide from the Mayfair single family lots to the Drakes Landing PUD lots.

The Mayfair master plan has 75 acres of open space for the 174.2 acre PUD development or 43% of the total development is open space. The open space includes 9 smaller areas or pocket parks that are adjacent to single family lots; these open spaces near homes range from 21,000 sf to 2.7 acres. The largest area of open space is along the north property line: 49 acres of the total 75 acres of open space borders the north property line. Along the south property line the adjacent property is a 100 foot wide railroad right of way. On the south property line, a 30 foot buffer area is adjacent to the Mayfair single family home lots and the 100' railroad right-of-way. Most of the open space appears to be passive or unusable by the residents. It provides space, but there are no amenities discussed as part of the development.

Landscaping proposed for the PUD is at least one street tree (1" caliper) for each single family home lot. Staff recommends for corner lots, a street tree should be installed on each street. Also, add trees on open space areas facing streets; trees should be spaced apart as distances between trees on adjacent single family home lots. Preserving existing trees counts toward base point requirements. Some open space areas may have existing trees and vegetation that should remain undisturbed to serve as buffers; preserving trees count toward meeting landscape requirements. The retention/detention ponds in open space areas should also be screened.

At the time of this report, there are no details about the housing. The buildings are likely front entry, but no other details are known. Some of the 50 foot lots will only have 30 foot wide homes with the 10 foot side setbacks. There are no details related to garages, architecture, materials or other details.

An HOA (Homeowner's Association) needs to be established to provide property maintenance rules and use restrictions for the open space, pocket park areas and any other guidelines for the Mayfair PUD.

This PUD is located adjacent to the City limits with larger lot sizes. The 60-ft and, especially, the 50-ft lots are smaller than any other lots in the surrounding areas. There are also concerns about what quality of the development without additional information. If the Planning Commission does send a positive recommendation to the City Council to rezone the property from R-1 and M-1 to PUD subject to the following:

1. Provide sidewalks on both sides of the street.
2. All utilities shall be located underground.
3. Provide a minimum of one tree per yard for single-family lots. Corner lots install at least one tree for each street. Trees may be placed in the adjacent right-of-way with approval of city staff.
4. Provide a standard landscaping typical for single-family homes including shrubs.
5. Vinyl or aluminum siding shall not be the primary cladding material for single-family homes.

Engineering Department Report

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

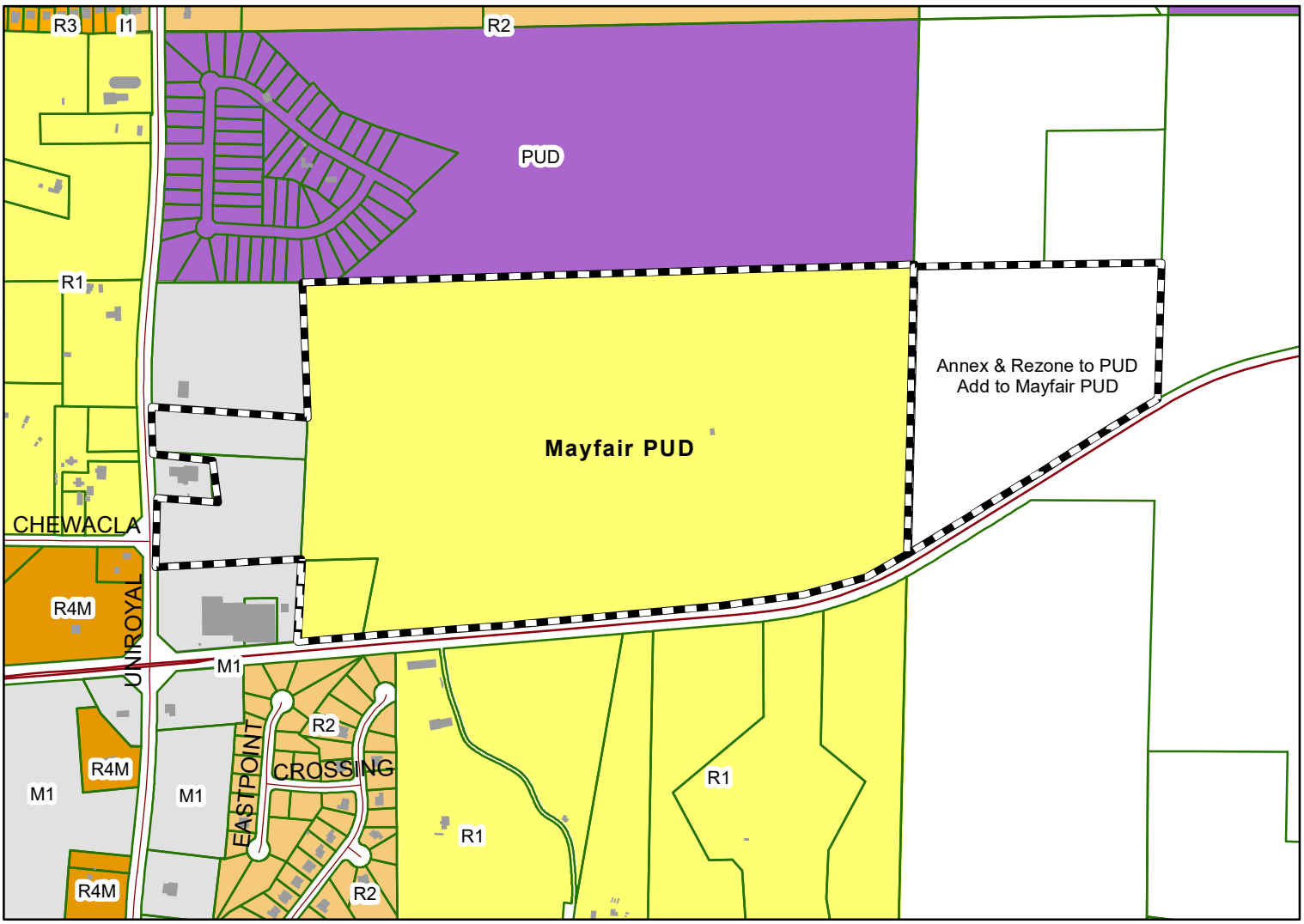
Opelika Water Report

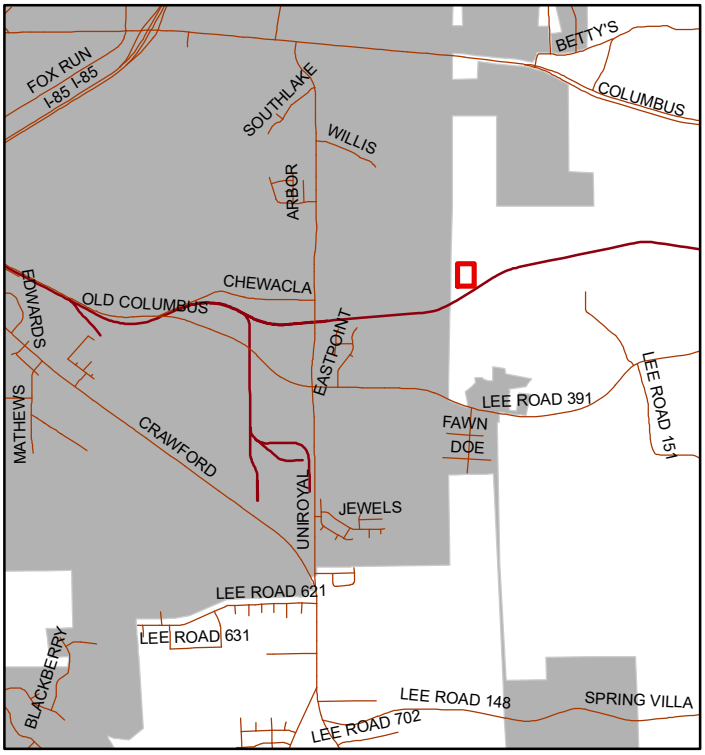
Water service is available from 8" main along east side of South Uniroyal Rd. Opelika Water has no objections to this annexation. Please be advised that sites with elevations above 805' (this existing site ranges from 790'-890') will experience lower than normal pressure due to the existing hydraulic gradient of the distribution system (940'- 920'). Overall site and individual lots at higher elevations should take this into account.

Opelika Power Services Report

This property is in the Opelika Power Services and Tallapoosa River Electric territory.

ANNEXATION, FUTURE LAND USE MAP & REZONING
SOUTH UNIROYAL ROAD & OLD COLUMBUS ROAD
R-1 & C-3 to PUD, 9A, 9B & 9C





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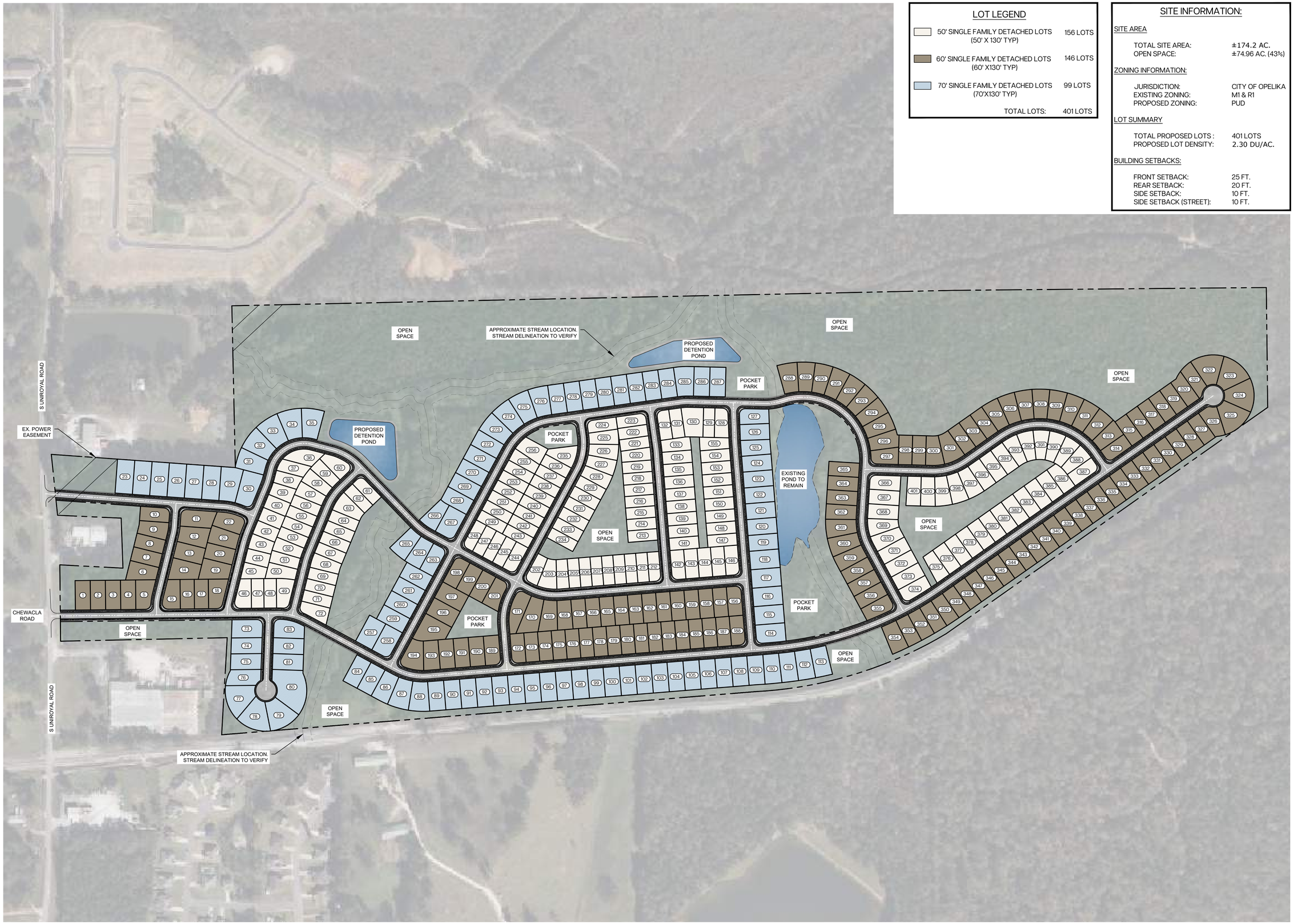

LOT LEGEND

50' SINGLE FAMILY DETACHED LOTS (50' X 130' TYP)	156 LOTS
60' SINGLE FAMILY DETACHED LOTS (60' X130' TYP)	146 LOTS
70' SINGLE FAMILY DETACHED LOTS (70'X130' TYP)	99 LOTS
TOTAL LOTS:	401 LOTS

SITE INFORMATION:

SITE AREA

TOTAL SITE AREA:	±174.2 AC.
OPEN SPACE:	±74.96 AC. (43%)

ZONING INFORMATION:

JURISDICTION:	CITY OF OPELIKA
EXISTING ZONING:	M1 & R1
PROPOSED ZONING:	PUD

LOT SUMMARY

TOTAL PROPOSED LOTS :	401 LOTS
PROPOSED LOT DENSITY:	2.30 DU/AC.

BUILDING SETBACKS:

FRONT SETBACK:	25 FT.
REAR SETBACK:	20 FT.
SIDE SETBACK:	10 FT.
SIDE SETBACK (STREET):	10 FT.

SAMFORD GROUP
SAMFORD GROUP, LLC.
2449 MOORE'S MILL ROAD
SUITE 120
AUBURN, AL 36830

SAMFORDGROUPLLC.COM

REV.	DATE:	DESCRIPTION:

MAYFAIR

CITY OF OPELIKA, LEE COUNTY, AL

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SEAL:

PRELIMINARY

811
SAFETY IS IN YOUR HANDS. EVERY DIG. EVERY TIME.

DESIGN TEAM:

DRAWN BY:	HE
DESIGNED BY:	--
REVIEWED BY:	--

SCALE & NORTH ARROW:

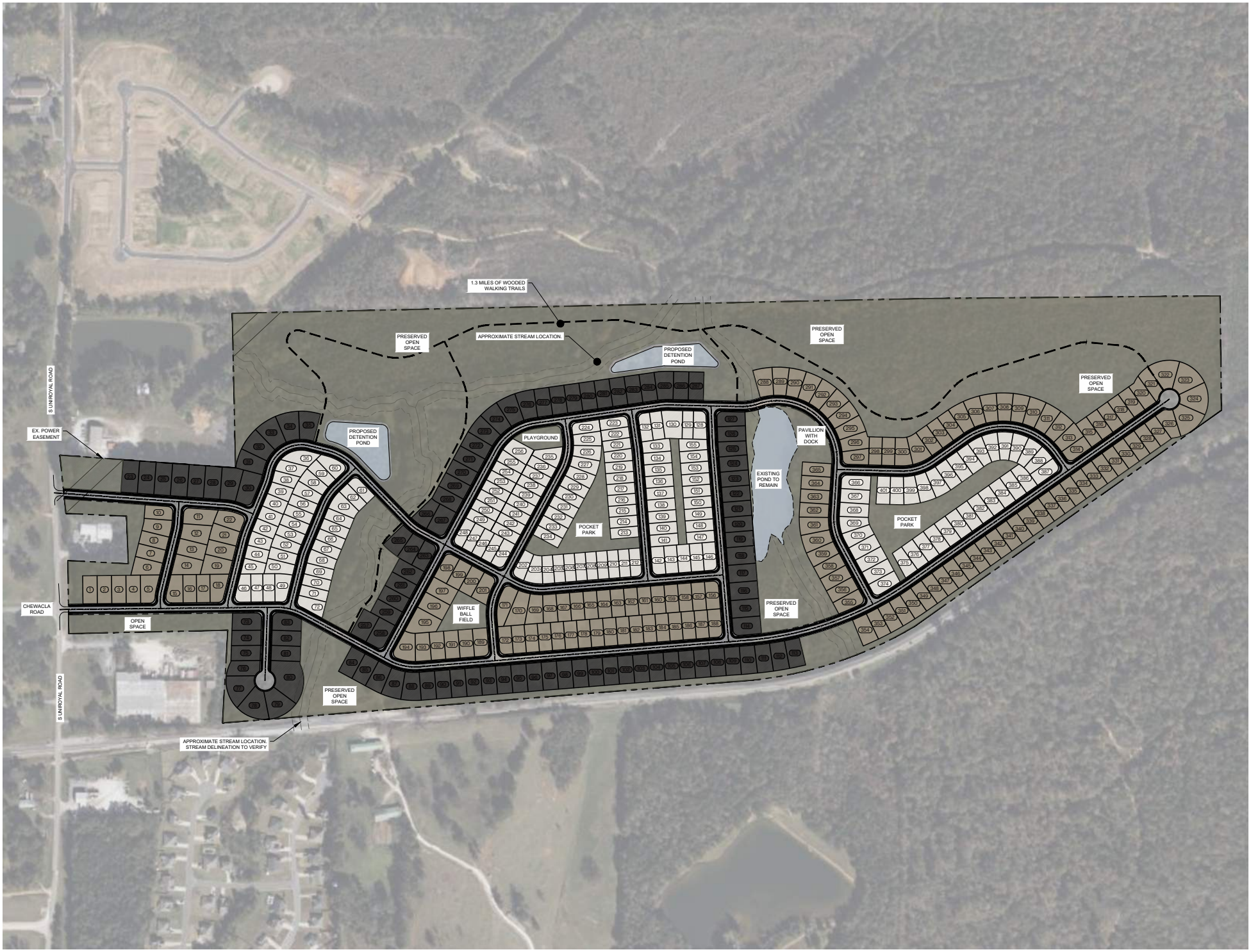
NORTH ARROW

0 180 360
90 270
SCALE: 1"=180'

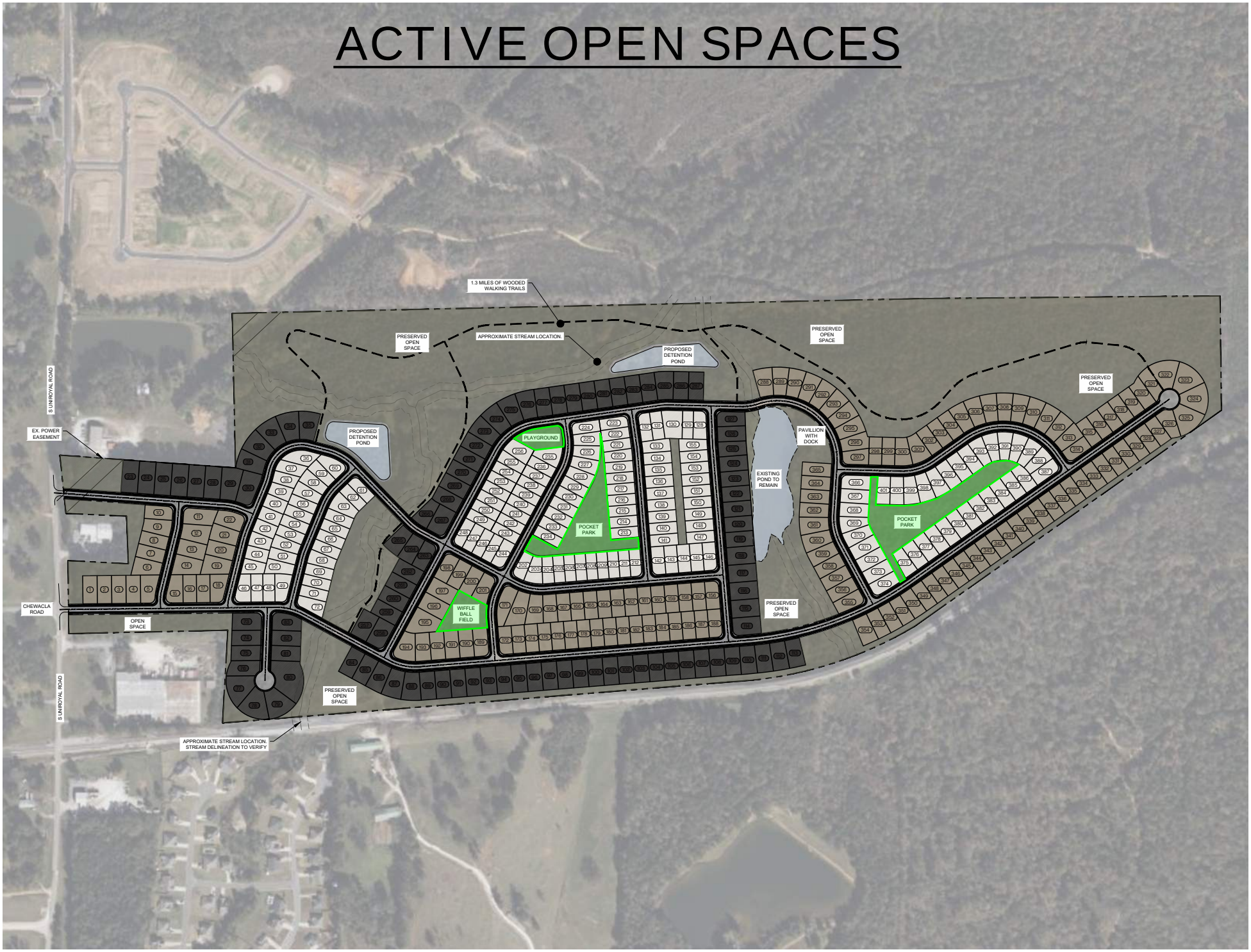
JOB NUMBER:	008083
DATE:	05/06/2025

SHEET TITLE:
MASTER DEVELOPMENT PLAN

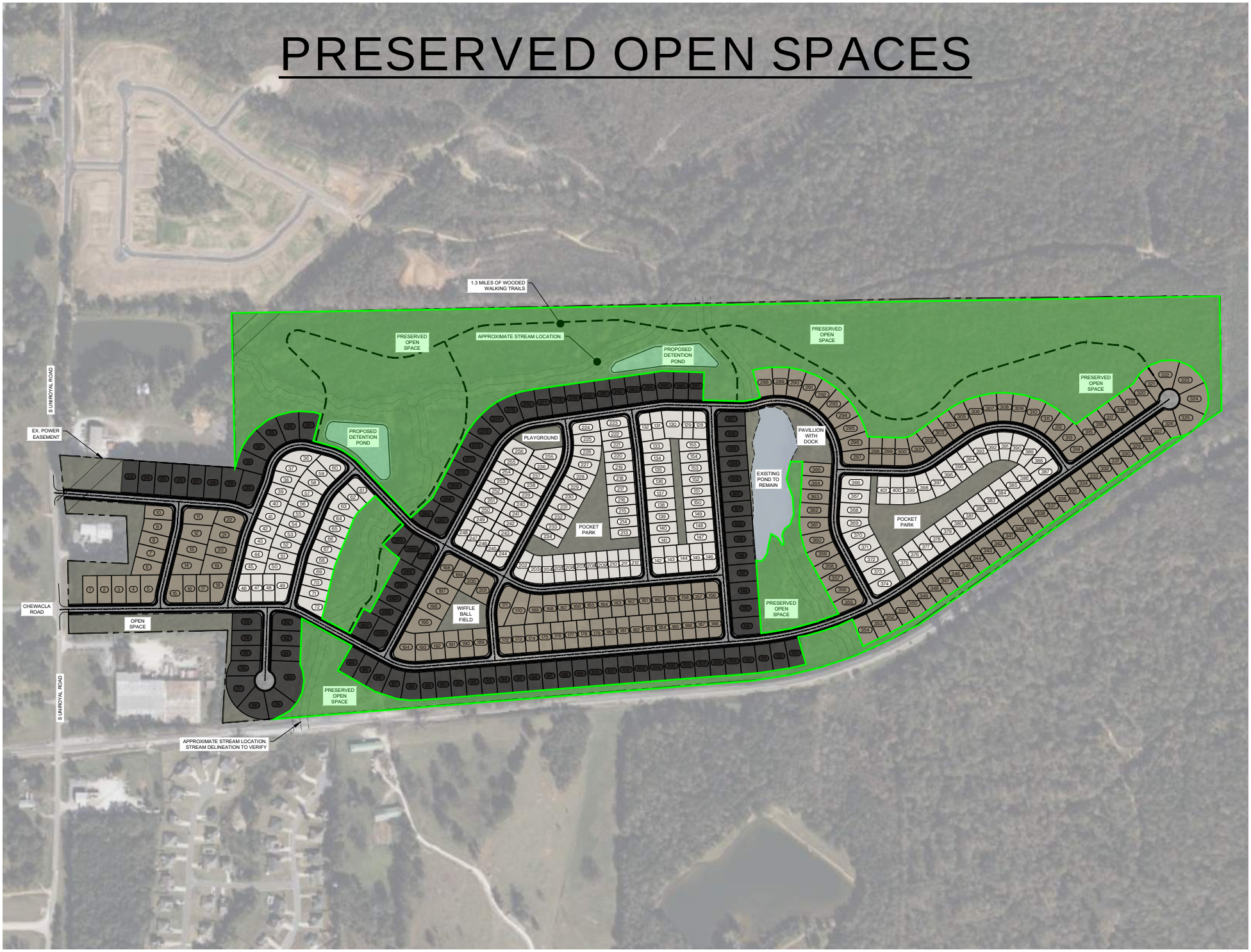
MAYFAIR

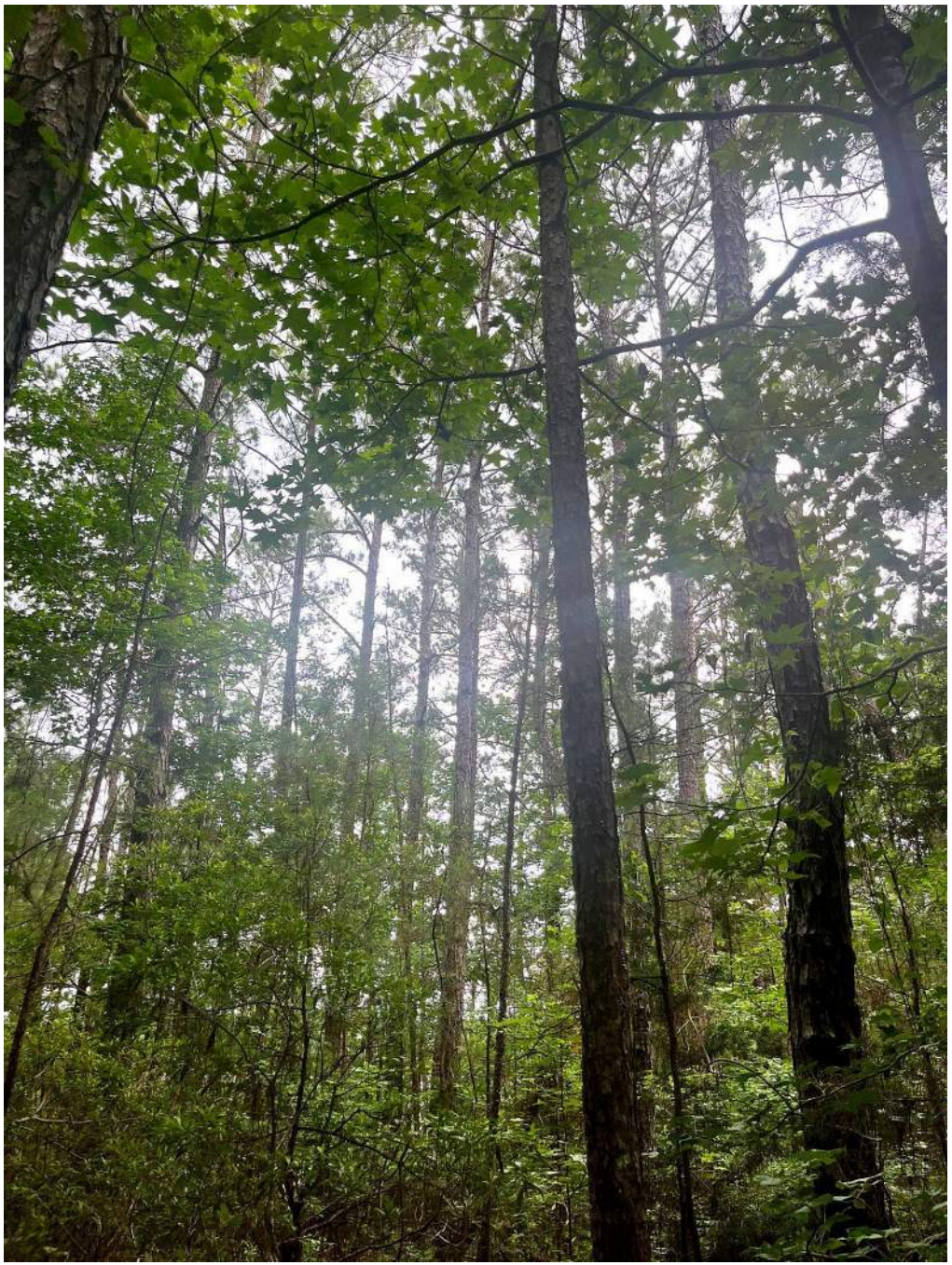

1.3 MILES OF WOODED WALKING TRAILS
APPROXIMATE STREAM LOCATION.
PRESERVED OPEN SPACE
PROPOSED DETENTION POND
PRESERVED OPEN SPACE
PRESERVED OPEN SPACE
S UNIROYAL ROAD
EX. POWER EASEMENT
PROPOSED DETENTION POND
PLAYGROUND
PAVILLION WITH DOCK
EXISTING POND TO REMAIN
POCKET PARK
POCKET PARK
CHEWACLA ROAD
OPEN SPACE
WIFFLE BALL FIELD
PRESERVED OPEN SPACE
PRESERVED OPEN SPACE
S UNIROYAL ROAD
APPROXIMATE STREAM LOCATION. STREAM DELINEATION TO VERIFY

ACTIVE OPEN SPACES

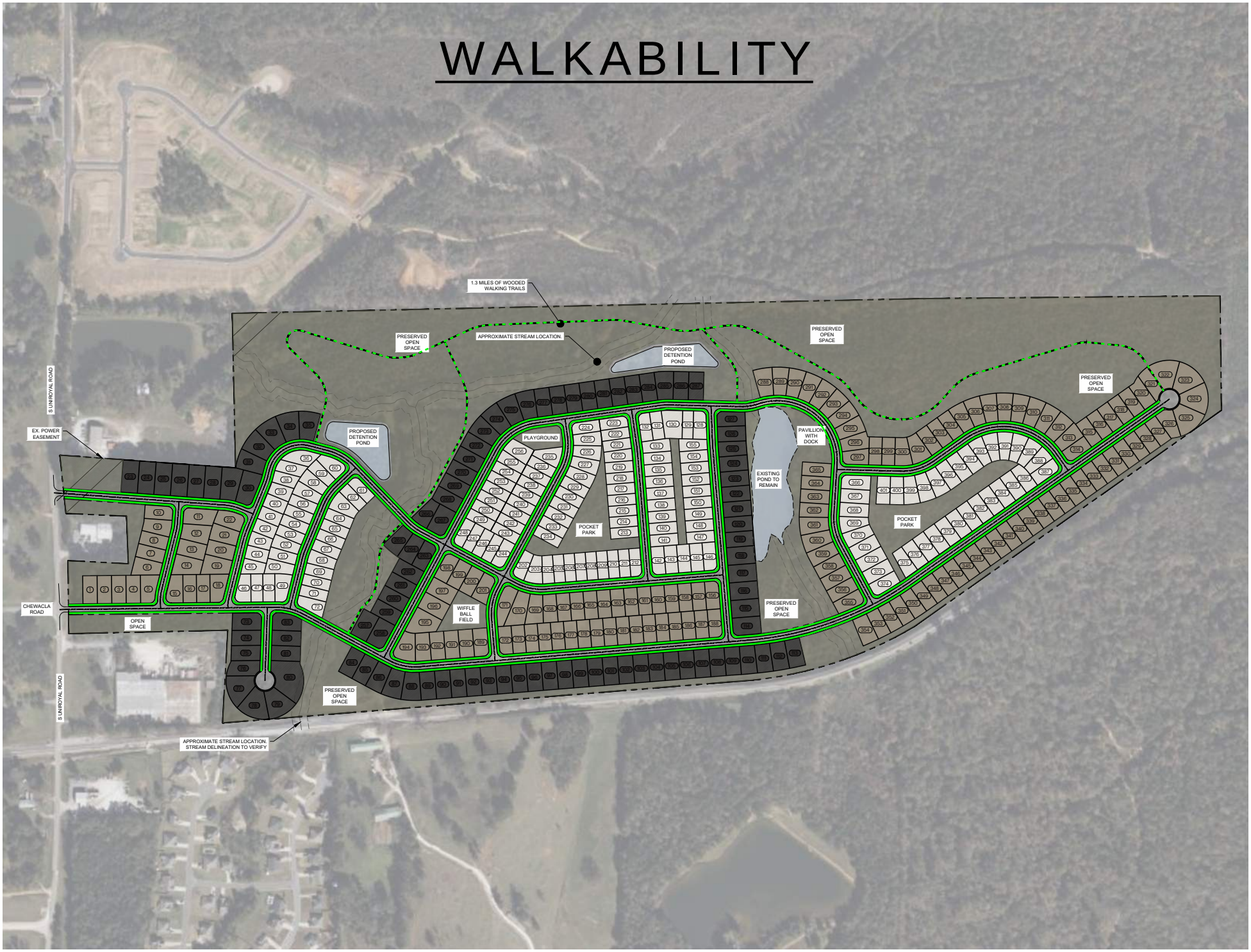


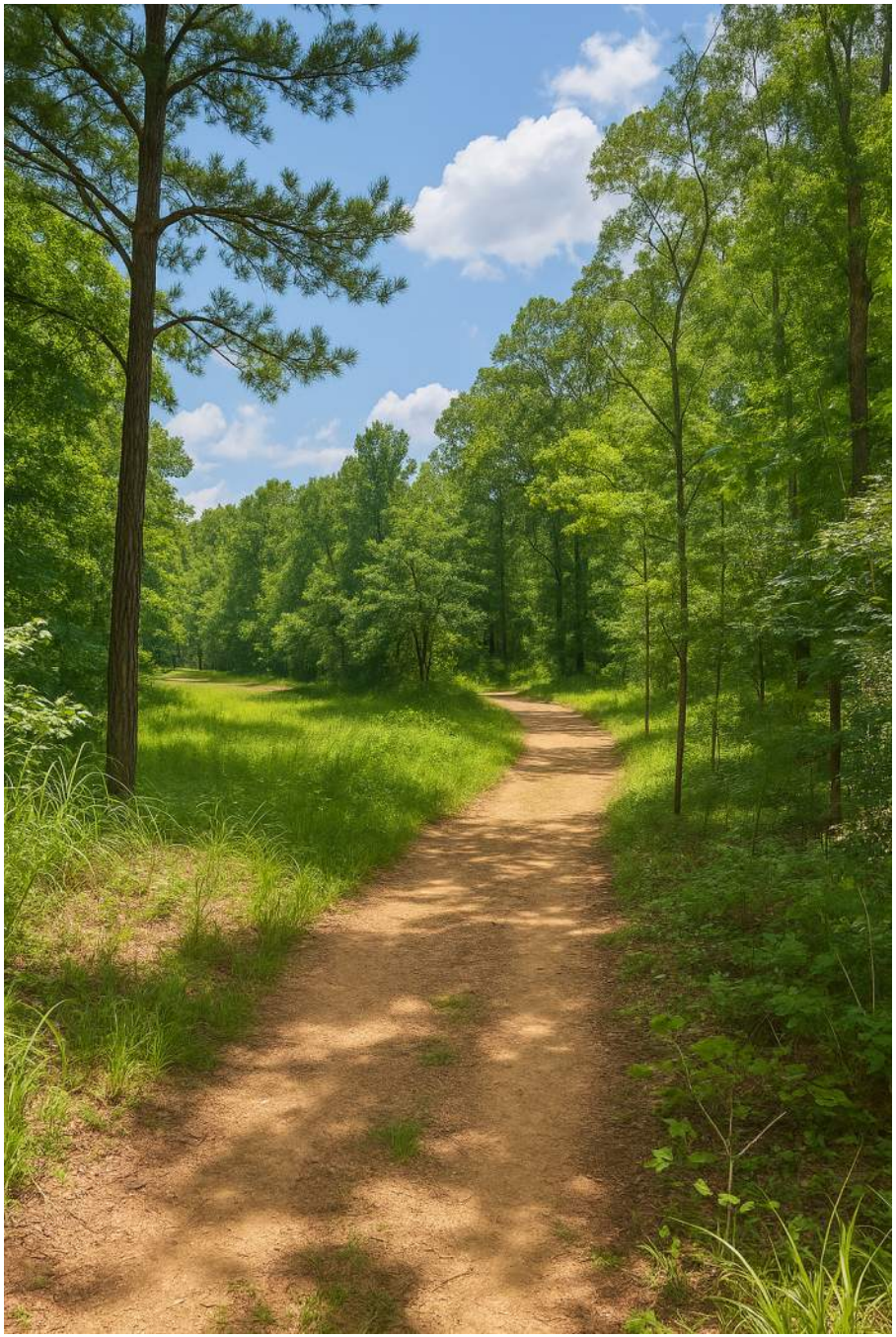
PRESERVED OPEN SPACES

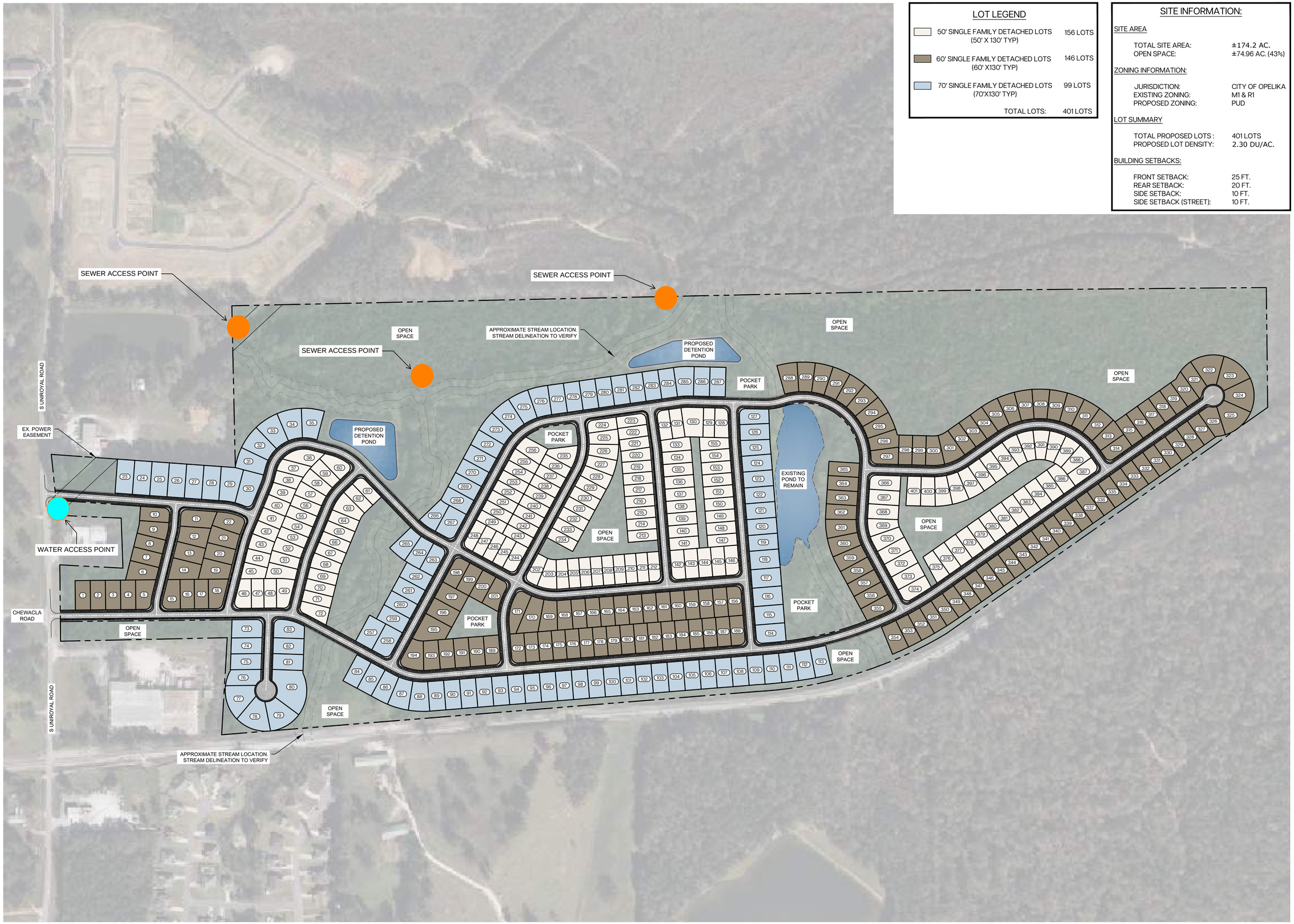




WALKABILITY







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PRELIMINARY

811
SAFETY IS IN YOUR HANDS. EVERY DIG. EVERY TIME.

DESIGN TEAM:

DRAWN BY:	HE
DESIGNED BY:	--
REVIEWED BY:	--

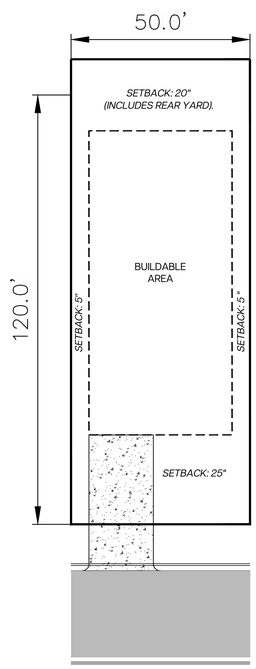
SCALE & NORTH ARROW:

NORTH ARROW

0 180 360
90 270
SCALE: 1"=180'

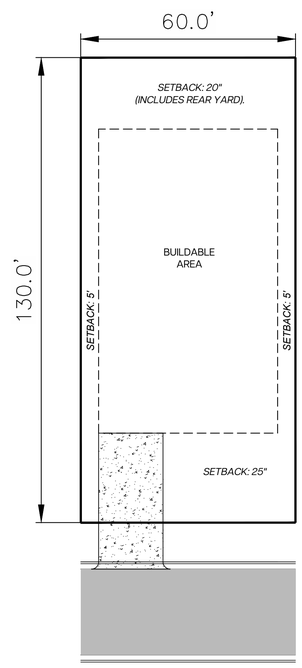
JOB NUMBER:	008083
DATE:	05/06/2025

SHEET TITLE:
MASTER DEVELOPMENT PLAN



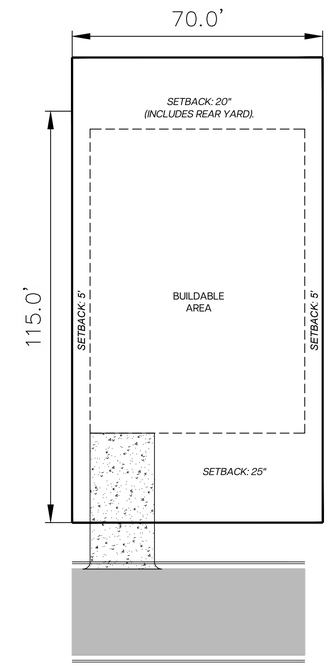
50' Lots

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



60' Lots

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



70' Lots

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

SAMFORD GROUP, LLC.
2449 MOORE'S MILL ROAD
SUITE 120
AUBURN, AL 36830

SAMFORDGROUPLLC.COM

REV.	DATE:	DESCRIPTION:

PRICE PROPERTY

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 COPYWRITE LAWS.

SEAL:

SAFETY IS IN YOUR HANDS.
EVERY DIG. EVERY TIME.

DESIGN TEAM:

DRAWN BY:	HE
DESIGNED BY:	--
REVIEWED BY:	--

SCALE & NORTH ARROW:

JOB NUMBER:	008083
DATE:	06/12/2025

SHEET TITLE:

TYPICAL LOT EXHIBIT

ELEVATIONS

Agenda Item

F-9

Bed and Breakfast Text Amendment - Alternative

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: June 24, 2025

Agenda Item #: G-9

Action Requested: Text Amendment – Bed and Breakfast (Alternative)
Amend Section 2.2 Definitions
Amend Section 3.1 Building Permit Required
Amend Section 7.3 Use Categories
Amend Section 8.11.1 Temporary Structures/Temporary Uses
Add Section 8.28.4 Bed and Breakfast

During last year's discussion regarding the Renfro House rezoning, it came to light that our current Bed and Breakfast regulations needed to be updated. A set of revisions were reviewed by the Planning Commission in January 2025 and tabled to allow for additional review. In an effort to provide multiple options, staff has prepared a second set of guidelines that would be much more restrictive to the operation of Bed and Breakfast uses. While this topic was spurred by discussion of the Renfro House, this amendment should be viewed separately as it has much wider ranging implications. This concerns the future location and operation of potential bed and breakfast uses community wide.

Bed and breakfast uses are commonly found in areas that have tourism draws or close to unique or distinct areas. In most cases, these uses are found either close to downtown area, in historic districts, or occasionally in very bucolic, rural settings. The use is a common adaptive reuse of older larger and stately homes. As the use often operates in a residential manner, they do not tend to have negative effects on adjacent uses.

Currently, under the City of Opelika zoning regulations, a bed and breakfast is not permitted in most residential areas. It would be allowed in commercial and institutional zones. Most places that would be attractive for a bed and breakfast use are not zoned commercially. The one exception to this are the homes immediately adjacent to downtown on the north and south. This text amendment proposes modifying the permitted use table to allow the use as a conditional use in most residential zones. This allows the Planning Commission to review requests and hold a public hearing for potential sites. Additionally, the Planning Commission can then approve, deny, or approve with certain conditions.

In most zoning ordinances, bed and breakfast uses are required to meet common special development standards. These modification of the development standards are different from the previously constructed standards. The revised proposal requires that the home be owner-occupied and places a specific limit on the number of rooms allowed in a home. Most significantly, this change prohibits the use of a bed and breakfast in a residential zone from hosting any commercial

events such as meetings, parties, and weddings. This would not prohibit the home owner from hosting a private event in the manner any other residential property could. The home could still have a private party or wedding provided that they do not receive compensation for it. In commercial or institutional zones, the bed and breakfast would be allowed to handle events as they always have.

Recommendation: This amendment provides an alternative to the previously submitted amendment. Staff recommends the Planning Commission send both amendments to the City Council. The Commission may recommend approval of one and denial of the other, or denial of both.

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

No report.

Added – Underlined
Removed - ~~Strikeout~~

SECTION 2.2 DEFINITIONS

When used in this ordinance, the following terms shall have the meanings herein ascribed to them:

Bed and Breakfast Inn. A ~~house~~ private residence or portion thereof, where short-term lodging, rooms and breakfast are ~~provided~~ offered. The property owner of the residence shall live on the premises~~.~~ The owner shall be available and on-call within Lee County at all times during any guest occupancy.

Hotel/Motel. ~~A building or group of buildings used or intended to be used for the daily lodging of more than ten (10) persons for compensation.~~ A commercial establishment providing a private room for sleeping accommodations for a fee on a daily basis with private bathroom facilities and customary lodging services. Related ancillary uses may include, but are not limited to conference and meeting rooms, restaurants, sale of convenience items, bars, and recreational facilities.

SECTION 3.1 BUILDING PERMIT REQUIRED

It shall be unlawful to commence the excavation for or the construction of any building or other structure, including accessory structures, or to store building materials or erect temporary field offices, or temporary structures[1] or to commence the moving, demolition, alteration, or repair (except painting or wallpapering) of any structure, including accessory structures, until the Building Official of the municipality has issued for such work a building permit including a statement that the plans, specifications and intended use of such structure in all respects conform with the provisions of this ordinance. Application for a building permit shall be made to the Building Official of the municipality on forms provided for that purpose. All building plans shall also be approved by the Zoning Administrator if that person is not the Building Official.[2]

[1] Exemptions. Temporary uses located in Temporary Structures that do not exceed 3 days in a 12-month period AND the temporary structure is 800 square feet or less in size will not require a building permit nor ~~a~~ zoning ~~certificate~~ approval. If the event is to be held at a recognized celebration site for special events, observances, days and the like, the 12-month time separation requirements between events will be waived. Celebration sites include all places of worship, county clubs, hotels, conference centers, bed and breakfast facilities in non-residential zones, recognized places of receptions, and public parks~~, etc.~~

B. Uses Allowed.

Uses allowed in each zoning district are determined from the following matrix. Categories for each use are:

1. Allowed – Allowed by right. Applicant need only submit the necessary plans for review to the zoning administrator.

Added – Underlined
Removed - ~~Strikeout~~

2. Conditional Use – Further review required by the Planning Commission as directed by Section 8.17 of this ordinance.

3. Not allowed – Use not allowed in this zone.

Allowed – A **Conditional – C** **Not Allowed – N**

C. Use Categories.

USES	**DISTRICTS**															
	R-1	**R-1A**	**R-2**	**R-3**	**R-4**	**R-4M**	**R-5**	**R-5M**	**C-1**	**C-2**	**C-3**	**M-1**	**M-2**	**I-1**	**GC-P**	**GC-S**
RESIDENTAL																
Tourists Home, Bed & Breakfast Inn	~~N~~ C	~~N~~C	~~N~~ C	~~N~~ C	~~N~~ C	~~N~~C	~~N~~ C	~~N~~ C	A	A	A	N	N	A	C	C

SECTION 8.11.1 TEMPORARY STRUCTURES/ TEMPORARY USES

Temporary structures and/or temporary uses are permitted only as expressly provided in this section. No temporary use or temporary structure shall be established unless a zoning ~~certificate~~ permit evidencing the compliance of such use with the provisions of this section and other applicable provisions of this Ordinance shall have first been issued, as provided in Section 3.1, Building Permit Required.

Exemptions. Temporary Uses located in Temporary Structures that do not exceed three (3) days in a twelve (12) month time period and the temporary structure is eight hundred (800) square feet or less in size will not require a building permit nor a zoning ~~certificate~~ approval. If the event is to be held at a recognized celebration site for special events, special observances, special functions, special days and the like, the twelve (12) month time separation requirement between events will be waived. Celebration sites include all places of worship, country clubs, hotels, conference centers, bed and breakfast facilities in non-residential zones, recognized places of receptions, and public parks~~, etc.~~

The following are temporary uses, which are subject to the following specific regulations and standards, in addition to the other requirements specified in this Ordinance.

Added – Underlined
Removed - ~~Strikeout~~

SECTION 8.28.4 BED AND BREAKFAST

A. Purpose and Intent

The purpose and intent of this section is to regulate and provide special standards for the uses of single-family homes for bed and breakfast inns. This special residential use allows short-term lodging and breakfast in a private residence where the use and operation of the bed and breakfast maintains the character of the surrounding neighborhood. For the purposes of determining signage and landscaping, this shall be considered a residential use.

B. Use Standards

1. Location – Guest lodging shall be restricted to the principal dwelling unit only; guest rooms shall not be in any accessory structures.
2. Operational Requirements
   a. Bed and Breakfast uses shall only be permitted for owner occupied residential units. The owner shall be available and on-call within Lee County at all times during any guest occupancy.
   b. Breakfast shall be offered daily to guest and the cost of such service shall be included in the overall lodging rate.
   c. The maximum number of guest rooms shall be limited from one (1) to six (6) bedrooms and in accordance with building and fire safety codes as determined by the Opelika Building Inspection Department and Opelika Fire Department.
   d. The number of guest rooms shall be noted at the time of application for use approval. The number of guest rooms shall not be increased without going through the same approval process.
   e. The maximum stay for any guest shall be 29 days.
   f. No guest rooms shall contain their own cooking facilities.
   g. The operation of the facility shall be in character with the adjoining residential properties. Lighting, parking, and waste collection shall be handled in similar methods to the adjacent properties. The applicant shall provide a plan and/or narrative that shall describe how these issues will be addressed. Additional landscaping, fencing, or screening may be required through the conditional use process or by the Planning Director for locations where the use is allowed.

Added – Underlined
Removed - ~~Strikeout~~

h. The use shall be in compliance with all federal, state, and local laws, including, but not limited to all building, fire and life safety codes, and environmental health regulations for the level of occupancy of the lodging.

3. Parking – The use shall be required to provide one (1) on-site parking space per guest room in addition to the required parking for the residential use requirement. No parking shall be located within a front yard. All parking shall be screened from the public right-of-way and adjoining residential properties. On street parking shall not be allowed to meet the required amount of parking for the primary or any accessory uses.
4. Guest Registry - The owner shall maintain a reservation book or a registration log. The book or log shall show the arrival and departure dates of the primary guest and shall be open for inspection by a City of Opelika Code Enforcement Officer.
    a. The minimum age to register or book a room as the primary guest shall be 19. Children under 19 years of age must be accompanied by at least one adult.
5. Accessory Uses – No other commercial use of the property shall be allowed unless permitted within the zoning district.
    a. The primary function of a Bed and Breakfast Inn in a residential district shall be the provision of temporary accommodations and meals to travelers, and the owner shall not use the structures, property or premises to host events, gatherings or parties for commercial gain. Commercial events, such as weddings, parties or business meetings, are considered separate uses that require different zoning classification or permit. A Bed and Breakfast Inn in a residential district may be used in the same manner as similarly situated residences to host the owner's private events and gatherings, subject to applicable ordinances, limitations and regulations.
    b. Bed and Breakfast Inns in non-residential zoning districts may host events, gatherings, or other commercial events in compliance with the temporary use standards in Section 8.11.1.

Agenda Item

G-10

Conditional Use Request

Brian Lee

Horne Brothers

Office/Filling the Floodplain

#000181-2025

AGENDA ITEM # _____

CITY OF OPELIKA

APPLICATION FOR CONDITIONAL USE APPROVAL

PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801

ALABAMA'S 1st GIG CITY OPELIKA

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

SITE ADDRESS: CUNNINGHAM DRIVE
PROPERY OWNER: HORNE BROTHERS LLC

APPLICANT/ AUTHORIZED REPRESENTATIVE: BRIAN LEE
MAILING ADDRESS: 113 MITCHAM 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 29th day of April 2025.

_____
Notary Public

BRIAN LEE NOTARY PUBLIC ALABAMA STATE AT LARGE

My Commission Expires: 10/26/25

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? 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 1st 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** _____

AGENDA ITEM # _____

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:	DATE:
(PRINT NAME) BRIAN LEE	4/29/25

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:	DATE:
(PRINT NAME) BRIAN LEE	4/29/25

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: June 24, 2025
Tabled on May 27, 2025

Agenda Item #: G-10

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.

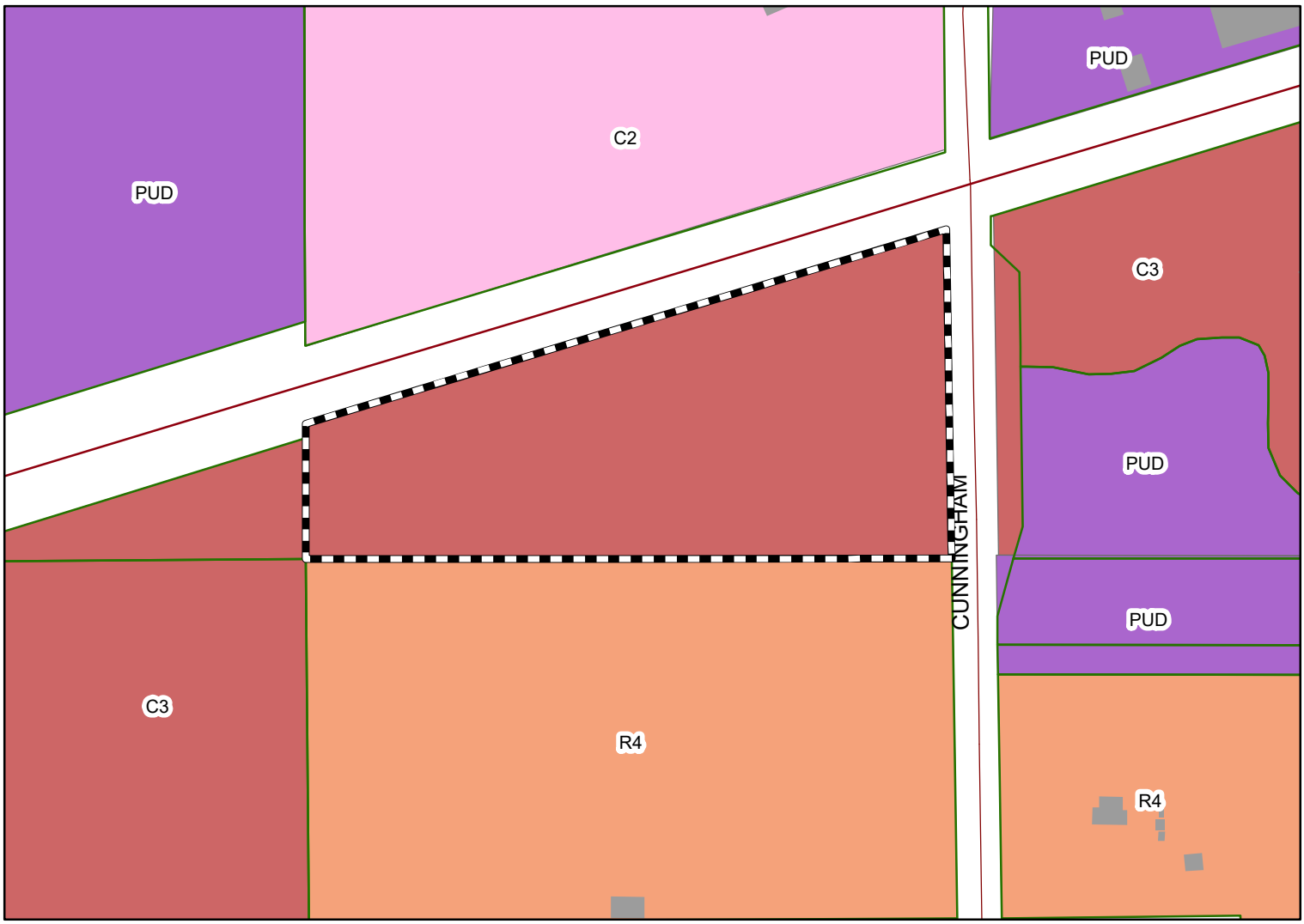
Opelika Water Report

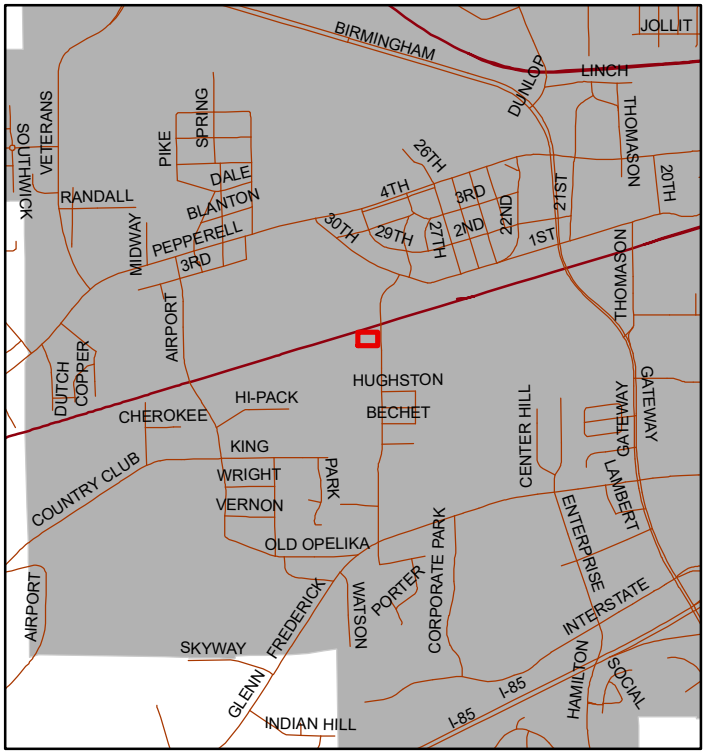
Water is available from a 12" HDPE main on the west side of Cunningham Dr.

Opelika Power Services Report

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

HORNE BROTHERS LLC OFFICE BUILDING
2000 BLOCK CUNNINGHAM DRIVE
CONDITIONAL USE, F-9

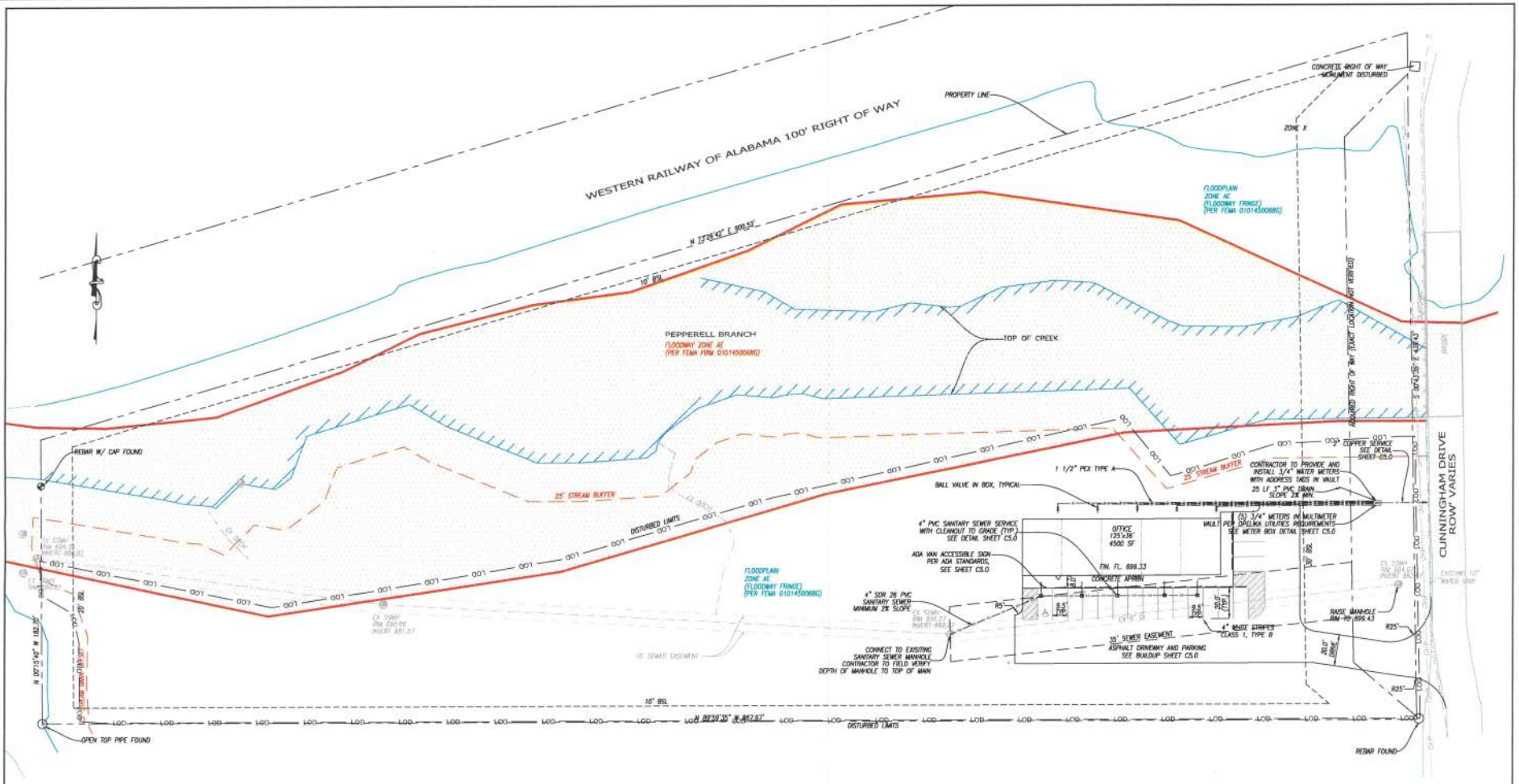




The applicant is requesting to construct a 4,500 square foot office building on 6 acres in a C-3 zone (general commercail). Most of the property is in a flood zone. (This item was withdrawn at the May 27th PC meeting.)

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

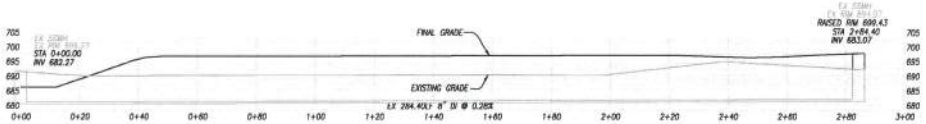


PROJECT NOTES:

1. SITE = 6.19 ACRES, DISTURBED = 112,820 SF, 2.59 ACRES
2. ZONING DISTRICT: C3
3. ADJUACENT ZONING: NORTH C2, SOUTH R4, EAST C3, WEST C3
4. CURRENT LAND USE: VACANT WOODED
5. THIS PARCEL IS IN CITY OF OPELIKA FLOODPLAIN, ZONE AE
6. BUILDING SETBACKS: 30' FRONT, 10' SIDES, 20' REAR
7. PROPOSED BUILDING: 4,500 SF, SINGLE STORY, OFFICE BUILDING
8. PARKING SPACES PROVIDED = 18 SPACES (1/250 SQ. FT.)
9. ELECTRICAL AND SITE LIGHTING BY OWNER'S ELECTRICAL CONTRACTOR.
10. BUILDING PLANS NOT PROVIDED AT TIME OF CIVIL SITE DESIGN.

UTILITY NOTES:

1. CALL THE OPELIKA PUBLIC WORKS OFFICE AT 334-705-5400 BEFORE CONNECTING TO ANY OF THE CITY OF OPELIKA INFRASTRUCTURE OR FOR ANY INSPECTIONS.
2. ALL EXISTING MANHOLES SHALL BE CORED AND BOSTED TO ENSURE A WATER TIGHT SEAL.
3. CONTRACTOR TO PROVIDE CAMERA FOOTAGE AND TESTING OF SEWER LINES AND MANHOLES AS REQUIRED FOR CITY APPROVAL.



SANITARY SEWER PROFILE

HORIZONTAL SCALE: 1" = 20'-0"
VERTICAL SCALE: 1" = 20'-0"

GRAPHIC SCALE
1"=20'-0"
20' 0 20 40FT.

ALABAMA 811 Know what's below. Call before you dig.

GRAPHIC SCALE
1"=30'-0"
30' 0 30' 60FT.

AuburnCivil PROS
113 MITCHAM AVENUE AUBURN, AL 36830
PHONE: 334-703-9488

OFFICE BUILDING
CUNNINGHAM DRIVE
OPELIKA, ALABAMA

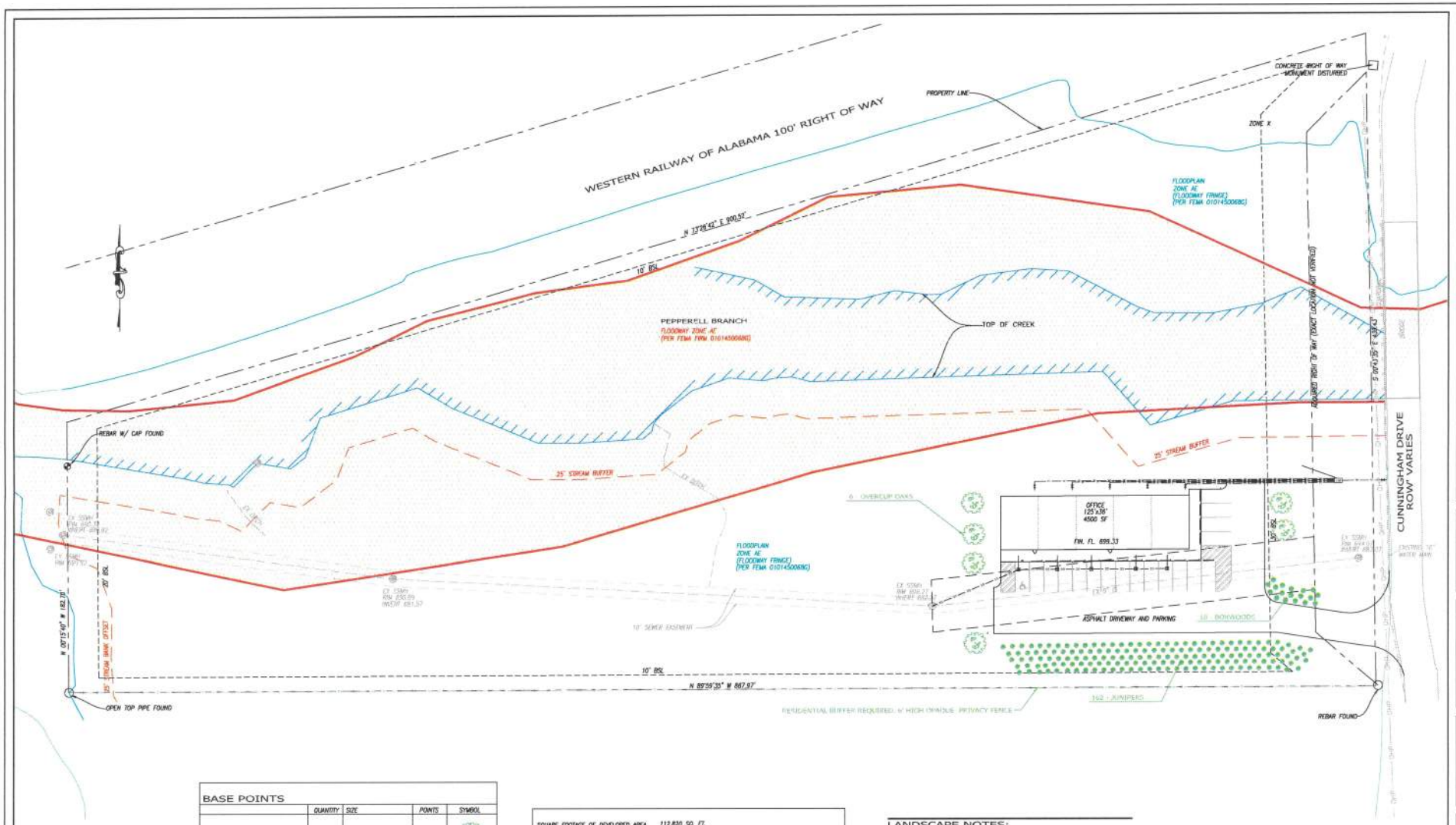
ALABAMA LICENSED No. 38877 PROFESSIONAL ENGINEER BRIAN F. LEE

ISSUED
10/15/24 REV PER IOTY
4/9/25 LANDSCAPE PLAN
4/29/25 PARKING

JOB NO: JASON HORNE
DRAWN BY: AMH
CHECKED BY: BFL
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	112,820 SQ. FT.		
BASE POINTS REQUIRED	246	BASE POINTS OBTAINED	246
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 SOD, 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
Know what's below. Call 811 Call before you dig.

GRAPHIC SCALE
1"=30'-0"
30' 0 30' 60FT.

AuburnCivil PROS
113 MITCHAM AVENUE AUBURN, AL 36830
PHONE: 334-320-9488

OFFICE BUILDING
CUNNINGHAM DRIVE
OPELIKA, ALABAMA

ALABAMA LICENSED No. 28977 PROFESSIONAL ENGINEER BRIAN F. LEE

ISSUED:
10/15/24 REV PER CITY
4/8/25 LANDSCAPE PLAN
4/28/25 PARKING

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

LANDSCAPE PLAN

C6.0

Agenda Item

H-11

Bed and Breakfast Text Amendment

(Tabled January 2025)

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: June 24, 2025
Previously tabled on January 28, 2025

Agenda Item #: H-11

Action Requested: Text Amendment –
Amend Section 2.2 Definitions
Amend Section 3.1 Building Permit Required
Amend Section 7.3 Use Categories
Amend Section 8.11.1 Temporary Structures/Temporary Uses
Add Section 8.28.4 Bed and Breakfast

During last year's discussion regarding the Renfro House rezoning, it came to light that our current Bed and Breakfast regulations needed to be updated. A set of revisions were reviewed by the Planning Commission in May 2024. A negative recommendation was sent to the City Council. The City Council to date has not taken up those recommendations. Staff has withdrawn those proposed amendments and tried to provide some alternative amendments. While this topic was spurred by discussion of the Renfro House, this amendment should be viewed separately as it has much wider ranging implications. This concerns the future location and operation of potential bed and breakfast uses community wide.

Bed and breakfast uses are commonly found in areas that have tourism draws or close to unique or distinct areas. In most cases, these uses are found either close to downtown area, in historic districts, or occasionally in very bucolic, rural settings. The use is a common adaptive reuse of older larger and stately homes. As the use often operates in a residential manner, they do not tend to have negative effects on adjacent uses.

The most significant issue regarding the City of Opelika's bed and breakfast regulations is the location in which they may operate. Traditionally, a bed and breakfast is a home that rents out rooms and provides some meals to the guests for a fee on a short-term basis. These homes are generally in a residential area that contains some uniqueness or adjacency to a downtown, historic, or other tourist destination. Currently, under the City of Opelika zoning regulations, a bed and breakfast is not permitted in most residential areas. It would be allowed in commercial and institutional zones. Most places that would be attractive for a bed and breakfast use are not zoned commercially. The one exception to this are the homes immediately adjacent to downtown on the north and south. This text amendment proposes modifying the permitted use table to allow the use as a conditional use in most residential zones. This allows the Planning Commission to review requests and hold a public hearing for potential sites. Additionally, the Planning Commission can then approve, deny, or approve with certain conditions.

In most zoning ordinances, bed and breakfast uses are required to meet common special development standards. These would be base conditions required of all new requests. These conditions can limit how many rooms and guest can utilize the site. They may also require food service, specify parking requirements, limit locations to certain capacity roads, or other items that may allow the use to better blend into a neighborhood setting without disrupting adjoining residential uses. Staff has provided some basic standards as a starting point for discussion or review. We have looked at other municipalities and current bed and breakfast uses (Hertiage House). Some of the largest changes from the previous ordinance are removing the requirement that the home be owner-occupied, adjusting the number of bedrooms allowed to what is designated at the time of conditional use approval and allowed by building code, limiting bed and breakfast uses to buildings 75 years or older, and requiring a registration log.

Staff has asked for feedback on previous proposals of the bed and breakfast ordinance. While we have not received much direct feedback, general concerns about the ability to host events or gatherings has been raised as a potential issue. In an effort to mitigate these concerns, we looked at other ordinances that address events. In some cases, events were either not allowed at all. Others were silent on the issue and some put in specific regulations to reduce potential issues. One key difference to this change, is that in the current ordinance's temporary use section, a bed and breakfast is allowed to host events on a regular basis. It is classified in the same regard as places of worship, country clubs, hotels, and conference centers as a "celebration site." Staff felt the need to restrict this beyond the current limitations in the zoning ordinance.

While crafting these regulations, we tried to also insure that we did not restrict a bed and breakfast greater than the potential neighboring resident is. With this in mind, the we looked at existing regulations for noise to ensure that the allowable noise would be similarly regulated to a residential home in a neighborhood. We also to distinguish between larger outdoor gatherings and smaller indoor gatherings. For indoor gatherings, the size limitation would be set by the existing building and fire codes. There appear to be homes within many residential areas that regularly host groups of about this size for social or religious study groups. Larger events were restricted to no more than 10 per year. Additionally, these events are restricted to sites greater than one (1) acre and able to either provide parking on site or through an adjacent non-commercial use. Additionally, these sites are limited to site located on streets large enough to handle traffic. Those sites with only local residential streets do not have the capacity for occasional larger gatherings. These events would be required to be permitted to ensure that proper facilities, parking, and other issues could be reviewed by City staff. We also limited the hours any outdoor events could occur and required specific buffering if the area used for private parties was adjacent to another residential home.

This issue has created a great deal of discussion and concern. This amendment tries to tie many of the standards back to existing codes and standards. It also greatly limits the locations, in which, larger events could occur while requiring a more specific approval process and potential appeal process.

Recommendation: Staff has submitted an alternative text amendment to this amendment. Staff recommends that the Planning Commission send both to the City Council. The Planning Commission may submit one with a positive recommendation and one with a negative recommendation or both with a negative recommendation.

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

No report.

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SECTION 2.2 DEFINITIONS

When used in this ordinance, the following terms shall have the meanings herein ascribed to them:

Bed and Breakfast Inn. A ~~house~~ private residence or portion thereof, where short-term lodging, rooms and meals are ~~provided~~ offered. The property owner of the inn shall live within Opelika City Limits. ~~The operator of the inn shall live on the premises or in adjacent premises.~~ The inn keeper or operator shall be available and on-call within the Opelika city limits at all times during any guest occupancy.

Bed and Breakfast Operator – A person who manages the daily operation of a bed and breakfast establishment and shall be available and on-call within the Opelika city limits at all times during any guest occupancy.

Hotel/Motel. ~~A building or group of buildings used or intended to be used for the daily lodging of more than ten (10) persons for compensation.~~ A commercial establishment providing a private room for sleeping accommodations for a fee on a daily basis with private bathroom facilities and customary lodging services. Related ancillary uses may include, but are not limited to conference and meeting rooms, restaurants, sale of convenience items, bars, and recreational facilities.

SECTION 3.1 BUILDING PERMIT REQUIRED

It shall be unlawful to commence the excavation for or the construction of any building or other structure, including accessory structures, or to store building materials or erect temporary field offices, or temporary structures[1] or to commence the moving, demolition, alteration, or repair (except painting or wallpapering) of any structure, including accessory structures, until the Building Official of the municipality has issued for such work a building permit including a statement that the plans, specifications and intended use of such structure in all respects conform with the provisions of this ordinance. Application for a building permit shall be made to the Building Official of the municipality on forms provided for that purpose. All building plans shall also be approved by the Zoning Administrator if that person is not the Building Official.[2]

[1] Exemptions. Temporary uses located in Temporary Structures that do not exceed 3 days in a 12-month period AND the temporary structure is 800 square feet or less in size will not require a building permit nor ~~a~~ zoning ~~certificate~~ approval, unless otherwise required by the zoning ordinance. If the event is to be held at a recognized celebration site for special events, observances, days and the like, the 12-month time separation requirements between events will be waived. Celebration sites include all places of worship, county clubs, hotels, conference centers, bed and breakfast facilities, recognized places of receptions, public parks, etc.

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B. Uses Allowed.

Uses allowed in each zoning district are determined from the following matrix. Categories for each use are:

1. Allowed – Allowed by right. Applicant need only submit the necessary plans for review to the zoning administrator.

2. Conditional Use – Further review required by the Planning Commission as directed by Section 8.17 of this ordinance.

3. Not allowed – Use not allowed in this zone.

Allowed – A **Conditional – C** **Not Allowed – N**

C. Use Categories.

USES	**DISTRICTS**															
	R-1	**R-1A**	**R-2**	**R-3**	**R-4**	**R-4M**	**R-5**	**R-5M**	**C-1**	**C-2**	**C-3**	**M-1**	**M-2**	**I-1**	**GC-P**	**GC-S**
RESIDENTAL																
Tourists Home, Bed & Breakfast Inn	~~N~~ C	~~N~~C	~~N~~ C	~~N~~ C	~~N~~ C	~~N~~C	~~N~~ C	~~N~~ C	A	A	A	N	N	A	C	C

SECTION 8.11.1 TEMPORARY STRUCTURES/ TEMPORARY USES

Temporary structures and/or temporary uses are permitted only as expressly provided in this section. No temporary use or temporary structure shall be established unless a zoning ~~certificate~~ permit evidencing the compliance of such use with the provisions of this section and other applicable provisions of this Ordinance shall have first been issued, as provided in Section 3.1, Building Permit Required.

Exemptions. Temporary Uses located in Temporary Structures that do not exceed three (3) days in a twelve (12) month time period and the temporary structure is eight hundred (800) square feet or less in size will not require a building permit nor a zoning ~~certificate~~ approval, unless otherwise required by the zoning ordinance. If the event is to be held at a recognized celebration site for special events, special observances, special functions, special days and the like, the twelve (12) month time separation requirement between events will be waived. Celebration sites

include all places of worship, country clubs, hotels, conference centers, bed and breakfast facilities, recognized places of receptions, public parks, etc.

The following are temporary uses, which are subject to the following specific regulations and standards, in addition to the other requirements specified in this Ordinance.

SECTION 8.28.4 BED AND BREAKFAST

A. Purpose and Intent

The purpose and intent of this section is to regulate and provide special standards for the uses of single-family homes for bed and breakfast inns. This special residential use allows short-term lodging and meals in a private residence where the use and operation of the bed and breakfast maintains the character of the surrounding neighborhood. For the purposes of determining signage and landscaping, this shall be considered a residential use.

B. Use Standards

1. Location – Guest lodging shall be restricted to the principal dwelling unit only; guest rooms shall not be in any accessory structures.
2. Operational Requirements
   a. Bed and Breakfast uses shall only be permitted for owner-operated or manager-operated dwelling units, the operator shall reside within Opelika City limits. The Innkeeper/Operator shall be available and on-call within the City limits at all times during any guest occupancy.
   b. Breakfast shall be offered daily to guest and the cost of such service shall be included in the overall lodging rate.
   c. The maximum number of guest rooms shall be limited in accordance with building and fire safety codes as determined by the Opelika Building Inspection Department and Opelika Fire Department.
   d. The number of guest rooms shall be noted at the time of application for use approval. The number of guest rooms shall not be increased without going through the same approval process.
   e. The maximum stay for any guest shall be 29 days.
   f. No guest rooms shall contain their own cooking facilities.

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g. The operation of the facility shall be in character with the adjoining residential properties. Lighting, parking, and waste collection shall be handled in similar methods to the adjacent properties. The applicant shall provide a plan and/or narrative that shall describe how these issues will be addressed. Additional landscaping, fencing, or screening may be required through the conditional use process or by the Planning Director for locations where the use is allowed.

h. The use shall be in compliance with all federal, state, and local laws, including, but not limited to all building, fire and life safety codes, and environmental health regulations for the level of occupancy of the lodging.

3. Parking – The use shall be required to provide one (1) on-site parking space per guest room in addition to the required parking for the residential use requirement. No parking shall be located within a front yard. All parking shall be screened from the public right-of-way and adjoining residential properties. On street parking shall not be allowed to meet the required amount of parking for the primary or any accessory uses.
4. Bed and Breakfast uses shall only be allowed in structures that are at least seventy-five (75) years old or older.
5. Guest Registry - The owner shall maintain a reservation book or a registration log. The book or log shall show the arrival and departure dates of the primary guest and shall be open for inspection by a City of Opelika Code Enforcement Officer.
   a. The minimum age to register or book a room as the primary guest shall be 19. Children under 19 years of age must be accompanied by at least one adult.

C. Additional requirements for Private Events:

1. Private events at a Bed and Breakfast Inn in a residential zone are subject to the maximum attendees, times, and durations described below:
   b. Maximum number of attendees (including overnight guests) for indoor events shall- be limited in accordance with the building and fire safety codes and regulations as determined by the Opelika Fire Department and/or Opelika Building Inspection Department.
   c. A maximum of ten (10) outdoor private events are allowed per year. The minimum lot size to host outdoor private events is one (1) acre. Private outdoor events shall be limited to properties that abut a roadway classified as an arterial, major collector, or minor collector by the City of Opelika.
   d. The maximum number of guests for an outdoor private event shall be 200, unless further restricted by other limiting factors including parking, building, fire, or life safety regulations.
   e. Parking for private events shall be one (1) parking space per three (3) guests. All parking for private events shall be identified either on site or through written agreement with an adjoining nonresidential use. No on-street parking shall be counted towards the required parking for private parties or events.
   f. Hours of operation for private events are limited to between 7:00 a.m. and 11 pm.

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g. Landscaping/Buffering/Screening. Outdoor private event areas adjacent to single family residential uses shall install a 10 foot buffer to include an opaque wood and/or masonry fence not less than six (6) feet in height, with horizontal or vertical openings not greater than three (3) inches per one (1) linear foot AND a four (4) foot wide strip of Evergreen plantings, which will grow to at least six (6) feet in height within two full growing seasons planted on the inside of the fence. This buffer may be modified upon written agreement by the affected adjoining residential property.

h. No outdoor private event shall be allowed without approval of a temporary event permit.

i. No amplified sound shall be allowed after 10 pm. All events shall be required to meet the noise standards in effect at the time of the event.

j. All electrical connections and temporary structures shall be inspected and approved by the Building Inspection Department as required by adopted building codes.

2. Permit Application. An application for a temporary private event permit shall be made to the planning director at least forty-five (45) days before the event.

a. An application for a temporary event permit shall not be processed and shall be summarily denied if ten (10) events have already occurred at the location in question during the calendar year.

b. The applicant shall submit a site plan specifying the location of all tents, temporary structures, equipment, performance area and/or the location of any outdoor service or activity to be performed. Any structure or activity shall not occupy required parking spaces, nor interfere with driveway aisles, ingress and egress, sight triangles, or required buffer yards.

c. Requirements for Approval. The planning director shall approve an application for a temporary event permit if:

i. The application limitation discussed in Section 8.28.4 C.2. of this section has not been exceeded;

ii. There is no pending code enforcement action on the property underlying the proposed event location;

iii. An access and parking plan has been approved;

iv. A fire protection and life safety plan has been approved by the fire chief;

v. Adequate temporary or permanent sanitary facilities are provided.

3. Appeals. An applicant or any interested person may appeal the decision of the planning director to the City Council within ten (10) days of the date of the decision. The appeal shall be made on the forms provided by the Planning Department. Upon receipt of a completed appeal form, the Planning Director shall forward the matter for hearing before the City Council not less than five nor more than thirty (30) days thereafter and shall give written notice of the hearing

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to the appellant. The City Council shall render its decision within thirty (30) days following the close of the appeal hearing.