



**CITY OF OPELIKA
CITY COUNCIL
WORKSESSION MEETING AGENDA
300 Martin Luther King Blvd.
August 5, 2025
TIME: 5:50 PM**

1. A CALL TO ORDER
 1. George Allen, Erica Norris, Tim Aja, Todd Rauch, Eddie Smith
2. PRESENTATIONS
 1. Request to Advertise for PH - Rezoning, 3000 Block Ridge Road, 304.5 acres, from R-3 and C-2 to PUD.
3. RESOLUTIONS
4. ORDINANCES
5. GENERAL UPDATES
6. REVIEW/DISCUSS CURRENT COUNCIL MEETING AGENDA
 1. Bid - Fiber Connection to Aubix Datacenter - IT.
 2. Bid - Custodial Services - OPS.
7. GENERAL / DISCUSSION
8. END OF WORK SESSION

“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.”

City of Opelika

Planning Commission Report

Action Requested:	Rezoning 304.5 acres from R-3 and C-2 to PUD
Location of Property:	Ridge Road
Property Owner(s):	Viva Opelika, LLC Blake Rice, PE, BSI, Inc., authorized representative
Current Zoning:	R-3 and C-2
Proposed Zoning:	PUD Woodhaven
Existing Land Use:	Undeveloped and single family homes

Surrounding Zoning Districts

And Land Uses:	North	PJ	Single family homes
	South	C-2, I-1, R-1	Undeveloped and single-family residential
	East	PJ	Single family homes & Undeveloped
	West	PJ	Undeveloped and single-family homes

Rezoning

The rezoning request on Ridge Road is from R-3 and C-2 to a PUD (planned unit development) zoning district. The rezoning property is 304.5 acres; the applicant desires to build 624 single family homes. The density for 624 single family home lots on 304.5 acres is 2.04 dwellings per acre (dua). The rezoning property is accessed from Ridge Road at two locations. The two new streets intersecting Ridge Road are about 780 feet apart. On the west side perimeter lot line, two streets from Woodhaven are stubbed-out to the adjacent property and one street is stubbed-out on the east side to encourage street connectivity with the adjacent property. The 624 single family homes are either 50 feet, 60', or 90' wide lots. All 60' and 90' wide lots (584 lots total) will have front yard driveway access to new streets. The 50' wide single family home lots (40 lots total) will front on new streets, but driveway and garage access is from a rear yard access easement (private alley).

The adjacent properties to the rezoning properties are mostly undeveloped rural property. Four properties on about five acres have single family homes. Other adjacent parcels range from 30,000 square feet to 33 acres. Most of the adjacent properties on the east and west sides are not in the City limits. The City limits is adjacent to the rezoning property on the north and south side.

The Woodhaven rezoning property is divided into three minimum lot widths (50', 60' & 90') and minimum lot sizes. Most of the lots (440 lots) are at least 9,000 square feet. The largest lots (144 lots) are at least 13,500 square feet. In comparison, the minimum size lot zoned R-2 is 15,000 sf and the minimum R-3 lot is 10,000 sf. The remaining 40 lots are 7,500 square feet. The minimum lot size for the R-4 and R-5 zoned lot is 7,500 sf. The overall density of Woodhaven is closer to a low to medium density.

40 lots - 50'x150' = 7,500 square feet, (6.4% of the 624 total residential lots)
440 lots – 60'x150' = 9,000 sf, (70.5% of the 624 total residential lots)
144 lots – 90' x 130' = 13,500 sf, (23% of the 624 total lots)

The 144 largest lots at 13,500 sf (90' foot wide) are similar in lot area and lot width to the R-2 zoning district; the R-2 minimum lot size and lot width is 15,000 sf and 80' lot width.

The largest lot group is 440 lots at 9,000 square feet (60'x150') - 70% of the 624 homes in the PUD are 9,000 sf.). This lot size is similar in size to the R-3 zoning district (medium density residential); the R-3 zone requires a minimum 60' lot width and minimum 10,000 sf lot size. The maximum density allowed in the R-2 zone is 2.5 dwellings per acre and the R-3 zone density is 3.5 dwellings per acre. The overall density for the proposed Woodhaven Mayfair is 2.04 dwelling units per acre (624/304.5).

The minimum setbacks for all 624 lots are:

Front: 20 feet,
Rear: 25 feet
Side: 7 feet
Side on Street: 15 feet

Exterior Materials and Home Details

The exterior materials for the 50' lot homes are brick three feet high from slab then a combination hardie board (cement, sand & fiber material) lap siding and board & batten in the gables.

Exterior materials for the 60' lots are brick on sides with hardie board accents. Exterior materials for the 90' lots are 100% brick on all sides or brick on all four sides with hardie board accents.

<u>Lot Width</u>	<u>Lot Size sf</u>	<u>Home Square Footage</u>	<u># of Bedrooms & # of Bathrooms</u>
50'	7,500	1,550 to 1,804	3 bed & 2 bath or 4 bed & 2 bath
60'	9,000	1,923 to 3,171	3 bed & 2 bath, 4 bed & 2 bath 5 bed & 2.5 bath, or 5 bed & 3 bath
90'	13,500	2,704 to 4,275	4 bed & 3 bath, 5 bed & 4.5 bath, or 5 bed & 3.5 bath

Total acres of open space lots and buffers is 110.5 acres of the 304.5 acre PUD development, or 36.2% of the development is open space. The Woodhaven master plan shows 8 open space lots ranging from 31,800 sf to 35.8 acres. An undisturbed buffer is adjacent to all perimeter property lines of the rezoning property. The buffer ranges from 25 feet to 370 feet. The rear lot lines of about 415 residential lots adjoin an open space or buffer. The largest open space area at 35.8 acres includes an 11 acre pond. Some open space areas and buffers include Alabama Power easements. A 100' x 3,900' easement near the middle of the rezoning property is from Ridge Road to the south property line. A 50' x 2,200' power easement is along a portion of the west property line. Also, parallel to Ridge Road right-of-way is 50' x 1,000' easement. The wider buffer (125') on a portion of the north and west property line also includes a 50' power easement.

The PUD amenity areas will be provided in phases. The amenities include a pavilion & restrooms, a swimming pool, and playground. Other amenities that may be added include a sports field and a pickle ball and tennis courts. A Woodhaven HOA (Homeowners Association) will be responsible for property maintenance of all open space and amenity areas. The HOA rules will also include architecture guidelines and use restrictions. (The HOA document should consider home rental rules that require a minimum 30 day lease period.)

Landscaping recommended for the rezoning property is at least one street tree (1" caliper) for each single family home lot. Staff recommends for corner lots that at least one street tree is required on each street. For open space lots facing streets, existing trees and a natural wooded area may serve as a buffer, and preservation is encouraged. Also, the retention/detention ponds in open space areas should also be screened. If open space lots and existing trees are removed, then add a street tree on open space lots spaced apart the same distance as provided on single family home lots. In addition to the street trees, staff recommends that each home lot meet the landscape base point requirements as

provided in the Landscape Regulations. (For all single family home lots up to 10,000 sf, a minimum of 40 base points is required. Typical landscaping example: 40 base points equals 3 medium trees and 16 shrubs). The landscape plan for home lots must be submitted when the setback review plan is submitted before a building permit is issued.

Recommendation

Two existing residential developments on North Uniroyal Road are less than a mile from the rezoning property. The Towne Lakes PUD was approved in January 2000 and an amendment to the PUD approved in 2017 that reduced the density. Towne Lake has 248 single family home lots on 168 acres. Town Lake density is 1.47 dwellings per acre (dua.). Lot size is at least 9,300 sf. Also, Laurel Lakes in a R-2 zone accessed on North Uniroyal Road was approved in 2022. Laurel Lakes consists of 372 single family home lots on 160 acres, density is 2.32 dua. The R-2 minimum lot size is 15,000 square feet. These two existing subdivisions in the area near the rezoning property represent a shift in the dominant land use from rural to planned residential developments. The Woodhaven rezoning is larger than the two existing subdivisions combined, but the Woodhaven PUD is similar in lot size with the existing land use change in the area. The proposed Woodhaven PUD is 624 single family homes on 304.5 acres and density is 2.1 dua. The 624 homes consist of 440 homes on 9,000 sf lots, 144 homes on 13,500 sf lots, and 40 homes on 7,500 sf lots.

Staff recommends the Planning Commission send a positive recommendation to the City Council to rezone the property from R-3 and C-2 to PUD subject to the following:

1. Provide sidewalks on both sides of all streets. .
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.
4. Provide a landscape plan for each single family home lot when a building permit is requested; the plan must meet base point requirements as provided in the Landscape Regulations.
5. Landscaping for open space lots adjacent to streets and detention areas must be installed as described in this report.
6. The exterior material must follow the elevations submitted by the applicant.

At the July 22nd meeting, the Planning Commission voted 8 to 0 to send a positive recommendation to the City Council to approve the rezoning from R-3 and C-2 to PUD.

WOODHAVEN



June 23, 2025

Master Development Plan Narrative



BARRETT-SIMPSON, INC.

Civil Engineers & Land Surveyors

PHENIX CITY • EUFAULA • OPELIKA

Woodhaven

MASTER DEVELOPMENT PLAN NARRATIVE

INTRODUCTION

Woodhaven Subdivision is envisioned to be a master planned, single-family housing development in east Opelika. The approximately 304.5 acres tract will be professionally planned and developed as a Planned Unit Development (PUD), with careful attention paid to protection of the natural environment.

BSI, Inc., the Applicant, on behalf of the Owner, SMB Land, LLC, respectfully requests that the Opelika Planning Commission rezone the proposed Woodhaven Subdivision to a PUD. Currently, the subject property is zoned R-3 and C-2. The proposed PUD will allow for a mix of densities for single-family residential uses along with community amenities.

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

1

Location

The Property for the proposed Woodhaven Subdivision is located within the City of Opelika, along Ridge Road (Lee County Road 390). The Development will be accessed from Ridge Road.

2

Concept

The development of Woodhaven will follow the typical blueprint of other well-known and successful Stone Martin Builders developments in Opelika, such as Hidden Lakes and Laurel Lakes. Woodhaven will feature a mixture of single-family homes on lots with frontages of +/- 50', 60' and 90', along with amenity areas to serve the property owners in the subdivision. 624 lots are intended to be developed on the subject property. The proposed PUD master plan shows a projected density of less than 2.1 units per acre.

A newly created Woodhaven Homeowners Association (HOA) will be responsible for property maintenance of all common areas and amenities. Architectural guidelines, building regulations and use restrictions will be governed by Covenants, Conditions and Restrictions.



Typical housing product and lot layout

3

Site Details

The Property encompasses approximately 304.5 acres. The development will make use of the natural topography during construction and when possible, natural tree lines will be preserved between the development and adjacent properties. There is an existing lake on the property which will be maintained and used by the residents of Woodhaven.

Stormwater detention/retention will be provided within the development of Woodhaven.

4

Lifestyle and Amenities

The development will provide opportunities for residents to live healthy and active lifestyles. Not only will Woodhaven provide generous open spaces, the development will also feature some of the Opelika areas' most diverse and extensive amenities packages offered in a single development. The phased amenities area will feature a pavilion and restrooms, a pool, and playground. Sports fields, pickle ball and tennis courts are all potential uses. A community garden, dog park, and walking/jogging trails may be offered as additional amenities for exercise and entertainment opportunities. All common areas and amenities will be professionally landscaped and maintained by a neighborhood homeowners association.

5

Setbacks and Buffers

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

6

Utilities

Woodhaven Subdivision will be served by the City of Opelika for sanitary sewer service and Opelika Water for water service. Power services will be provided for the development by TREC.

7

Net Impact of Proposed Development

The proposed rezoning of the property from R-3 and C-2 designations to PUD is necessary to best serve the standard and continuity of the development, while offering the flexibility of varying densities of single-family housing. The proposed rezoning request does not adversely impact the City of Opelika nor its infrastructure in any way. Rather, the rezoning proposed for the development represents a net benefit to the City upon implementation through its completion.

8

Accompanying Exhibits

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

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

Drawing Name: M:\2024\24-0232 SAB - Ridge Road 300 Ac - Opavilla Dwg\24-0232 PUD Exhibit_06.16.25.dwg Last Modified: Jan 23, 2025 - 10:29am by Kucker

NOTES:

1. This drawing represents a conceptual plan for the development of the subject property. There may be factors that could affect the development, use and/or yield of the property which would only be disclosed by a thorough site assessment, including boundary survey, topographic survey, environmental assessment, wetlands delineation and utility availability, which may not have been performed for the purpose of this plan. There is no assurance by Barrett-Simpson, Inc. that the property can be developed according to this plan, or at a reasonable cost.
2. Property lines and contours shown were taken from various online data sources and are shown for informational and planning purposes only. Data not field verified by BSI, Inc. at this time.

PUD EXHIBIT OF
WOODHAVEN SUBDIVISION
OPELIKA, LEE COUNTY, ALABAMA



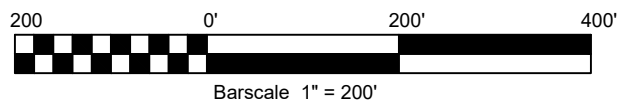
LEGEND

50' LOTS

60' LOTS

90' LOTS

NOTES:	
1.	This Conceptual Plan was prepared for the exclusive benefit of BSI client. Boundary Information taken from Lee County Tax Maps, not surveyed Topographic Information taken from Lee County GIS Data.
2.	This drawing represents a conceptual plan for the development of the subject property. There may be factors that could affect the development, use and/or yield of the property which would only be disclosed by a thorough site assessment, including survey, topographic survey, environmental assessment, wetlands delineation and utility availability, which may have not been performed for the purpose of this conceptual plan. There is no assurance by Barrett-Simpson, Inc. that the property can be developed according to this plan, or a reasonable cost.
3.	Development Data:
-Total Property Area:	304.5 Acres±
-Proposed Use:	Single Family Residential
-Current Zoning:	R3
-Required Zoning:	PUD
-Typical Lot Size:	50' x 150', 60' x 150', 90' x 150', 110.5 Acres±
-Total Area of Open Space & Buffers	110.5 Acres±
-Total Number of Lots Proposed, 50':	40
-Total Number of Lots Proposed, 60':	440
-Total Number of Lots Proposed, 90':	144
-Total Number of Open Space/Det Lots:	8
-Total Number of Residential Lots:	624
-Total Number of Lots:	632
Phase I	
-Total Area	77.0 Acres±
-Total Area of Open Space	24.7 Acres±
-Total Number of Lots Proposed, 60':	49
-Total Number of Lots Proposed, 90':	79
-Total Number of Residential Lots:	128
Phase II	
-Total Area	66.3 Acres±
-Total Area of Open Space	22.8 Acres±
-Total Number of Lots Proposed, 60':	175
Phase III	
-Total Area	70.5 Acres±
-Total area of Open Space	27.5 Acres±
-Total Number of Lots Proposed, 50':	40
-Total Number of Lots Proposed, 60':	27
-Total Number of Lots Proposed, 90':	65
-Total Number of Residential Lots:	132
Phase IV	
-Total Area	90.7 Acres±
-Total Area of Open Space	35.5 Acres±
-Total Number of Lots Proposed, 60':	189
PROJECT NO: 24-0232	
DRAWN BY: FGF	
DRAW DATE: 6/19/2025	



Woodhaven Sample Elevations

01

50 ft lots examples

Woodhaven - 50 foot lots

01

02

03

04

05

06

07

08

09

10

11

12

13



- Milton E Elevation
- Cottage Plan Series
- Rear Load Garage
- 1550 sqft
- 3 bedrooms
- 2 baths
- 4-sided brick with Hardie accents



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Page 14 of 38

Woodhaven - 50 foot lots



- Berkshire F Elevation
- Cottage Plan Series
- Rear Load Garage
- 1596 sqft
- 3 bedrooms
- 2 baths
- 4-sided brick with Hardie accents

Woodhaven - 50 foot lots

01

02

03

04

05

06

07

08

09

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11

12

13



- Murphy E Elevation
- Cottage Plan Series
- Rear Load Garage
- 1804 sqft
- 4 bedrooms
- 2 baths
- 4-sided brick with Hardie accents

02

60 ft lots examples

Woodhaven - 60 foot lots

01

02

03

04

05

06

07

08

09

10

11

12

13



- Hampton H Elevation
- Traditional Plan Series
- Front Load Garage
- 1923 sqft
- 3 bedrooms
- 2 baths
- 4-sided brick with Hardie accents

Woodhaven - 60 foot lots

01
02
03
04
05
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07
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09
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11
12
13



- Lenox A Elevation
- Traditional Plan Series
- Front Load Garage
- 2191 sqft
- 4 bedrooms
- 2 baths
- 4-sided brick with Hardie accents

Woodhaven - 60 foot lots



- Overton C Elevation
- Heritage Plan Series
- Front Load Garage
- 2681 sqft
- 5 bedrooms
- 2.5 baths
- 4-sided brick with Hardie accents

Woodhaven - 60 foot lots



- Rosewood E Elevation
- Heritage Plan Series
- Front Load Garage
- 2669 sqft
- 5 bedrooms
- 3 baths
- 4-sided brick with Hardie accents

Woodhaven - 60 foot lots



- Sutherland J Elevation
- Wellington Plan Series
- Front Load Garage
- 3171 sqft
- 4 bedrooms + Bonus
- 3.5 baths
- 4-sided brick with Hardie accents

Woodhaven - 60 foot lots



- Cunningham D Elevation
- Wellington Plan Series
- Front Load Garage
- 2997 sqft
- 5 bedrooms
- 3 baths
- 4-sided brick with Hardie accents

03

90 foot lots plan examples

Woodhaven - 90 foot lots

01
02
03
04
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11
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13



- Alexandria H Elevation
- Elite Ranch Plan Series
- J-Drive Garage
- 2704 sqft
- 4 bedrooms
- 3 baths
- 4-sided brick

Woodhaven - 90 foot lots



- Bellemeade II G Elevation
- Elite Ranch Plan Series
- J-Drive Garage
- 3094 sqft
- 5 bedrooms
- 4.5 baths
- 4-sided brick with Hardie accents

Woodhaven - 90 foot lots



- Dogwood II H Elevation
- Lux Elite II Ranch Plan Series
- Side-Entry Garage
- 3705 sqft
- 5 bedrooms
- 4 baths
- 4-sided brick

Woodhaven - 90 foot lots



- Mayfair H Elevation
- Manor Plan Series
- Side-Entry Garage
- 3670 sqft
- 5 bedrooms
- 4.5 baths
- 4-sided brick with Hardie accents

Woodhaven - 90 foot lots



- Walden E Elevation
- Manor Plan Series
- Side-Entry Garage
- 3721 sqft
- 5 bedrooms
- 3.5 baths
- 4-sided brick

Woodhaven - 90 foot lots



- Summerville J Elevation
- Georgian Plan Series
- Side-Entry Garage
- 4275 sqft
- 5 bedrooms
- 3.5 baths
- 4-sided brick with Hardie accents



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LICENSE #: **22479**



Woodhaven - 90 foot lots



- Emberley H Elevation
- Georgian Plan Series
- Side-Entry Garage
- 4047 sqft
- 5 bedrooms
- 3.5 baths
- 4-sided brick with Hardie accents

Thank You!

RESOLUTION NO. _____

WHEREAS, the Purchasing Department opened sealed bids for a contract for Fiber Connection to Aubix Datacenter for the Information Technology Department; and

WHEREAS, Windstream submitted the lowest bid but did not meet specifications; and

WHEREAS, WOW submitted the next low bid meeting specifications; and

WHEREAS, funds are coming from the appropriate account;

NOW, THEREFORE, BE IT RESOLVED by the City of Opelika, Alabama, as follows:

1. That the bid be awarded to WOW on their bid meeting specifications.
2. That the Purchasing-Revenue Manager be authorized to issue a purchase order to WOW in the total amount of \$214,200.00.
3. That the Mayor be authorized to sign all documents pertaining to this contract.
4. The Controller be authorized to adjust the budget as necessary for this contract.

APPROVED AND ADOPTED this the _____ day of _____, 2025.

C. E. "Eddie" Smith, Jr.
President of the City Council
City of Opelika, Alabama

ATTEST:

Russell A. Jones, MMC
City Clerk

FACT SHEET

SUBJECT: Sealed Bid – Bid #25018 – We are asking the Council to approve a contract for the Fiber Connection to Aubix Datacenter

FACTS:

- Bid opening date – 7/21/25
- User Department – Information Technology
- The bid was mailed to 6 vendors
- 2 bids were received
- Budgeted contract
- Bid tabulation sheet attached

RECOMMENDATION:

- **Recommend the contract be awarded to WOW on their bid meeting specifications in the total amount of \$214,200.00.**

BID# 25018 DATE: 7/21/25 DEPT: INFORMATION TECHNOLOGY				6 VENDORS INVITED	
DESCRIPTION: FIBER CONNECTION TO AUBIX DATACENTER				2 BIDS RECEIVED	
	ITEM 1: ONE-YEAR CONTRACT				
	ITEM 2: THREE-YEAR CONTRACT				
VENDOR NAME	ITEM #1	ITEM #2	DEL	DISC	
AT&T					
COGENT					
POINT BROADBAND					
SPECTRUM/CHARTER	NB	--	--	--	
WINDSTREAM	\$2,595.00 MRC	\$2,595.00 MRC	90-120 cal. days	--	
WOW	NA	\$5,950.00/mo.			
		\$214,200.00/3 yrs.	60-90 cal. days	--	

RESOLUTION NO. _____

WHEREAS, the Purchasing Department opened sealed bids for a contract for Custodial Services for the Power Services Department; and

WHEREAS, The Cleaning Man, LLC submitted the lowest bid meeting specifications; and

WHEREAS, funds are coming from the appropriate account;

NOW, THEREFORE, BE IT RESOLVED by the City of Opelika, Alabama as follows:

1. That the contract be awarded to The Cleaning Man, LLC on their low bid meeting specifications.
2. That the Purchasing-Revenue Manager be authorized to issue a purchase order to The Cleaning Man, LLC. The bid for the first, second, and third years is \$ 2,175.00 per month. The amount charged for additional services not included in the bid is \$18.00 per hour.
3. That the Mayor be authorized to execute all documents pertaining to this contract.
4. That the Controller be authorized to adjust the budget as necessary for this contract.

APPROVED AND ADOPTED this the _____ day of _____, 2025.

C. E. "Eddie" Smith, Jr.
President of the City Council
City of Opelika, Alabama

ATTEST:

Russell A. Jones, MMC
City Clerk

FACT SHEET

SUBJECT: Sealed Bid – Bid #25020 – We are asking the Council to approve a contract for Custodial Services for Power Services

FACTS:

- Bid opening date – 7/7/25
- User Department – Power Services
- The bid was mailed to 11 vendors
- 5 bids were received
- Budgeted contract
- Bid tabulation sheet attached

RECOMMENDATION:

Recommend bid be awarded to The Cleaning Man, LLC on their low bid meeting specifications. The bid for the first, second, and third years is \$2,175.00 per month. The amount charged for additional services not included in the bid is \$18.00 per hour.

