CITY OF OPELIKA
PLANNING COMMISSION
REGULAR MEETING AGENDA
1100 Glenn Street
Cooper Room at Opelika Public Library

(The location for this meeting has moved due to construction in the City Council Chambers.)

July 22, 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. Previous Minutes

1. Called Meeting - May 1st, 2025
2. Regular Meeting - May 27, 2025
3. Regular Meeting - June 24, 2025

III. UPDATE ON PREVIOUS PC CASES

IV. NEW BUSINESS

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

4. Summit Point SD, 68 lots, Edgar Hughston Builder, Inc., 2800 block Lee Road 391 (Old Columbus Road), preliminary approval.
5. Piedmont Farms SD, 33 lots, Waverly Parkway, Blake Rice, BSI, Inc., authorized representative for Piedmont Farms, LLC, property owner, preliminary approval.

C. **PLAT (Preliminary and Final) – Public Hearing**

6. Firefly Phase 1 SD, Redivision of Lots 41 to 59, 19 lots, Summer Drive, Spencer Cothran, authorized representative for Holland Homes, Inc., property owner, preliminary and final approval.

D. **FINAL PLAT**

7. Foxrun Extension SD, 43 lots, Douglas Street, Blake Rice, BSI, Inc., authorized representative for SMB Land, LLC, property owner, final approval.
8. McCoy Townhomes SD, 21 lots, McCoy Street, John Hamm, authorized representative for Wayne Gentry, property owner, final approval.

E. **CONDITIONAL USE – Public Hearing**

9. Anyana Williams, authorized representative for James Kirk, property owner, 1508 2nd Avenue, C-2, GC-S, restaurant

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

10. (a) Amendment to Future Land Use Map, Ridge Road, 304.5 acres, from a medium density land use category to a mixed-use land use category.

(b) Rezoning Request, Blake Rice, BSI, Inc., authorized representative for Viva Opelika, LLC, property owner, Ridge Road, 304.5 acres, from R-3 and C-2 to PUD (Woodhaven PUD).

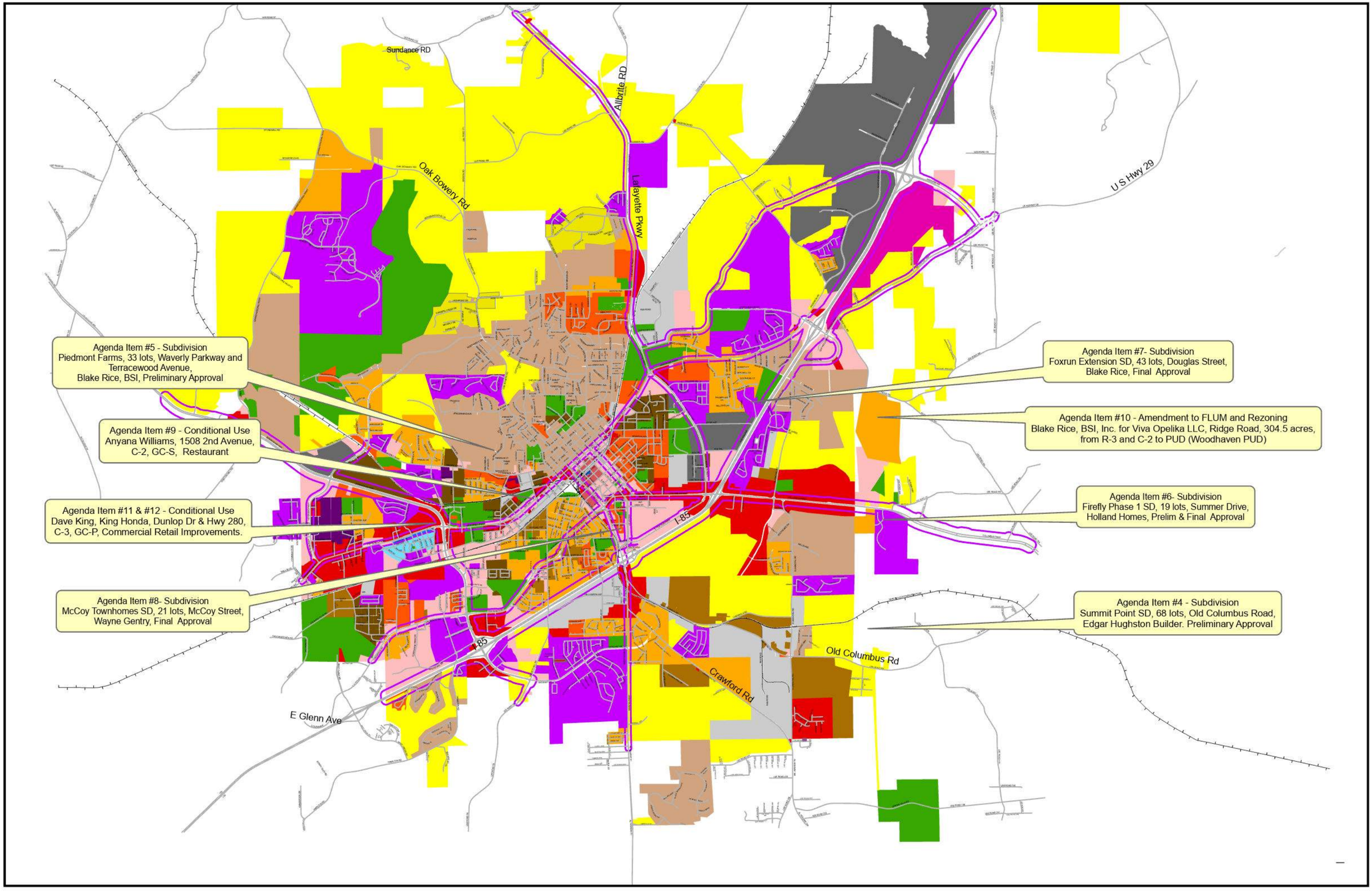
V. OLD BUSINESS

G. **CONDITIONAL USE - Public Hearing**

11. Dave King, authorized representative of King Automobiles, Inc., Northwest corner of Dunlop Drive & Hwy 280, C-3, GC-P, Commercial retail. *(This item was tabled at the June 24th Planning Commission meeting.)*

12. Dave King, authorized representative of King Automobiles, Inc., Front Corner of Highway 280 Northwest corner of Dunlop Drive and Hwy 280, C-3, GC-P, Commercial retail. *(This item was tabled at the June 24th 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."


Sundance RD
Allbrite RD
Oak Bowery Rd
Lafayette Pkwy
U S Hwy 29
I-85
Old Columbus Rd
Crawford Rd
E Glenn Ave
Agenda Item #5 - Subdivision
Piedmont Farms, 33 lots, Waverly Parkway and Terracewood Avenue,
Blake Rice, BSI, Preliminary Approval
Agenda Item #9 - Conditional Use
Anyana Williams, 1508 2nd Avenue,
C-2, GC-S, Restaurant
Agenda Item #11 & #12 - Conditional Use
Dave King, King Honda, Dunlop Dr & Hwy 280,
C-3, GC-P, Commercial Retail Improvements.
Agenda Item #8- Subdivision
McCoy Townhomes SD, 21 lots, McCoy Street,
Wayne Gentry, Final Approval
Agenda Item #7- Subdivision
Foxrun Extension SD, 43 lots, Douglas Street,
Blake Rice, Final Approval
Agenda Item #10 - Amendment to FLUM and Rezoning
Blake Rice, BSI, Inc. for Viva Opelika LLC, Ridge Road, 304.5 acres,
from R-3 and C-2 to PUD (Woodhaven PUD)
Agenda Item #6- Subdivision
Firefly Phase 1 SD, 19 lots, Summer Drive,
Holland Homes, Prelim & Final Approval
Agenda Item #4 - Subdivision
Summit Point SD, 68 lots, Old Columbus Road,
Edgar Hughston Builder. Preliminary Approval

Agenda Item

I. A-1

May 1, 2025 Minutes

PLANNING COMMISSION
MINUTES
300 Martin Luther King Blvd.
May 1, 2025
TIME: 3:00 PM

A. OPELIKA 2040 COMPREHENSIVE PLAN

The City of Opelika Planning Commission held a called meeting May 1, 2025, in the Meeting Chambers, located at the Opelika Municipal Court to hear a presentation of the Opelika 2040 Comprehensive Plan.

MEMBERS PRESENT: Chair Lucinda Cannon, Mayor Gary Fuller, Mr. Sheldon Whittelsey, Mr. Jay Walters, Mrs. Leigh Whatley, and Mr. John Sweatman.

MEMBERS ABSENT: Dr. Arturo Menefee, Mr. Michael Hilyer, and Councilman George Allen

STAFF PRESENT: Mr. Matt Mosley, Planning Director
Mr. Martin Ogren, Assistant Planning Director
Mrs. Dana Gafford, Planninng and Zoning Technician
Mrs. Rachel Dennis, Planner

CALL TO ORDER: Chair Lucinda Cannon called the meeting to order at 3:01 p.m.

1. Presentation and discussion of Comprehensive Plan (Public Hearing)

Mr. Matt Mosley thanked the Planning Commission for their attendance. He explained that this meeting was the culmination of years of work to put together a long range plan to guide the City over the next 20 years. Mr. Mosley introduced Josh Koonce, the lead consultant from Houseal Lavigne.

Mr. Josh Koonce discussed his firm's role in the plan from the beginning of the project to this point. He stated that the plan is in the final stages of approval. He noted that the City had held a few different meetings to get feedback on this draft over the last two days. Mr. Koonce then proceeded to present the plan by walking through different sections of the document to ensure the Planning Commission understood the document. He explained that the plan was a vision for growth and development through 2040 and beyond. He clarified that the document was a policy-based future land use guide and map and not a regulatory document like the zoning ordinance and map. Mr. Koonce further explained the goals addressing housing diversity, economic development, infrastructure, parks, and transportation. He also noted that the plan identifiied growth areas and priority annexation areas. He explained the implementation section and how it included support tools such as an action matrix, sub-area plans, and placemaking strategies. He then noted that the plan is designed to help secure grants, guide capital improvement budgeting, and align with state planning statutes. Mr. Koonce closed by thanking the Planning Commission and City and explaining that there may be some minor edits, including small corrections and possibly a section on Southern Union State Community College. He asked if there were any questions.

Commissioner Whittlesey asked how this plan would be funded and if it was tied to a capital improvement plan.

Mr. Mosley responded that the capital improvement plan and budget were separate documents, but it would be good to coordinate planning initiatives with capital projects. He noted that each could be a guide to the other.

Chair Cannon asked when the edits and final plan would be ready to review.

Mr. Koonce stated that he could have the changes made and a list ready in the next week.

Mr. Mosley stated that he would also be happy to meet with the Commissioners or anyone else who had questions or comments.

2. Resolution Adopting Opelika 2040 Comprehensive Plan

Motion to table the adoption of the Opelika 2040 Comprehensive Plan

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

B. ADJOURN

Motion to adjourn at 3:41 p.m.

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

_____**Lucinda Cannon, Chair**

_____**Matt Mosley, Secretary**

Agenda Item

II. A-2

May 27, 2025 Minutes

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.

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

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, Director Sweatman
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 property, towards open spaces. The developers have provided the planning department with some basic lot setup layouts which comprise 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 the 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 will 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, Whatley, Whittelsey, Hilyer, Mayor Fuller,
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

Agenda Item

II. A-3

June 24, 2025 Minutes

PLANNING COMMISSION
MINUTES
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

The City of Opelika Planning Commission held its regular monthly meeting June 24, 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, Councilman George Allen, Dr. Arturo Menefee, Mrs. Leigh Whatley, Mr. Jay Walters, and Mr. John Sweatman.

MEMBERS ABSENT:

STAFF PRESENT: Mr. Matt Mosley, Planning Director
Mr. Martin Ogren, Assistant Planning Director
Mrs. Rachel Dennis, Planner
Mrs. Dana Gafford, Planning & 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: The minutes were not approved due to an error with the vote count on item number eight. Corrected minutes will be brought to the July 22nd meeting for approval.

A. May 27, 2025 Minutes

III. UPDATE ON PREVIOUS PC CASES
There are no updates on previous 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.

Mr. Mosley presented the staff report to the Planning Commission for the final plat approval for

30 lots in the planned unit development of Drake's Landing, Fuzzy Falls. He stated that this approval is for lots 100 through 130 which range in size from 15,000 sf. to 46,000 sf. The Lot widths range from 60 ft. to 96 ft.
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.**

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

Motion to grant final plat approval with staff recommendations

RESULT:	**Passed**
MOVER:	Director John Sweatman
SECONDER:	Jay Walters
DISCUSSION	Mayor Fuller asked if the Drake's Landing development started before there was a requirement for sidewalks on both sides. Mr. Mosley stated that it did in fact begin in 2020, before the new sidewalk rule, and thus there will only be sidewalks on one side.
AYES:	Chair Cannon, Walters, Whatley, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Director Sweatman
NAYS:	None
ABSTAIN:	None

2. Wyndham Village Phase 3, Section 2 SD, 39 lots, Wyndham Way, Mark Strozier, authorized representative for Edger Hughston Builders, Inc., final approval.

Mr. Mosley presented the staff report to the Planning Commission for the final plat approval of Wyndham Village Phase 3, Section 2 SD development. He stated that Mark Strozier of Strozier Surveying is requesting approval for 39 lots, approximately 15 acres, as part of the 523-lot development of Wyndham Village. This phase of the development will have 75 ft. lots, which exceed the original, approved 65 ft. wide lots.
The Planning 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.**

Motion to grant final plat approval with staff recommendations

RESULT:	**Passed**
MOVER:	Arturo Menefee
SECONDER:	Director John Sweatman
AYES:	Chair Cannon, Walters, Whatley, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Director Sweatman
NAYS:	None
ABSTAIN:	None

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.

Mr. Mosley presented the staff report to the Planning Commission for the proposed conditional use request of an addition to the Group Home for Integrea Health. He stated that the subject property is located in the C-2 zone of 1708 Corporate Drive. He explained that this existing facility, constructed in 2003 by East Alabama Mental Health, serves as an office and group home, which temporarily houses individuals experiencing a mental health crisis. The current facility comprises six bedrooms, four bathrooms and 12 beds. The proposal would add four additional bedrooms. Mr. Mosley stated that the 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.**

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

Chair Cannon opened the public hearing.

Trent Scarborough with Northstar Engineering and Mr. Jimmy Dickey of East Alabama Mental Health made themselves available for comments.

Jay Walters inquired whether the temporary resident's 24-hour supervision and inability to leave the premises was a condition of the mental health organization.

Mr. Dickey replied in the affirmative.

Chair Cannon closed the public hearing.

Motion to grant conditional use approval with staff recommendations

RESULT:	**Passed**

MOVER:	Arturo Menefee
SECONDER:	Jay Walters
AYES:	Chair Cannon, Walters, Whatley, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Director Sweatman
NAYS:	None
ABSTAIN:	None

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

Mr. Mosley presented the staff report to the Planning Commission for the proposed conditional use request of a restaurant on the corner of Fox Run Parkway and West Point Parkway. He stated that the proposed Culver's restaurant building would be 4,388 sq. ft. on a 1.87-acre lot, zoned C3 in the gateway corridor, and exceed minimum building setbacks. Mr. Mosley stated that there are restrictions on where order boxes can be placed in restaurant parking lots, in that they do not need to be the primary visual when driving by. The applicant has worked with planning to limit that view. Landscaping plans have met the requirements, and additional landscaping of trees is in place to shield the order boxes from being a focal point. The Planning Department feels the applicant has met the requirements for conditional use approval, with recommendations:
1. Outdoor pole lighting fixtures and exterior 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 or adjacent properties.
2. Air conditioning units and rooftop mechanical shall be screened so as not to be visible from public rights-of-way.

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

Chair Cannon opened the public hearing.

Clay Smith, civil engineer with Kimley Horn and Ty Lewis, owner and operator of the Culver Franchise, stated that the site has vehicular access within the shopping center. Culver's is planning to add a pedestrian connection to the Winn-Dixie parking lot and also implementing storm water management as well.

Mr. Walters asked if the plan called for a galvanized chain link fence on the retaining wall?

Mr. Smith stated that it would be black galvanized chain link fencing.

Chair Cannon closed the public hearing.

Motion to grant conditional use approval with staff recommendations

RESULT:	**Passed**
MOVER:	Director John Sweatman
SECONDER:	Arturo Menefee
DISCUSSION	Mayor Fuller asked if the existing Western access would be used? Mr. Smith confirmed that it will be utilized.

AYES:	Chair Cannon, Walters, Whatley, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Director Sweatman
NAYS:	None
ABSTAIN:	None

5. Dave King, authorized representative of King Automobiles, Inc., Northwest corner of Dunlop Drive & Hwy 280, C-3, GC-P, Commercial retail.

Mr. Mosley presented the staff report to the Planning Commission for the proposed conditional use request on the northwest corner of Dunlop Drive and Highway 280, C-3, GC-P Commercial Retail. The applicant is Dave King, owner of King Automobiles. Mr. Mosley stated that Mr. King is proposing an extension of the current automotive sales and display area from the main King Honda property. The proposed use includes some display areas, other parking, a shop building and an LED billboard. Mr. Moslley pointed out that there appear to be different utilities running through the site. He also noted that the property is partially zoned C-2, which does not allow automotive sales, so rezoning would need to be part of the process. He further stated that some of the items on the site plan appear to be in the right of way of setbacks or in existing utility easements, which would not be allowed without some sort of agreement, either through city council with city easement or through an approval of the easement holder such as Opelika Power or Alabama Power. The planning department has also noted that the plan shows parking pads and drives which use a variety of materials (pavement and gravel). These areas would need to conform to Section 8.1 of the zoning ordinance, which requires that all parking for outside display of auto sales be on a hard surface (asphalt or concrete) as required by the Public Works Manual. Also of concern, a truck pull-off is located to the right of Thompson Circle, which could be a potential problem when unloading cars near the intersection. He stated that the Planning staff are recommending denial of conditional use at this time, until a site plan that meets requirements is submitted.

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

Chair Cannon opened the public hearing.

Dave King, Owner of King Honda, stated that he is asking for permission to build two new buildings and would need parking areas to display 500 cars for sale. The current complex is not set up to accommodate that many cars. He is hoping to get the North Dunlop property approved in order to service and sell more cars, as well as provide employee parking.

Chair Cannon closed the public hearing.

Motion to Table

RESULT:	**Passed**
MOVER:	Mayor Gary Fuller
SECONDER:	Director John Sweatman
DISCUSSION	Mayor Fuller asked what Mr. King would need to furnish to the planning staff in order to achieve his goal? Mr. Mosley stated that Mr. King would need to show property lines and easements and believes that there would be a few violations between what is being requested and what is allowed. Rezoning of a portion of the property from C-2 to C-3 would need to be approved by the City Council. A landscape plan which meets all the requirements would need to be submitted. He would need to amend or seek variance for some of the parking areas if they wanted to keep them as gravel. Elevations would need to be provided as well as an explanation of the exact use of the Welcome Center. The site for

	offloading new vehicles would need to be discussed, as it is the staff's concern that the proposed site is too close to the intersection of Thompson and Pepperell Parkway. Finally, the signage would need to be brought into compliance. Mayor Fuller inquired if this was something that the Planning Department, King Honda, architects and engineers could work together to map out. Mr. Mosley stated that the Planning and Engineering Departments would work with Mr. King if that was his choice. Due to the substantial number of changes that would need to be made, everyone would need to sit down and come up with a new site plan to meet requirements.
AYES:	Chair Cannon, Walters, Whatley, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Director Sweatman
NAYS:	None
ABSTAIN:	None

6. Dave King, authorized representative of King Automobiles, Inc., Front Corner of Highway 280 and Dunlop Drive, C-3, GC-P, Commercial retail.

Mr. Mosley presented the staff report to the Planning Commission for the proposed conditional use request of the front corner of Highway 280 and Dunlop Drive, C-3, GC-P commercial retail for King Honda. He stated that the applicant is proposing a parking area where the current water fountain is located and also, a metal shop on the far east side of the development. There is a proposed gravel parking lot next to Dunlop Drive exiting close to Linch Avenue. Finally, they are proposing a 14' x 48' LED sign. The Planning Department did not receive much information on the details of the proposed shop and its uses. He noted that much of the property is located on Alabama Power easements, which would require some approval for any structures or modifications to the easements. He stated that the proposed gravel drive would need to be asphalt for commercial use. He further stated that the billboard exceeds the size and height requirements for signage. Finally, he stated that a landscape plan which would meet minimum requirements would need to be submitted. The Planning Department recommends denial based on lack of information.

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

Chair Cannon opened the public hearing.

Mr. King, stated that he wants to improve the look of both areas, and to create space to sell more cars and generate tax dollars.
He said that he understands that the proposal will need to be tabled while he works to create agreements and drawings that would be acceptable to move forward with this project.

Chair Cannon closed the public hearing.

Motion to Table

RESULT:	**Passed**
MOVER:	Arturo Menefee
SECONDER:	Leigh Whatley

DISCUSSION	Chari Cannon asked if the auto shop would fit into the Gateway Corridor? Mr. Mosley stated that it would be under conditional use. Director Sweatman inquired about the proposed parking lot and stated that he would like to see a pedestrian plan for the public to cross Dunlop safely.
AYES:	Chair Cannon, Walters, Whatley, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Director Sweatman
NAYS:	None
ABSTAIN:	None

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).

Mr. Mosley presented the staff report to the Planning Commission for the rezoning request from R-1 to C-3 of 208 acres located in the Bridgewood PUD, accessed from Columbus Parkway and Wildwood Drive. Mr. Mosley stated that this request was listed on the May agenda but was withdrawn by the applicant in order to answer some of the concerns that the Planning Commission may have. The property is zoned R1 and C3. They're asking to rezone eight acres from C3 and R1 to PUD. Mr. Mosley said that there were some notable changes to point out at the very beginning:
1. They have removed the 40 ft. lots and have replaced them with 65 ft. lots, which are surrounded by a significant amount of open space.
2. The applicant has made further connections with the adjacent property owners and now has a contract to connect through property along Columbus Parkway.
3. Have created a fire acces lane which leads to Creek Stone Subdivision.
Mr. Mosley pointed out that 43% of the entire site is made up of 12 open-space lots, used for amenities and pocket parks. There is also a two-mile loop around the perimeter. Because of these things, even though there are a few small lots with density, on average it works out to be 2.6 units per acre.
The applicant has agreed to a phasing plan for fire access roads as well as amenity construction. Mr. Mosley stated that based on the changes made, Planning is recommending approval subject to the following staff recommendations:

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.**

Mr. Parker provided the reports for the Engineering, Opelika Water, and Opelika Power Services. Mr. Parker stated that Engineering does not usually comment on re-zoning. Engineering comments will come in the next phase of the preliminary plat. Opelika Water stated that more infrastructure will be needed with the development phasing.

Chari Cannon inquired about whether the commission would be voting on just the re-zoning or the subdivision.

Mr. Mosley stated that while the vote is just for the re-zoning, in approving the re-zoning the commission would be giving a blessing on the general concept of the subdivision.

Mr. Gunter clarified that the Planning Commission is not approving the zoning or the master plan, but rather is making a recommendation to the City Council, who will approve the rezoning and master plan.

Chair Cannon opened the public hearing.

Hayes Eiford, authorized representative of the Samford Group, gave a presentation where he addressed the concerns of the commission from the last meeting and explained what they have done to address those concerns.

Chair Cannon asked about the phasing and the plan for fire and emergency vehicles?

Mr. Eiford explained that, after meeting with the fire department, the plan is to build a gravel road that will connect to public roads inside the development to allow emergency vehicles the access they need, per IFC regulations.

Mr. Parker asked if the gravel road would become a permanent road in another phase?

Mr. Eiford said that a permanent road is one of the options.

Chair Cannon asked if ALDOT would add a signal at some point?

Mr. Parker stated that he feels there will be a signal there.

Mr. Walters expressed that he would like clarification on the phasing so that the commission has a better understanding of the plans that have to be made before each phase can happen. He was concerned about approving items without a full picture of how they would go from concept to finish.

Mr. Parker explained that the phasing details would come with the preliminary plat that would come before the commission for approval. Each phase will have preliminary approval. He explained that the developers have self-imposed limits. If they build 30 lots and cannot get secondary access for the next phase, then it will stay at 30 lots. It is at their risk, so they will work to develop other options to mitigate their risk.

Mr. Eiford further clarified that the building lot limits have been self-imposed to protect themselves as well as the Planning Commission and the City Of Opelika. He explained that he is working with Mr. Mosley to give the Planning Department the ability to stop the development if they are not fulfilling their promises.

Mr. Walters asked for clarification on the planning staff's recommendation?

Mr. Mosley explained that the original recommendation, the week prior, was to deny, however, after working with Mr. Eiford this week on the phasing, the recommendation is now for approval.

Chair Cannon closed the public hearing.

Motion for a positive recommendation to City Council.

RESULT:	**Passed**
MOVER:	Director John Sweatman
SECONDER:	Mayor Gary Fuller
AYES:	Chair Cannon, Walters, Whatley, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Director Sweatman
NAYS:	None
ABSTAIN:	None

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).

Mr. Mosley presented the staff report to the Planning Commission for the annexation of 32.3 acres accessed from Old Columbus Road. He stated that the property is currently within the city limits, but is proposed to be zoned as a PUD. It is currently in a location that is not zoned and therefore, would need to be annexed. The Planning Department is recommending a positive recommendation to the City Council.

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

Chair Cannon opened the public hearing.
No comments.
Chair Cannon closed the public hearing.

Motion for a positive recommendation to City Council

RESULT:	**Passed**
MOVER:	Arturo Menefee
SECONDER:	Mayor Gary Fuller
AYES:	Chair Cannon, Walters, Whatley, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Director Sweatman
NAYS:	None
ABSTAIN:	None

Mr. Mosley presented the staff report to the Planning Commission for the Amendment to Future Land Use of 174.2 acres, from a low-density residential and manufacturing land use category to a mixed-use land use category. The property's location is South Uniroyal Road north of Old Columbus Road. He stated that the applicant is proposing a residential development that would include 174 acres, 401 lots with a density of approximately 2.3 units per acre. Lot types would include: 156-50 ft. single family detached, 6,500 sf, 146-60 ft single family detached, and 99-70 ft single family detached. He stated that the biggest concern of the Planning staff is the lot sizes and widths related to those in the surrounding areas. The Planning staff recommends a positive recommendation 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.**

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

Chair Cannon inquired about the water?

Mr. Mosley noted that there are elevations on the property, and therefore, it might require additional boosters for pressure.

Chair Cannon asked if there would be sewer or septic systems?

Mr. Mosley and Mr. Parker stated that it would be sewer systems.

Chair Cannon opened the public hearing.

Hayes Eiford with Samford Group gave a presentation on the proposed Mayfair PUD.

Chair Cannon closed the public hearing.

Motion for a positive recommendation to City Council to rezone

RESULT:	**Passed**
MOVER:	**John Sweatman**
SECONDER:	**Jay Walters**
DISCUSSION	Chair Cannon stated that she believes that the development does not fit with the surrounding developments. She suggested that Mayfair have larger lots.
AYES:	Walters, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Director Sweatman
NAYS:	Chair Cannon, Whatley,
ABSTAIN:	None

Motion to Ammend

RESULT:	**Passed**

MOVER:	Gary Fuller
SECONDER:	John Sweatman
AYES:	Walters, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Director Sweatman
NAYS:	Chair Cannon, Whatley,
ABSTAIN:	None

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.

Mr. Mosley stated that this agenda item is to discuss and send a positive or negative recommendation to City Council for a text amendment of the Zoning Ordinance about Bed and Breakfast uses. The proposed regulation in this alternative text would require an owner-occupied resident, who would need to be on call at all times. This regulation would limit the number of guest bedrooms to six. A Bed and Breakfast in a residential area would not be available for commercial events. And finally, it states that a Bed and Breakfast in a residential zone should not use the structures, property or premises to host events, gatherings, or parties for commercial gain. Commercial events such as wedding parties or business meetings are considered separate uses that are part of a different zoning classification permit. It can be used to host owner's private events, provided it is not for commercial gain or a commercial venture. It further states that Bed & Breakfasts, located in a non-residential area, can host events with zone permitting.
He stated that the planning commission should provide a positive or negative recommendation on this, as well as item 11, to go to the City Council which would allow them to make a decision based on the Commission's recommendation.

Chair Cannon opened the public hearing.
Amy Hess, of 601 N. 10th Street, said that she signed a petition earlier in this process because it was her understanding that there would not be any large events or parties. She stated that she likes the idea of a B and B, but only if there are not loud events.

Phillip Rowton, also a neighbor in the historic district, stated that he believes he speaks for most of the community that are directly impacted by the proposed Bed and Breakfast on 10th Street. He stated that they are not in favor of it. It is his belief that there will be increased activity and problems associated with it. He said that he is adamant about not allowing B & B's to have events in residential areas. He stated that he believes they should be owner-occupied.

Jason Lanz of 410 N. 9th Street stated that was he was originally told about the Renfro House Bed and Breakfast, and what it is now, is not what he was told. He feels that it would be a glorified Airbnb with events. He stated that the proposal with owner occupation and no commercial events is more in line with what he had in mind.

George Purvis of 514 North 8th Street expressed his frustration that Bed and Breakfasts in a residential zone keep coming up at meetings, despite his belief that he and his neighbors do not

want one.

Chair Cannon closed the public hearing.

Motion for a positive recommendation to City Council

RESULT:	**Passed**
MOVER:	Director John Sweatman
SECONDER:	Arturo Menefee
DISCUSSION	Mr. Gunter clarified that this vote would be to recommend the more restrictive regulation. It would require a Bed and Breakfast, in a residential neighborhood, to be owner-occupied and not allowed to have commercial uses or events on the premises. He further read from the proposed amendment: "The primary function of a bed and breakfast in a residential area shall be for the provision of temporary accommodation and meals for travelers, and the owner shall not use the structures, property or premises to host events, gatherings, or parties for commercial gain." He said that it was his understanding that the comments today were directed at the less restrictive item 11.
AYES:	Chair Cannon, Walters, Menefee, Councilman Ward 1 Allen, Director Sweatman
NAYS:	Whatley
ABSTAIN:	None

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

Mr. Mosley stated that this item was tabled last month. The developers were supposed to do some additional work and create a site plan. They have not done so yet. So no action needs to be taken at this time.

H. **TEXT AMENDMENTS TO THE ZONING ORDINANCE - Public Hearing**

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)*

Mr. Mosley stated that this was the original amendment that was tabled in January 2025. The owner does not need to be present; instead, an innkeeper or manager will be available and on call. The property could be used for commercial events, but would be limited to ten a year. The property has to be over an acre to have outside events. It has to be located on a major thoroughfare in order not to change the traffic to the property. Events would have to be approved by the planning department and, as needed, by additional departments. He stated that the Planning Staff is recommending a positive or negative recommendation to the City Council for their review.

Motion to remove from the table

RESULT:	**Passed**
MOVER:	Director John Sweatman
SECONDER:	Arturo Menefee
AYES:	Chair Cannon, Walters, Whatley, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Director Sweatman
NAYS:	None
ABSTAIN:	None

Chair Cannon opened the public hearing.
Robin Weyent of 809 Shelby Avenue asked for clarification on why there are two opposite amendments being sent to City Council.

Mr. Mosley explained that the planning commission can send one negative recommendation and one positive recommendation to the council.

Robin Weyent stated that the administrative code for the state of Alabama defines a bed and breakfast as an owner-occupied dwelling, and thus it is exempt from the Department of Health. She stated that she does not want an event center to be available in a residential neighborhood.

Phillip Rowton of 515 North 10th Street, stated that he feels neighbors in the historic district have been misled to believe that the Renfro House was in dire condition and in a state of disrepair and yet the new owners have not worked on it. He further stated that he feels the supply of lodging in the city is high, and another lodging area is not in demand. He feels that the intended use of the house has always been an event center. He believes that the concerns of him and his neighbors are being ignored.

Jason Lanz of 410 N. 9th Street stated that as a neighbor of the Renfro House, he would prefer a neighbor, not an event center or Airbnb. He feels that the re-zoning is being done for one specific entity and not for the good of the neighborhood. He would like to see a negative recommendation.

Chair Cannon closed the public hearing.

Mr. Mosley stated that the ordinance was written to address community concerns. The restrictions presented in the previously proposed amendment were put in place as a direct response to address the concerns of the community to limit events and commercial activity in residential areas.

Mr. Gunter stated that he wanted to clarify the item before voting. He said that is the more expansive version of the Bed and Breakfast regulations. He read from the amendment: "The property owner shall live within the city limits and an innkeeper or operator shall be available on call within the city limits at all times regarding any guest occupancy. It does not require owner-occupancy. It does allow commercial events such as wedding receptions, but it is conditioned on certain restrictions such as: number of attendees, the number of occasions it can be used for commercial purposes, and parking requirements."

Motion for a negative recommendation to City Council

RESULT:	**Passed**
MOVER:	Leigh Whatley

SECONDER:	Mayor Fuller
DISCUSSION	Leigh Whatley stated that after reading it thoroughly, she feels this is making allowances for this one house that are not afforded to the other residences. The trash has to be picked up more than once a week. Trash cans will be on the curbs more often than others in the neighborhood. It will require much more lighting than a private residence. They will need a parking pad. Without owner occupancy, the trash will overflow like Airbnb's do. The neighbors who will be directly affected are not for this. The Renfro House will not be torn down, as other houses on the same street have sold in the last two months for well over $500,000.00. It is a desirable property. This is something that really needs to be considered because it is not positive for the future.
AYES:	Chair Cannon, Walters, Whatley, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Director Sweatman
NAYS:	None
ABSTAIN:	None

VI. ADJOURN

Motion to adjourn at 5:15:34 p.m.

RESULT:	**Passed**
MOVER:	Director John Sweatman
SECONDER:	Arturo Menefee
AYES:	Chair Cannon, Walters, Whatley, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Director Sweatman
NAYS:	None
ABSTAIN:	None

_____**Lucinda Cannon, Chair**

_____**Matt Mosley, Secretary**

Agenda Item

IV. B-4

Summit Point SD-68 Lots

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: 0 LEE RD 391

PROPERY OWNER: EDGAR HUGHSTON BUILDER INC.

APPLICANT/AUTHORIZED REPRESENTATIVE: TYLER FINDLEY with Edgar Hughston Builder Inc

MAILING ADDRESS: 6053 VETERANS PKWY, STE 300 COLUMBUS GA 31909

PHONE NUMBER: 706.568.7650 **FAX NUMBER:** _____

EMAIL ADDRESS: tfindley@hughstonhomes.com

TYPE OF PLAT APPROVAL REQUESTED

☐ SKETCH PLAN	☐ ADMINISTRATIVE	☒ PRELIMINARY	☐ FINAL

Does the subdivision require any other official action by the City? no

☐ Annexation	☐ Rezoning	☐ Other _____

PARCEL INFORMATION

Subdivision Name: Summit Pointe

Current Land Use: Vacant

Current Zoning: na

Proposed use of the Subdivision: Lee County - Single family

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

Number of Lots: 68 x $3.00 = $ 204

Number of APO: 14 x $7.00 = $ 98
(Adjacent Property Owners)

Fee: $75.00

TOTAL = $377

PAID _____

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

OWNERS/AUTHORIZED REPRESENTATIVE SIGNATURE:

(PRINT NAME) Tyler Findley

DATE 03/25/2024

AUTHORIZED TO ACT AS APPLICANT FOR PROPERTY OWNER

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

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

Property Owner's Signature _____ Date _____

STATE OF ALABAMA
COUNTY OF LEE

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

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

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

_____
Notary Public

My Commission Expires: _____

SUBDIVISION APPLICATION REQUIREMENTS AND INFORMATION

1. Application due 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. Application signed by property owner and/or authorized applicant.
3. Complete the 'Authorization to Act as Applicant', if applicable
4. Provide copy of the current Deed for the subdivision property
5. Provide a List of adjacent property owners on separate sheet.
6. Submit 26 copies of the plat (21 - 11 x 17 if legible; 4 – 24 x 36; 1 - 8 x 11). Copies must accompany and be made part of this application.
7. For preliminary plat approval only or preliminary & final approval combined, if allowed: **$75 application fee, plus $7.00 each certified letter, plus $3 each lot** in subdivision. Checks payable to City of Opelika. For final plat approval only or administrative plat approval only: $75 application fee.
8. Approval of a preliminary plat by the Planning Commission shall be effective for 24 months unless the applicant request and the Planning Commission grants an extension; if approval for final plat has not be granted within 24 months the Preliminary approval shall automatically be extended for a period of 12 months from the date of approval if such Final Plat of pat of the subdivision. .
9. Final plat approval shall not be given at the same Planning Commission meeting when preliminary approval is requested if public infrastructure improvements are required. When public improvements are required 20 days must lapse between preliminary and final approval.

City of Opelika
Planning Commission
Planning Department Report

Meeting Date:	July 22, 2025
Subdivision:	Summit Pointe
Agenda Item #:	B-4
Action Requested:	Preliminary Approval
Location of Property:	2800 block of Lee Road 391 (Old Columbus Road)
Property Owner(s):	Edgar Hughston Builder, Inc Brandon Bolt, Bolt Engineering LLC, authorized representative
Current Land Use:	Undeveloped
Current Zoning:	PJ (Planning Jurisdiction)
Flood Zone:	FEMA Map # 01080C0230G Nov 2, 2011 No portion of property falls within a designated flood zone. In Zone X (outside the 0.2% annual chance floodplain)

Staff Comments:

The applicant is requesting preliminary plat approval for 68 lots located in the Planning Jurisdiction. The development is located on the north side of Lee Road 391 adjacent to city limits of Opelika. The proposed lots would be on septic tanks. A previous plat for this lot was denied due to not meeting the block length. That plat had 40 lots.

The development includes 68 lots that range in size from 15,750 sf to 18.38 acres. The lots have the following minimum standards per the plat:

Lot Width:	80 ft
Front Setback:	35 ft
Side Setback:	15 ft
Rear Setback:	30 ft
Side on St Setback:	25 ft

In the Planning Jurisdiction, the minimum lot size is 15,000 sf (R-2 standards apply concerning lot size.). The lots meet the minimum 15,000 square foot lot size requirement for a subdivision in the planning jurisdiction.

The development is required to have curb and gutter streets instead of the more rural design previously shown. Lots 1 and 68 should take access off the new street to reduce the number of curb cuts on Old Columbus Road.

As this plat does not meet the fire access requirements of the City of Opelika, the Planning Department recommends that individual lots or the rest of the development be annexed in after development unless the infrastructure meets all city standards and regulations.

Staff recommends preliminary plat approval subject to the following:

1. This plat will need to be approved by Lee County Planning Commission.
2. Add a signature line for the City Planner, Planning Chair, the City Engineer, Opelika Power Services, Opelika Water Board, and Public Works.
3. Lots 1 and 68 shall not take access from Old Columbus Road (Lee Road 391).
4. All utilities shall be underground.
5. Sidewalks shall be required on one side of the street.

Engineering Department Report

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

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

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

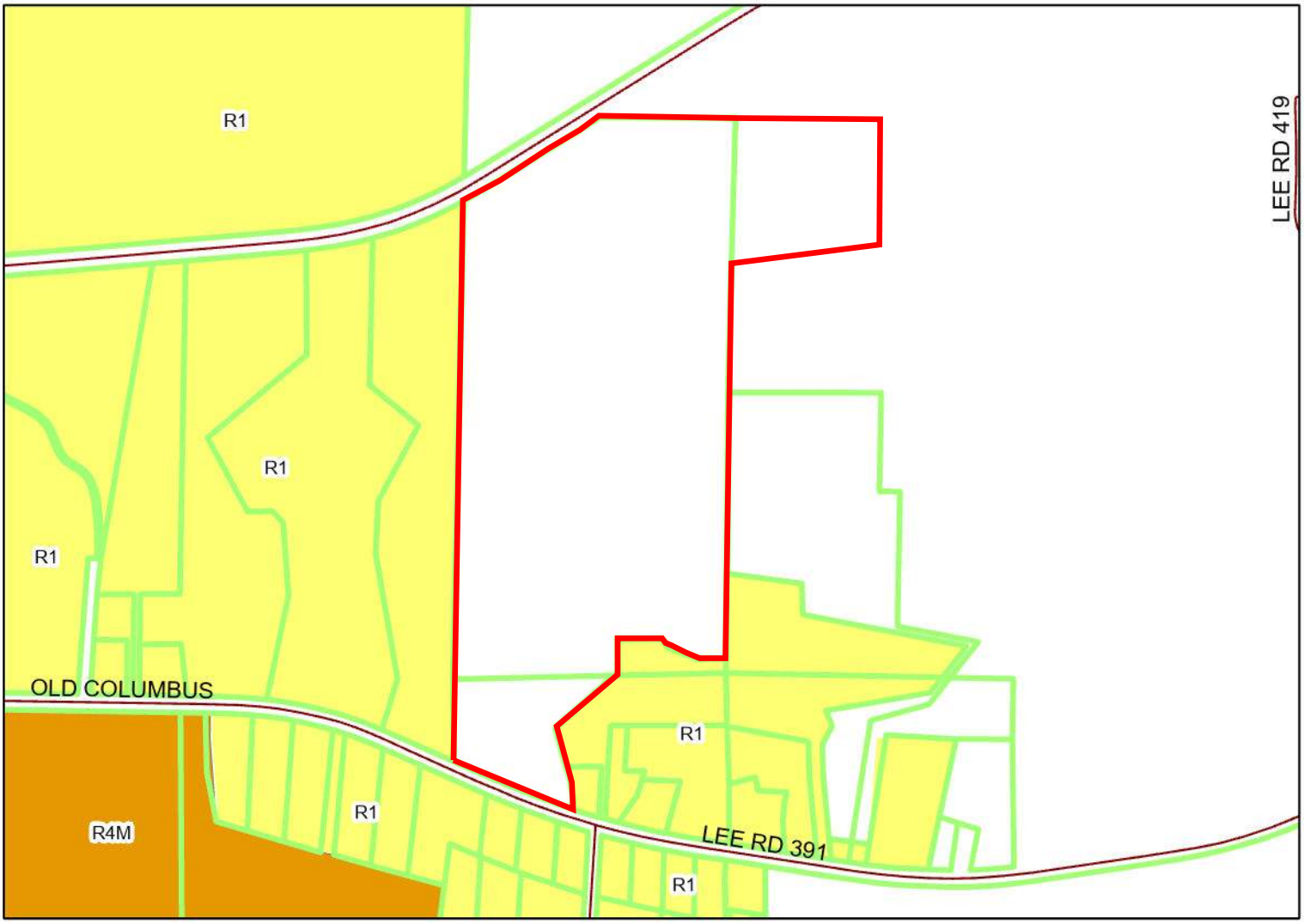
Opelika Water Report

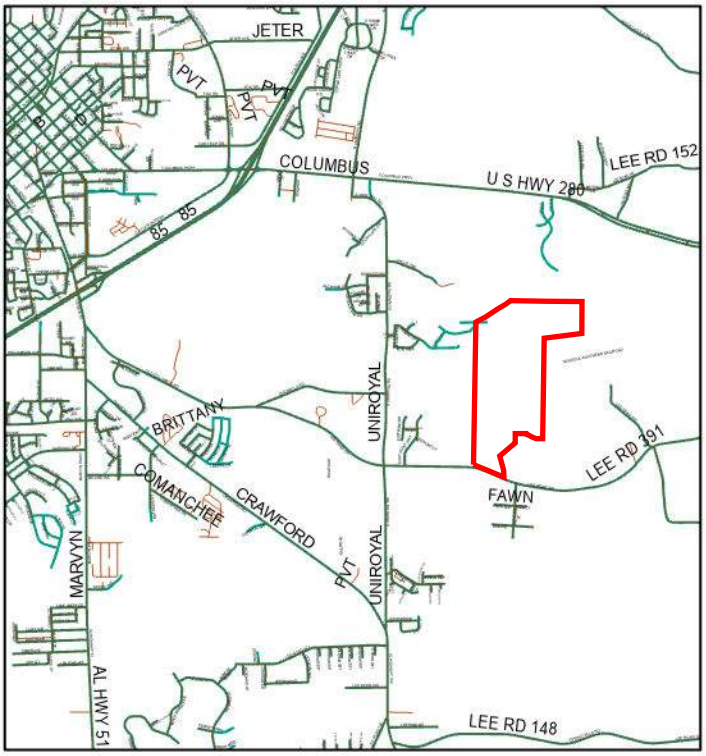
Opelika Water Comments: Water service is available from an 8” main on the north side of Old Columbus Rd.

Opelika Power Services Report

This Subdivision is outside of the Opelika Power Service territory.

SUMMIT POINTE SUBDIVISION
LEE ROAD 391 (OLD COLUMBUS ROAD)
PRELIMINARY APPROVAL, B-1

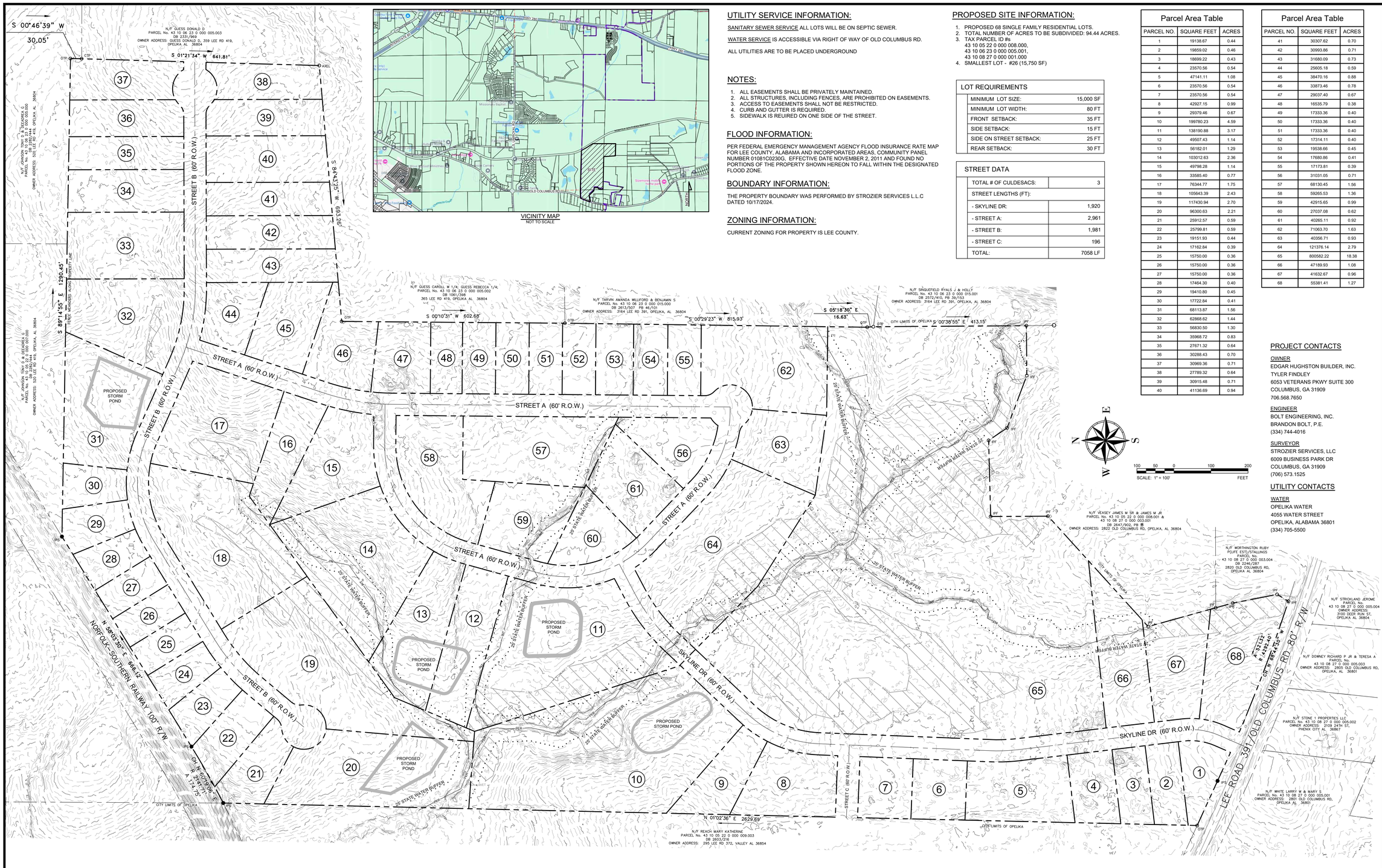




The applicant is requesting preliminary approval for 68 lots. The property is out of the City limits. Opelika city limits border the property on the west side. This plat was denied at the June 24th PC meeting because the primary street (Skyline Drive) exceeded the maximum 1,200 foot blocking requirement.

Subject Property

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



VICINITY MAP
NOT TO SCALE

UTILITY SERVICE INFORMATION:

SANITARY SEWER SERVICE ALL LOTS WILL BE ON SEPTIC SEWER.

WATER SERVICE IS ACCESSIBLE VIA RIGHT OF WAY OF OLD COLUMBUS RD.

ALL UTILITIES ARE TO BE PLACED UNDERGROUND

NOTES:

1. ALL EASEMENTS SHALL BE PRIVATELY MAINTAINED.
2. ALL STRUCTURES, INCLUDING FENCES, ARE PROHIBITED ON EASEMENTS.
3. ACCESS TO EASEMENTS SHALL NOT BE RESTRICTED.
4. CURB AND GUTTER IS REQUIRED.
5. SIDEWALK IS REUIRED ON ONE SIDE OF THE STREET.

FLOOD INFORMATION:

PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR LEE COUNTY, ALABAMA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 01081C0230G, EFFECTIVE DATE NOVEMBER 2, 2011 AND FOUND NO PORTIONS OF THE PROPERTY SHOWN HEREON TO FALL WITHIN THE DESIGNATED FLOOD ZONE.

BOUNDARY INFORMATION:

THE PROPERTY BOUNDARY WAS PERFORMED BY STROZIER SERVICES L.L.C DATED 10/17/2024.

ZONING INFORMATION:

CURRENT ZONING FOR PROPERTY IS LEE COUNTY.

PROPOSED SITE INFORMATION:

1. PROPOSED 68 SINGLE FAMILY RESIDENTIAL LOTS.
2. TOTAL NUMBER OF ACRES TO BE SUBDIVIDED: 94.44 ACRES.
3. TAX PARCEL ID #s
   43 10 05 22 0 000 008.000,
   43 10 06 23 0 000 005.001,
   43 10 08 27 0 000 001.000
4. SMALLEST LOT - #26 (15,750 SF)

LOT REQUIREMENTS	
MINIMUM LOT SIZE:	15,000 SF
MINIMUM LOT WIDTH:	80 FT
FRONT SETBACK:	35 FT
SIDE SETBACK:	15 FT
SIDE ON STREET SETBACK:	25 FT
REAR SETBACK:	30 FT

STREET DATA	
TOTAL # OF CULDESACS:	3
STREET LENGTHS (FT):	
- SKYLINE DR:	1,920
- STREET A:	2,961
- STREET B:	1,981
- STREET C:	196
TOTAL:	7058 LF

Parcel Area Table

PARCEL NO.	SQUARE FEET	ACRES
1	19138.67	0.44
2	19859.02	0.46
3	18699.22	0.43
4	23570.56	0.54
5	47141.11	1.08
6	23570.56	0.54
7	23570.56	0.54
8	42927.15	0.99
9	29379.46	0.67
10	199780.23	4.59
11	138190.88	3.17
12	49507.43	1.14
13	56182.01	1.29
14	103012.63	2.36
15	49798.28	1.14
16	33585.40	0.77
17	76344.77	1.75
18	105643.39	2.43
19	117430.94	2.70
20	96300.63	2.21
21	25912.57	0.59
22	25799.81	0.59
23	19151.93	0.44
24	17162.84	0.39
25	15750.00	0.36
26	15750.00	0.36
27	15750.00	0.36
28	17464.30	0.40
29	19410.80	0.45
30	17722.84	0.41
31	68113.87	1.56
32	62868.62	1.44
33	56830.50	1.30
34	35968.72	0.83
35	27671.32	0.64
36	30288.43	0.70
37	30969.36	0.71
38	27780.32	0.64
39	30915.48	0.71
40	41136.69	0.94

Parcel Area Table

PARCEL NO.	SQUARE FEET	ACRES
41	30307.62	0.70
42	30993.86	0.71
43	31680.09	0.73
44	25605.18	0.59
45	38470.16	0.88
46	33873.46	0.78
47	29037.40	0.67
48	16535.79	0.38
49	17333.36	0.40
50	17333.36	0.40
51	17333.36	0.40
52	17314.11	0.40
53	19538.66	0.45
54	17680.86	0.41
55	17173.81	0.39
56	31031.05	0.71
57	68130.45	1.56
58	59265.53	1.36
59	42915.65	0.99
60	27037.08	0.62
61	40265.11	0.92
62	71063.70	1.63
63	40356.71	0.93
64	121376.14	2.79
65	800582.22	18.38
66	47189.93	1.08
67	41632.67	0.96
68	55381.41	1.27

PROJECT CONTACTS

OWNER
EDGAR HUGHSTON BUILDER, INC.
TYLER FINDLEY
6053 VETERANS PKWY SUITE 300
COLUMBUS, GA 31909
706.568.7650

ENGINEER
BOLT ENGINEERING, INC.
BRANDON BOLT, P.E.
(334) 744-4016

SURVEYOR
STROZIER SERVICES, LLC
6009 BUSINESS PARK DR
COLUMBUS, GA 31909
(706) 573.1525

UTILITY CONTACTS

WATER
OPELIKA WATER
4055 WATER STREET
OPELIKA, ALABAMA 36801
(334) 705-5500

ENGINEER'S CERTIFICATION

STATE OF ALABAMA
COUNTY OF LEE

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

NAME _____ P.E. # _____

TITLE _____ FIRM _____

DATE _____

SURVEYOR'S CERTIFICATION

STATE OF ALABAMA
COUNTY OF LEE

I, MARK D. STROZIER, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALABAMA, FOR (SURVEY COMPANY) STATE THAT THIS IS A PLAT

OF AN ACTUAL FIELD SURVEY OF LOTS THROUGH _____ INCLUSIVE OF SUMMIT POINTE SUBDIVISION, MORE ARTICULARLY DESCRIBED AS FOLLOWS:

_____

I FURTHER STATE THAT THIS SURVEY AND PLAT MEETS THE CURRENT STANDARDS OF PRACTICE AS SET FORTH BY THE ALABAMA STATE BOARD OF LICENSURE FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS IN RULE 330-X-14-.05 (G) ON MARCH 31,1990 (OR MOST CURRENT REVISED RULE) TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

THIS THE _____ DAY OF _____, 2025.

_____ _____
MARK D. STROZIER ALABAMA LICENSE #

DEDICATION

EDGAR HUGHSTON BUILDER, INC., THE OWNER(S) OF SAID LANDS SURVEYED BY MARK D. STROZIER, DO HEREBY CERTIFY THAT TITLE WAS AND IS VESTED IN SAID OWNER(S) AND JOIN IN THE FOREGOING STATEMENT MADE BY SAID _____ 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:

_____

_____
CEO OF EDGAR HUGHSTON BUILDER, INC.

ACKNOWLEDGMENT

STATE OF ALABAMA
COUNTY OF LEE

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL

THIS THE ____ DAY OF _____, 2025

_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

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

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

THIS THE_____ DAY OF _____ 2025.

_____
COUNTY ENGINEER
COUNTY OF LEE, ALABAMA

CERTIFICATE OF APPROVAL LEE CO. PLANNING COMMISSION

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

THIS _____ DAY OF _____, 2025.

_____
PLANNING DIRECTOR

CERTIFICATE OF APPROVAL BY THE LEE COUNTY HEALTH DEPARTMENT

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

THIS_____ DAY OF _____, 2025

_____
HEALTH OFFICER

BOLT ENGINEERING INC
CIVIL ENGINEERING • LAND PLANNING
phone 334.744.4016 | www.boltengineering.net

PRELIMINARY NOT FOR CONSTRUCTION

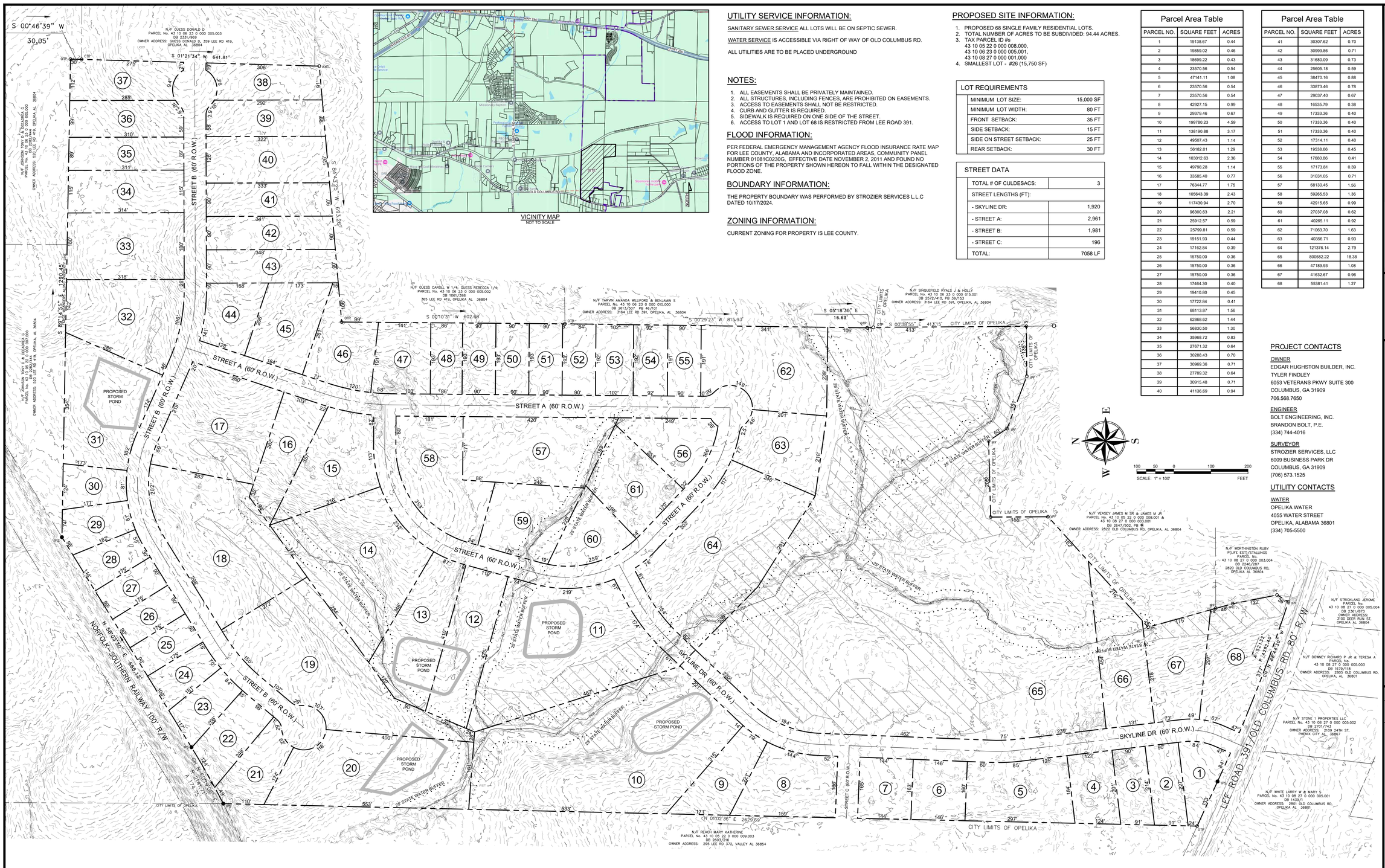
PRELIMINARY PLAT
SUMMIT POINTE
SECTION 26 & 27, TOWNSHIP 19 NORTH, RANGE 27 EAST
OPELIKA, LEE COUNTY, ALABAMA

SYMBOL	DESCRIPTION	DATE

JOB NO.: 24 234
INITIAL DATE: 03.17.25
SCALE: 1" = 100'

SHEET #
CS-100

Revised Plat



VICINITY MAP
NOT TO SCALE

UTILITY SERVICE INFORMATION:

SANITARY SEWER SERVICE ALL LOTS WILL BE ON SEPTIC SEWER.

WATER SERVICE IS ACCESSIBLE VIA RIGHT OF WAY OF OLD COLUMBUS RD.

ALL UTILITIES ARE TO BE PLACED UNDERGROUND

NOTES:

1. ALL EASEMENTS SHALL BE PRIVATELY MAINTAINED.
2. ALL STRUCTURES, INCLUDING FENCES, ARE PROHIBITED ON EASEMENTS.
3. ACCESS TO EASEMENTS SHALL NOT BE RESTRICTED.
4. CURB AND GUTTER IS REQUIRED.
5. SIDEWALK IS REQUIRED ON ONE SIDE OF THE STREET.
6. ACCESS TO LOT 1 AND LOT 68 IS RESTRICTED FROM LEE ROAD 391.

FLOOD INFORMATION:

PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR LEE COUNTY, ALABAMA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 01081C0230G, EFFECTIVE DATE NOVEMBER 2, 2011 AND FOUND NO PORTIONS OF THE PROPERTY SHOWN HEREON TO FALL WITHIN THE DESIGNATED FLOOD ZONE.

BOUNDARY INFORMATION:

THE PROPERTY BOUNDARY WAS PERFORMED BY STROZIER SERVICES L.L.C DATED 10/17/2024.

ZONING INFORMATION:

CURRENT ZONING FOR PROPERTY IS LEE COUNTY.

PROPOSED SITE INFORMATION:

1. PROPOSED 68 SINGLE FAMILY RESIDENTIAL LOTS.
2. TOTAL NUMBER OF ACRES TO BE SUBDIVIDED: 94.44 ACRES.
3. TAX PARCEL ID #s
   43 10 05 22 0 000 008.000,
   43 10 06 23 0 000 005.001,
   43 10 08 27 0 000 001.000
4. SMALLEST LOT - #26 (15,750 SF)

LOT REQUIREMENTS	
MINIMUM LOT SIZE:	15,000 SF
MINIMUM LOT WIDTH:	80 FT
FRONT SETBACK:	35 FT
SIDE SETBACK:	15 FT
SIDE ON STREET SETBACK:	25 FT
REAR SETBACK:	30 FT

STREET DATA	
TOTAL # OF CULDESACS:	3
STREET LENGTHS (FT):	
- SKYLINE DR:	1,920
- STREET A:	2,961
- STREET B:	1,981
- STREET C:	196
TOTAL:	7058 LF

Parcel Area Table

PARCEL NO.	SQUARE FEET	ACRES
1	19138.67	0.44
2	19859.02	0.46
3	18699.22	0.43
4	23570.56	0.54
5	47141.11	1.08
6	23570.56	0.54
7	23570.56	0.54
8	42927.15	0.99
9	29379.46	0.67
10	199780.23	4.59
11	138190.88	3.17
12	49507.43	1.14
13	56182.01	1.29
14	103012.63	2.36
15	49798.28	1.14
16	33585.40	0.77
17	76344.77	1.75
18	105643.39	2.43
19	117430.94	2.70
20	96300.63	2.21
21	25912.57	0.59
22	25799.81	0.59
23	19151.93	0.44
24	17162.84	0.39
25	15750.00	0.36
26	15750.00	0.36
27	15750.00	0.36
28	17464.30	0.40
29	19410.80	0.45
30	17722.84	0.41
31	68113.87	1.56
32	62868.62	1.44
33	56830.50	1.30
34	35968.72	0.83
35	27671.32	0.64
36	30288.43	0.70
37	30969.36	0.71
38	27780.32	0.64
39	30915.48	0.71
40	41136.69	0.94

Parcel Area Table

PARCEL NO.	SQUARE FEET	ACRES
41	30307.62	0.70
42	30993.86	0.71
43	31680.09	0.73
44	25605.18	0.59
45	38470.16	0.88
46	33873.46	0.78
47	29037.40	0.67
48	16535.79	0.38
49	17333.36	0.40
50	17333.36	0.40
51	17333.36	0.40
52	17314.11	0.40
53	19538.66	0.45
54	17680.88	0.41
55	17173.81	0.39
56	31031.05	0.71
57	68130.45	1.56
58	59265.53	1.36
59	42915.65	0.99
60	27037.08	0.62
61	40265.11	0.92
62	71063.70	1.63
63	40356.71	0.93
64	121376.14	2.79
65	800582.22	18.38
66	47189.93	1.08
67	41632.67	0.96
68	55381.41	1.27

PROJECT CONTACTS

OWNER
EDGAR HUGHSTON BUILDER, INC.
TYLER FINDLEY
6053 VETERANS PKWY SUITE 300
COLUMBUS, GA 31909
706.568.7650

ENGINEER
BOLT ENGINEERING, INC.
BRANDON BOLT, P.E.
(334) 744-4016

SURVEYOR
STROZIER SERVICES, LLC
6009 BUSINESS PARK DR
COLUMBUS, GA 31909
(706) 573.1525

UTILITY CONTACTS

WATER
OPELIKA WATER
4055 WATER STREET
OPELIKA, ALABAMA 36801
(334) 705-5500

ENGINEER'S CERTIFICATION

STATE OF ALABAMA
COUNTY OF LEE

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NAME _____ P.E. # _____

TITLE _____ FIRM _____

DATE _____

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COUNTY OF LEE

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SIGNED AND SEALED IN THE PRESENCE OF:

_____

_____
CEO OF EDGAR HUGHSTON BUILDER, INC.

ACKNOWLEDGMENT

STATE OF ALABAMA
COUNTY OF LEE

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL

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_____ _____
NOTARY PUBLIC MY COMMISSION EXPIRES

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

THIS THE_____ DAY OF _____ 2025.

_____
COUNTY ENGINEER
COUNTY OF LEE, ALABAMA

CERTIFICATE OF APPROVAL LEE CO. PLANNING COMMISSION

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THIS _____ DAY OF _____, 2025.

_____
PLANNING DIRECTOR

CERTIFICATE OF APPROVAL BY THE LEE COUNTY HEALTH DEPARTMENT

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THIS_____ DAY OF _____, 2025

_____
HEALTH OFFICER

CERTIFICATE OF APPROVAL BY THE CITY OF OPELIKA PLANNING COMMISSION

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

THIS THE _____ DAY OF _____, 2025

_____
CHAIRMAN, PLANNING COMMISSION
OPELIKA, ALABAMA

BOLT ENGINEERING INC
CIVIL ENGINEERING • LAND PLANNING
phone 334.744.4016 | www.boltengineering.net

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY PLAT
SUMMIT POINTE
SECTION 26 & 27, TOWNSHIP 19 NORTH, RANGE 27 EAST
OPELIKA, LEE COUNTY, ALABAMA

SYMBOL	DESCRIPTION	DATE

JOB NO.: 24 234
INITIAL DATE: 03.17.25
SCALE: 1" = 100'

SHEET #
CS-100

Agenda Item

IV. B-5

Piedmont Farms SD

AGENDA ITEM # _____

APPLICATION FOR SUBDIVISION APPROVAL

PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801

DEADLINE: 6/25/25 MEETING: 7/22/25

SITE ADDRESS: Waverly Parkway

PROPERY OWNER: Piedmont Farms

APPLICANT/AUTHORIZED REPRESENTATIVE: Blake Rice, BSI, Inc.

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

PHONE NUMBER: 334-745-7026 **FAX NUMBER:** 334-745-4367

EMAIL ADDRESS: brice@bsies.com

TYPE OF PLAT APPROVAL REQUESTED

☐ SKETCH PLAN	☐ ADMINISTRATIVE	■ PRELIMINARY	☐ FINAL

Does the subdivision require any other official action by the City? No

☐ Annexation	☐ Rezoning	☐ Other _____

PARCEL INFORMATION

Subdivision Name: Piedmont Farms

Current Land Use: Vacant

Current Zoning: R2

Proposed use of the Subdivision: Single Family Residential

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

Number of Lots: 33 x $3.00 = $99.00

Number of APO: 25 x $7.00 = $175.00
(Adjacent Property Owners)

Fee: $75.00

TOTAL =$349.00

PAID _____

I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) Piedmont Farms 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: Blake Rice

6/25/25
DATE

(PRINT NAME) Blake Rice, BSI, Inc.

AUTHORIZED TO ACT AS APPLICANT FOR PROPERTY OWNER

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

BLAKE RICE 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 6/10/25

STATE OF ALABAMA
COUNTY OF LEE

I, Blake Rice, a Notary Public in and for said County and State, hereby certify

that Mike Buckalew, 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 10 day of June 2025.

_____
Notary Public

My Commission Expires: 12/13/28

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 $7.00 each certified letter, plus $3 each lot** in subdivision. Checks payable to City of Opelika. For final plat approval only or administrative plat approval only: $75 application fee.
8. Approval of a preliminary plat by the Planning Commission shall expire in one year after approval date; approval of a final plat by the Planning Commission shall be null and void if the plat is not recorded within 120 days after approval date.
9. Final plat approval shall not be given at the same Planning Commission meeting when preliminary approval is requested if public infrastructure improvements are required. When public improvements are required 20 days must lapse between preliminary and final approval.

City of Opelika
Planning Commission
Planning Department Report

Meeting Date:	July 22, 2025
Subdivision:	Piedmont Farms Subdivision
Agenda Item #:	B-5
Action Requested:	Preliminary Plat Approval
Location of Property:	Waverly Parkway, Terracewood Drive and Mocking Bird Drive
Property Owner(s):	Piedmont Farms LLC Blake Rice, BSI, Inc., authorized applicant
Current Land Use:	Vacant
Current Zoning:	R-2
Flood Zone:	FEMA – January 17, 2025 – MAP#01081C0067H & 01081C0069H – in "Zone X" Zone X area is outside the 0.2% annual chance floodplains and in "Zone A" Zone A area is Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance of flood. No Base Flood Elevations determined.

Staff Comments:
The applicant is requesting preliminary plat approval for a 33-lot subdivision located in the R-2 zoning district. Lots 21-24 will take access from Waverly Parkway. Lots 21, 22, and 23 will share an access from an existing driveway off Waverly Parkway. Lots 25 and 26 will have a shared driveway off Terracewood Drive. Lots 27-33 will take access from Terracewood Drive. Lots 1-20 will take access from the new road Mockingbird Drive. Lots 23-33 range in size from 20,000 sf to 1.13 acres and Lots 1-22 range in size from 2 to 10.67 acres. These lots meet or exceed the R-2 lot requirements.

The application states these lots will be used for single-family homes. This subdivision is unique because a majority of this property has large mature pecan trees.

Planning staff recommends preliminary approval subject to:
1. Opelika already has a Mockingbird Lane, although not a Mockingbird Drive.
2. The name and address of the owner/developer should appear on the plat.
3. Add a note to restrict access to Lot 25 from Waverly Parkway.
4. Sidewalks shall be installed on both sides of the street.
5. Utilities 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.

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

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

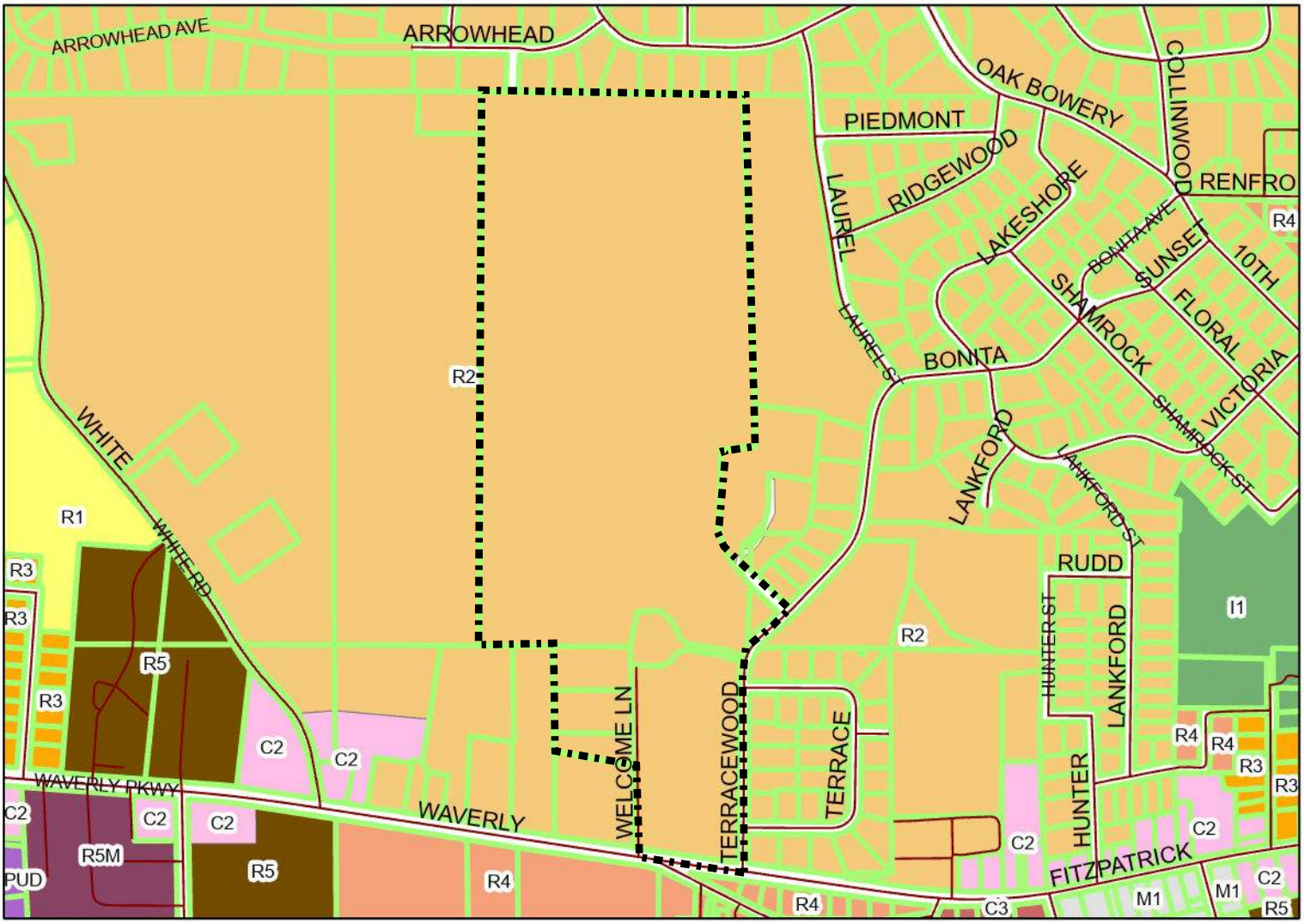
Opelika Water Report

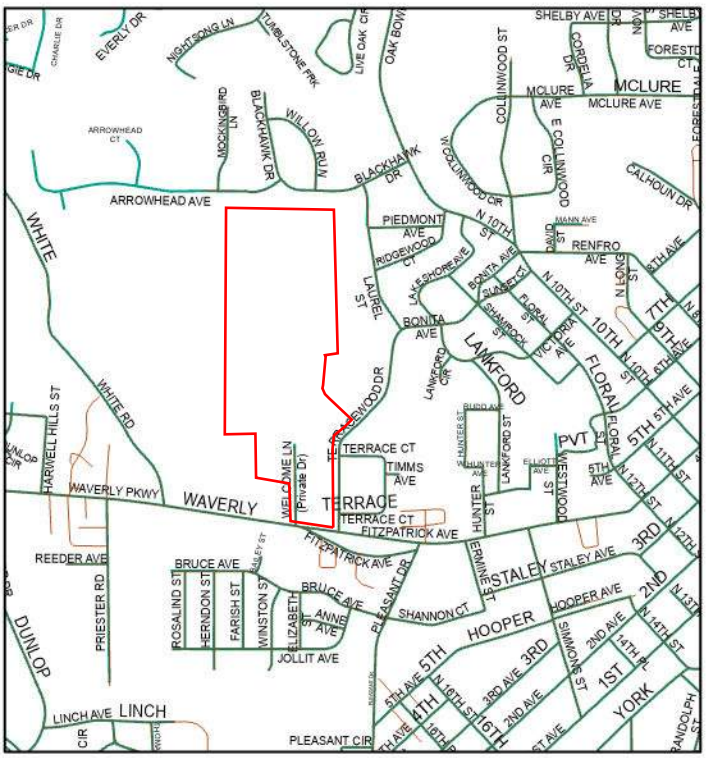
Opelika Water Comments: Water service is available from an 8" main on the eastern side of Terracewood Dr and an 8" main on the eastern side of Mockingbird Lane. Connections to both mains are required for this development.

Opelika Power Services Report

This Subdivision is in the Opelika Power Service territory.

PIEDMONT FARMS SUBDIVISION
WAVERLY PARKWAY
PRELIMINARY PLAT, B-2





The applicant is requesting preliminary approval for 33 lots in a R-2 zone. Lots range from 20,200 sf to 10.6 acres.

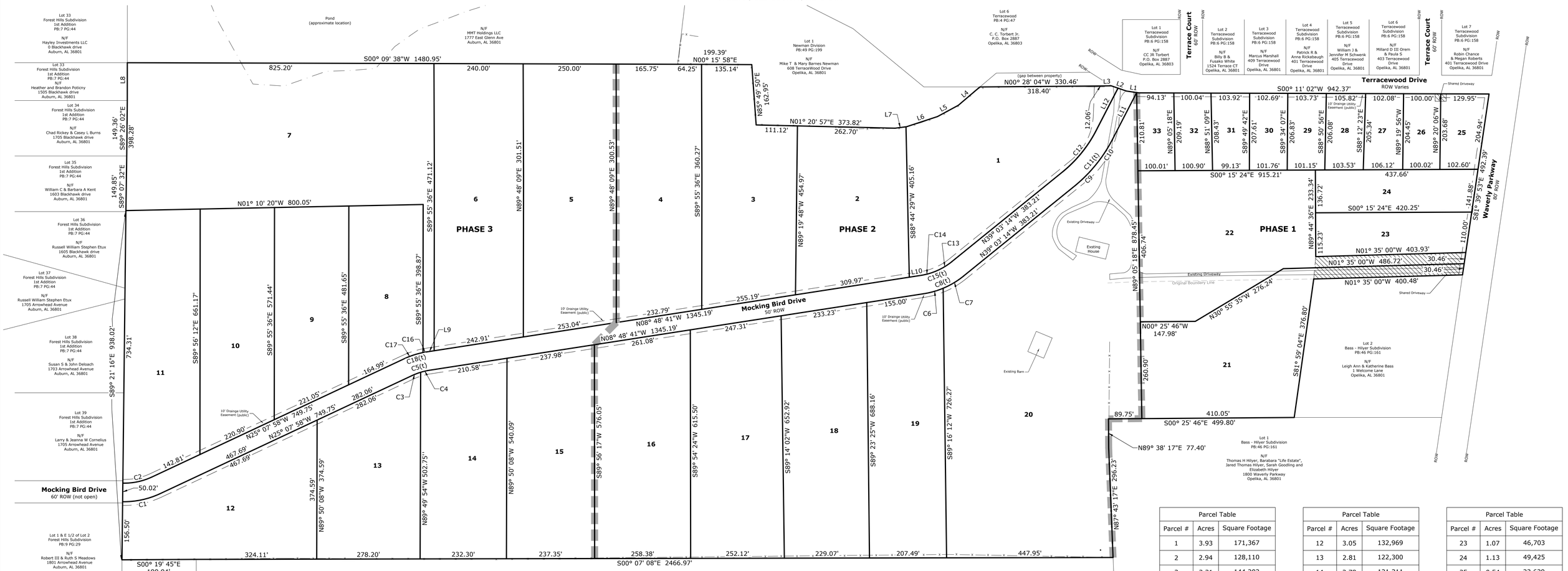
Subject Property

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

PRELIMINARY PLAT OF

PIEDMONT FARMS

BEING A PART OF SECTION 12, TOWNSHIP 19 NORTH, RANGE 26 EAST,
OPELIKA, LEE COUNTY, ALABAMA



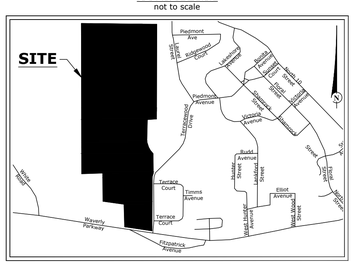
Parcel Table		
Parcel #	Acres	Square Footage
1	3.93	171,367
2	2.94	128,110
3	3.31	144,202
4	3.58	155,951
5	4.11	178,987
6	4.16	181,109
7	7.65	333,296
8	2.01	87,472
9	2.42	105,309
10	2.83	123,219
11	3.29	143,467

Parcel Table		
Parcel #	Acres	Square Footage
12	3.05	132,969
13	2.81	122,300
14	2.78	121,311
15	3.03	131,839
16	3.53	153,839
17	3.62	157,532
18	3.54	154,209
19	3.34	145,636
20	10.67	464,839
21	3.48	151,660
22	4.04	176,020

Parcel Table		
Parcel #	Acres	Square Footage
23	1.07	46,703
24	1.13	49,425
25	0.54	23,629
26	0.47	20,407
27	0.49	21,323
28	0.49	21,525
29	0.49	21,147
30	0.49	21,183
31	0.48	21,117
32	0.48	20,975
33	0.48	20,960

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

VICINITY MAP
not to scale



Preliminary - For Review Only - Not For Construction, Recording Purposes, or Implementation
Date: 06/24/2025

SURVEYOR CERTIFICATE

I, Jeffrey S. Ham, hereby certify that the survey and plat shown hereon 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.

Jeffrey S. Ham, PLS
Alabama License No. 21745

Date

NOTES:

1. Survey North: Grid North based upon NAD83 State Plane Coordinates, Alabama East Zone, US FOOT, RTK GPS using the ALDOT Cors as reference.
2. Basis for Survey:
   -*Carson Jackson Subdivision*, Plat Book 24, Page 147, Probate Office, Lee County, Alabama.
   -Deed Book 2247, Page 350, Probate Office, Lee County, Alabama.
   -Deed Book 2247, Page 344, Probate Office, Lee County, Alabama.
3. According to the FEMA FIA NFIP Flood Insurance Map (FIRM), Map No. 01081C0067H & 01081C0069H, effective January 17, 2025, the subject property is located:
   -Zone X (not shaded) - Areas determined to be outside the 0.2% annual chance floodplain.
4. An easement is hereby granted to the City of Opelika and to any utility company serving the City of Opelika for the purpose of installing, operating, and maintaining poles, lines, guy wires, and other facilities. Total easement width is ten (10) feet wide with five (5) feet off each side of front and side lot lines.
5. There is a ten (10) foot utility and drainage easement along the right-of-way of each lot.
6. This survey was made without the benefit of an attorney's title opinion of title commitment. The surveyor's search of public records was limited to those matters affecting the boundaries of the subject property only. There may be matters of record, such as conveyances, easements, rights-of-way, etc., that affect the title to the subject property which are not known to the surveyor and not disclosed by this survey.
7. There was no attempt in the field to determine the location of or the extent of possible encroachments beneath the surface.
8. This drawing becomes void if any alterations or changes are made by others.
9. This drawing may not be altered or added to without permission from BSI Engineering Surveying, Inc.
10. Development Data:
    -Total Number of Lots: 33
    -Area of Largest Lot: Lot 20 - 10.67 Acres (464,839 Sq. Ft.)
    -Area of Smallest Lot: Lot 26 - 0.47 Acres (20,407 Sq. Ft.)
    -Total Acreage: 94.22 Acres (4,104,094 Sq. Ft.)
11. Lots 21, 22, 23, 25 & 26 have shared driveway access, no other driveway access allowed from Terracewood Drive or Waverly Parkway
12. All lots in this subdivision shall be subject to, held and shall be held, conveyed, hypothecated or encumbered, used, occupied and improved subject to the covenants and restrictions recorded in the Office of the Judge of Probate of Lee County, Alabama in RLPY Book ???? at Page ????, as amended, which shall run with the land and shall be binding upon all parties having or acquiring any right, title or interest in and to the lots set forth on this plat.
13. All future transferees of the Property shall be subject to the restrictive covenant that they will construct, maintain, repair, and reconstruct the BMPs in conformation with the applicable laws, the Permit, and any Agreement executed in conjunction with the development subject to this plat. Such restrictive covenants shall run with the land, provided however, that the approval of the Administrator, the Developer may transfer all responsibilities and obligations, hereunder, to another entity having the legal and financial ability and authority to assure fulfillment of Developer's responsibilities under the Permit and this Agreement.

Curve Table				
Curve #	Arc Length	Radius	Chord Bearing	Chord Distance
C1	103.07'	227.73'	N12° 01' 14"W	102.19'
C2	80.59'	175.12'	N11° 56' 27"W	79.88'
C3	49.85'	175.00'	N16° 58' 19"W	49.68'
C4	49.85'	175.00'	N16° 58' 19"W	49.68'
C5(t)	49.85'	175.00'	N16° 58' 19"W	49.68'
C6	118.76'	225.00'	N23° 55' 58"W	117.39'
C7	118.76'	225.00'	N23° 55' 58"W	117.39'
C8(t)	118.76'	225.00'	N23° 55' 58"W	117.39'
C9	82.65'	400.00'	S44° 58' 25"E	82.50'

Curve Table				
Curve #	Arc Length	Radius	Chord Bearing	Chord Distance
C10	82.65'	400.00'	N56° 48' 45"W	82.50'
C11(t)	82.65'	400.00'	N44° 58' 25"W	82.50'
C12	144.64'	350.00'	N50° 53' 35"W	143.61'
C13	92.37'	175.00'	N23° 55' 58"W	91.30'
C14	92.37'	175.00'	N23° 55' 58"W	91.30'
C15(t)	92.37'	175.00'	N23° 55' 58"W	91.30'
C16	64.09'	225.00'	N16° 58' 19"W	63.88'
C17	64.09'	225.00'	N16° 58' 19"W	63.88'
C18(t)	64.09'	225.00'	N16° 58' 19"W	63.88'

LEGEND

DB:	Deed Book
PB:	Plat Book
PG:	Page
(R)	Record Distance or Bearing
(typ.)	Typical Example
ROW	Right-of-Way
N/F	Now or Formerly
	Not to Scale
	Chain Link Fence
	Wire Fence
	Wooden Fence

OPELIKA CERTIFICATES

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

Chairman: _____ Date:_____

Accepted by the Opelika City Planner, Opelika, Alabama:

Planner: _____ Date: _____

Approved by the Opelika City Engineer, Opelika, Alabama:

City Engineer: _____ Date: _____

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

Public Works Director: _____ Date: _____

Accepted by the Opelika Water Board, Opelika, Alabama:

Opelika Water Board: _____ Date: _____

Accepted by the Opelika Power Services, Opelika, Alabama:

Opelika Power Services: _____ Date: _____

DEDICATION

The State of Alabama
Lee County }

We, _____, as owners of the real property shown on this plat hereby join in the statement of Jeffrey S. Ham and certify that it is our purpose to subdivide lands so platted into lots as shown.

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

_____

ACKNOWLEDGEMENT

The State of Alabama
Lee County }

I,_____, a Notary Public, in and for said County in said State, hereby certify that _____, whose name as _____ of _____, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

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

_____
Notary Public:
My Commission Expires:

Line Table		
Line #	Length	Direction
L1	33.75'	N08° 21' 28"E
L2	43.05'	N19° 02' 56"E
L3	23.27'	N00° 45' 21"W
L4	76.16'	N40° 28' 14"W
L5	63.73'	N28° 24' 59"W
L6	87.74'	N18° 11' 04"W
L7	31.13'	N07° 20' 13"W
L8	101.88'	S89° 58' 36"E
L9	19.89'	S08° 48' 41"E
L10	31.39'	S08° 48' 41"E
L11	141.18'	N62° 43' 55"W
L12	128.75'	N62° 43' 55"W

PROJECT NO: 24-0010A

FIELD BY: NA
DRAWN BY: ADL
FIELD DATE: NA
DRAW DATE: 06/24/2025

120' 0' 120' 240'
Barscale 1" = 120

BSI
ENGINEERING | SURVEYING
223 S. 9th Street, Opelika, Alabama 36801
334-745-7026

Drawing Name: S:\S2024\24-0010A Piedmont Farms 100 Ac - Opelika\dwg\PRELIMINARY PLAT - Piedmont Farms - Opelika.dwg Last Modified: Jun 24, 2025 - 11:54pm by dham

Agenda Item

IV. C-6

Firefly Phase 1 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: Summer Drive

PROPERY OWNER: Holland Homes

APPLICANT/AUTHORIZED REPRESENTATIVE: Spencer Cothran

MAILING ADDRESS: 421 Opelika Rd, Auburn, AL 36830

PHONE NUMBER: 1-405-509-0134 **FAX NUMBER:** 334-821-4044

EMAIL ADDRESS: spencerc@hollandhomesllc.com

TYPE OF PLAT APPROVAL REQUESTED

☐ SKETCH PLAN ☐ ☐ ADMINISTRATIVE ☐ ■ PRELIMINARY ☐ ■ FINAL ☐

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

☐ Annexation ☐ Rezoning ☐ Other _____

PARCEL INFORMATION

Subdivision Name: Firefly Phase 1 Rediv 41-59

Current Land Use: Single Family Res - Townhomes

Current Zoning: PUD

Proposed use of the Subdivision: Single Family Res

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

Number of Lots: 19 x $3.00 = $ 57

Number of APO: 3 x $7.00 = $ 21
(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) Firefly Rediv lots 41-59 29 30 94 Subdivision. I understand that I must provide certain information as noted in Section 4.2, Section 4.3, and/or Section 4.4 of the Opelika Subdivision Regulations in order for the Planning Commission to review my plans. The City may require additional information or requirements, or waive certain requirements, at any time during the process. Failure to provide accurate and complete information may result in disapproval by the Planning Department and/or Planning Commission. This application, plat, and all other information are submitted with the full authorization and knowledge of the property owner(s). The undersigned below hereby swears to be the authorized applicant designated by the property owner(s) as representative or agent for the property owner(s) and therefore authorized to make said application and submit said documents on this request. The undersigned authorizes the City to inspect the subject property as necessary in reviewing the above referenced request.

OWNERS/AUTHORIZED REPRESENTATIVE SIGNATURE: _____

(PRINT NAME) Daniel Holland

6-24-2025
DATE

AUTHORIZED TO ACT AS APPLICANT FOR PROPERTY OWNER

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

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

Property Owner's Signature _____ Date _____

STATE OF ALABAMA
COUNTY OF LEE

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

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

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

_____
Notary Public

My Commission Expires: _____

SUBDIVISION APPLICATION REQUIREMENTS AND INFORMATION

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

City of Opelika
Planning Commission
Planning Department Report

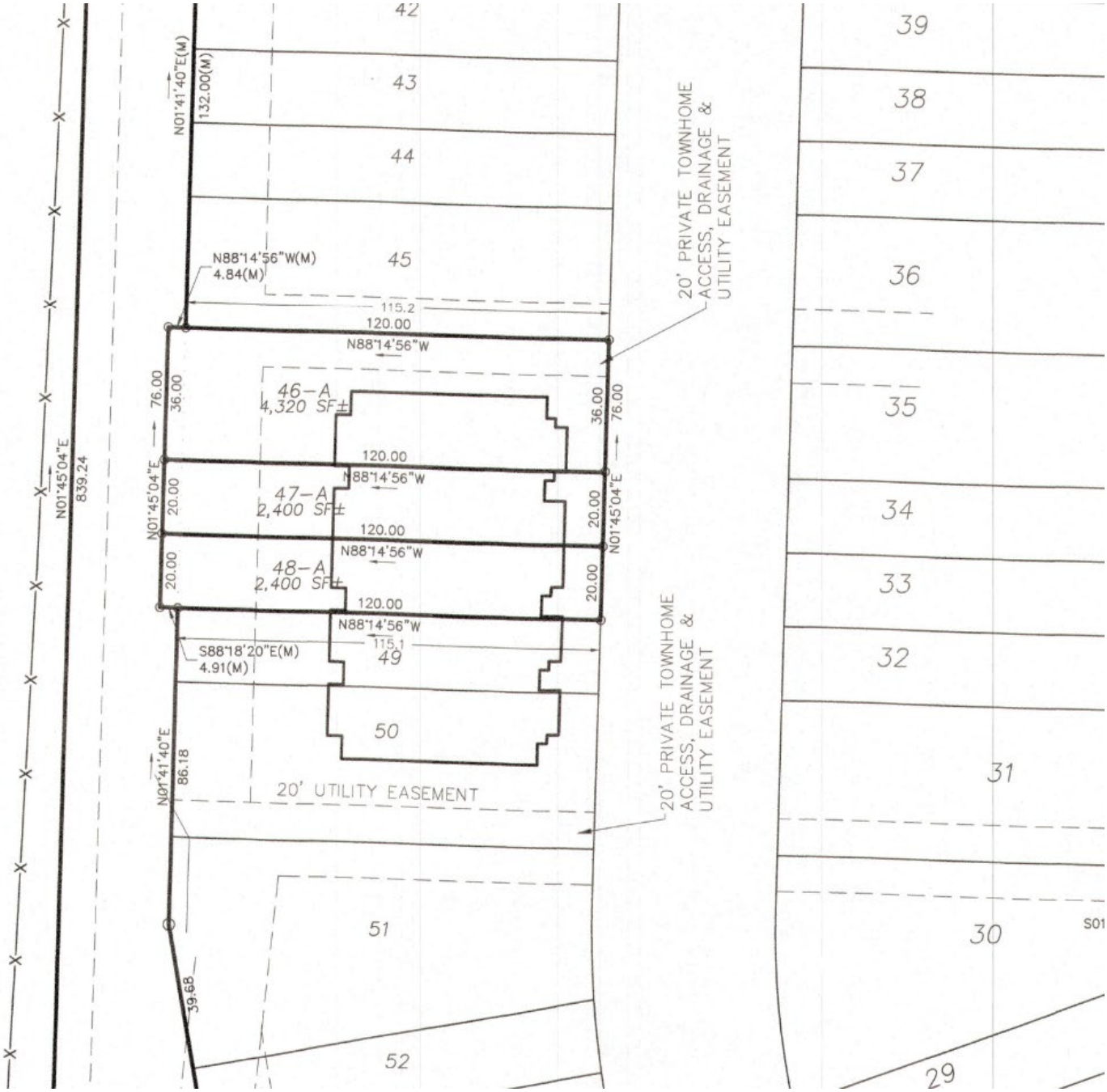
Meeting Date:	July 22,2025
Subdivision:	Firefly Phase 1 SD - Redivision of Lots 29, 30, 41 to 45, 49-51 and 96, 19 lots, Summer Street, Spencer Cothran, rep for Holland Homes
Agenda Item #:	C-6
Action Requested:	Preliminary and Final Approval
Location of Property:	Summer Street
Property Owner(s):	Firefly Development Lee LLC (Holland Homes) Spencer Cothran, authorized representative
Current Land Use:	Undeveloped
Current Zoning:	Firefly PUD
Flood Zone:	FEMA – No portion of property is in in 100-year flood zone. Property in Flood Zone "X" (area of minimal flooding) per FEMA FIRM map #01081C0089H Dated 1-17-2025.

Staff Comments:

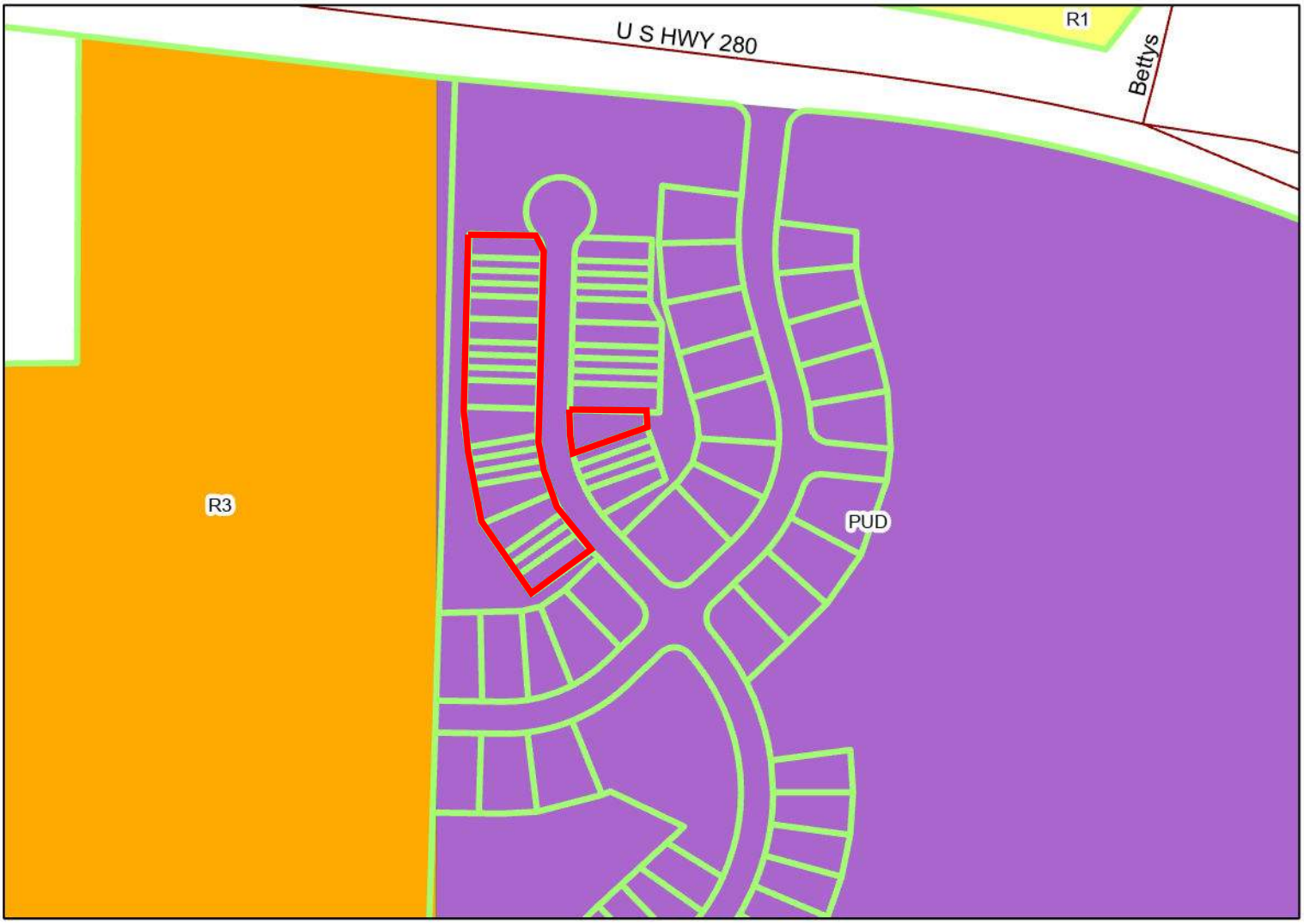
The applicant is requesting preliminary and final plat approval for a redivision of 13 townhome lots and one open space lot (Lot 96). The townhome lots front on Summer Street but a townhome driveway is accessed from a 20' access easement that runs parallel to the rear property line (rear yard entry to townhomes). The redivision adds 5 feet to the rear yard of the following townhome lots - Lot 29, 30, 41 to 45, and lots 49 to 51. The five feet added comes from the adjacent open space lot - Lot 96. The purpose of the redivision (adding 5 feet) is to move the 20' driveway easement out of the open space area and locate the driveway on townhome lots. Last month, a Firefly administrative plat on Summer Street and adjacent to today's plat was approved to add 5 feet to the rear yard. See next page, the Redivision of Lots 46, 47, and 48. The admin plat added 4.9 feet to three lots so the driveway easement is located on the townhome lots and not open space.

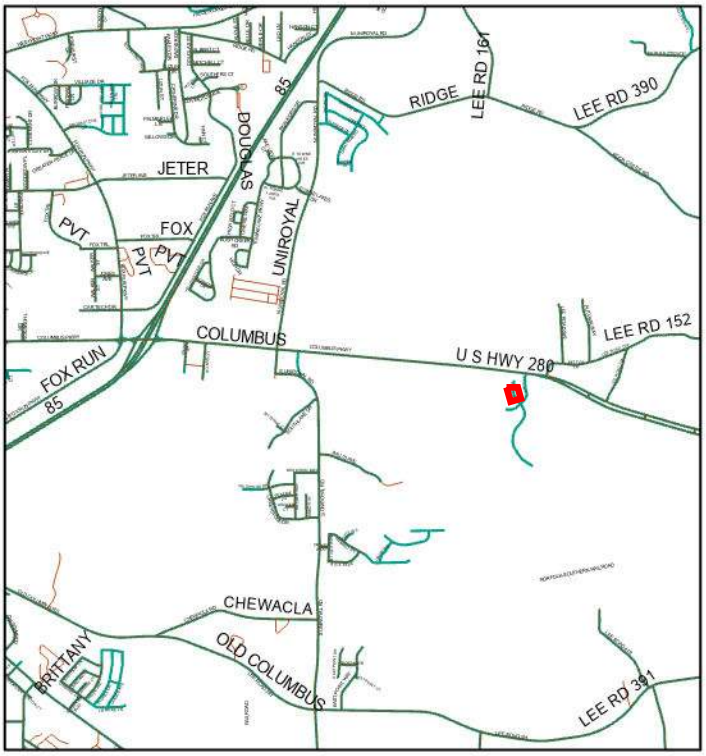
Recommendation:

Staff recommends preliminary and final plat approval.


42
43
44
45
39
38
37
36
35
34
33
32
31
30
29
51
52
50
49
N01°41'40"E(M)
132.00(M)
N88°14'56"W(M)
4.84(M)
115.2
120.00
N88°14'56"W
20' PRIVATE TOWNHOME ACCESS, DRAINAGE & UTILITY EASEMENT
46-A
4,320 SF±
47-A
2,400 SF±
48-A
2,400 SF±
76.00
36.00
20.00
N01°45'04"E
839.24
115.1
S88°18'20"E(M)
4.91(M)
N01°41'40"E
86.18
39.68
20' UTILITY EASEMENT

FIREFLY SUBDIVISION - RESUB OF LOTS 41 TO 59, LOT 29-30
COLUMBUS PARKWAY
PRELIMINARY AND FINAL APPROVAL, C-3





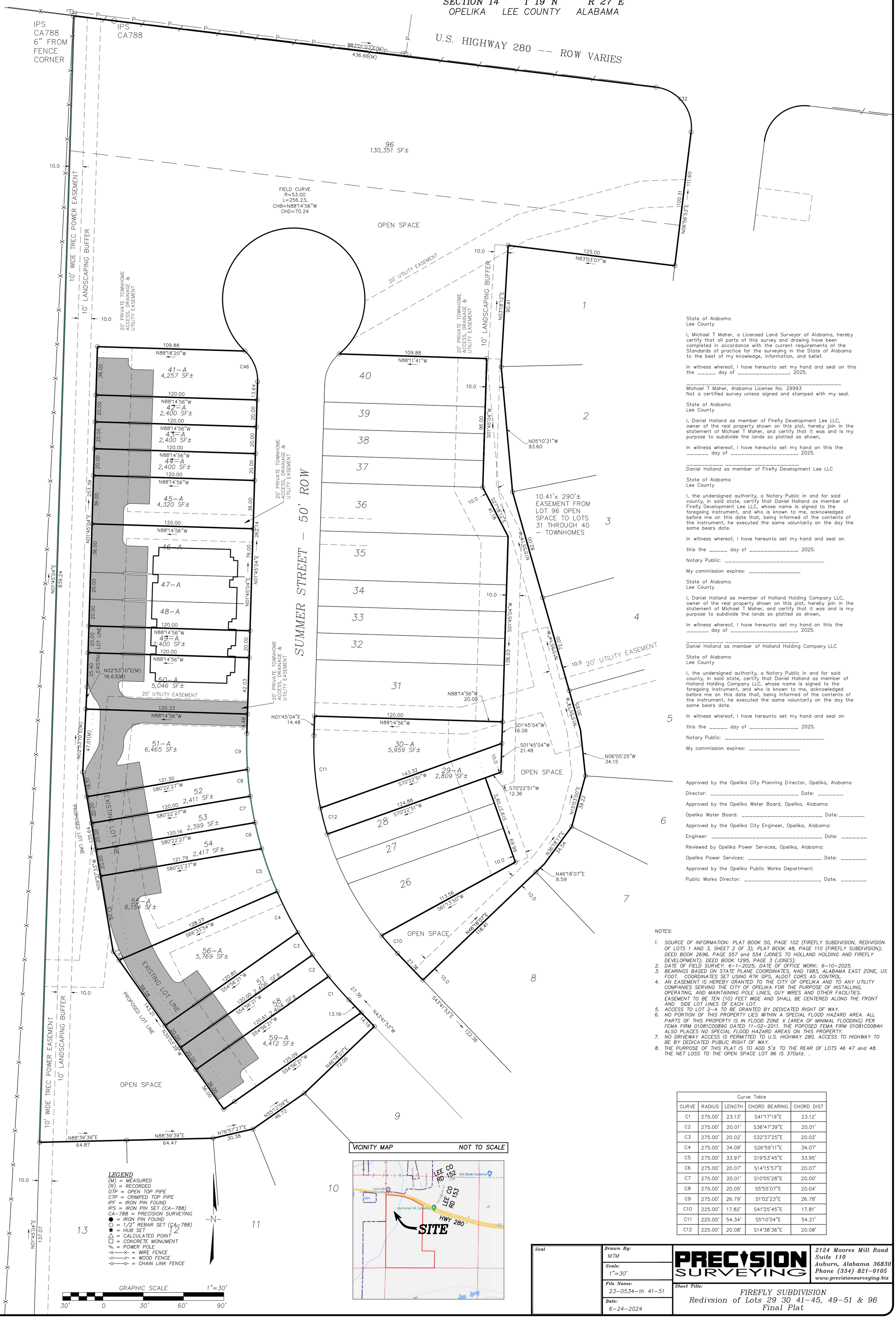
The applicant is requesting a resubdivision of 19 townhome lots in the Firefly PUD zoning district.

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 verification by an independent professional qualified to verify such

FIREFLY SUBDIVISION
REDIVISION OF LOTS 1 AND 3
Redivision of Lots 29, 30 41–45, 49–51 and 96

SECTION 14 T 19 N R 27 E
OPELIKA LEE COUNTY ALABAMA



State of Alabama
Lee County

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

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

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

State of Alabama
Lee County

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

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

_____ _____
Daniel Holland as member of Firefly Development Lee LLC

State of Alabama
Lee County

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

In witness whereof, I have hereunto set my hand and seal on

this the _____ day of _____, 2025.

Notary Public: _____

My commission expires: _____

State of Alabama
Lee County

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

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

_____ _____
Daniel Holland as member of Holland Holding Company LLC

State of Alabama
Lee County

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

In witness whereof, I have hereunto set my hand and seal on

this the _____ day of _____, 2025.

Notary Public: _____

My commission expires: _____

Approved by the Opelika City Planning Director, Opelika, Alabama

Director: _____ Date: _____

Approved by the Opelika Water Board, Opelika, Alabama:

Opelika Water Board: _____ Date: _____

Approved by the Opelika City Engineer, Opelika, Alabama:

Engineer: _____ Date: _____

Reviewed by Opelika Power Services, Opelika, Alabama:

Opelika Power Services: _____ Date: _____

Approved by the Opelika Public Works Department:

Public Works Director: _____ Date: _____

NOTES:

1. *SOURCE OF INFORMATION: PLAT BOOK 50, PAGE 102 (FIREFLY SUBDIVISION, REDIVISION OF LOTS 1 AND 3, SHEET 2 OF 3); PLAT BOOK 48, PAGE 110 (FIREFLY SUBDIVISION); DEED BOOK 2696, PAGE 557 and 554 (JONES TO HOLLAND HOLDING AND FIREFLY DEVELOPMENT); DEED BOOK 1295, PAGE 3 (JONES).*
2. *DATE OF FIELD SURVEY: 6–1–2025; DATE OF OFFICE WORK: 6–10–2025.*
3. *BEARINGS BASED ON STATE PLANE COORDINATES, NAD 1983, ALABAMA EAST ZONE, US FOOT. COORDINATES SET USING RTK GPS, ALDOT CORS AS CONTROL.*
4. *AN EASEMENT IS HEREBY GRANTED TO THE CITY OF OPELIKA AND TO ANY UTILITY COMPANIES SERVING THE CITY OF OPELIKA FOR THE PURPOSE OF INSTALLING, OPERATING, AND MAINTAINING POLE LINES, GUY WIRES AND OTHER FACILITIES. EASEMENT TO BE TEN (10) FEET WIDE AND SHALL BE CENTERED ALONG THE FRONT AND SIDE LOT LINES OF EACH LOT.*
5. *ACCESS TO LOT 2–A TO BE GRANTED BY DEDICATED RIGHT OF WAY.*
6. *NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA. ALL PARTS OF THIS PROPERTY IS IN FLOOD ZONE X (AREA OF MINIMAL FLOODING) PER FEMA FIRM 01081C0089G DATED 11–02–2011. THE POPOSED FEMA FIRM 01081C0084H ALSO PLACES NO SPECIAL FLOOD HAZARD AREAS ON THIS PROPERTY.*
7. *NO DRIVEWAY ACCESS IS PERMITTED TO U.S. HIGHWAY 280. ACCESS TO HIGHWAY TO BE BY DEDICATED PUBLIC RIGHT OF WAY.*
8. *THE PURPOSE OF THIS PLAT IS TO ADD 5'± TO THE REAR OF LOTS 46 47 and 48. THE NET LOSS TO THE OPEN SPACE LOT 96 IS 370sf±. .*

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

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

VICINITY MAP NOT TO SCALE

Curve Table

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD DIST
C1	275.00'	23.13'	S41°17'19"E	23.12'
C2	275.00'	20.01'	S36°47'39"E	20.01'
C3	275.00'	20.02'	S32°37'25"E	20.02'
C4	275.00'	34.09'	S26°59'11"E	34.07'
C5	275.00'	33.97'	S19°53'45"E	33.95'
C6	275.00'	20.07'	S14°15'57"E	20.07'
C7	275.00'	20.01'	S10°05'28"E	20.00'
C8	275.00'	20.05'	S5°55'07"E	20.04'
C9	275.00'	26.79'	S1°02'23"E	26.78'
C10	225.00'	17.82'	S41°25'45"E	17.81'
C11	225.00'	54.34'	S5°10'04"E	54.21'
C12	225.00'	20.08'	S14°38'36"E	20.08'

Seal

Drawn By: MTM
Scale: 1"=30'
File Name: 23–0534–th 41–51
Date: 6–24–2024

PRECISION SURVEYING
2124 Moores Mill Road
Suite 110
Auburn, Alabama 36830
Phone (334) 821–0105
www.precisionsurveying.biz

Sheet Title:
FIREFLY SUBDIVISION
Redivsion of Lots 29 30 41–45, 49–51 & 96
Final Plat

Agenda Item

IV. D-7

Foxrun Extension SD

AGENDA ITEM # _____

APPLICATION FOR SUBDIVISION APPROVAL

PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801

DEADLINE: 6/25/25 MEETING: 7/22/25

SITE ADDRESS: Douglas Street

PROPERY OWNER: SMB Land, LLC

APPLICANT/AUTHORIZED REPRESENTATIVE: Blake Rice, BSI, Inc.

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

PHONE NUMBER: 334-745-7026 **FAX NUMBER:** 334-745-4367

EMAIL ADDRESS: brice@bsies.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: Foxrun Extension

Current Land Use: Vacant

Current Zoning: PUD

Proposed use of the Subdivision: Single-family Residential

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

Number of Lots: 43 x $3.00 = $ N/A

Number of APO: 38 x $7.00 = $ N/A
(Adjacent Property Owners)

Fee: $75.00

TOTAL = $75.00

PAID _____

I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) Foxrun Extension 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: Blake Rice

6/24/25
DATE

(PRINT NAME) Blake Rice, BSI, Inc.

AUTHORIZED TO ACT AS APPLICANT FOR PROPERTY OWNER

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

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

Property Owner's Signature _____ Date _____

STATE OF ALABAMA
COUNTY OF LEE

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

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

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

_____
Notary Public

My Commission Expires: _____

SUBDIVISION APPLICATION REQUIREMENTS AND INFORMATION

1. Application due 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 $7.00 each certified letter, plus $3 each lot** in subdivision. Checks payable to City of Opelika. For final plat approval only or administrative plat approval only: $75 application fee.
8. Approval of a preliminary plat by the Planning Commission shall expire in one year after approval date; approval of a final plat by the Planning Commission shall be null and void if the plat is not recorded within 120 days after approval date.
9. Final plat approval shall not be given at the same Planning Commission meeting when preliminary approval is requested if public infrastructure improvements are required. When public improvements are required 20 days must lapse between preliminary and final approval.

City of Opelika
Planning Commission
Planning Department Report

Meeting Date:	July 22, 2025
Subdivision:	Fox Run Extension Subdivision
Agenda Item #:	D-7
Action Requested:	Final Plat Approval
Location of Property:	Douglas Street and Fox Run Avenue
Property Owner(s):	SMB Land, LLC Blake Rice, Barrett-Simpson, Inc, authorized representative
Current Land Use:	Vacant
Current Zoning:	PUD (Planned Unit Development)
Flood Zone:	FEMA – January 17, 2025 – MAP#01081C0090H– in "Zone X" Zone X area is outside the 0.2% annual chance floodplains and in "Zone A" Zone A area is Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance of flood. No Base Flood Elevations determined.

Staff Comments:
The applicant is requesting final approval for a 43 lot subdivision located south of the intersection of Douglas Street and Covington Avenue. The 41.75 acre property was rezoned to a PUD zoning district. Preliminary approval was given in 2020 and amendments and revisions in August 2024. The 43 single family home lots range in size from 8,064 square feet (sf) to 12,989 sf and lot width 64 feet or more at the property line. All of the lots would front along Douglas Street.

Lot 42 (18.42 acres) and 43 (14.63 acres) should be listed as open space. Both Lots 42 and 43 are reserved as common area or detention pond on the approved preliminary plat. The applicant has also provided 30 feet of separation between the nearest lot (Lot 21) and the residential area to the north. The applicant is in discussions to convey the open space property back to the City of Opelika for use as future open space/park.

Recommendation

Staff recommends final plat approval subject to the following:

1. Add a title and note for Lots 42 and 43 to show as open space or future park.

2. Add a note to the final plat stating who owns and maintains the open space and detention pond lots.
3. A sidewalk is required on at least one side of all streets.
4. All utilities shall be underground.

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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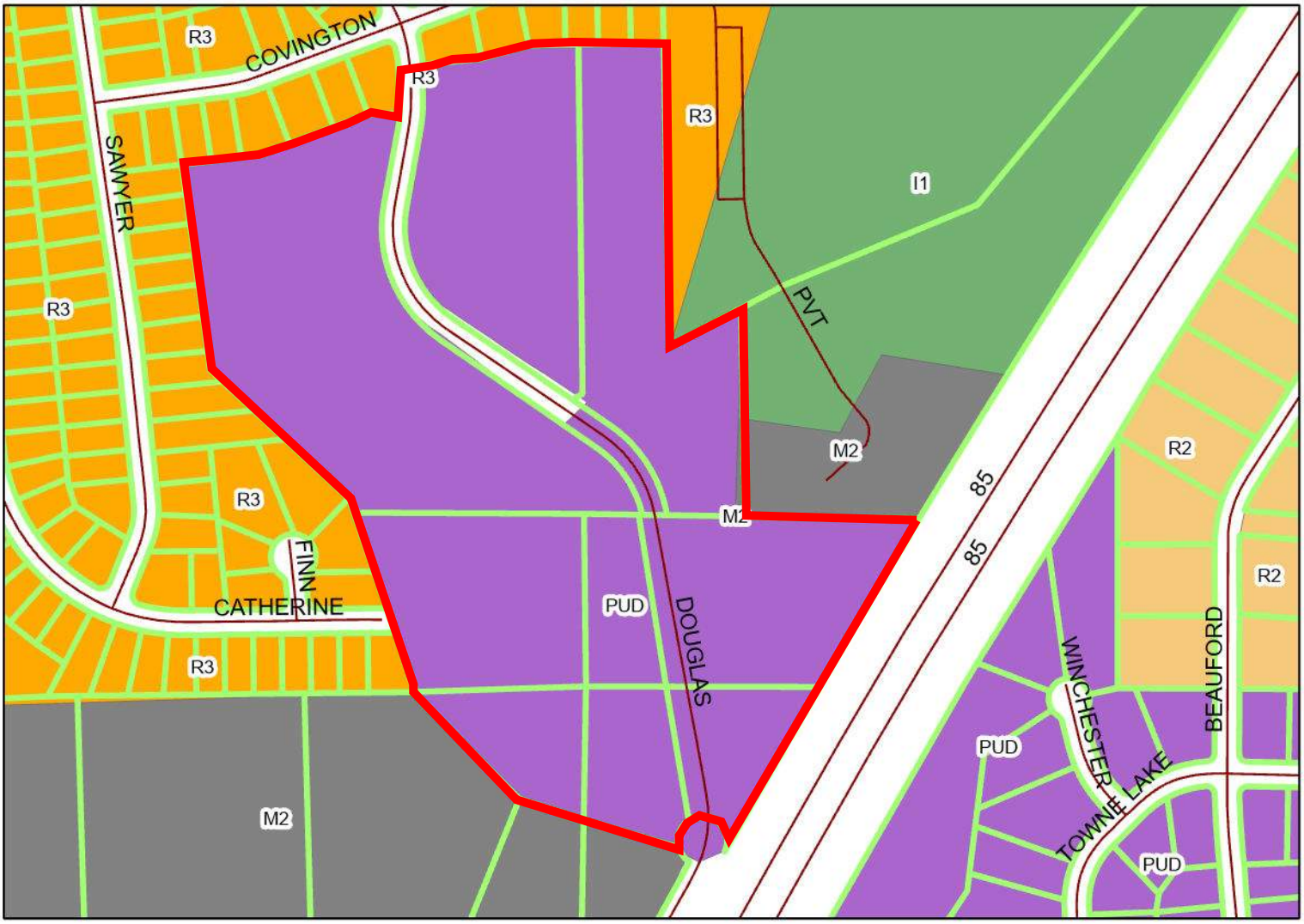
Opelika Water Board Report

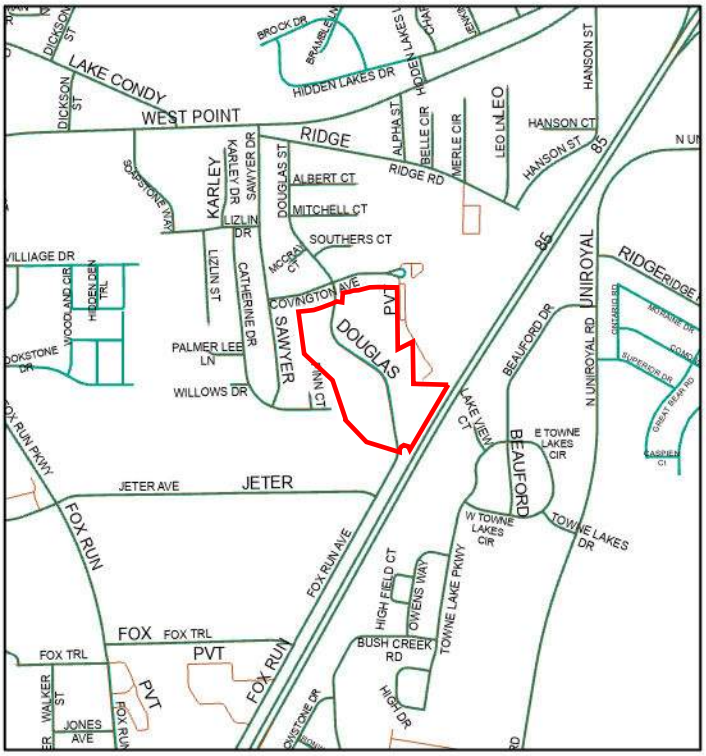
Opelika Water Comments: Water infrastructure has been accepted by Opelika Water.

Opelika Power Services Report

This Subdivision is outside of the Opelika Power Service territory.

FOXRUN EXTENSION SUBDIVISION
DOUGLAS STREET
FINAL APPROVAL, D-4





The applicant is requesting final approval for 43 single family home lots. The plat is located in a PUD zoning district. The lot area ranges from 8,064 square feet to 18.4 acres.

Subject Property

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

FINAL PLAT OF

FOXRUN EXTENSION

A REDIVISON OF LOTS 13 & 14 OF A RESUBDIVISION OF LOT-6 & A POTIONS OF LOT-8, FOXRUN INDUSTRIAL PARK, FIRST REVISION FIRST ADDITION

BEING A PART OF SECTIONS 4 & 9, TOWNSHIP 19 NORTH, RANGE 27 EAST, OPELIKA, LEE COUNTY, ALABAMA

Preliminary - For Review Only. Not For Construction, Recording Purposes, or Implementation

Date: 06/24/2025

NOTES:

1. Survey North: Grid North based upon NAD83 State Plane Coordinates, Alabama East Zone, US FOOT, RTK GPS using the ALDOT CORS as reference.
2. Basis for Survey:
   - *Boundary Survey for The City of Opelika Douglas Street Property*, provided by client, dated November 20, 2020 by Mark L. Miller, Cert. No. 18677.
   - *A Re-Subdivision of Lot 6 & A Portion of Lot 8, Fox Run Industrial Park, First Revision, First Addition*, Plat Book 13, Page 60, Probate Office, Lee County, Alabama.
   - *Ridge Road Subdivision, First Revision*, Plat Book 15, Page 71, Probate Office, Lee County, Alabama.
   - *Ridge Road Subdivision, Second Revision, First Addition*, Plat Book 15, Page 163, Probate Office, Lee County, Alabama
3. According to the FEMA FIA NFIP Flood Insurance Map (FIRM), Map No. 01081C0090H effective January 17, 2025, the subject property is located:
   - Zone X (not shaded) - Areas determined to be outside the 0.2% annual chance floodplain.
   - Zone A - The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood. No Base Flood Elevations determined.
4. Any common areas shown on this plat shall be maintained by the Homeowners Association adopted and/or established with this plat.
5. An easement is hereby granted to the City of Opelika and to any utility company serving the City of Opelika for the purpose of installing, operating, and maintaining poles, lines, guy wires, and other facilities. Total easement width is ten (10) feet wide with five (5) feet off each side of front and side lot lines.
6. There is a ten (10) foot utility and drainage easement along the right-of-way of each lot.
7. This survey was made without the benefit of an attorney's title opinion of title commitment. The surveyor's search of public records was limited to those matters affecting the boundaries of the subject property only. There may be matters of record, such as conveyances, easements, rights-of-way, etc., that affect the title to the subject property which are not known to the surveyor and not disclosed by this survey.
8. There was no attempt in the field to determine the location of or the extent of possible encroachments beneath the surface.
9. This drawing becomes void if any alterations or changes are made by others.
10. This drawing may not be altered or added to without permission from BSI Engineering Surveying, Inc.
11. Development Data:
    - Total Number of Lots: 43
    - Area of Largest Lot: Lot 42 - 18.42 Acres (802,496 Sq. Ft.)
    - Area of Smallest Lot: Lots 2-7, 10 & 11 - 0.19 Acres (8,064 Sq. Ft.)
    - Total Acreage: 41.75 Acres (1,818,691 Sq. Ft.)
12. All lots in this subdivision shall be subject to, held and shall be held, conveyed, hypothecated or encumbered, used, occupied and improved subject to the covenants and restrictions recorded in the Office of the Judge of Probate of Lee County, Alabama in RLPY Book ???? at Page ????, as amended, which shall run with the land and shall be binding upon all parties having or acquiring any right, title or interest in and to the lots set forth on this plat.
13. All future transferees of the Property shall be subject to the restrictive covenant that they will construct, maintain, repair, and reconstruct the BMPs in conformation with the applicable laws, the Permit, and any Agreement executed in conjunction with the development subject to this plat. Such restrictive covenants shall run with the land, provided however, that the approval of the Administrator, the Developer may transfer all responsibilities and obligations, hereunder, to another entity having the legal and financial ability and authority to assure fulfillment of Developer's responsibilities under the Permit and this Agreement.

DEDICATION

The State of Alabama
Lee County }

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

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

_____
Nick Howard
Chief Financial Officer, SMB Land, LLC

ACKNOWLEDGEMENT

The State of Alabama
Lee County }

I,_____, a Notary Public, in and for said County in said State, hereby certify that Nick Howard, whose name as Chief Financial Officer of SMB Land, LLC, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, as such officer and with full authority, executed the same voluntarily on the day the same bears date.

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

_____
Notary Public:
My Commission Expires:

OPELIKA CERTIFICATES

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

Chairman: _____ Date:_____

Accepted by the Opelika City Planner, Opelika, Alabama:

Planner: _____ Date: _____

Approved by the Opelika City Engineer, Opelika, Alabama:

City Engineer: _____ Date: _____

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

Public Works Director: _____ Date: _____

Accepted by the Opelika Water Board, Opelika, Alabama:

Opelika Water Board: _____ Date: _____

Accepted by the Opelika Power Services, Opelika, Alabama:

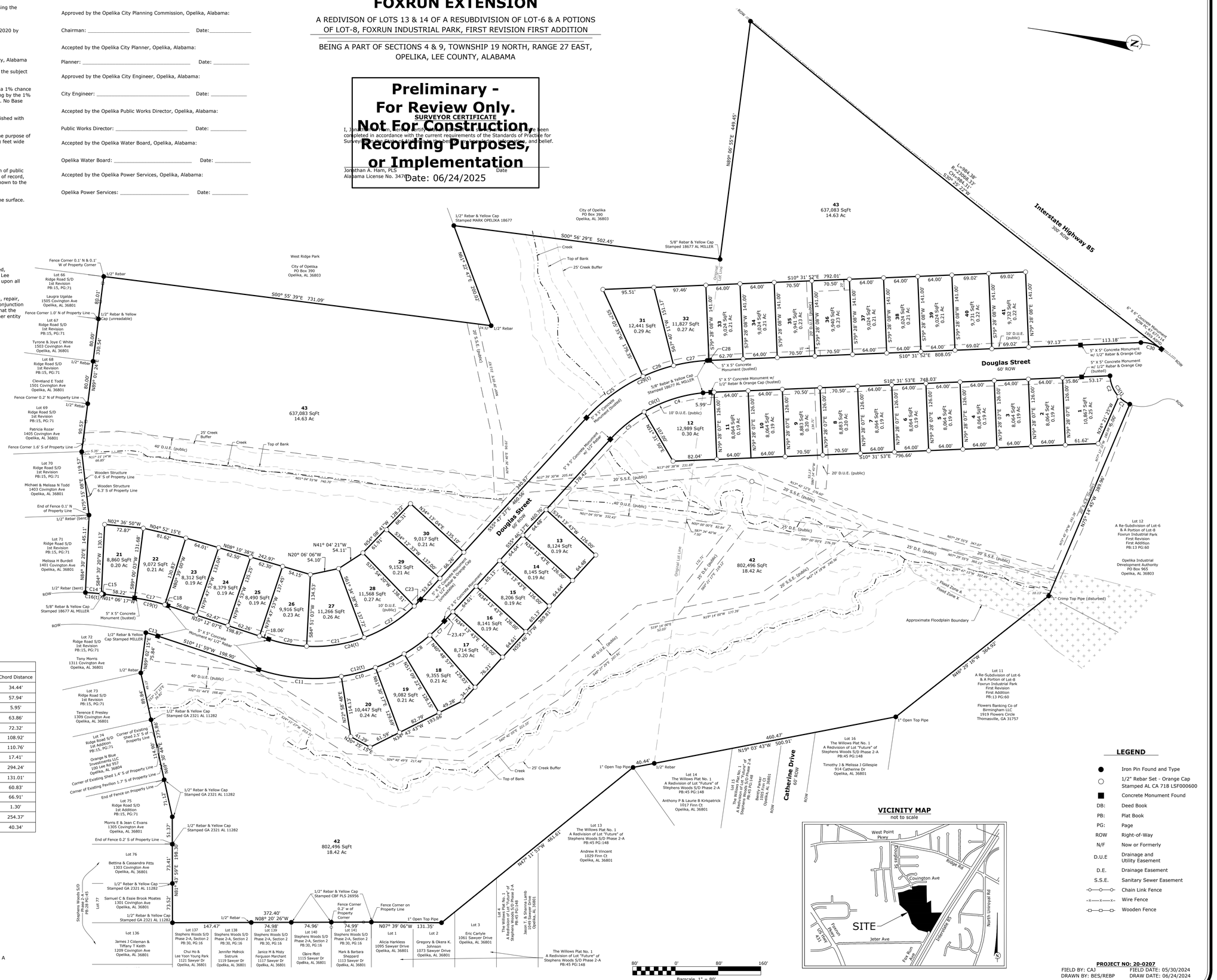
Opelika Power Services: _____ Date: _____

SURVEYOR CERTIFICATE

I, Jonathan A. Ham, hereby certify that the survey shown on this plat has been completed in accordance with the current requirements of the Standards of Practice for Surveying in Alabama, and that all monuments have been placed as shown to the best of my knowledge, information, and belief.

Jonathan A. Ham, PLS
Alabama License No. 34761

Date


Douglas Street
60' ROW
Interstate Highway 85
300' ROW
Catherine Drive
60' ROW
West Ridge Park
City of Opelika
PO Box 390
Opelika, AL 36803
Lot 12
A Re-Subdivision of Lot-6 & A Portion of Lot-8
Foxrun Industrial Park
First Revision
First Addition
PB:13 PG:60
Opelika Industrial Development Authority
PO Box 965
Opelika, AL 36803
Lot 11
A Re-Subdivision of Lot-6 & A Portion of Lot-8
Foxrun Industrial Park
First Revision
First Addition
PB:13 PG:60
Flowers Banking Co of Birmingham LLC
1919 Flowers Circle
Thomasville, GA 31757
Lot 16
The Willows Plat No. 1
A Redivision of Lot "Future" of Stephens Woods S/D Phase 2-A
PB:45 PG:148
Timothy J & Melissa J Gillespie
914 Catherine Dr
Opelika, AL 36801
Lot 14
The Willows Plat No. 1
A Redivision of Lot "Future" of Stephens Woods S/D Phase 2-A
PB:45 PG:148
Anthony P & Laurie B Kirkpatrick
1017 Finn Ct
Opelika, AL 36801
Lot 13
The Willows Plat No. 1
A Redivision of Lot "Future" of Stephens Woods S/D Phase 2-A
PB:45 PG:148
Andrew R Vincent
1029 Finn Ct
Opelika, AL 36801
Lot 3
Eric Carlyle
1061 Sawyer Drive
Opelika, AL 36801
Lot 2
Gregory & Okera K. Johnson
1073 Sawyer Drive
Opelika, AL 36801
Lot 1
Alicia Harkless
1095 Sawyer Drive
Opelika, AL 36801
Mark & Barbara Sheppard
1113 Sawyer Dr
Opelika, AL 36801
Jason T. & Shanna Lamb
1049 Sawyer Drive
Opelika, AL 36801
Lot 137
Stephens Woods S/D Phase 2-A, Section 2
PB:30, PG:16
Chui Ho & Lee Yoon Young Park
1121 Sawyer Dr
Opelika, AL 36801
Lot 138
Stephens Woods S/D Phase 2-A, Section 2
PB:30, PG:16
Jennifer Mebsick Sistrunk
1119 Sawyer Dr
Opelika, AL 36801
Lot 139
Stephens Woods S/D Phase 2-A, Section 2
PB:30, PG:16
Janice M & Misty Ferguson Marchant
1117 Sawyer Dr
Opelika, AL 36801
Lot 140
Stephens Woods S/D Phase 2-A, Section 2
PB:30, PG:16
Claire Pfott
1115 Sawyer Dr
Opelika, AL 36801
Lot 141
Stephens Woods S/D Phase 2-A, Section 2
PB:30, PG:16
Mark & Barbara Sheppard
1113 Sawyer Dr
Opelika, AL 36801
Lot 66
Ridge Road S/D
1st Revision
PB:15, PG:71
Laugra Ugalde
1505 Covington Ave
Opelika, AL 36801
Lot 67
Ridge Road S/D
1st Revision
PB:15, PG:71
Tyrone & Joye C White
1503 Covington Ave
Opelika, AL 36801
Lot 68
Ridge Road S/D
1st Revision
PB:15, PG:71
Cleveland E Todd
1501 Covington Ave
Opelika, AL 36801
Lot 69
Ridge Road S/D
1st Revision
PB:15, PG:71
Patricia Rozar
1405 Covington Ave
Opelika, AL 36801
Lot 70
Ridge Road S/D
1st Revision
PB:15, PG:71
Michael & Melissa N Todd
1403 Covington Ave
Opelika, AL 36801
Lot 71
Ridge Road S/D
1st Revision
PB:15, PG:71
Melissa H Burdell
1401 Covington Ave
Opelika, AL 36801
Lot 72
Ridge Road S/D
1st Revision
PB:15, PG:71
Tony Morris
1311 Covington Ave
Opelika, AL 36801
Lot 73
Ridge Road S/D
1st Revision
PB:15, PG:71
Terence E Presley
1309 Covington Ave
Opelika, AL 36801
Lot 74
Ridge Road S/D
1st Addition
PB:15, PG:71
Orange N Blue Investments LLC
100 Lee Rd 957
Opelika, AL 36804
Lot 75
Ridge Road S/D
1st Addition
PB:15, PG:71
Morris E & Jean C Evans
1305 Covington Ave
Opelika, AL 36801
Lot 76
Bettina & Cassandra Pitts
1303 Covington Ave
Opelika, AL 36801
Samuel C & Essie Brook Moates
1301 Covington Ave
Opelika, AL 36801
Lot 77
Stephens Woods S/D
1st Addition
PB:28 PG:45
Lot 136
James J Coleman & Tiffany T Keith
1209 Covington Ave
Opelika, AL 36801
Fence Corner 0.1' N & 0.1' W of Property Corner
Fence Corner 1.0' N of Property Line
Fence Corner 0.2' N of Property Line
Fence Corner 1.6' S of Property Line
End of Fence 0.1' N of Property Line
End of Fence 0.2' S of Property Line
Corner of Existing Shed 2.5' S of Property Line
Corner of Existing Shed 1.4' S of Property Line
Corner of Existing Pavilion 1.7' S of Property Line
End of Fence on Property Line
Wooden Structure 0.4' S of Property Line
Wooden Structure 6.3' S of Property Line
Creek
Top of Bank
25' Creek Buffer
40' D.U.E. (public)
20' S.S.E. (public)
20' D.U.E. (public)
10' D.U.E. (public)
Flood Zone A
Flood Zone X
Approximate Floodplain Boundary
1" Open Top Pipe
1" Crimp Top Pipe (disturbed)
5" X 5" Concrete Monument w/ 1/2" Rebar & Orange Cap (busted)
5" X 5" Concrete Monument (busted)
1/2" Rebar & Yellow Cap Stamped MARK OPELIKA 18677
5/8" Rebar & Yellow Cap Stamped 18677 AL MILLER
1/2" Rebar & Yellow Cap Stamped GA 2321 AL 11282
1/2" Rebar & Yellow Cap Stamped CBF PLS 26956
Fence Corner 0.2' w of Property Corner
Fence Corner on Property Line
Original Lot Line
Original Lot Line
43
637,083 SqFt
14.63 Ac
42
802,496 SqFt
18.42 Ac
N89° 06' 55"E 449.45'
S00° 56' 29"E 502.45'
N01° 22' 47"E 300.02'
S00° 55' 39"E 731.09'
N89° 01' 24"E 330.54'
N75° 15' 08"E 119.57'
S10° 11' 59"W 198.90'
S10° 31' 52"E 792.01'
S10° 31' 53"E 748.03'
S10° 31' 53"E 796.66'
S10° 31' 52"E 808.05'
N19° 03' 43"W 500.91'
N46° 29' 16"W 364.92'
N47° 11' 53"W 461.61'
N75° 14' 45"W 389.96'
N76° 21' 25"W 186.95'
N00° 26' 46"E 95.61'
N00° 26' 46"E 95.61'
N00° 26' 46"E 95.61

Agenda Item

IV. D-8

McCoy Townhomes SD

000227-2025

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: McCoy Townhomes

PROPERY OWNER: Wayne Gentry

APPLICANT/AUTHORIZED REPRESENTATIVE: John Hamm

MAILING ADDRESS: 223 S. 9th Street

PHONE NUMBER: (334)695-2765 **FAX NUMBER:** _____

EMAIL ADDRESS: Jham@bsies.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: McCoy [redacted] townhomes

Current Land Use: Vacant

Current Zoning: C2

Proposed use of the Subdivision: townhome lots

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

Number of Lots: 21 x $3.00 = $~~63~~

Number of APO: ~~4~~ 2 x $7.00 = $~~28~~ 14
(Adjacent Property Owners)

Fee: $75.00

TOTAL = ~~166~~ $75.00

PAID ✓

I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) McCoy [redacted] Townhomes 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: Wayne Gentry

(PRINT NAME) Wayne Gentry DATE 5-30-2025

City of Opelika
Planning Commission
Planning Department Report

Revised Plat 7/15/25

Meeting Date: July 22, 2025

Agenda Item #: D-8

Subdivision: McCoy Street Townhomes Subdivision

Action Requested: Final Approval

Location of Property: 1250 block McCoy Street

Property Owner(s): Wayne Gentry
Jon Hamm, BSI, Inc., authorized representative

Current Land Use: Undeveloped

Current Zoning: C-2, GC-S

Surrounding Zoning Districts And Land Uses:

North	C-2, GC-S	Undeveloped
South	C-2, GC-S	Apartments (The Parc at Opelika)
East	C-2	Undeveloped
West	C-2, GC-S	Commercial & church

Proposal

The applicant is requesting final plat approval for a 25-lot townhome subdivision on 3.35 acres. In July 2023, the Planning Commission granted conditional use approval for the McCoy Townhomes Project. The townhomes will be constructed on 21 lots for fee simple ownership.

All lots are accessed from a future private street shown as a 32' Ingress, Egress, and Pedestrian Easement. This easement connects to McCoy Street on the north end and to a private drive on the south end, which extends to a private drive that will be dedicated as public right of way and may have future access to McCoy Street.

Each of the 21 townhome lots exceeds the minimum requirements for townhouse developments, which are 1,800-sf minimum lot size and 20-foot lot width. The lots range from 3,088 square feet to 20,493 square feet, and lot width 24 feet to 57.9 feet (11 lots are 24' wide and 3,095 square feet).

Although the townhome units are not shown on lots, each lot appears to be adequate size so at least one yard meets the requirement of being at least 50% of the first floor building area. Lots 23, 25, and 26 are designated 'Open Space'. Lot 22 is a 'Detention Pond'. The Open Space Lots and Detention Pond Lot are required to be maintained by a homeowner's association, which is stated in Note No. 4 on the plat.

Staff recommends final plat approval subject to the following:

1. All utilities must be underground.
2. Provide a sidewalk along the private drive to extend to McCoy Street on each side. This shall include the developed frontage of the street to be dedicated.

Engineering Department Report

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

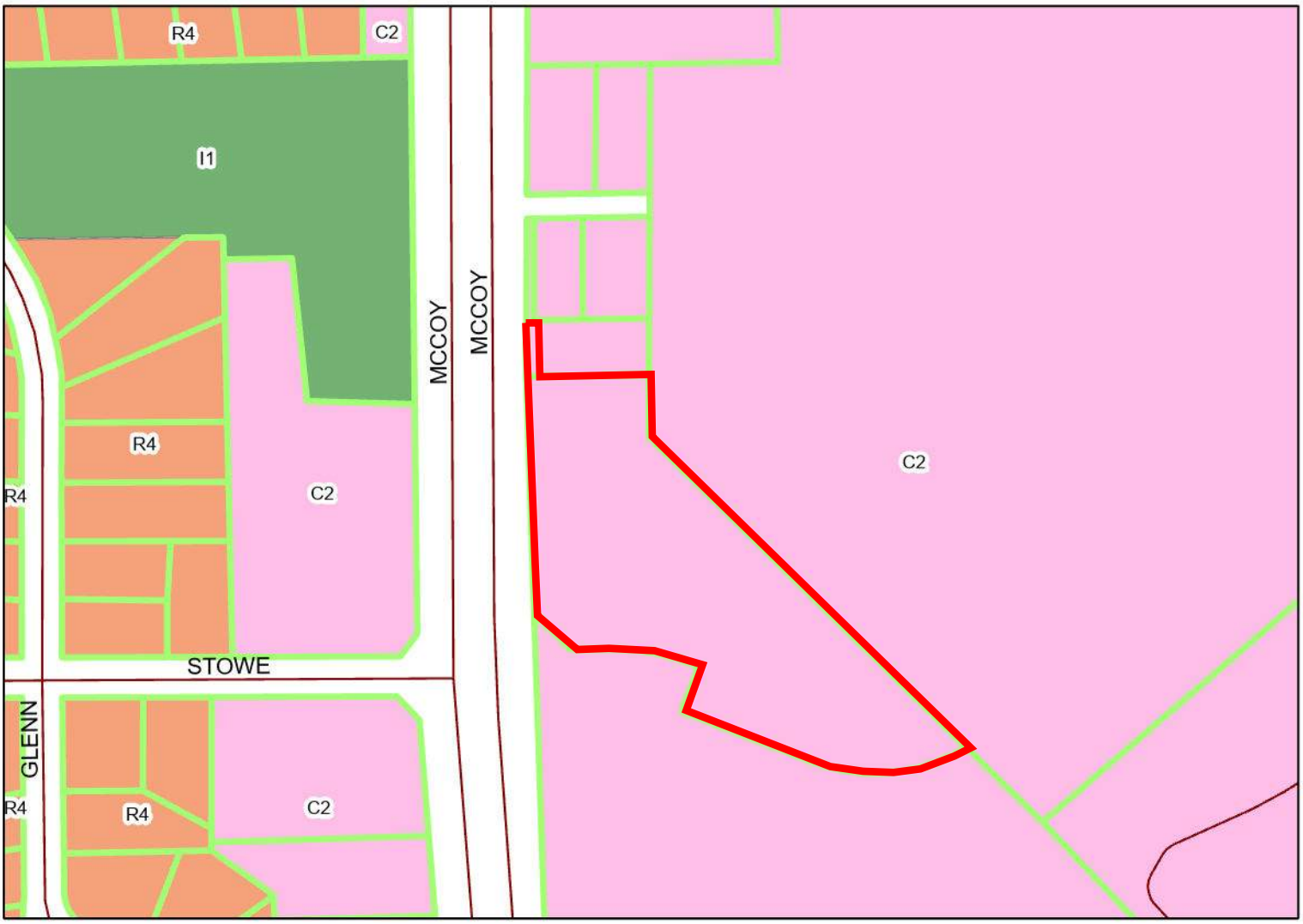
Opelika Utilities Board Report

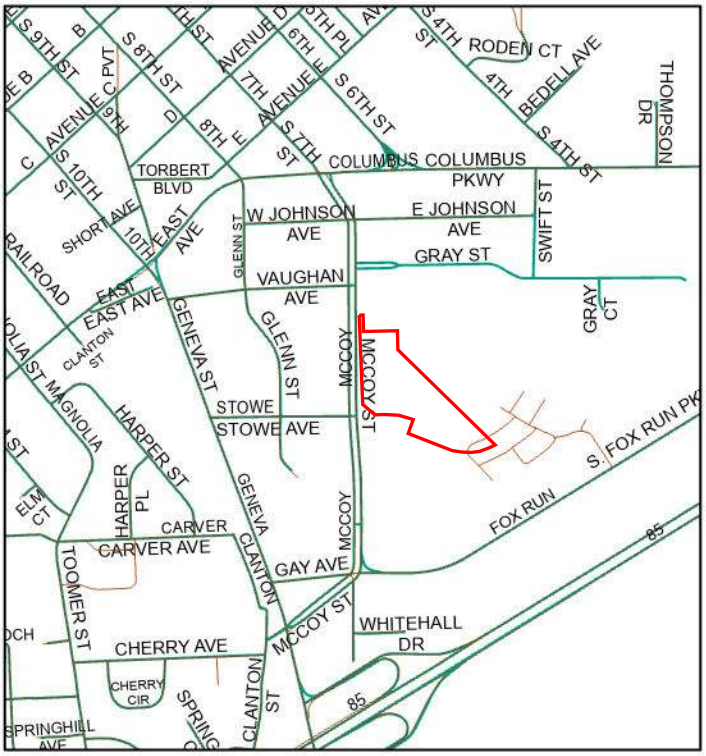
Opelika Water Comments: Water infrastructure must be inspected and accepted by Opelika Water before the final plat can be approved.

Opelika Power Services Report

This Subdivision is in the Opelika Power Service territory.

McCOY STREET TOWNHOMES SUBDIVISION
McCOY STREET
FINAL APPROVAL, D-5





The applicant is requesting final approval for 24 lots: 21 townhome lots, 2 open space lots, and a detention pond lot. The plat is located in a C-2, GC-S 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 verification by an independent professional qualified to verify such

SUBDIVISION PLAT OF

MCCOY STREET TOWNHOMES

A REDIVISION OF TRACT "A-5-A" AS RECORDED IN PLAT BOOK 42 PAGE 104

BEING A PART OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 27 EAST, OPELIKA, LEE COUNTY, ALABAMA

NOTES:

1. Survey North: Based upon *A Re-Subdivision of Tracts "A-3", "A-4", & "A-5" of the Re-Subdivision of Tract A of the Fox Run Parkway Development, LLC Subdivision* as recorded in Plat Book 42, Page 104, Probate Office, Lee County, Alabama.
2. Basis for Survey:
   -Deed Book 2707, Page 787, Probate Office, Lee County, Alabama.
   -Deed Book 2707, Page 386, Probate Office, Lee County, Alabama.
3. According to the FEMA FIA NFIP Flood Insurance Map (FIRM), Map No. 01081C0088G, effective November 2, 2011, the subject property is located:
   -Zone X (not shaded) - Areas determined to be outside the 0.2% annual chance floodplain.
4. Any common areas shown on this plat shall be maintained by the Homeowners Association adopted and/or established with this plat.
5. An easement is hereby granted to the City of Opelika and to any utility company serving the City of Opelika for the purpose of installing, operating, and maintaining poles, lines, guy wires, and other facilities. Total easement width is ten (10) feet wide with five (5) feet off each side of front and side lot lines.
6. This survey was made without the benefit of an attorney's title opinion of title commitment. The surveyor's search of public records was limited to those matters affecting the boundaries of the subject property only. There may be matters of record, such as conveyances, easements, rights-of-way, etc., that affect the title to the subject property which are not known to the surveyor and not disclosed by this survey.
7. There was no attempt in the field to determine the location of or the extent of possible encroachments beneath the surface.
8. This drawing becomes void if any alterations or changes are made by others.
9. This drawing may not be altered or added to without permission from BSI Engineering Surveying, Inc.
10. Development Data:
    -Total Number of Lots: 24
    -Area of Largest Lot: Lot 24 - 0.82 Acres (3,5899 Sq. Ft.)
    -Area of Smallest Lot: Lot 14 - 0.07 Acres (3,088 Sq. Ft.)
    -Total Acreage: 3.11 Acres (132,959 Sq. Ft.)

Preliminary - For Review Only. Not For Construction, Recording Purposes, or Implementation
Date: 06/2/2025

SURVEYOR'S CERTIFICATE

I, Austin P. Dawkins, hereby certify that all parts of this 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.

Austin P. Dawkins
Alabama License No. 50518

Date

DEDICATION

The State of Alabama
Lee County)

I, Wayne Gentry, as owner of the real property shown on this plat hereby join in the statement of Austin P. Dawkins and certify that it is our purpose to subdivide lands so platted into lots as shown.

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

Wayne Gentry,

ACKNOWLEDGEMENT

The State of Alabama
Lee County

I, _____, a Notary Public, in and for said County in said State, hereby certify that Wayne Gentry, 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 contents of the instrument, has executed the same voluntarily on the day the same bears date.

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

Notary Public:
My Commission Expires:

OPELIKA CERTIFICATES

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

Chairman: _____ Date:_____

Accepted by the Opelika City Planner, Opelika, Alabama:

Planner: _____ Date: _____

Approved by the Opelika City Engineer, Opelika, Alabama:

City Engineer: _____ Date: _____

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

Public Works Director: _____ Date: _____

Accepted by the Opelika Water Board, Opelika, Alabama:

Opelika Water Board: _____ Date: _____

Accepted by the Opelika Power Services, Opelika, Alabama:

Opelika Power Services: _____ Date: _____

VICINITY MAP

not to scale

Lot Table		
Parcel #	Acres	Square Footage
1	0.10	4,525
2	0.07	3,094
3	0.16	6,924
4	0.13	5,592
5	0.07	3,094
6	0.07	3,094
7	0.07	3,093
8	0.07	3,093
9	0.10	4,477
10	0.10	4,503
11	0.07	3,090
12	0.07	3,090
13	0.07	3,089
14	0.07	3,088
15	0.10	4,477
16	0.10	4,363
17	0.09	3,749
18	0.11	4,882
19	0.08	3,442
20	0.08	3,455
21	0.11	4,859
23	0.40	17,429
24	0.82	35,899

Line Table		
Line #	Length	Direction
L20	15.00'	S68° 58' 39"E

Curve Table				
Curve #	Arc Length	Radius	Chord Bearing	Chord Distance
C1	26.66'	35.00'	S22° 07' 25"E	26.02'

Easement Line Table		
Line #	Length	Direction
L1	*50.39'*	*N90° 00' 00"W*
L2	*36.27'*	*S08° 16' 06"W*
L3	*18.00'*	*N81° 43' 54"W*
L4	*50.22'*	*N08° 16' 06"E*
L5	*9.93'*	*N17° 32' 53"E*
L6	*11.08'*	*N17° 32' 53"E*
L7	*8.24'*	*N90° 00' 00"W*
L8	*28.28'*	*S89° 50' 17"E*
L9	*43.67'*	*S89° 51' 07"E*
L10	*20.00'*	*S00° 08' 53"W*
L11	*43.53'*	*N89° 51' 07"W*
L12	*41.97'*	*N46° 26' 17"E*
L13	*28.92'*	*S43° 52' 19"E*
L14	*41.97'*	*S46° 26' 17"W*
L15	*14.24'*	*S23° 41' 02"E*
L16	*31.60'*	*S21° 02' 43"W*
L17	*9.60'*	*N46° 09' 40"E*
L18	*20.00'*	*S43° 52' 19"E*
L19	*9.60'*	*S46° 09' 40"W*

Easement Curve Table				
Curve #	Arc Length	Radius	Chord Bearing	Chord Distance
C4	*15.53'*	*10.00'*	*S88° 26' 40"E*	*14.02'*
C5	*20.12'*	*39.08'*	*N32° 18' 38"E*	*19.90'*
C6	*33.31'*	*66.00'*	*N32° 00' 17"E*	*32.95'*
C7	*15.78'*	*10.00'*	*N01° 15' 26"E*	*14.19'*
C8	*38.85'*	*51.00'*	*N22° 07' 25"W*	*37.92'*
C9	*17.22'*	*11.00'*	*N45° 09' 01"W*	*15.52'*

LEGEND

●	Iron Pin Found and Type
○	1/2" Rebar Set - Orange Cap Stamped AL CA 718 LSF000600
■	Concrete Monument Found
□	Concrete Monument Set with Plastic Identification Cap
Ⓐ	Calculated Point
RLPY	Real Property Book
MB:	Map Book
DB:	Deed Book
PB:	Plat Book
PG:	Page
(R)	Record Bearing or Distance
(typ.)	Typical Example
ROW	Right-of-Way
N/F	Now or Formerly
D.U.E	Drainage and Utility Easement
	Not to Scale
—OHU—	Overhead Utility Lines w/ Power Pole
OWWB	Opelika Water Works Board

PROJECT NO: 25-0117
DRAWN BY: REBP/APD DRAW DATE: 06/02/2025

BSI
ENGINEERING | SURVEYING
223 S. 9th Street, Opelika, Alabama 36801
334-745-7026

Barscale 1" = 40'

Drawing Name: S:\SD\2025\25-0117 Gentry - McCoy Street Townhomes\dwg\Plat.dwg Last Modified: Jun 02, 2025 - 6:28pm by adawkins

SUBDIVISION PLAT OF

MCCOY STREET TOWNHOMES

A REDIVISION OF TRACT "A-5-A" AS RECORDED IN PLAT BOOK 42 PAGE 104

BEING A PART OF SECTION 17, TOWNSHIP 19 NORTH, RANGE 27 EAST, OPELIKA, LEE COUNTY, ALABAMA

Revised Plat

NOTES:

1. Survey North: Grid North based upon NAD83 State Plane Coordinates, Alabama East Zone, US FOOT, RTK GPS using the ALDOT Cors as reference.
2. Basis for Survey:
   -Deed Book 2707, Page 787, Probate Office, Lee County, Alabama.
   -Deed Book 2707, Page 386, Probate Office, Lee County, Alabama.
3. According to the FEMA FIA NFIP Flood Insurance Map (FIRM), Map No. 01081C0088G, effective November 2, 2011, the subject property is located:
   -Zone X (not shaded) - Areas determined to be outside the 0.2% annual chance floodplain.
4. Any common areas shown on this plat shall be maintained by the Homeowners Association adopted and/or established with this plat.
5. An easement is hereby granted to the City of Opelika and to any utility company serving the City of Opelika for the purpose of installing, operating, and maintaining poles, lines, guy wires, and other facilities. Total easement width is ten (10) feet wide with five (5) feet off each side of front and side lot lines.
6. This survey was made without the benefit of an attorney's title opinion of title commitment. The surveyor's search of public records was limited to those matters affecting the boundaries of the subject property only. There may be matters of record, such as conveyances, easements, rights-of-way, etc., that affect the title to the subject property which are not known to the surveyor and not disclosed by this survey.
7. There was no attempt in the field to determine the location of or the extent of possible encroachments beneath the surface.
8. This drawing becomes void if any alterations or changes are made by others.
9. This drawing may not be altered or added to without permission from BSI Engineering Surveying, Inc.
10. Development Data:
    -Total Number of Lots: 26
    -Area of Largest Lot: Lot 24 - 0.47 Acres (20,493 Sq. Ft.)
    -Area of Smallest Lot: Lot 14 - 0.07 Acres (3,088 Sq. Ft.)
    -Total Acreage: 3.35 Acres (145,828.93 Sq. Ft.)

OPELIKA CERTIFICATES

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

Chairman: _____ Date:_____

Accepted by the Opelika City Planner, Opelika, Alabama:

Planner: _____ Date: _____

Approved by the Opelika City Engineer, Opelika, Alabama:

City Engineer: _____ Date: _____

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

Public Works Director: _____ Date: _____

Accepted by the Opelika Water Board, Opelika, Alabama:

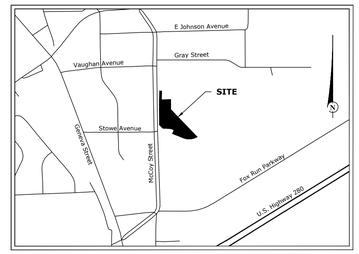
Opelika Water Board: _____ Date: _____

Accepted by the Opelika Power Services, Opelika, Alabama:

Opelika Power Services: _____ Date: _____

VICINITY MAP

not to scale



SURVEYOR CERTIFICATE

I, Austin P. Dawkins, 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.

_____ _____
Austin P. Dawkins , PLS Date
Alabama License No. 50518

Preliminary - For Review Only. Not For Construction, Recording Purposes, or Implementation
Date: 07/14/2025

DEDICATION

The State of Alabama
Lee County }

I, Wayne Gentry, as owner of the real property shown on this plat hereby join in the statement of Austin P. Dawkins and certify that it is our purpose to subdivide lands so platted into lots as shown.

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

_____
Wayne Gentry,

ACKNOWLEDGEMENT

The State of Alabama
Lee County

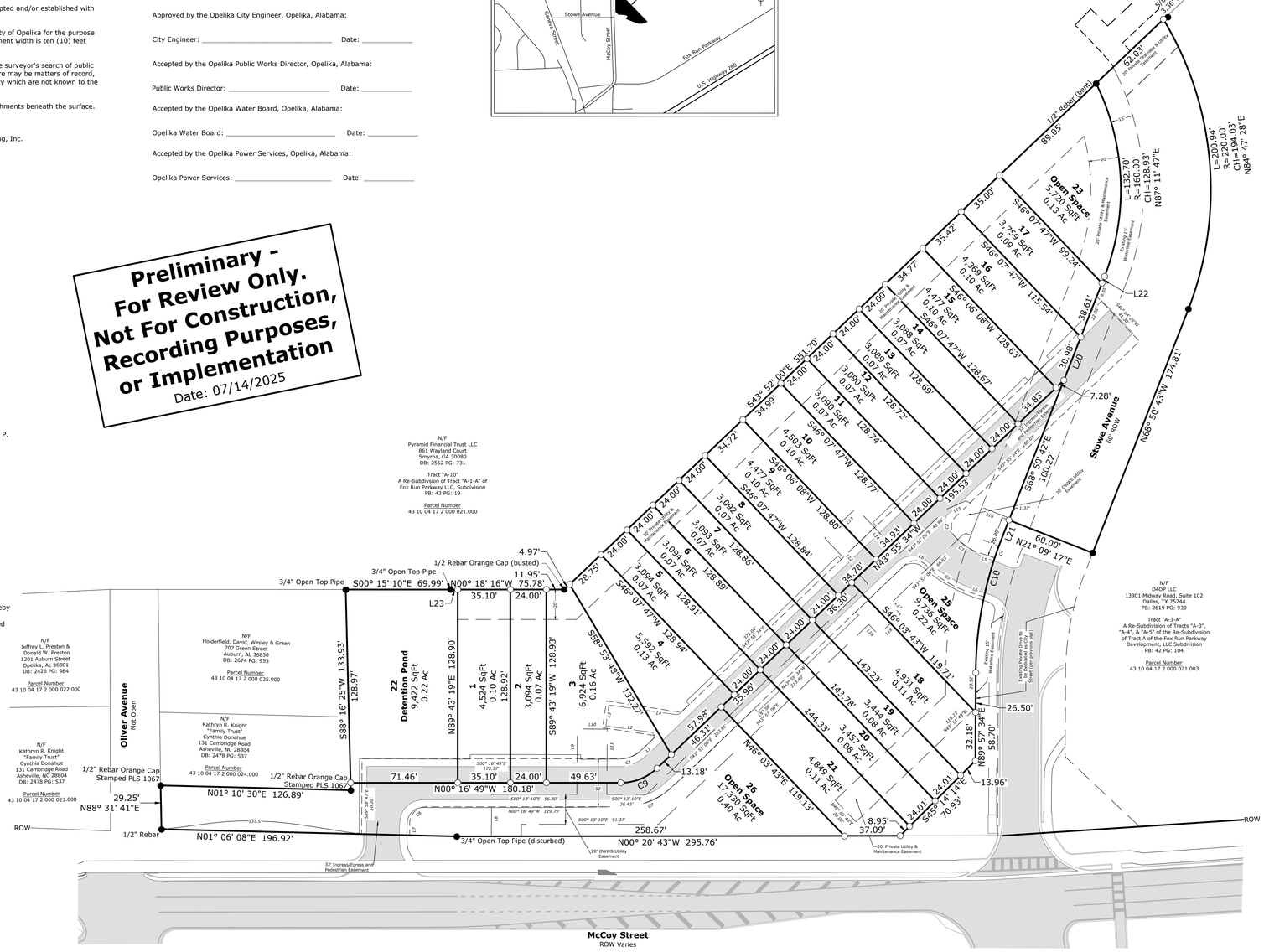
I, _____, a Notary Public, in and for said County in said State, hereby certify that Wayne Gentry, whose name is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, has executed the same voluntarily on the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

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

_____
Notary Public:
My Commission Expires:

LEGEND

●	1/2 Rebar Orange Cap Stamped AL CA 718 LSF000600 unless otherwise noted
○	1/2" Rebar Set - Orange Cap Stamped AL CA 718 LSF000600
DB:	Deed Book
PB:	Plat Book
PG:	Page
ROW	Right-of-Way
N/F	Now or Formerly
D.U.E	Drainage and Utility Easement
⚡	Not to Scale
—OHU—	Overhead Utility Lines w/ Power Pole
OWWB	Opelika Water Works Board



Line Table		
Line #	Length	Direction
L20	69.59'	N68° 50' 42"W
L21	15.00'	S69° 01' 05"E
L23	4.73'	S00° 18' 16"E

Curve Table				
Curve #	Arc Length	Radius	Chord Bearing	Chord Distance
C9	26.66'	35.00'	N22° 06' 12"W	26.02'
C10	89.87'	245.00'	N79° 31' 46"W	89.37'

Easement Line Table		
Line #	Length	Direction
L1	*14.61'*	*S43° 55' 34"E*
L2	*36.27'*	*N08° 17' 19"E*
L3	*18.00'*	*S81° 42' 41"E*
L4	*50.22'*	*S08° 17' 19"W*
L5	*9.94'*	*S17° 34' 06"W*
L6	*11.13'*	*N17° 34' 06"E*
L7	*8.03'*	*N89° 58' 47"W*
L8	*28.06'*	*S89° 49' 04"E*
L9	*43.67'*	*S89° 49' 53"E*
L10	*20.00'*	*S00° 10' 07"W*
L11	*43.53'*	*N89° 49' 53"W*
L12	*41.97'*	*S46° 27' 30"W*
L13	*28.92'*	*S43° 51' 06"E*
L14	*41.97'*	*S46° 27' 30"W*
L15	*14.24'*	*S23° 39' 49"E*
L16	*31.57'*	*S21° 03' 56"W*
L17	*9.60'*	*S46° 10' 53"W*
L18	*20.00'*	*N43° 51' 06"W*
L19	*9.60'*	*N46° 10' 53"E*

Easement Curve Table				
Curve #	Arc Length	Radius	Chord Bearing	Chord Distance
C1	*14.47'*	*19.00'*	*S22° 06' 12"E*	*14.13'*
C2	*15.53'*	*10.00'*	*N88° 25' 27"W*	*14.02'*
C3	*20.12'*	*39.08'*	*S32° 19' 51"W*	*19.90'*
C4	*8.26'*	*245.00'*	*N70° 50' 11"W*	*8.26'*
C5	*33.31'*	*66.00'*	*N32° 01' 30"E*	*32.95'*
C6	*15.78'*	*10.00'*	*N01° 16' 39"E*	*14.19'*
C7	*38.85'*	*51.00'*	*N22° 06' 12"W*	*37.92'*
C8	*17.22'*	*11.00'*	*N45° 07' 48"W*	*15.52'*

PROJECT NO: 25-0117
DRAWN BY: REBP/APD DRAW DATE: 07/14/2025

BSI
ENGINEERING | SURVEYING
223 S. 9th Street, Opelika, Alabama 36801
334-745-7026

40' 0' 40' 80'
Barscale 1" = 40'

Drawing Name: S:\S2025\25-0117 Gentry - McCoy Street Townhomes\dwg\Gentry - McCoy Street Townhomes - Subdivision Plat.dwg Last Modified: Jul 14, 2025 - 5:02pm by rpullin

Agenda Item

IV. E-9

Williams Restaurant

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: _____

SITE ADDRESS: 1508 2nd Ave Opelika, Al 36801
PROPERY OWNER: James Kirk

APPLICANT/ AUTHORIZED REPRESENTATIVE: Anyana Williams
MAILING ADDRESS: 1508 2nd Ave Opelika, Al 36801 706-333-7850
PHONE NUMBER: 334-787-3156 **FAX NUMBER:** —
EMAIL ADDRESS: Charmaes llc@gmail.com

PARCEL INFORMATION
Project name: Charmaes Vibe & Dine Address/Location: 1508 2nd Ave Opelika, Al
Current Land Use: business Current Zoning: _____
Adjacent Zoning Districts: North:_____ South:_____ East:_____ West:_____
Description of Proposed Use: _____

AUTHORIZATION TO ACT AS APPLICANT (if applicable)
I, James Kirk, being owner of the property which is the subject of this conditional use application hereby authorize ANYANA WILLIAMS, 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. James Kirk Date: 6/25/2025

STATE OF ALABAMA,
COUNTY OF LEE
I, Rosanna O. McGinnis, a Notary Public in and for said County and State, hereby certify that ANYANA WILLIAMS For James Kirk 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 25th day of June 2025,
Rosanna O. McGinnis
Notary Public

My Commission Expires: 8-28-2028

NOTARY PUBLIC
Rosanna O. McGinnis
Expires 8/28/2028
ALABAMA STATE AT LARGE

AGENDA ITEM # _____

CERTIFICATION

I Aircreate Air Care LLC, 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: Anyana Williams	DATE: KW 6/18/25
(PRINT NAME) Anyana Williams	

STATEMENT OF UNDERSTANDING

I, Chemmas Vibe & Dine (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: Anyana Williams	DATE: 6/18/25
(PRINT NAME) Anyana Williams	

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? _____
fast food conditional use

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? paid security on hand

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** _____

City of Opelika

Planning Commission

Planning Department Report

Meeting Date: July 22, 2025

Agenda Item #: E-9

Action Requested: Conditional Use – Restaurant

Location of Property: 1508 2nd Avenue

Property Owner(s): Jimmy Kirk
Anyana Williams, authorized representative

Current Land Use: Heating & Air-conditioning Services (8am to 4 pm)

Current Zoning: C-2, GC-S

Surrounding Zoning Districts And Land Uses:

North	C-2, GC-S	Commercial (Opelika Bolt)
South	C-2, GC-S	Parkway Village Shopping Center (Piggly Wiggly)
East	C-2, GC-S	Commercial (Family Dollar)
West	C-2, GC-S	Auto repair

Proposal

The applicant is requesting conditional use approval for a restaurant called "Charmae's Vibe & Dine" at 1508 2nd Avenue in a C-2, GC-S zoning district. A heating and air conditioning repair/service business is at this same location from 8 am to 4 pm. The restaurant hours are 4 pm to 11 pm.

Customer seating, preparation of food, and serving customers is outside under an existing 20x49 open cover or roof (no walls). The open cover is attached to the rear wall of the building (see site plan in packet). A public bathroom for customers is inside the building.

The restaurant uses a kettle cooker to cook food (no grill or boiler). The applicant has contacted the Lee County Health department about kettle cooker requirements under a metal open cover. The restaurant will serve bar-b-que, cajon rice, corn on cob, and other foods prepared in the kettle cooker. Alcohol and soft drinks are also served. Four employees will manage the restaurant and serve customers. Six tables with four chairs are under the open cover for customers. Outside on the west side yard near the

open porch, two picnic tables will be provided to serve customers for pleasant weather days. The total number of customer seats provided under the open cover and picnic area is 24. The site plan shows 14 parking spaces. Seven parking spaces will be added along the rear property line, and seven existing spaces including one handicap space are next to the building. The 14 parking spaces meets the minimum number of parking spaces for a restaurant with 40 customer seats (one parking space per 3 customer seats).

The property was developed before the Landscape Regulations were approved in 1995. Most of the property is asphalt. The regulations require that proposed uses that are legal nonconforming should add plant material in those pervious areas available. The landscape plan shows crepe myrtle trees and shrubs on the pervious area along the east property line (the property line next to Simmons Street right-of-way).

A 10 x 10 dumpster is shown near the rear property line. The dumpster must be enclosed on three sides with an opaque fence. The fence should be high enough (8 feet) so the dumpster is not seen from Simmons Street and 2nd Avenue. Also, install an opaque double gate at a height to screen the dumpster.

Recommendation

Staff recommends approval subject to the following:

1. **Stripe the existing parking lot and proposed parking spaces as shown on site plan and include a 13 x 18 handicap parking space with handicap parking sign.**
2. **Screen the dumpster with a sold opaque material at a height so the dumpster is not seen outside the fence.**
3. **Install landscaping as shown on landscape plan.**

Engineering Department Report

The Engineering Department has no other comments or concerns.

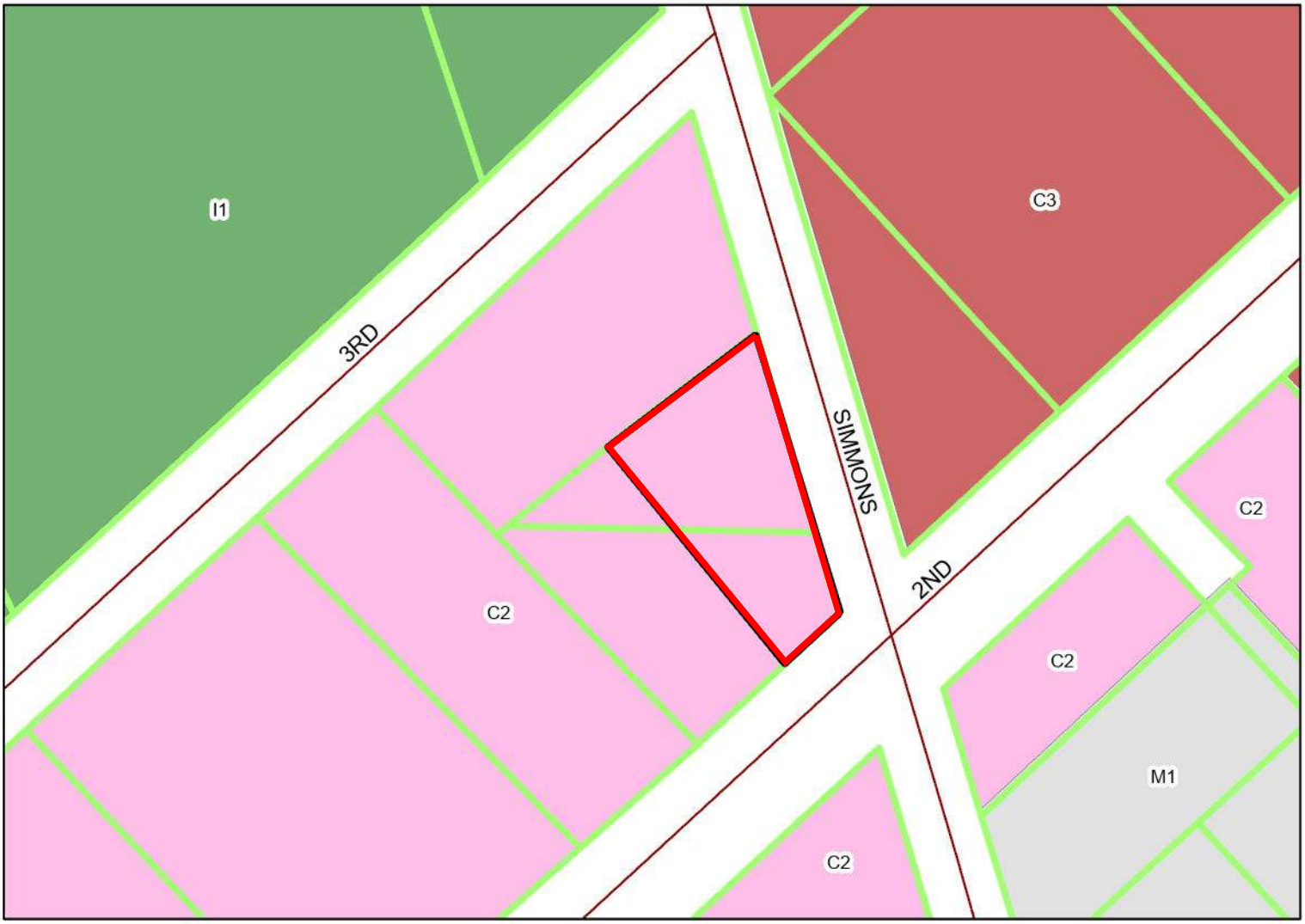
Opelika Water Report

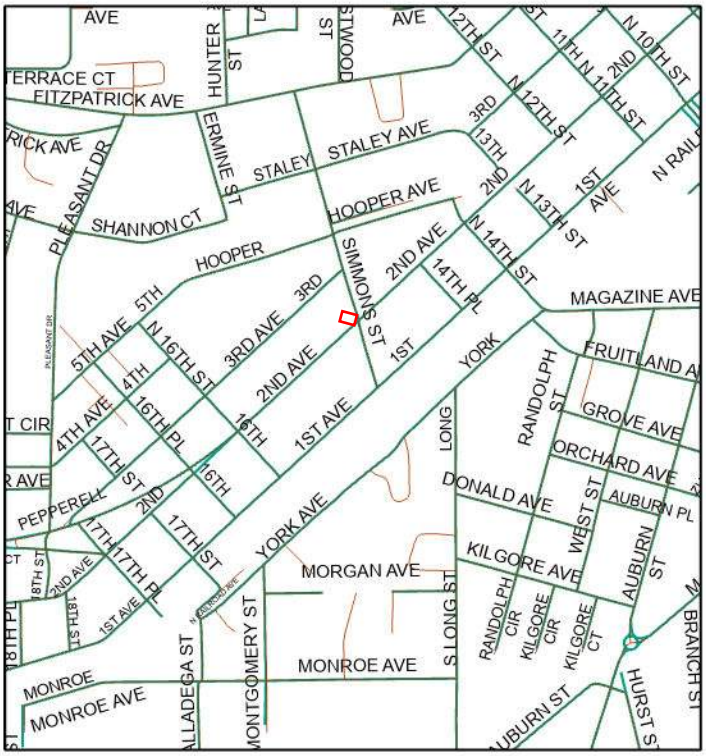
Opelika Water Comments: This property is currently served by an existing ¾” meter that is located near the northeast corner of the property.

Opelika Power Services Report

This Subdivision is in the Opelika Power Service territory.

CHARMAE'S VIBE & DINE RESTAURANT
1508 2ND AVENUE
CONDITIONAL USE, E-9



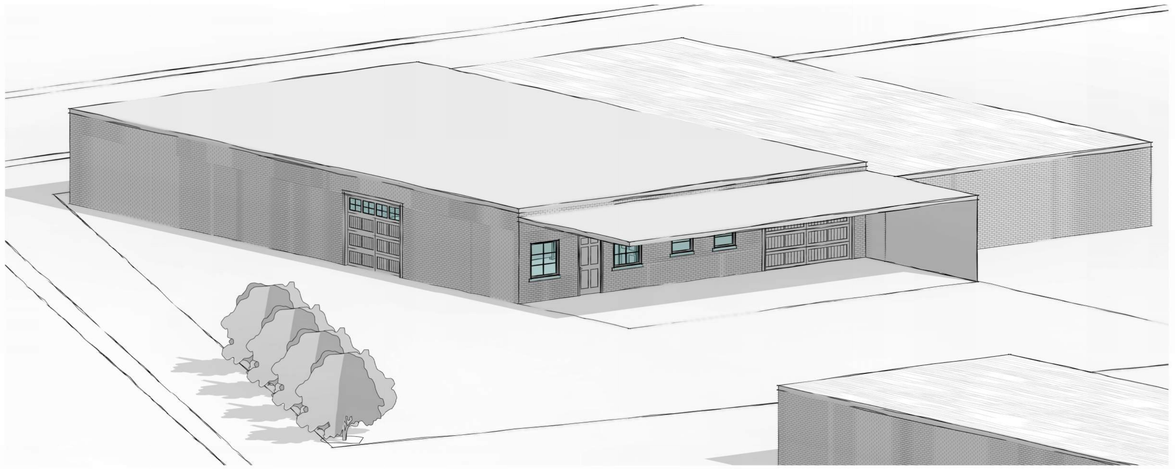


The applicant is request approval for a restaurant in C-2, GC-S zone. Customer service and food prep is under an open 24x49 cover. Kettle cooker under the open cover used to prepare food. 24 customer seats, four restaurant employees. bar-b-que, cajon rice, corn-on-cob,

Subject Property

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

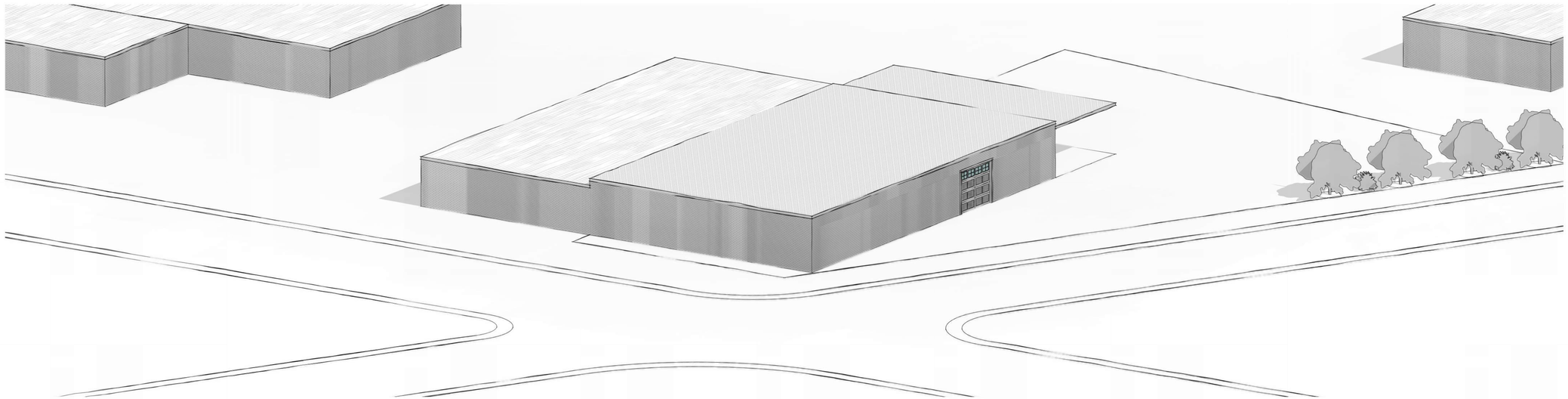
1508 2ND AVE
OPELIKA, ALABAMA 36801



COVER	A0-1
SITE	A1-0
MAIN FLOOR	A1-1

GARAGE	1607 SF	COND.
NEW RESTAURANT	1000 SF	COND.
OUTDOOR COOKING AREA AND SERVICE	1000 SF	COND.

3608 SF



WHOLE CONSTRUCTION SOLUTIONS LLC

AREA CALCULATIONS

SUMMARY

LIVING AREA

WIDTH: 49.3 '

DEPTH: 73.3'

GARAGE	1607 SF
NEW RESTAURANT	1000 SF
OUTDOOR COOKING AREA AND SERVICE	1000 SF

3608 SF

DIMENSIONS

1508 2ND AVE

WALL LEGEND

EXTERIOR BRICK WALL

4" INTERIOR WALL

EXTERIOR MESH WALL

DRAWINGS INDEX

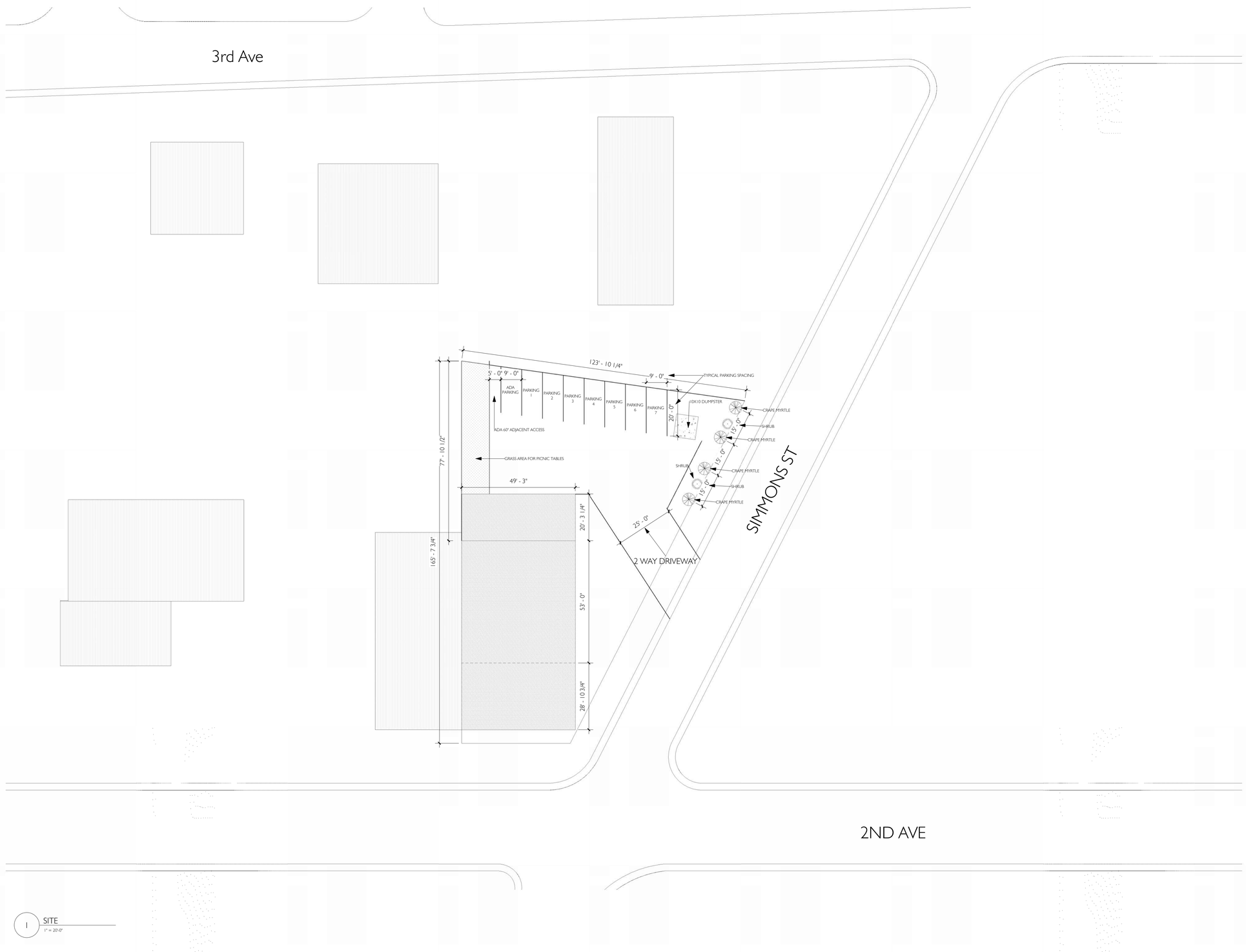
COVER	A0-1
SITE	A1-0
MAIN FLOOR	A1-1

06/09/2025

DESIGN SET

A0-1 COVER

REDUCE REUSE RECYCLE



1 SITE
1" = 20'-0"

WHOLE CONSTRUCTION SOLUTIONS LLC

AREA CALCULATIONS

SUMMARY

LIVING AREA

WIDTH:	49.3 '
DEPTH:	73.3'

GARAGE	1607 SF
NEW RESTAURANT	1000 SF
OUTDOOR COOKING AREA AND SERVICE	1000 SF

3608 SF

DIMENSIONS

1508 2ND AVE

WALL LEGEND

EXTERIOR BRICK WALL

4" INTERIOR WALL

EXTERIOR MESH WALL

DRAWINGS INDEX

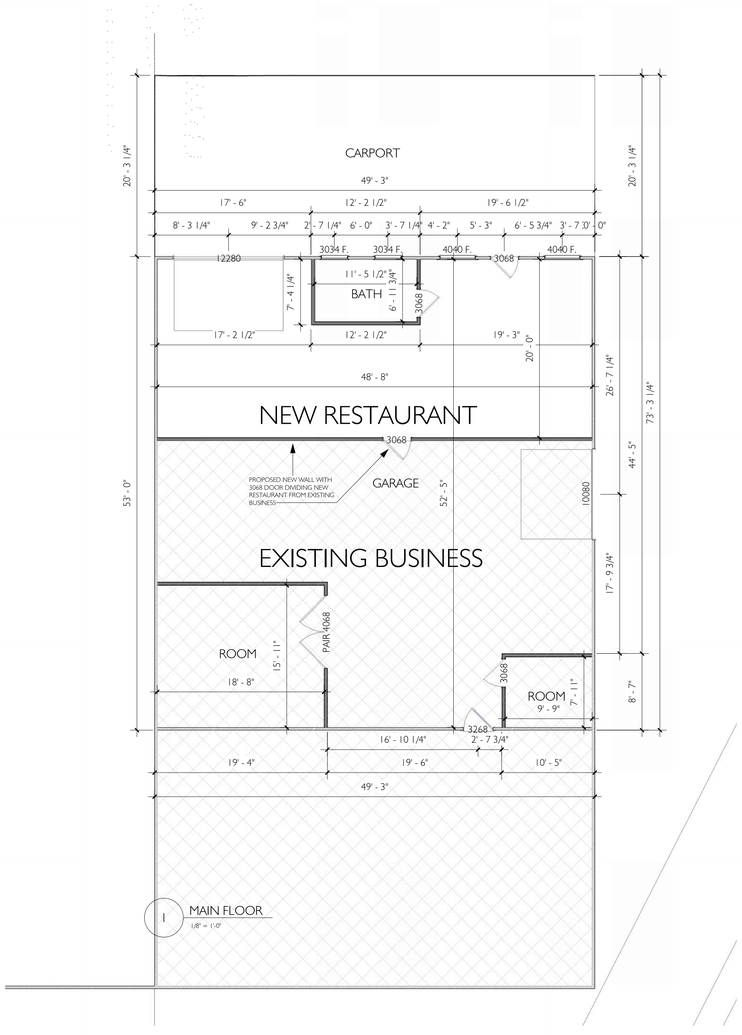
COVER	A0-1
SITE	A1-0
MAIN FLOOR	A1-1

06/09/2025

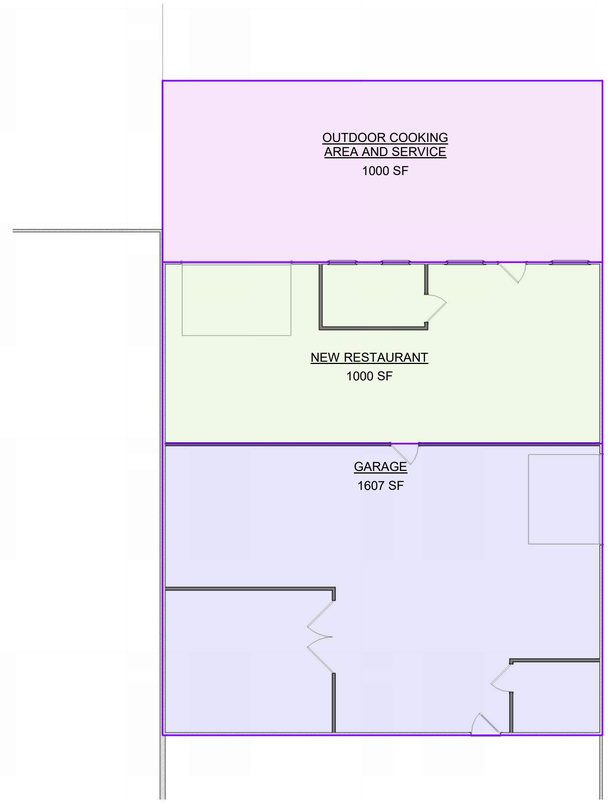
DESIGN SET

A1-0 SITE

REDUCE REUSE RECYCLE



1 MAIN FLOOR
1/8" = 1'-0"



2 MAIN FLOOR
1/8" = 1'-0"

WHOLE CONSTRUCTION SOLUTIONS LLC

AREA CALCULATIONS

SUMMARY

LIVING AREA

WIDTH: 49.3 '
DEPTH: 73.3'

GARAGE	1607 SF
NEW RESTAURANT	1000 SF
OUTDOOR COOKING AREA AND SERVICE	1000 SF

3608 SF

DIMENSIONS

1508 2ND AVE

WALL LEGEND

EXTERIOR BRICK WALL
4" INTERIOR WALL
EXTERIOR MESH WALL

DRAWINGS INDEX

COVER	A0-1
SITE	A1-0
MAIN FLOOR	A1-1

06/09/2025

DESIGN SET

A1-1 MAIN FLOOR

REDUCE REUSE RECYCLE

Agenda Item

IV. F-10

Woodhaven

Ridge Road, 304.5 Acres

AGENDA ITEM # _____

REZONING APPLICATION

PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801

PC DEADLINE: 6/25/25 PC MEETING: 7/22/25

PROPERTY OWNERS/
AUTHORIZED REPRESENTATIVE: Blake Rice, BSI, Inc. Owner: Viva Opelika, LLC

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

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

PARCEL INFORMATION

Site Address: Ridge Road (Lee Rd. 390)

Description of proposed use: Single-family Residential

Tax Parcel Number: _____

Adjacent Zoning Districts: North: R1 / R2 South: R1 / I1 / C2 East: No Zoning West: No Zoning

Current Land Use: Vacant

Current Zoning: R3 / C2

Proposed Zoning: PUD

Number of APO: 23 x $7.00 = $ 161.00
(Adjacent Property Owners)

Fee: $125.00

TOTAL =$286.00

PAID: _____

I hereby request my property located at (street address) Ridge Road, Tax Map parcel number 43-10-01-02-0-000-029.000, 43-10-01-02-0-000-030.000, 43-10-01-02-0-000-031.000, 43-10-02-03-0-000-018.000, ~~43-10-02-10-0-000-008.000, 43-10-01-11-0-000-006.000, 43-10-01-02-0-000-006.000,~~ 43-10-01-11-0-000-005.000, 43-10-02-10-0-000-001.000 be rezoned from R3 / C2 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:	6/24/25
(PRINT NAME) Blake Rice, BSI, Inc.	**DATE**

AUTHORIZED TO ACT AS APPLICANT FOR PROPERTY OWNER

I, Viva Opelika, LLC, being owner/authorized manager of the rezoning property(s) as described in this Rezoning Application hereby authorize Blake Rice, Barrett-Simpson, Inc. to act as my representative in all decisions concerning the rezoning of my property(s) before the Opelika Planning Commission and City Council.

Property Owner's Signature _____ Date 11/1/2021

STATE OF ALABAMA

COUNTY OF LEE

I, Michelle Thaxton, a Notary Public in and for said County and State, hereby certify that Frank E. Plan, 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 1st day of November, 2021

M. Thaxton
Notary Public

My Commission Expires: 6/20/24

MICHELLE THAXTON
My Commission Expires
NOTARY PUBLIC
06-20-2024
ALABAMA STATE AT LARGE

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

AGENDA ITEM # _____

PETITION FOR REZONING

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

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

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

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

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

Come now the petitioners respectfully ask the City Council of the City of Opelika to amend its Zoning Ordinance to change the zoning designation of the area described from a R3 & C2 zoning district to a PUD zoning district.

Notary Public M. Thaxton

My Commission Expires: 6/20/24

MICHELLE THAXTON
My Commission Expires
NOTARY PUBLIC
06-20-2024
ALABAMA STATE AT LARGE

NOTARY SIGNATURES

Before me, Michelle Trayton, a Notary Public in and for said County and State, hereby certify that Frank E. Plan, whose name is signed to the foregoing petition as Manager [President, Chairman, etc.]

of Viva Opelika, LLC _____, [Corporation, City], and who is known to me, acknowledged before me on this date that be executed the same voluntarily for and as the act of said corporation, being duly authorized to do so, all on the day they say bears date. Given under my hand and official seal of office this the November, 2021

M. Trayton
Notary Public

Frank E. Plan
(print name)

13 N 8th st
(address)

Opelika, AL 36801
(city, state, zip)

BY: _____
(signature)

ITS: Manager
(title)

DATE: 11-1-2021

MICHELLE TRAYTON
My Commission Expires
NOTARY PUBLIC
06-20-2024
ALABAMA STATE AT LARGE

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

_____,

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

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

_____**day of** _____, _____

_____ **Notary Public**

_____
(Signature)

_____
(print name)

_____

_____
(mailing address)

DATE: _____

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

_____,

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

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

_____**day of** _____, _____

_____ **Notary Public**

_____
(Signature)

_____
(print name)

_____

_____
(mailing address)

DATE: _____

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

_____,

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

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

_____**day of** _____, _____

_____ **Notary Public**

_____
(Signature)

_____
(print name)

_____

_____
(mailing address)

DATE: _____

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: July 22, 2025

Agenda Item #: F-10a & F-107b

Action Requested: Amendment to the Future Land Use Map and Rezoning 304.5 acres:
FLUM - Amendment from a Medium Density Residential and light commercial category to a Mixed Use development.

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

F10a - Amendment to the Future Land Use Map

On the 2030 Future Land Use Map, the 304.5 acre rezoning property is in a medium density residential and light commercial land use category. Most adjacent properties on the north, east, and west sides of the rezoning property are outside the City limits and undeveloped. A single family home is on five adjacent lots that are at least 5 acres each lot. Other adjacent parcels range from 30,000 square feet to 33 acres. Three 30,000+ square foot lots on the north side are in a medium density land use category. The two adjacent properties on the south side are about 50 acres each in a light commercial or low density residential land use category.

The proposed residential use for the rezoning property is 624 single family home lots. Most of the lots (440 lots) are 9,000 square feet. The largest lots (144 lots) are at least 13,500 square feet. These 584 larger lots are in the medium density land use category. The remaining 40 lots are 7,500 square feet and would be similar to a high density residential land use category. The overall density of Woodhaven is closer to a low to medium density.

Staff Recommendation

If the property is rezoned by City Council, Staff recommends approval for an amendment to the Future Land Use map from a "medium density" and "light commercial" land use category to a "planned unit development" [mixed use] land use category.

F10b - Rezoning

Woodhaven Subdivision, a rezoning request for 304.5 acres on Ridge Road from a R-3 (medium density) and C-2 (light commercial) zoning district to a PUD (planned unit development) zoning district. 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 proposed PUD has a total of 624 single family homes with 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 density for 624 single family home lots on 304.5 acres is 2.04 dwellings per acre (dua).

The adjacent properties to the rezoning properties are mostly undeveloped rural property. Four properties on about five acres have single family homes. 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:

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 <u>lots</u> 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 <u>group</u> is 440 lots at <u>9,000 square feet (</u>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.

Lot Width	Lot Size sf	Home Square Footage	# of Bedrooms & # of Bathrooms
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 Regulattions. (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.

Engineering Department Report

(A) The Engineering Department has no other comments or concerns with this amendment.

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

Opelika Water Report

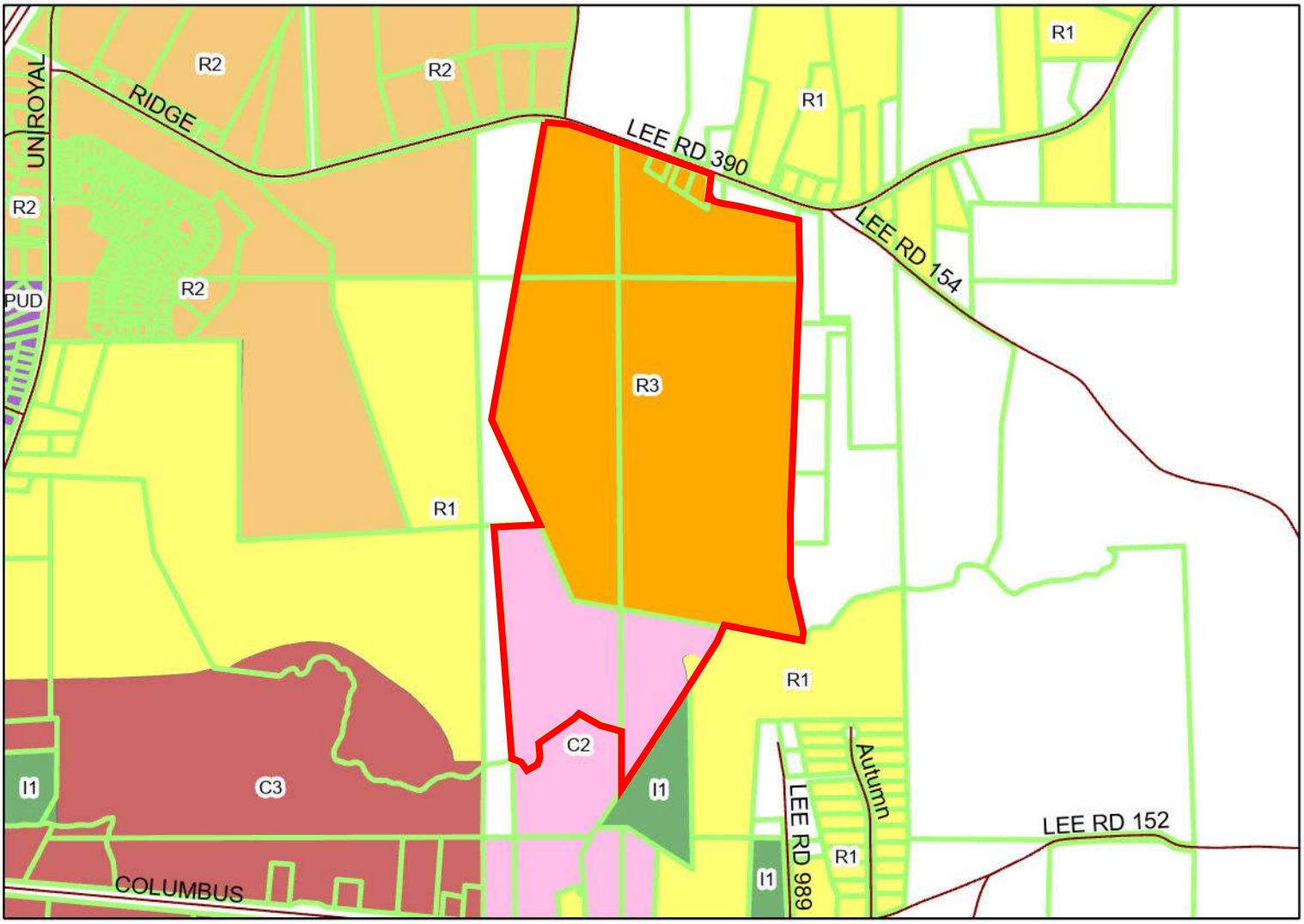
(A) Opelika Water Comments: Water service is available from a 30" main on the north side of Ridge Rd.

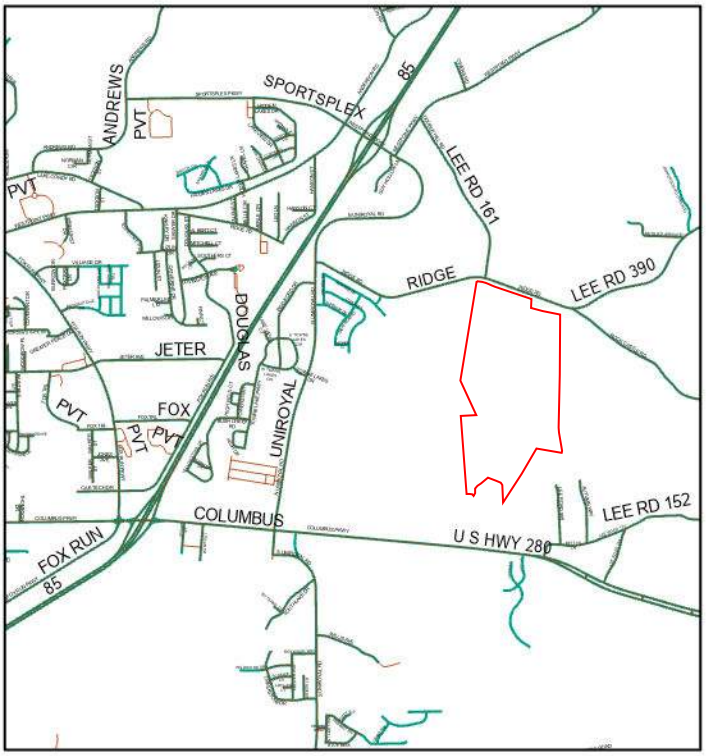
(B) Opelika Water Comments: See comment above.

Opelika Power Services Report

This Subdivision is outside of the Opelika Power Service territory.

REZONING - WOODHAVEN SUBDIVISION
3100 RIDGE ROAD
R-3 AND C-2 TO PUD (PLANNED UNIT DEVELOPMENT), F-7A & 7B



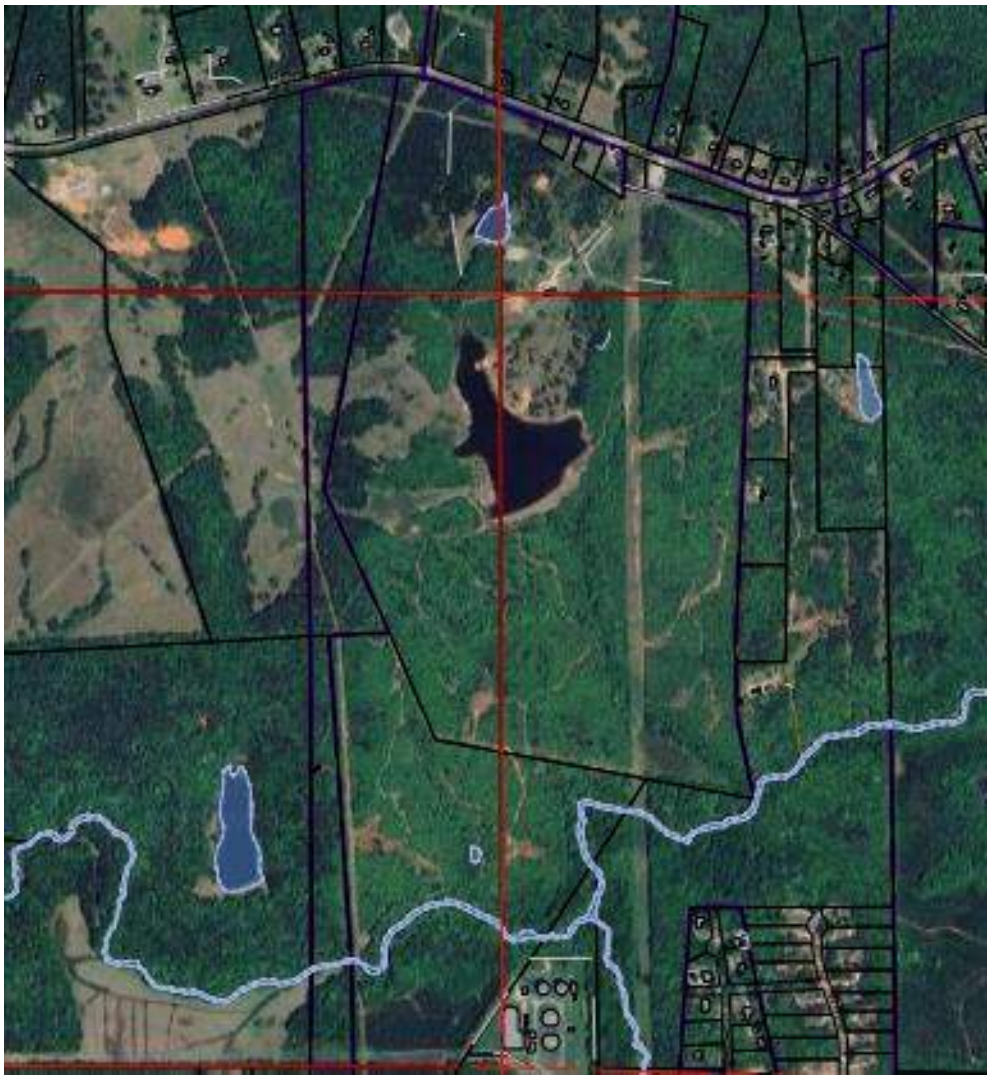


The rezoning request is for 304.5 acres. 624 single family homes are proposed on 50', 60' or 90' wide lots; all lots are 150' long. Open space and buffers total 110.5 acres. Density is 2.1 units per acre.

Subject Property

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

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

PUD EXHIBIT OF

WOODHAVEN SUBDIVISION

OPELIKA, LEE COUNTY, ALABAMA

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.

LEGEND

- 50' LOTS
- 60' LOTS
- 90' LOTS

200 0' 200' 400'

Barscale 1" = 200'

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',
-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

BSI

ENGINEERING | SURVEYING

PROJECT NO: 24-0232

DRAWN BY: FGF DRAW DATE: 6/19/2025

Drawing Name: M:\2024\24-0232 SMB - Ridge Road 300 Ac - Opelika\Dwg\24-0232 PUD Exhibit 06.18.25.dwg Last Modified: Jun 23, 2025 - 10:29am by kkucker

REZONING EXHIBIT OF

WOODHAVEN SUBDIVISION

BEING A PART OF SECTIONS 2, 3, 10, & 11,
TOWNSHIP 19 NORTH, RANGE 27 EAST,
OPELIKA, LEE COUNTY, ALABAMA

NOTES

1. Exhibit North: Grid North based upon NAD83 State Plane Coordinates, Alabama East Zone, US FOOT, RTK GPS using the ALDOT CORS as reference.
2. Basis for Exhibit:
   -*The Manors at Centerra Ridge Phase one*, Plat Book 32, Page 135, Probate Office, Lee County, Alabama.
   -Deed Book 2790, Page 590, Probate Office, Lee County, Alabama.
3. The purpose of this Exhibit is to show the areas currently Zoned R3/C2 to be Zoned PUD.
4. This Exhibit becomes void if any alterations or changes are made by others.
5. This Exhibit may not be altered or added to without permission from BSI Engineering Surveying, Inc.

SURVEYOR CERTIFICATE

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

Jeffery S. Ham, PLS
Alabama License No.21775

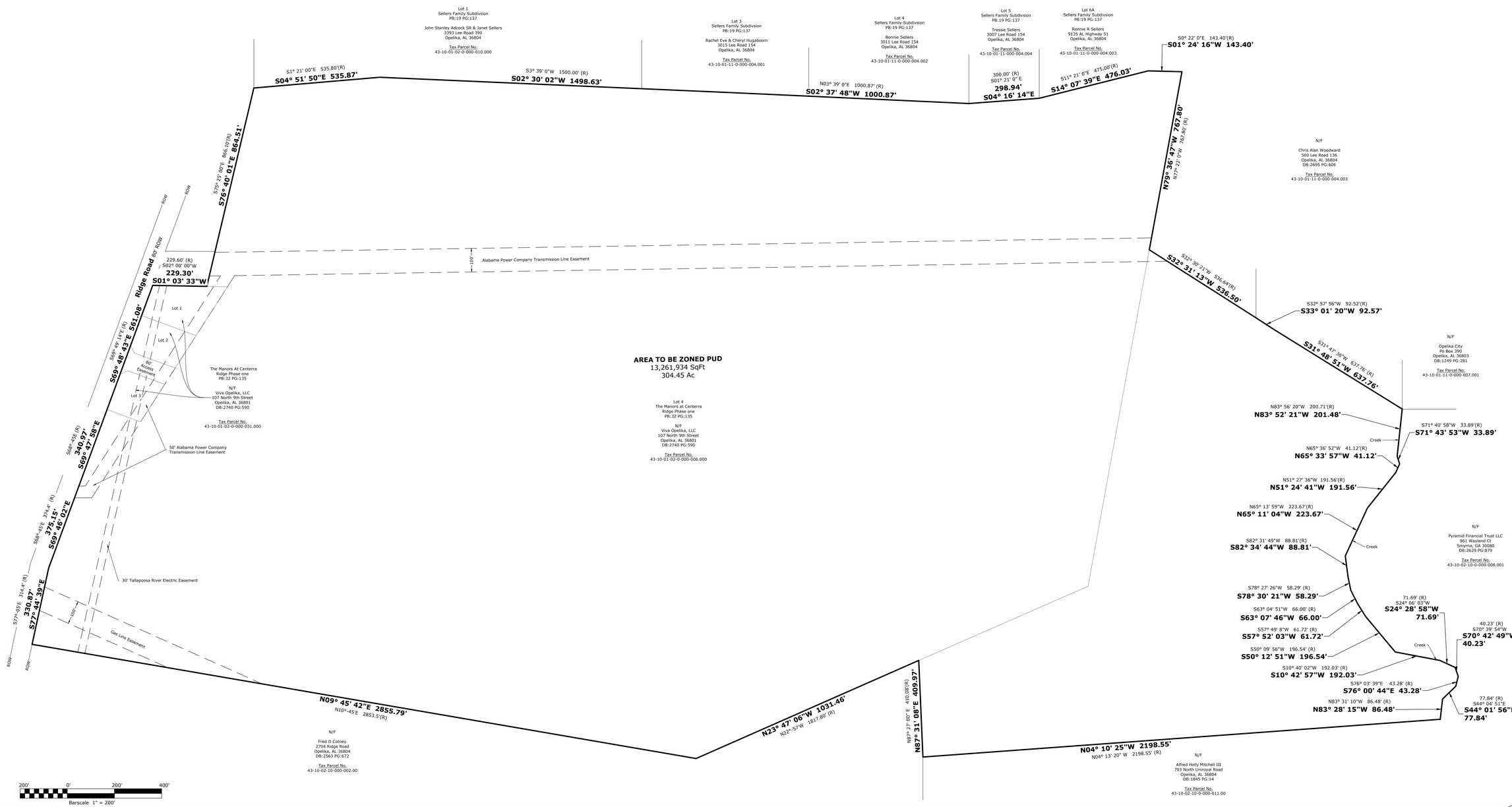
06/25/2025
Date:

ALABAMA LICENSED No. 21775 PROFESSIONAL LAND SURVEYOR JEFFREY S. HAM

THIS IS NOT A PROPERTY BOUNDARY SURVEY.
This drawing is for information purposes only. The purpose of this exhibit is to show area for rezoning to PUD development.

PROPERTY DESCRIPTION

A tract or parcel of land containing 304.45 acres being located in Sections 2, 3, 10, and 11, Township 19 North, Range 27 East, Lee County, Alabama and being more particularly described as follows: Begin at the northeast corner of Lot 1 of *The Manors at Centerra Ridge Phase One* as recorded in Plat Book 32, Page 135, Probate Office, Lee County, Alabama; thence S01°03'33"W 229.30 feet along the east line of said Lot 1; thence S76°40'01"E 864.51 feet; thence S04°51'50"E 535.87 feet; thence S02°30'02"W 1498.63 feet; thence S02°37'48"W 1000.87 feet; thence S04°16'14"E 298.94 feet; thence S14°07'39"E 476.03 feet; thence S01°24'16"W 143.40 feet; thence N79°36'47"W 767.80 feet; thence S32°31'13"W 536.50 feet; thence S33°01'20"W 92.57 feet; thence S31°48'51"W 637.76 feet to the center of a creek; thence along the center of said creek N83°52'21"W 201.48 feet; thence continue along the center of said creek S71°43'53"W 33.89 feet; thence continue along the center of said creek N65°33'57"W 41.12 feet; thence continue along the center of said creek N51°24'41"W 191.56 feet; thence continue along the center of said creek N65°11'04"W 223.67 feet; thence continue along the center of said creek S82°34'44"W 88.81 feet; thence continue along the center of said creek S78°30'21"W 58.29 feet; thence continue along the center of said creek S63°07'46"W 66.00 feet; thence continue along the center of said creek S57°52'03"W 61.72 feet; thence continue along the center of said creek S50°12'51"W 196.54 feet; thence continue along the center of said creek S10°42'57"W 192.03 feet; thence continue along the center of said creek S24°28'58"W 71.69 feet; thence continue along the center of said creek S70°42'49"W 40.23 feet; thence continue along the center of said creek N76°00'44"W 43.28 feet; thence continue along the center of said creek N44°01'56"W 77.84 feet; thence continue along the center of said creek N83°28'15"W 86.48 feet; thence leaving said center of creek N04°10'25"W 2198.55 feet; thence N87°31'08"E 409.97 feet; thence N23°47'06"W 1031.46 feet; thence N09°45'42"E 2855.79 feet to the south right-of-way of Ridge Road; thence along said right-of-way of Ridge Road S77°44'39"E 330.87 feet; thence continue along said right-of-way S69°46'02"E 375.15 feet; thence continue along said right-of-way S69°47'58"E 340.97 feet; thence continue along said right-of-way S69°48'43"E 561.08 feet to the point of beginning.



LEGEND

ROW	Right-of-Way
N/F	Now or Formerly
DB:	Deed Book
PB:	Plat Book
PG:	Page
(R)	Record Distance or Bearing
POB	Point of Beginning
POC	Point of Commencement
	Not to Scale

PROJECT NO: 24-0232

FIELD BY: N/A
DRAWN BY: ADL

FIELD DATE: N/A
DRAW DATE: 06/25/2025

200' 0' 200' 400'
Barscale 1" = 200'

BSI
ENGINEERING | SURVEYING
223 S. 9th Street, Opelika, Alabama 36801
334-745-7026

Drawing Name: S:\5320\24-0232 SMB - Ridge Road 330 Ac - Opelika\dwg\24-0232 BOUNDARY TOPO - SMB - Ridge Road - Opelika.dwg Last Modified: Jun 25, 2025 - 11:57am by ahsm

Woodhaven Sample Elevations

01

50 ft lots examples

Woodhaven - 50 foot lots

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

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

- 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

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

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

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

- 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

- 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

- 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

- 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

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

Thank You!

STONE MARTIN BUILDERS®

GEORGIA HB LICENSE #: RBCO00738 ALABAMA HB LICENSE #: 22479

Agenda Item

V. G-11

King Automobiles
Auto Sales
Pepperell Pkwy/Thomason Dr

#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 [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 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.

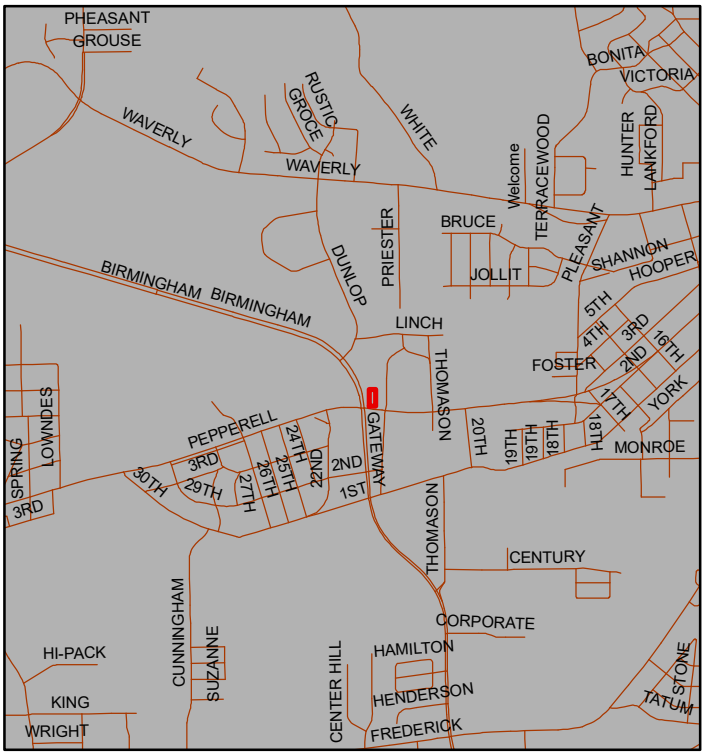
Opelika Water Report

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

V. G-12

King Automobiles
Auto Sales/Repair
Birmingham Hwy/Dunlop Dr.

#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.

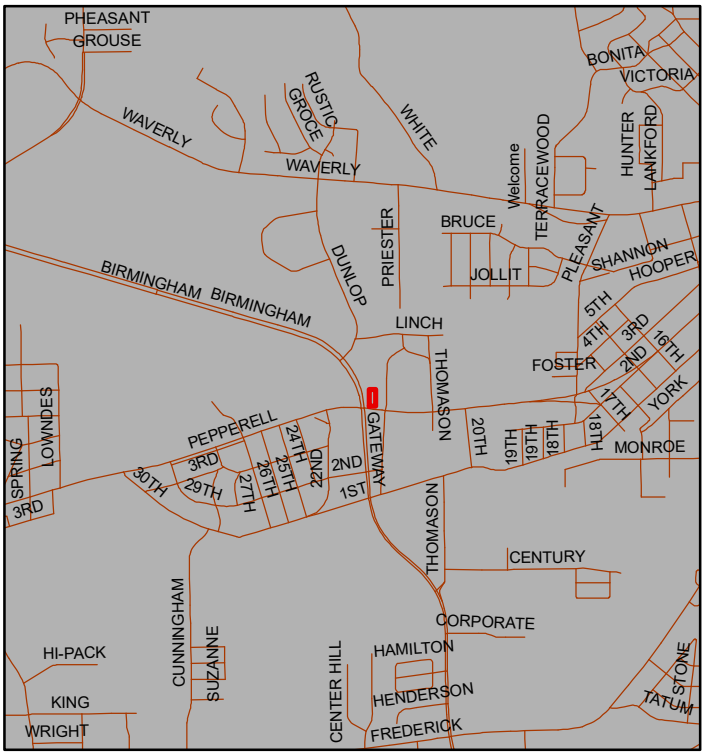
Opelika Water Report

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.

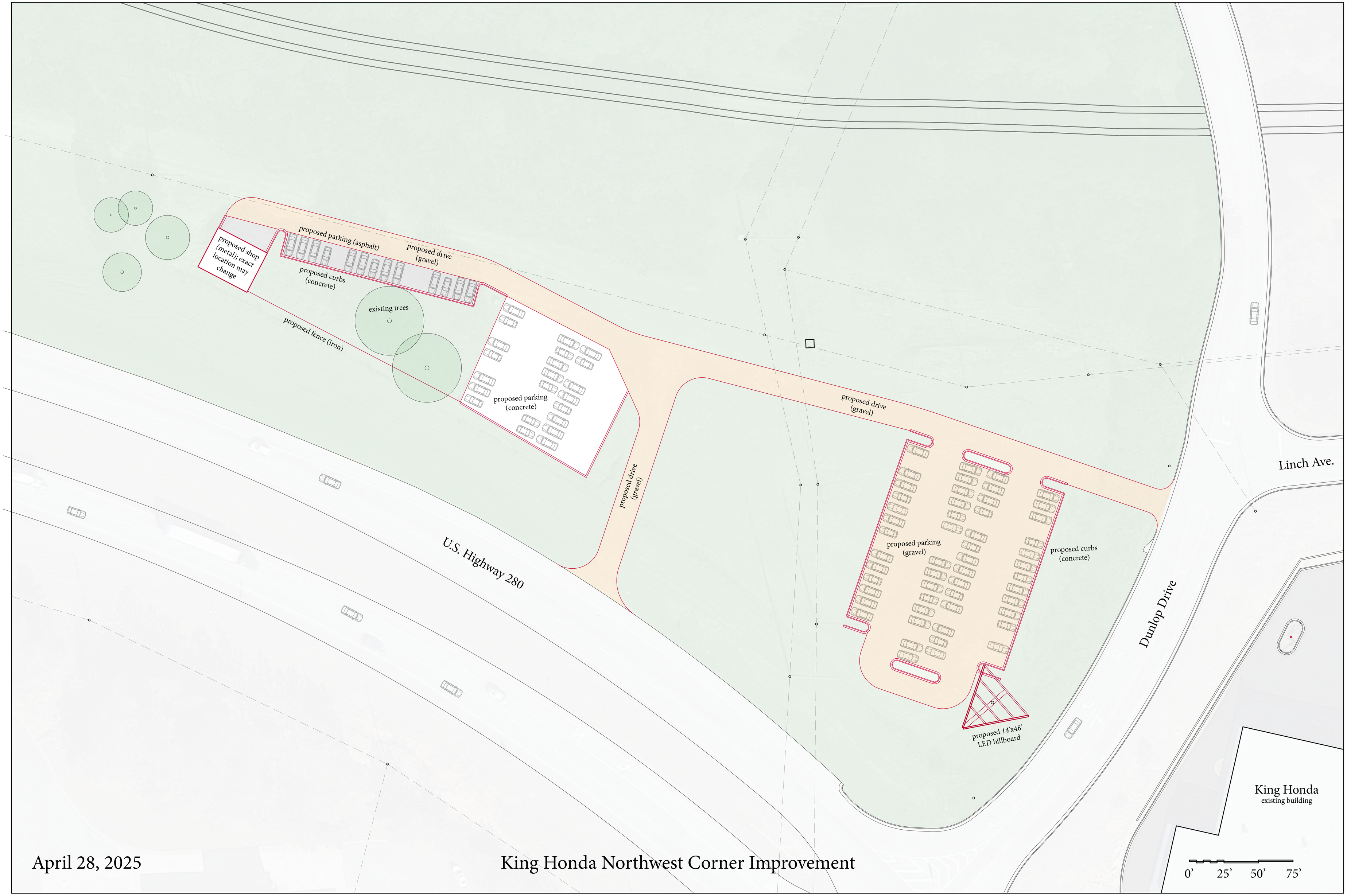
KING HONDA IMPROVEMENTS
HIGHWAY 280 & DUNLOP DRIVE
CONDITIONAL USE, C5 & C6



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

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



April 28, 2025

King Honda Northwest Corner Improvement

Proposed Welcome House (in brick)

Northwest Corner 3/2025 (simulated)

Northwest Corner 11/2021

April 28, 2025

King Honda Improvements