



**CITY OF OPELIKA
PLANNING COMMISSION
REGULAR MEETING AGENDA**

300 Martin Luther King Blvd.

August 26, 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
- III. UPDATE ON PREVIOUS PC CASES
- IV. NEW BUSINESS
 - A. **PLAT (Preliminary Only) – Public Hearing**
 - 1. Willow Park SD, 153 lots, Hayes Eiford, Samford Group, LLC, authorized representative for House Mountain LLC, property owner, 1150 block South Uniroyal Road.
 - 2. Bridgewater Community SD, 541 lots, Hayes Eiford-Samford Group LLC, authorized representative for Jim Freeman, property owner, Logan Drive, preliminary approval.
 - B. **PLAT (Preliminary and Final) - Public Hearing**
 - 3. Hidden Lakes West Phase 4B SD, 37 lots, Lake Condry Road/West Point Parkway, Blake Rice, BSI, Inc., authorized representative for SMB Land, LLC, preliminary and final approval.
 - C. **FINAL PLAT**
 - 4. Sentinel Hills SD, Phase 4, 18 lots, Mark Strozier, authorized representative for Edgar Hughston Builder, Inc., property owner, Lee Road 2192, final approval.
 - D. **CONDITIONAL USE - Public Hearing**
 - 5. Hayes Eiford Samford Group, LLC, authorized representative for L.A.M.E LLC, property owner, 706 Geneva Street, C-2, GC-S zoning district, townhouse/office building.
 - 6. Brandon M. Davis, Davis Manufacturing, LLC, authorized representative for One Dollar Wash, LLC, property owner, 310 South 6th Street, C-2, GC-S, Manufacturing and repairing utility and cargo trailers.
 - E. **CONDITIONAL USE EXTENSION - Public Hearing**

7. Bradley Creasy & Lee Tharp, authorized representative for Dyas Properties, LLC, property owner, 1400 block South Fox Run Parkway, C-2, GC-P, 163-unit Build-to-Rent attached dwelling unit development.
8. Jack Johnson, 301 Samford Avenue, C-2, GC-S, Storage World climate control facility.
- F. **AMENDMENT TO COMPREHENSIVE PLAN and REZONING – Public Hearing**
9. (a) Amendment to Future Land Use Map, 1300 block Crawford Road, 73.3 acres, Crawford Road, from a low density residential land use category to a mixed-use land use category.
(b) Rezoning request, Hayes Eiford, Samford Group, LLC, authorized representative for David N. Rhyne, property owner, 1300 block Crawford Road, 73.3 acres, from R-1 to PUD (Crawford Reserve PUD).
- G. **TEXT AMENDMENTS TO THE ZONING ORDINANCE - Public Hearing**
10. 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 and revisions to 7.3 C. Use Categories (matrix table) regarding mini-warehouse uses

V. **OLD BUSINESS**

H. **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 July 22nd 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 July 22nd Planning Commission meeting.)*

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

Agenda Item

II

Approval Of Minutes



**PLANNING COMMISSION
MINUTES
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

The City of Opelika Planning Commission held its regular monthly meeting July 22, 2025, in the Meeting Chambers, located at 1100 Glenn Street, Cooper Room at Opelika Public Library. Certified letters have been mailed to all adjacent property owners for related issues.

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

MEMBERS ABSENT: Mrs. Leigh Whatley

STAFF PRESENT: Mr. Matt Mosley, Planning Director
Mr. Martin Ogren, Assistant Planning Director
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.

- A. Previous Minutes
1. Called Meeting - May 1st, 2025

Approval of Planning Commission Minutes for May 1st, 2025

RESULT:	Passed
MOVER:	Director John Sweatman
SECONDER:	Sheldon Whittelsey
AYES:	Chair Cannon, Walters, Whittelsey, Hilyer, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Director Sweatman
NAYS:	None
ABSTAIN:	None

2. Regular Meeting - May 27, 2025

Approval of Planning Commission Minutes May 27, 2025

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

3. Regular Meeting - June 24, 2025

Approval of Planning Commission Minutes June 24, 2025

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

III. UPDATE ON PREVIOUS PC CASES

Mr. Mosley stated that items 11 and 12 were tabled at the June meeting. The applicant, King Honda, has requested that the items remain on the table. The planning staff recommends these items stay on the table for another 30 days.

Mr. Gunter introduced Robbie Treese as the new Deputy City Attorney. Robbie has been practicing for 35 years. He was in private practice the first four years of his career, then served in prosecution services, and later moved on to be the district attorney in Lee County for six years. He started working for the City Of Opelika on Monday, July 21st, 2025.

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.

Mr. Mosley presented the staff report to the Planning Commission for preliminary plat approval of Summit Point, located on the north side of Lee Road 391, adjacent to the city limits of Lee County. He stated that this item had been before the planning commission previously and was denied due to the length of blocks and how long the road was without any breaks. The applicant has readjusted the design from the original 40 lots to the current 68 lots. The lots range from 15,000 sq. feet up to 18 acres. The lots now have multiple roads coming off of the main road, which alleviates the previous block length issue. He stated that the plat does not meet fire access for the city. It will remain outside the city limits without annexing at this time. It does meet subdivision regulations, therefore the planning staff is recommending preliminary plat approval that would be subject to the following:

- 1. This plat will need to be approved by the 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.**

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

Chair Cannon opened the public hearing.

Tyler Findley of Houghston Homes made himself available for any questions.

Dee Dee Johnson, 520 Lee Road 419, expressed concerns from an adjacent property owners' standpoint, that the lot sizes have been reduced and worries about the type of homes that will be built on the new lots and how that will affect the property values of the surrounding area.

Chair Cannon stated that this would be a question for the developer.

Tony Johnson, 520 Lee Road 419, asked if each lot would have to be perked due to the septic tanks?

Mr. Mosley affirmed.

Mr. Johnson inquired about buffers between existing property and new development.

Mr. Mosley stated that he received an email from Larry & Martha White stating that they are still opposed to the subdivision, but if the plat is approved, they request that large shrubbery be planted as a buffer between the subdivision and Old Columbus Road. A buffer would provide a sense of privacy, decrease road noise and would be aesthetically pleasing to subdivision residents as well as existing homeowners and those traveling on Columbus Road.

Chair Cannon closed the public hearing.

Motion to grant preliminary plat approval with staff recommendations

RESULT:	Passed
MOVER:	Director John Sweatman
SECONDER:	Mayor Gary Fuller
DISCUSSION	Mr. Mosley stated that the planning staff do not require buffers. Chair Cannon stated that the questions presented need to be addressed to the developers as opposed to the Planning Commission.
AYES:	Chair Cannon, Walters, Whittelsey, Hilyer, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Director Sweatman
NAYS:	None
ABSTAIN:	None

5. Piedmont Farms SD, 33 lots, Waverly Parkway, Blake Rice, BSI, Inc., authorized representative for Piedmont Farms, LLC, property owner, preliminary approval.

Mr. Mosley presented the staff report to the Planning Commission for the preliminary plat approval for the 33-lot, Piedmont Farm Subdivision. He stated that lots 21-24 will take access from Waverly Parkway. Lots 21, 22, and 23 will share 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 have access from the new road, Mockingbird Drive. Lots 23-33 range in size from 20,000 sq. feet 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.

Planning staff recommend 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.

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

Chair Cannon opened the public hearing.

Ruth Meadow, 1801 Arrowhead Avenue, asked for confirmation that the utilities would be underground. She stated that there is an existing subdivision that exits onto Arrowhead, and this new subdivision would add additional traffic onto a dead end street and suggested that it become a cul-de-sac instead of an access road. She further asked if there would be septic tanks or sewers?

Mr. Parker stated that he was fairly certain there would be sewer connections on the larger lots. He also stated that engineering looks for interconnectivity between subdivisions. Because this road connects Arrowhead to Terracewood, there will be additional access out of Arrowhead, as right now there is only one. He stated that he believes this is a positive.

Ms. Meadows stated that she feels it is a negative.

Chair Cannon closed the public hearing.

Motion to grant preliminary plat approval with staff recommendations

RESULT:	Passed
MOVER:	Arturo Menefee
SECONDER:	Director John Sweatman
DISCUSSION	Chair Cannon inquired about the lot sizes on Terracewood. Mr. Mosley stated that the smallest one is 95 and the largest is 130.
AYES:	Chair Cannon, Walters, Whittelsey, Hilyer, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Director Sweatman
NAYS:	None
ABSTAIN:	None

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.

Mr. Mosley presented the staff report to the Planning Commission for the request of approval for the preliminary/final redivision of the Firefly PUD. He stated that there are 13 townhomes located on lots 29, 30, 41 to 45, 49 and 51. These were developed along the rear lot line of Firefly, with parking located behind the development. During construction, the parking lot was extended into the open space area. He stated that the applicant is requesting to re-plat the lots so that they are on individual property and not in the open space. The Planning Department staff is recommending preliminary/final plat approval, as there is no public infrastructure related to it.

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 to grant preliminary and final plat approval with staff recommendations

RESULT: Passed

MOVER: Arturo Menefee

SECONDER: Director John Sweatman

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

NAYS: None

ABSTAIN: None

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.

Mr. Mosley presented the staff report to the Planning Commission for the final plat approval of the Fox Run Extension Subdivision. The development is 304.5 acres. The applicant is proposing a residential development that would be a mix of different unit types. There are a total of 624 single-family detached residential units. The 624 lots are comprised of: 40 fifty-foot-wide lots, 440 sixty-foot-wide lots, and 144 ninety-foot-wide lots. He states that overall, the density of this development is fairly consistent with the R-2 zone. This is R-3 development, approximately just over two units per acre. R-3 is what is currently three units per acre. So this is actually less than what they could develop strictly on an R-3 zone.

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: Councilman Ward 1 Willie Allen

SECONDER: Director John Sweatman

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

NAYS: None

ABSTAIN: None

8. McCoy Townhomes SD, 21 lots, McCoy Street, John Hamm, authorized representative for Wayne Gentry, property owner, final approval.

Mr. Mosley presented the staff report to the Planning Commission for the final plat approval of McCoy Townhomes Subdivision. He stated that the original subdivision was approved in July 2023 with at least one extension. He stated they are requesting final plat approval for 25 lots on 3.3 acres. The townhomes will be constructed on 21 lots. All the lots are accessed off of a private internal street that goes through the development. The 21 townhome lots exceed the minimum requirements for townhouse developments. Lots 23, 25, and 26 are designated open space. He stated that the one change in the revised plan that was part of the original Planning

Commission approval, is the requirement to dedicate Stowe Avenue to the City of Opelika as a public street for future development.

Staff recommend 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.**

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:	Arturo Menefee
SECONDER:	Sheldon Whittelsey
DISCUSSION	Director Sweatman asked if the development would be gated. Mr. Parker stated that there was no plan to, but it could be gated.
AYES:	Chair Cannon, Walters, Whittelsey, Hilyer, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Director Sweatman
NAYS:	None
ABSTAIN:	None

E. CONDITIONAL USE – Public Hearing

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

Mr. Mosley presented the staff report to the Planning Commission for the conditional use approval of a proposed restaurant, located at 1508 2nd Avenue, in the C-2 zone of the secondary gateway corridor. The property has a heating and cooling business in the front of the building and the proposed restaurant would be built in the back of the building as a large covered area with a grill, kettle cooker and seating areas. It is being considered for conditional use because the majority of the sales would be to-go orders.

The Planning staff are recommending conditional use subject to the following recommendations:

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

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

Chair Cannon opened the public hearing.

Anyana Williams spoke on behalf of the proposed restaurant. She stated that they want to have a nice, positive, family-friendly atmosphere where people can enjoy fresh food and occasionally live entertainment.

Chair Cannon closed the public hearing.

Motion to grant conditional use approval with staff recommendations

RESULT: Passed

MOVER: Councilman Ward 1 Willie Allen

SECONDER: Mayor Gary Fuller

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

NAYS: None

ABSTAIN: None

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).

The development is 304.5 acres. The applicant is proposing a residential development that would be a mix of different unit types. There are a total of 624 single-family detached residential units. The 624 lots are comprised of: 40 fifty-foot-wide lots, 440 sixty-foot-wide lots, and 144 ninety-foot-wide lots. He states that overall, the density of this development is fairly consistent with the R-2 zone. This is R-3 development, approximately just over two units per acre. R-3 is what is currently three units per acre. So this is actually less than what they could develop strictly on an R-3 zone.

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

Chair Cannon opened the public hearing.

Alfred Mitchell, 703 North Uniroyal Road, stated that the power line borders the property and asked if there would be a buffer?

Blake Rice responded that there is a buffer.

Alfred Mitchell asked if the buffer would be left as is?

Blake Rice responded in the affirmative.

Phillip Gorham, asked if there would be damage to the road with the building of all the new homes?

Mr. Parker stated that the quality of the road will be monitored by the city and actions will be taken if the road degrades.

Chair Cannon closed the public hearing.

Motion to send a positive recommendation for future land use development to City Council with staff recommendations

RESULT: Passed

MOVER: Councilman Ward 1 Willie Allen

SECONDER: Mike Hilyer

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

Motion to send a positive recommendation for rezoning to City Council with staff recommendations

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

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.)*

Tabled for August 26, 2025 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.)*

Tabled for August 26, 2025 meeting

VI. ADJOURN

Motion to adjourn at 3:54 p.m.

RESULT: Passed
MOVER: Director John Sweatman
SECONDER: Sheldon Whittelsey
AYES: Chair Cannon, Walters, Whittelsey, Hilyer, Menefee, Mayor Fuller,
Councilman Ward 1 Allen, Director Sweatman
NAYS: None
ABSTAIN: None

Chairman Lucinda Cannon

Matt Mosley

Agenda Item

A-1

Willow Park SD



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

PC DEADLINE: 7/30/25 PC MEETING: 8/26/25

SITE ADDRESS: Parcel ID: 1005161000012003, 1005162000002002, 1005164000003000, 1005163000001000

PROPERTY OWNER: HOUSE MOUNTAIN LLC

APPLICANT/AUTHORIZED REPRESENTATIVE: Hayes Eiford

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

PHONE NUMBER: 229-221-8908 **FAX NUMBER:** _____

EMAIL ADDRESS: hayes@samfordgroupllc.com

TYPE OF PLAT APPROVAL REQUESTED

☐ SKETCH PLAN ☐ ADMINISTRATIVE ☒ PRELIMINARY ☐ FINAL

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

☐ Annexation ☐ Rezoning ☐ Other _____

PARCEL INFORMATION

Subdivision Name: House Mountain Community Number of Lots: 153 x \$3.00 = \$ 459.00

Current Land Use: Single Family Number of APO: 13 x \$6.74 = \$ 87.62
(Adjacent Property Owners)

Current Zoning: C3

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

TOTAL = 621.62

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

PAID _____

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

**OWNERS/AUTHORIZED
REPRESENTATIVE SIGNATURE:**

(PRINT NAME) Hayes Eiford

7/21/25

DATE

AUTHORIZATION TO ACT AS APPLICANT

CITY OF OPELIKA PLANNING DEPARTMENT

700 Fox Trail

Opelika, AL 36801

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

I, Race Cannon, mgr for House Mountain LLC, being owner of the property which is the subject of this application hereby authorize Hayes Eiford, to act as my representative with the City of Opelika's (Board of Zoning Adjustments, and/or Planning Commission, and/or City Council), as required by the type of request listed on the attached application form.

Property Owner's Signature: _____



Date: 7/17/25

STATE OF ALABAMA

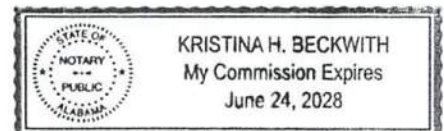
COUNTY OF LEE

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

Given my hand and seal of office this 17 day of July, 2025


Notary Public

My Commission Expires: 6-24-28



09/26/12

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: August 26, 2025

Subdivision: Willow Park

Agenda Item No.: A-1

Action Requested: Preliminary Plat Approval

Location of Property: 1150 block of S. Uniroyal Road

Property Owner(s): House Mountain, LLC
Hayes Eifert, Samford Group, LLC., authorized representative

Current Land Use: Undeveloped

Current Zoning: C-2

Flood Zone: Floodplain shown, but information not provided

Staff Comments:

The applicant is requesting approval for 160 lots including 153 single-family residential lots. The subject property is located on 63.6 acres located adjacent to South Uniroyal Road and the undeveloped road shown as a future bypass. The subject property is Lot B-1-B of E.E.B Subdivision. The property is currently zoned C-2.

Single-family homes are allowed by right in the C-2 zone. In this zone, the residential lots are regulated using R-5 zoning standards unless the Planning Commission feels that larger standards are appropriate. The minimum lot area in the R-5 is 7,500 square feet and 60 feet in lot width. The lots in this subdivision range in size from 7,500 square feet to 19,927 square feet. All lots exceed the minimum lot area and lot width. While all of the lots meet the minimum size and width there are several that will be limited in the size home that can be placed on the lot. Lots 56, 61, 88, and 132 are all corner lots that are between 60-70 feet. Due to the larger side setbacks on corner lots, the homes on these lots will be limited to 25 – 35 feet in width. Lots 14, 15, and 77 are not as deep as most of the lots. Lots 30-39 have a significant amount of flood plain shown on the lots. These lots may require flood insurance unless the flood plain is amended.

The proposed subdivision contains seven (7) open space lots. The open space lots are not shown as being an amenity or being programed for any particular use. Lots 1001, 1005, and 1006 are

primarily a 75 power line easement. Lot 1003 provides a bit larger buffer between Road C and the future bypass. Lots 1000 and 1004 are triangles surrounded on all sides by lots. These lots both lack any access. Lot 1002 is the most significant open space in area. It is largely occupied by flood plain. There is a small 10 foot access easement connecting the lot to Road A. All of these lots should be listed as non-buildable. Additionally, any use and ownership must be shown on the final plat.

Road A intersects with the turn in South Uniroyal Road. The applicant is also showing a temporary gravel access for fire connectivity. This lot runs adjacent to the future bypass. Staff believes that the bypass road should be constructed as part of this project where it connects from South Uniroyal Road to the southernmost intersection of Road A with the bypass. A note is necessary to prevent any access from the future bypass road to individual lots. Road A extends across an adjacent property. If this property is affected by this subdivision, the property should be included in the plat.

Road A between Road B and the turn before Road C exceeds the maximum block length allowed in the subdivision regulations and needs to be broken into smaller blocks or reconfigured. There is some concern that Road C is very close to the future bypass. This will need to be examined during the approval of any construction plans for consistency with the Public Works Manual.

The subdivision regulations discourages double frontage lots in most cases. When the lot backs up to a major street or another feature that prevents lots backing up to other lots, the regulations require a minimum of a 10 foot buffer. The current plan only shows six (6) feet at this time. This will need to be increased.

Discussion: While single-family homes are allowed by right and the lot sizes meet the minimum standards, there are multiple deficiencies that need to be addressed prior to approval of this plat. These include showing all affected lots, increasing buffers, and reducing block length among the other issues discussed. Staff feels the deficiencies can be addressed, but they may require significant changes to the plat.

Recommendation:

At this time, Planning staff cannot recommend preliminary plat approval. If the Planning Commission does choose to approve the plat, we recommend the approval subject to the following conditions:

1. Show all affected lots including the lot that is crossed to connect to the intersection of South Uniroyal Road.
2. Reduce the block length of Road A between Road B and Road C.

3. Provide access to the landlocked Open Space lots. If provided by easement, these lots must be designated as non-buildable.
4. Provide the use, maintenance responsibility and ownership of all open space lots.
5. Provide the required flood plain information for the plat. Confirm whether flood plain will be modified on affected lots.
6. Provide a vicinity map.
7. Show the name and address of the owner/developer and also the designee of the project.
8. Show the names of all adjacent subdivisions.
9. Show the names and addresses of all adjoining property owners, to include those across adjoining roads.
10. Provide signature blocks and standard notes on the final plat.
11. All utilities shall be underground.
12. Increase double frontage buffer from six (6) feet to ten (10) feet.
13. Add a note that restricts access from the future bypass road to any individual lots.
14. Construct the future bypass road (Scenic Oaks) from the current turn in South Uniroyal Road to the southernmost intersection of Road A with the platted right-of-way

Engineering Department Report

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

- The City will require a permanent, paved, public roadway extension for the length of this project that meets City roadway standards instead of the temporary emergency access as proposed. This roadway will be needed to connect all the proposed entrances to this development.
- 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

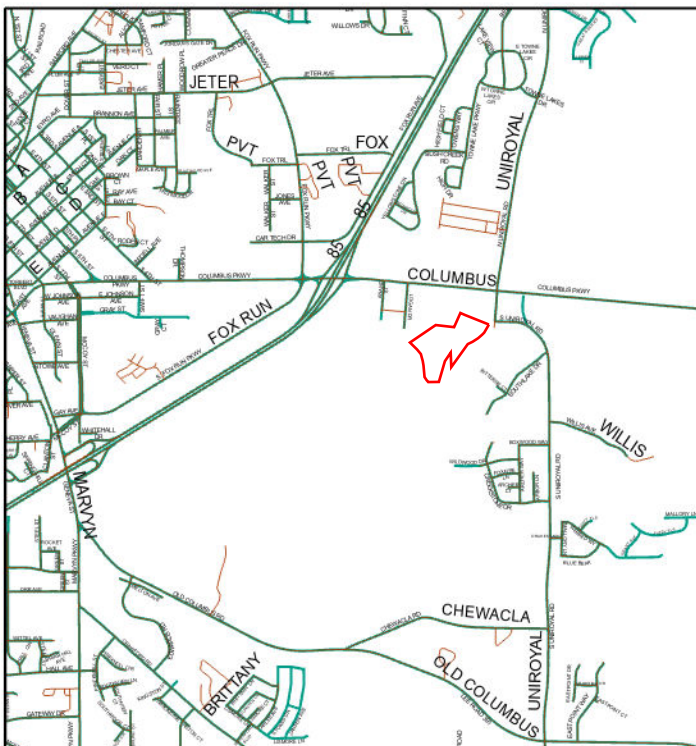
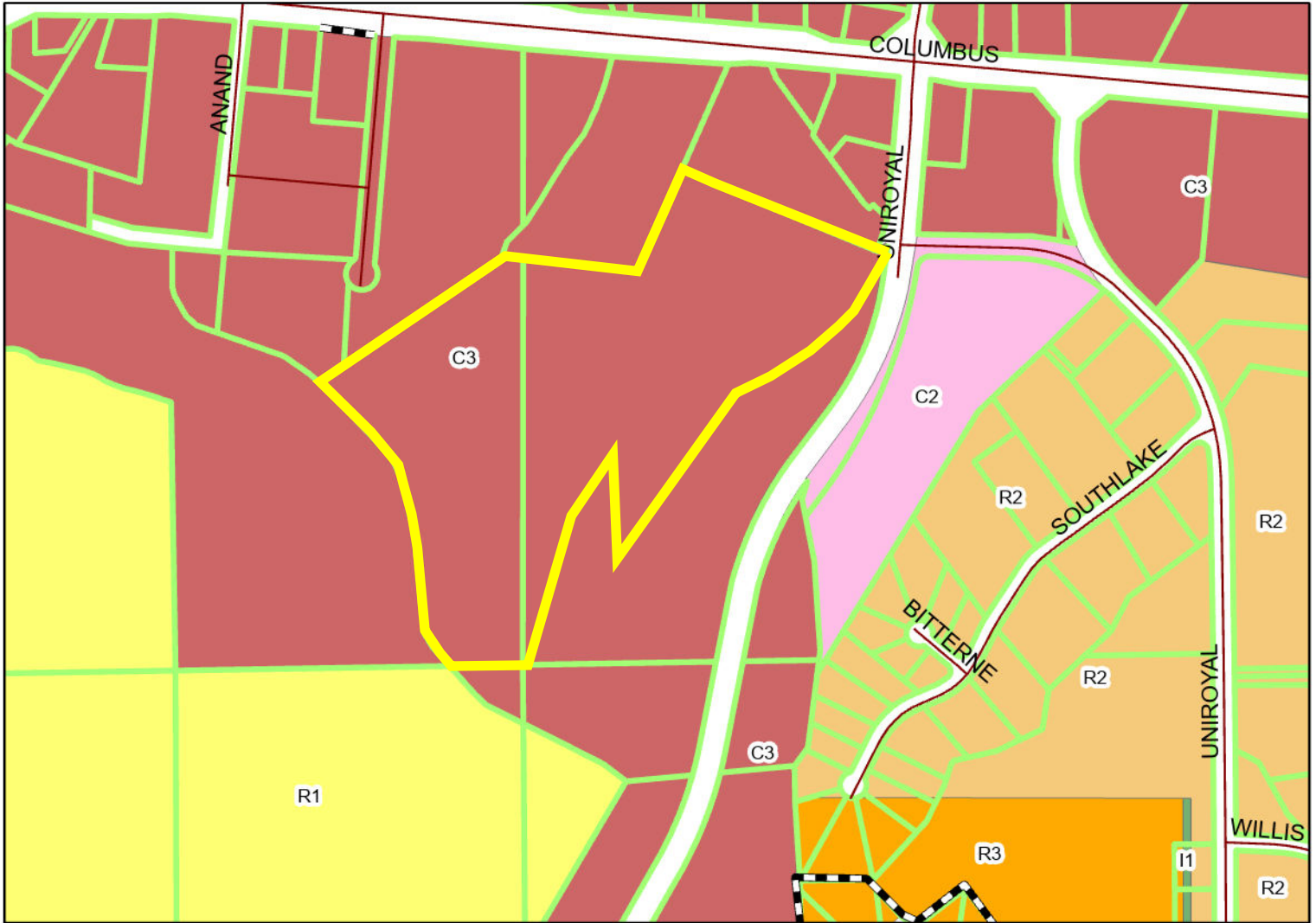
Opelika Water Report

Water is available from 24-inch main on south side of Columbus Pkwy or eastern side of South Uniroyal Rd. Consideration for the water requirements of the planned Bridgewater Community Development will also be required as part of this development.

Opelika Power Services Report

This property is in the Opelika Power service territory.

WILLOW PARK SUBDIVISION 1150 BLOCK SOUTH UNIROYAL ROAD PRELIMINARY APPROVAL, A-1

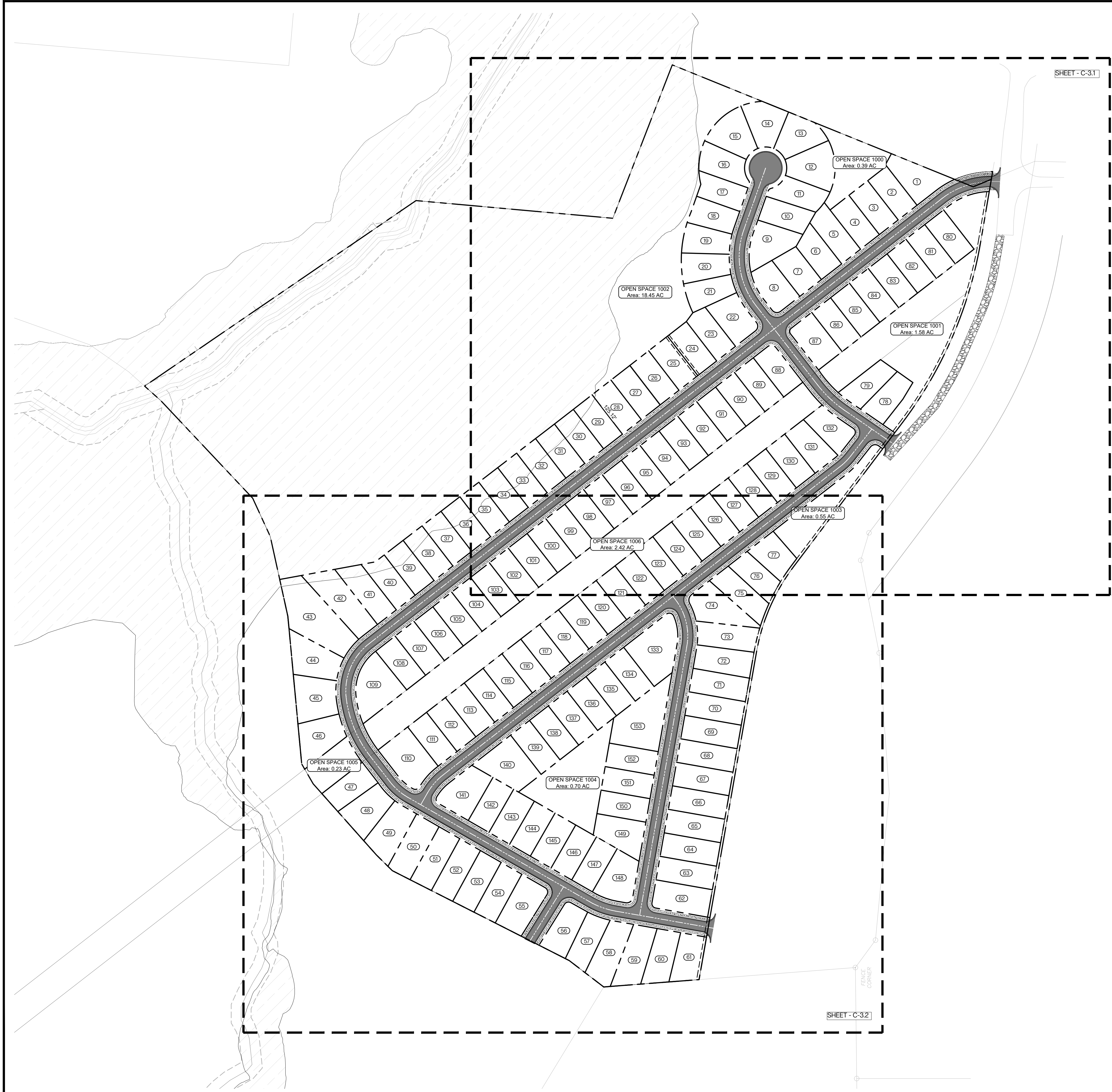


The preliminary plat is for 153 single family home lots ($60 \times 125 = 7,500$ sf). The property is in a C-3 zoning district; R-5 standards apply for residential developments in a commercial district.



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



SITE INFORMATION:		
SITE AREA		
TOTAL SITE AREA:	63.6 AC.	
TOTAL OPEN SPACE:	24.32 AC.	
ZONING INFORMATION:		
JURISDICTION:	CITY OF OPELIKA	
EX. ZONING:	C-3	
LOT SUMMARY		
TOTAL PROPOSED LOTS :	153 LOTS	
TYPICAL LOT SIZES:	60'x125' (7,500 SF)	
MAX LOT DENSITY:	16 DU/AC	
PROPOSED DENSITY:	2.40 DU/AC	
LOT SETBACKS		
FRONT:	30 FT.	
REAR:	20 FT.	
SIDE:	10 FT.	
SIDE (STREET):	25 FT.	

BUFFER NOTE:

A 6' BUFFER SHALL BE INSTALLED ALONG THE FRONTAGE OF THE PROPOSED DEVELOPMENT. BUFFER SHALL BE IN ACCORDANCE WITH ARTICLE II SECTION 10.6 D 1.B OF THE CITY OF OPELIKA ZONING ORDINANCE.

BUFFER SHALL CONTAIN A STAGGERED DOUBLE ROW OF EVERGREEN PLANTINGS AT LEAST SIX (6) FEET IN WIDTH, WHICH WILL GROW TO AT LEAST SIX (6) FEET IN HEIGHT AND SPACED IN A MANNER WHICH AFTER THREE (3) YEARS WILL PROVIDE AN IMPERVIOUS VISUAL BARRIER).



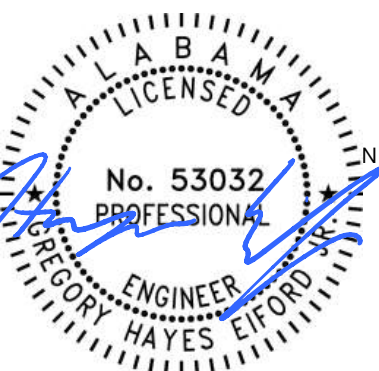
SAMFORD GROUP
SAMFORD GROUP, LLC.
2449 MOORE'S MILL ROAD
SUITE 120
AUBURN, AL 36830
SAMFORDGROUPLLC.COM

REV.	DATE	DESCRIPTION

HOUSE MOUNTAIN
CITY OF OPELIKA, LEE COUNTY, AL

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

SEAL:





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

DESIGN TEAM:	
DRAWN BY:	--
DESIGNED BY:	--
REVIEWED BY:	--

SCALE & NORTH ARROW:



NORTH ARROW

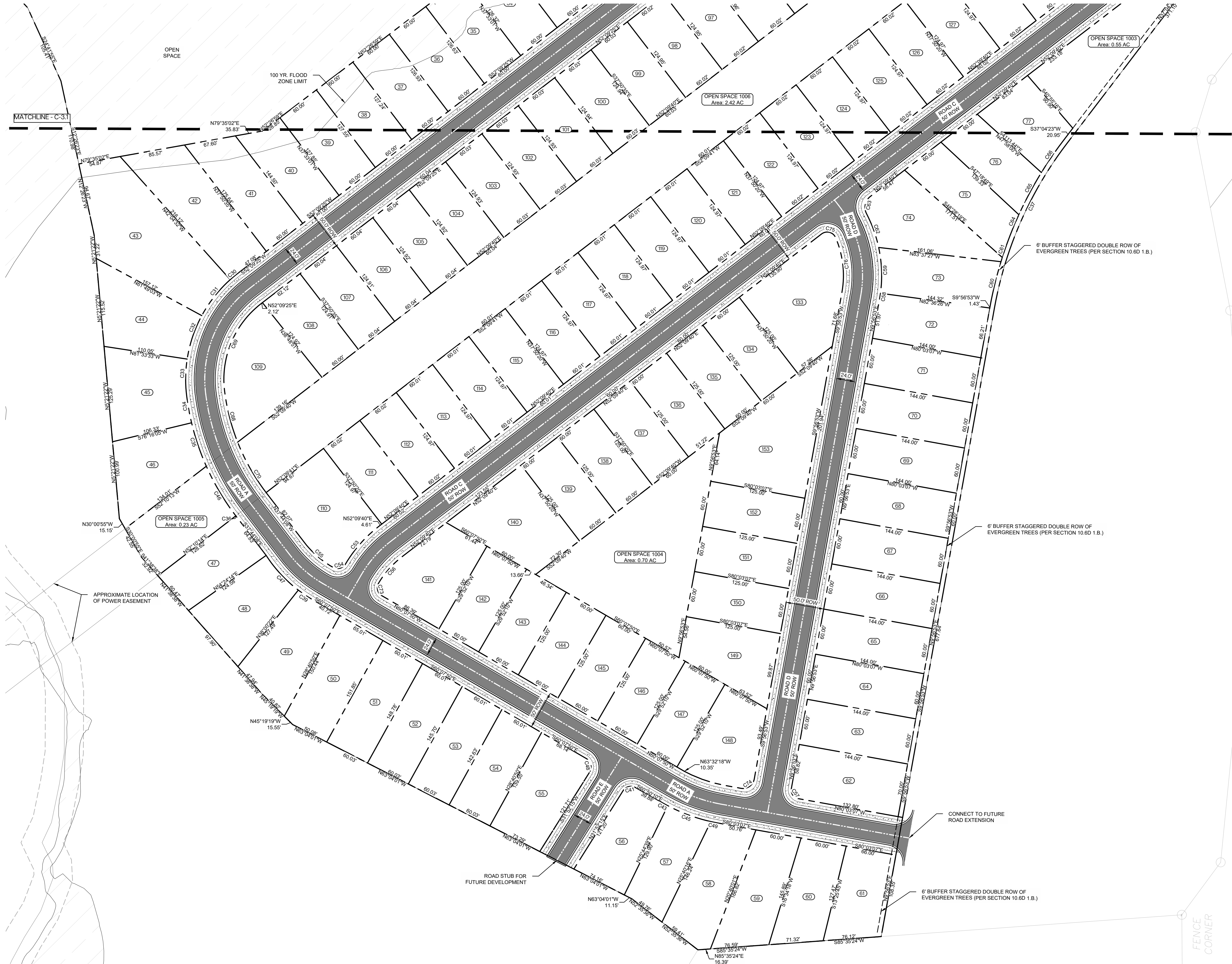


SCALE: 1" = 120'

JOB NUMBER:	001002
DATE:	7/30/2025

SHEET TITLE:
OVERALL SITE PLAN

C-3.0



SITE INFORMATION:

SITE AREA	
TOTAL SITE AREA:	63.6 AC.
TOTAL OPEN SPACE:	24.32 AC.
ZONING INFORMATION:	
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FRONT:	30 FT.
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SAMFORD GROUP
SAMFORD GROUP, LLC.
2449 MOORE'S MILL ROAD
SUITE 120
AUBURN, AL 36830
SAMFORDGROUP.LLC.COM

DESCRIPTION:	
DATE:	
REV.	

HOUSE MOUNTAIN
CITY OF OPELIKA, LEE COUNTY, AL

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SEAL:



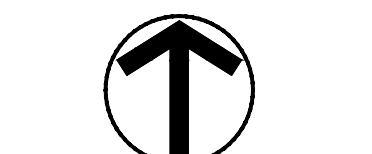


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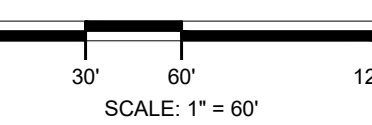
DESIGN TEAM:

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

SCALE & NORTH ARROW:



NORTH ARROW



SCALE: 1" = 60'

JOB NUMBER: 001002
DATE: 7/30/2025

SHEET TITLE:
SITE PLAN

Parcel Area Table		
Parcel #	Area	DESCRIPTION
1	9841.06	60' SFD LOT
2	7522.25	60' SFD LOT
3	7500.00	60' SFD LOT
4	7500.00	60' SFD LOT
5	8470.10	60' SFD LOT
6	7597.61	60' SFD LOT
7	7570.22	60' SFD LOT
8	8703.47	60' SFD LOT
9	9890.34	60' SFD LOT
10	7890.63	60' SFD LOT
11	7984.66	60' SFD LOT
12	10573.49	60' SFD LOT
13	9174.15	60' SFD LOT
14	9010.97	60' SFD LOT
15	9775.00	60' SFD LOT
16	8692.08	60' SFD LOT
17	7500.00	60' SFD LOT
18	7513.48	60' SFD LOT
19	7661.80	60' SFD LOT
20	7819.98	60' SFD LOT
21	7563.62	60' SFD LOT
22	9163.74	60' SFD LOT
23	7683.21	60' SFD LOT
31	7514.68	60' SFD LOT
32	7533.08	60' SFD LOT
33	7551.49	60' SFD LOT
34	7569.90	60' SFD LOT
35	7588.31	60' SFD LOT
36	7606.72	60' SFD LOT
37	7625.13	60' SFD LOT
38	7643.53	60' SFD LOT
39	7661.94	60' SFD LOT
40	7982.17	60' SFD LOT
41	9604.31	60' SFD LOT
42	13127.09	60' SFD LOT
43	19929.27	60' SFD LOT
44	10713.10	60' SFD LOT
45	10845.12	60' SFD LOT
46	10154.22	60' SFD LOT
47	7938.10	60' SFD LOT
48	9851.37	60' SFD LOT
49	10412.10	60' SFD LOT
50	9943.29	60' SFD LOT
51	9018.89	60' SFD LOT
52	8834.35	60' SFD LOT
53	8649.80	60' SFD LOT
54	8465.25	60' SFD LOT
55	10560.05	60' SFD LOT
56	8766.36	60' SFD LOT
57	8123.97	60' SFD LOT
58	10530.42	60' SFD LOT
59	10133.70	60' SFD LOT
60	8674.06	60' SFD LOT
61	8193.61	60' SFD LOT
62	10053.14	60' SFD LOT
63	8640.00	60' SFD LOT
64	8640.00	60' SFD LOT
65	8640.00	60' SFD LOT
66	8640.00	60' SFD LOT
67	8640.00	60' SFD LOT
68	8640.00	60' SFD LOT
69	8640.00	60' SFD LOT
70	8640.00	60' SFD LOT
71	8640.00	60' SFD LOT
72	9071.77	60' SFD LOT
73	9102.34	60' SFD LOT
74	10851.35	60' SFD LOT
75	8902.78	60' SFD LOT
76	7522.68	60' SFD LOT
77	7725.36	60' SFD LOT

Parcel Area Table		
Parcel #	Area	DESCRIPTION
78	7856.14	60' SFD LOT
79	7980.44	60' SFD LOT
80	7500.00	60' SFD LOT
81	7500.00	60' SFD LOT
82	7500.00	60' SFD LOT
83	7500.00	60' SFD LOT
84	7500.00	60' SFD LOT
85	7500.00	60' SFD LOT
86	7500.00	60' SFD LOT
87	9375.00	60' SFD LOT
88	7558.36	60' SFD LOT
89	7500.00	60' SFD LOT
90	7500.00	60' SFD LOT
91	7500.00	60' SFD LOT
92	7500.00	60' SFD LOT
93	7500.00	60' SFD LOT
94	7500.00	60' SFD LOT
95	7500.00	60' SFD LOT
96	7500.00	60' SFD LOT
97	7500.00	60' SFD LOT
98	7500.00	60' SFD LOT
99	7500.00	60' SFD LOT
100	7500.00	60' SFD LOT
101	7500.00	60' SFD LOT
102	7500.00	60' SFD LOT
103	7500.00	60' SFD LOT
104	7500.00	60' SFD LOT
105	7500.00	60' SFD LOT
106	7500.00	60' SFD LOT
107	7500.00	60' SFD LOT
108	7626.49	60' SFD LOT
109	12877.21	60' SFD LOT
110	12192.60	60' SFD LOT
113	7500.00	60' SFD LOT
114	7500.00	60' SFD LOT
115	7500.00	60' SFD LOT
116	7500.00	60' SFD LOT
117	7500.00	60' SFD LOT
118	7500.00	60' SFD LOT
119	7500.00	60' SFD LOT
120	7500.00	60' SFD LOT
121	7500.00	60' SFD LOT
122	7500.00	60' SFD LOT
123	7500.00	60' SFD LOT
124	7500.00	60' SFD LOT
125	7500.00	60' SFD LOT
126	7500.00	60' SFD LOT
127	7500.00	60' SFD LOT
128	7500.00	60' SFD LOT
129	7500.00	60' SFD LOT
130	7500.00	60' SFD LOT
131	8276.95	60' SFD LOT
132	7886.71	60' SFD LOT
133	14453.53	60' SFD LOT
134	7500.00	60' SFD LOT
135	7500.00	60' SFD LOT
136	7500.00	60' SFD LOT
137	7500.00	60' SFD LOT
138	7500.00	60' SFD LOT
139	7500.00	60' SFD LOT
140	12240.37	60' SFD LOT
141	10563.90	60' SFD LOT
143	7500.00	60' SFD LOT
144	7500.00	60' SFD LOT
145	7500.00	60' SFD LOT
146	7500.00	60' SFD LOT
147	7500.00	60' SFD LOT
148	9838.87	60' SFD LOT
149	9651.86	60' SFD LOT
150	7500.00	60' SFD LOT

Parcel Area Table		
Parcel #	Area	DESCRIPTION
151	7500.00	60' SFD LOT
152	7500.00	60' SFD LOT
153	16630.13	60' SFD LOT

Parcel Area Table		
Parcel #	Area	DESCRIPTION
1000	17019.57	OPEN SPACE
1001	68928.45	OPEN SPACE
1002	803893.64	OPEN SPACE
1003	24106.97	OPEN SPACE
1004	30457.85	OPEN SPACE
1005	9878.46	OPEN SPACE
1006	105618.26	OPEN SPACE

Curve Table						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	175.00'	75.68'	N25°27'00"W	75.09'	24°46'40"	38.44'
C2	15.00'	23.56'	N82°50'28"W	21.21'	90°00'15"	15.00'
C3	175.00'	99.33'	N3°11'56"E	98.00'	32°31'13"	51.04'
C4	151.77'	32.48'	S41°03'48"W	32.42'	12°15'40"	16.30'
C5	53.00'	50.69'	N47°49'45"E	48.78'	54°48'08"	27.47'
C6	151.77'	30.12'	S29°14'51"W	30.07'	11°22'13"	15.11'
C7	11.00'	10.71'	N47°20'41"E	10.29'	55°46'16"	5.82'
C8	53.00'	40.77'	N1°36'32"W	39.77'	44°04'25"	21.45'
C9	151.77'	133.97'	S1°43'34"E	129.66'	50°34'38"	71.70'
C10	53.00'	40.77'	N45°40'57"W	39.77'	44°04'25"	21.45'
C11	305.78'	37.91'	N51°30'54"W	37.89'	7°06'14"	18.98'
C12	151.77'	57.55'	S37°52'37"E	57.20'	21°43'28"	29.12'
C13	53.00'	40.77'	N89°45'22"W	39.77'	44°04'25"	21.45'
C14	168.00'	55.21'	N77°37'21"E	54.97'	18°49'51"	27.86'
C15	125.00'	18.08'	S42°16'57"W	18.07'	8°17'16"	9.06'
C16	53.00'	40.77'	S46°10'13"W	39.77'	44°04'25"	21.45'
C17	168.00'	129.23'	N46°10'13"E	126.07'	44°04'25"	68.00'
C18	168.00'	76.95'	N11°00'41"E	76.28'	26°14'37"	39.16'
C19	53.00'	55.91'	S6°05'22"E	53.36'	60°26'43"	30.87'
C20	11.00'	10.71'	S8°25'35"E	10.29'	55°46'16"	5.82'
C21	15.10'	23.63'	S83°05'43"W	21.29'	89°41'19"	15.02'
C22	168.00'	35.15'	N8°06'15"W	35.09'	11°59'16"	17.64'
C23	225.00'	19.16'	S17°01'12"W	19.15'	4°52'41"	9.58'
C24	175.00'	42.83'	N45°08'59"E	42.72'	14°01'21"	21.52'
C25	225.00'	51.16'	S8°04'03"W	51.05'	13°01'37"	25.69'
C26	225.00'	50.91'	S4°55'42"E	50.80'	12°57'53"	25.57'
C27	225.00'	48.00'	S17°31'20"E	47.91'	12°13'25"	24.09'
C28	225.00'	55.78'	S30°44'12"E	55.64'	14°12'17"	28.03'
C29	15.00'	23.56'	S7°09'32"W	21.21'	89°59'45"	15.00'
C30	175.00'	12.93'	S50°02'26"W	12.92'	4°13'57"	6.47'
C31	175.00'	60.30'	S38°03'12"W	60.00'	19°44'30"	30.45'
C32	175.00'	60.30'	S18°18'42"W	60.00'	19°44'30"	30.45'
C33	175.00'	48.59'	S0°29'14"W	48.43'	15°54'25"	24.45'
C34	325.00'	35.54'	S10°35'57"E	35.52'	6°15'56"	17.79'
C35	325.00'	60.09'	S19°01'42"E	60.00'	10°35'34"	30.13'
C36	325.00'	0.36'	S37°42'13"E	0.36'	0°03'51"	0.18'
C37	500.00'	236.71'	N23°30'38"E	234.51'	27°07'31"	120.62'
C38	175.00'	110.96'	S70°19'16"W	109.11'	36°19'44"	57.42'
C39	180.77'	23.10'	S56°34'40"E	23.09'	7°19'20"	11.57'
C40	225.00'	54.36'	S59°04'40"W	54.22'	13°50'30"	27.31'
C41	12.00'	18.23'	N75°23'51"E	16.53'	87°03'13"	11.40'
C42	312.91'	29.07'	N20°22'05"E	29.06'	5°19'23"	14.55'
C43	225.00'	8.81'	S61°15'10"E	8.81'	2°14'40"	4.41'
C44	312.91'	78.18'	N10°32'55"E	77.98'	14°18'57"	39.30'
C45	225.00'	60.18'	S70°02'15"E	60.00'	15°19'28"	30.27'
C46	325.00'	75.71'	S30°59'53"E	75.54'	13°20'49"	38.03'
C47	180.77'	62.20'	N43°03'35"W	61.89'	19°42'49"	31.41'
C48	12.87'	20.88'	N10°54'55"W	18.66'	92°56'47"	13.55'
C49	225.00'	9.24'	S78°52'33"E	9.24'	2°21'09"	4.62'
C50	12.00'	19.61'	N8°41'13"W	17.50'	93°39'04"	12.79'
C51	325.00'	53.41'	N50°48'15"W	53.35'	9°25'00"	26.77'
C52	125.00'	12.51'	N49°17'37"E	12.51'	5°44'05"	6.26'
C53	175.00'	66.43'	N41°17'13"E	66.03'	21°44'54"	33.62'
C54	12.00'	18.61'	S74°49'59"W	16.80'	88°50'26"	11.76'
C55	125.00'	50.20'	S49°14'28"E	49.87'	23°00'40"	25.44'
C56	125.00'	47.28'	N41°19'28"E	47.00'	21°40'24"	23.93'
C57	11.18'	17.57'	N35°05'40"W	15.82'	90°00'00"	11.19'
C58	175.00'	7.80'	N8°40'13"E	7.80'	2°33'19"	3.90'
C59	175.00'	60.30'	N2°28'41"W	60.00'	19°44'30"	30.45'
C60	506.00'	60.91'	S13°23'48"W	60.88'	6°53'51"	30.49'
C61	506.00'	60.04'	S20°54'00"W	60.00'	6°47'53"	30.05'
C62	175.00'	47.10'	N20°03'36"W	46.96'	15°25'19"	23.70'
C63	18.00'	25.11'	N12°11'42"E	23.12'	79°55'55"	15.09'
C64	506.00'	60.04'	S20°54'00"W	60.00'	6°47'53"	30.05'
C65	506.00'	62.60'	S27°50'36"W	62.56'	7°05'19"	31.34'
C66	506.00'	50.21'	S34°13'49"W	50.19'	5°41'07"	25.13'
C67	15.00'	23.56'	S82°50'28"E	21.21'	90°00'15"	15.00'
C68	274.18'	68.85'	N14°36'49"W	68.67'	14°23'17"	34.61'
C69	125.00'	130.08'	N22°20'43"E	124.29'	59°37'23"	71.62'
C70	274.18'	76.00'	N29°44'54"W	75.75'	15°52'53"	38.24'

Curve Table						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C71	312.91'	76.32'	N17°56'14"W	76.13'	13°58'29"	38.35'
C72	312.91'	78.32'	N3°46'47"W	78.11'	14°20'26"	39.36'
C73	12.00'	18.43'	N16°07'42"W	16.67'	88°00'17"	11.59'
C74	15.00'	23.56'	S54°56'53"W	21.21'	90°00'00"	15.00'
C75	12.00'	21.83'	S75°44'02"E	18.94'	104°12'38"	15.42'
C76	125.00'	73.25'	S6°50'25"E	72.21'	33°34'35"	37.71'
C78	10.00'	15.71'	N7°09'32"E	14.14'	89°59'45"	10.00'
C79	1045.92'	500.34'	N23°22'08"E	495.58'	27°24'31"	255.05'

SITE INFORMATION:	
SITE AREA	
TOTAL SITE AREA:	63.6 AC.
TOTAL OPEN SPACE:	24.32 AC.
ZONING INFORMATION:	
JURISDICTION:	CITY OF OPELIKA
EX. ZONING:	C-3
LOT SUMMARY	
TOTAL PROPOSED LOTS :	153 LOTS
TYPICAL LOT SIZES:	60'x125' (7,500 SF)
MAX LOT DENSITY:	16 DU/AC
PROPOSED DENSITY:	2.40 DU/AC
LOT SETBACKS	
FRONT:	30 FT.
REAR:	20 FT.
SIDE:	10 FT.
SIDE (STREET):	25 FT.

Agenda Item

A-2

Bridgewater Community SD



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

PC DEADLINE: 7/30/25 PC MEETING: 8/26/25

SITE ADDRESS: Parcel ID: 1005162000010000, 1005162000011000, 1005163000003000, 1005163000002000, 1005164000004000

PROPERTY OWNER: Jim Freeman

APPLICANT/AUTHORIZED REPRESENTATIVE: Hayes Eiford

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

PHONE NUMBER: 229-221-8908

FAX NUMBER: _____

EMAIL ADDRESS: hayes@samfordgroupllc.com

TYPE OF PLAT APPROVAL REQUESTED

☐ SKETCH PLAN ☐ ADMINISTRATIVE

☒ PRELIMINARY

☐ FINAL

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

☐ Annexation

☐ Rezoning

☐ Other _____

PARCEL INFORMATION

Subdivision Name: Bridgewater Community

Number of Lots: 541 x \$3.00 = \$ 1,623

Current Land Use: Single Family

Number of APO: 16 x \$6.74 = \$ 107.84
(Adjacent Property Owners)

Current Zoning: PUD

Proposed use of the Subdivision: _____

Fee: \$75.00

To build a single family home community

TOTAL = \$1,805.84

☒ Residential

☐ Commercial

☐ Manufacturing/Industrial

☐ Office/Institutional

PAID _____

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

**OWNERS/AUTHORIZED
REPRESENTATIVE SIGNATURE:**

(PRINT NAME) Hayes Eiford

7/22/25

DATE

AUTHORIZATION TO ACT AS APPLICANT

CITY OF OPELIKA PLANNING DEPARTMENT

700 Fox Trail

Opelika, AL 36801

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

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

Property Owner's Signature:



Date:

4/25/25

Under Power of Attorney for
R. Larry Freeman dated June 24, 2022

STATE OF ~~ALABAMA~~ Georgia
COUNTY OF ~~LEE~~ Cobb

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

Given my hand and seal of office this 25th day of April, 2025


Notary Public

My Commission Expires: 2/5/2026

Sandra W Overstreet
NOTARY PUBLIC
Cobb County, GEORGIA
My Commission Expires 02/05/2026

09/26/12

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: August 26, 2025

Subdivision: Bridgewater Community SD

Agenda Item #: A-2

Action Requested: Preliminary Approval – 541 Lots

Location of Property: Logan Drive (and future Scenic Drive from South Uniroyal Road)

Property Owner(s): Jim Freeman
Hayes Eiford, Samford Group LLC, authorized representative

Current Land Use: Undeveloped

Current Zoning: Bridgewater PUD

Flood Zone: FEMA –Property in Flood Zone “X” (area of minimal flooding) and Zone AE per FEMA FIRM map #01081C0088G Dated 11-2-2011.

Staff Comments:

The applicant is requesting preliminary approval for 541 single family home lots in the Bridgewater PUD development. The master plan consists of 50 foot and 65-foot-wide single family home lots and 96 acres of open space. The density is 2.6 dwellings units per acre. The 11 open space lots range from 30,000 square feet to 45 acres. The City Council public hearing for the rezoning of the Bridgewater PUD was on Tuesday, August 19th. There were no oppositions at the public hearing, and staff anticipates that the rezoning will be approved at the September 2nd Council meeting.

The street entrance to Bridgewater will be on the north side with an extension of Logan Drive to Bridgewater. Logan Drive intersects with Columbus Parkway at 1450 Columbus Parkway; (An Exxon gas station is on the corner of Logan Drive & Columbus Parkway.) Later, Bridgewater will also be accessed from an extension of Wildwood Drive located in the Creekstone subdivision (Creekstone fronts along South Uniroyal Drive.). A secondary Fire access road to Bridgewater is required before the 31st lot in Bridgewater is granted final plat approval. Later, before the 151st lot in Bridgewater is granted final plat approval, a permanent secondary street must be provided to Bridgewater. The Bridgewater master plan also shows three streets stubbed out to perimeter property lines. These streets provide opportunities to connect Bridgewater streets with future streets on adjacent properties.

The following are the minimum lot widths, lot sizes, setbacks, and maximum floor area ratio (FLA) for the 541 residential lots:

- 50' lot width, 5,500 sf lot area - (50x115 typical) 308 single family home lots
- 65' lot width, 7,250 sf lot area - (65x125 typical) 233 single family home lots

Minimum setbacks for 65' lots and maximum FAR:

- 10' front
- 20' rear
- 3' side yard but 10' from adjacent house
- 10' side on street & end units
- 0.50 Floor Area Ratio (maximum)

Minimum setbacks for 50' lots and maximum FAR:

- 20' front
- 20' rear
- 3' side yard but 10' from adjacent home
- 10' side on street
- 0.60 Floor Area Ratio (maximum)

Other requirements for single family homes are sidewalks installed on both sides of the street, underground utilities, and at least one street tree (1" caliper minimum) is required on each single-family home lot (corner lots-a tree on each street). The exterior wall material for single family homes must meet the requirements of the Gateway Corridor (Section 7.6).

Recommendations

Staff recommends the preliminary plat tabled until the September 23rd PC meeting because the number of issues listed below are too many to recommend approval. The City Council votes on the Bridgewater rezoning request at the September 2nd Council meeting.

1. Install underground utilities.
2. Install sidewalks on both sides of all public streets. Extend said sidewalks to open space lots/areas that are nearest to street sidewalks providing access from street sidewalks to open space areas.
3. Exterior materials of all dwelling units must meet the exterior "Materials and Cladding Requirements of Section 7.6 Gateway Corridor District.
4. Add a note on final plat providing minimum setbacks for 50' and 65' single family lots and add the maximum floor area ratio (FAR) for the 50' and 65' lots.
5. The minimum front setback and lot width must be met at the front property line or met at the minimum front setback line of all residential lots.
6. Revise the following 50' lots so the minimum 5,500 square foot lot size is met: Lot 423, 433, 450, 455, 456, 457, 458, 459, 460, 472, 473, 474, 475, 476, 480. (These lots range from 4,554 to 5,366 sf.)

7. Revise the following 65' lots so the minimum 7,250 square foot lot size is met: Lot 86, 87, 96, 162.
8. Add note on final plat, that the developer is responsible for managing and maintaining the 12 open space lots (Parcel 1000 to Parcel 1011) until a homeowner's association is established to continue maintenance of said lots.
9. Add note on final plat providing the uses allowed on open space lots (Parcels 1000 to 1011)
10. Add a note on final plat that a minimum of one street tree for each single-family home lot is required. At least two trees are required for corner lots, one tree for each street. Street trees must be planted on private property unless right-of-way permission from City department is granted.
11. On final plat, provide the latest flood zone information from the FEMA updates.
12. Provide on final plat a location map showing relationship of subdivision to the surrounding area (vicinity map).
13. Provide the name and address of the owner/developer and the designee of the project.
14. Provide the names of all adjacent subdivisions.
15. Provide the names and addresses of all adjoining property owners and include owners across adjoining roads.
16. Provide access to Lot 1002.
17. Amenities must be installed according to master plan and installed at the same time when the adjacent phase is constructed. During amenity installation, also install the walking trail.
18. Access shall be required according to the master development plan unless the traffic impact study shows more stringent requirements.
19. Buffers shall be required along Lots 140 to 143 and Lots 162 to 165.
20. Show missing curve table information.
21. Lots along the entry and not part of the master plan are being modified and the lots need to be shown through the plat.

Engineering Department Report

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

- The City of Opelika is working on a Development Agreement with the developer for the right-of-way donation and construction of the roadway to connect to Columbus Parkway (US 431/280). This roadway extension will also include a traffic signal at Columbus Parkway that has been preliminary approved at this location.
- 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

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

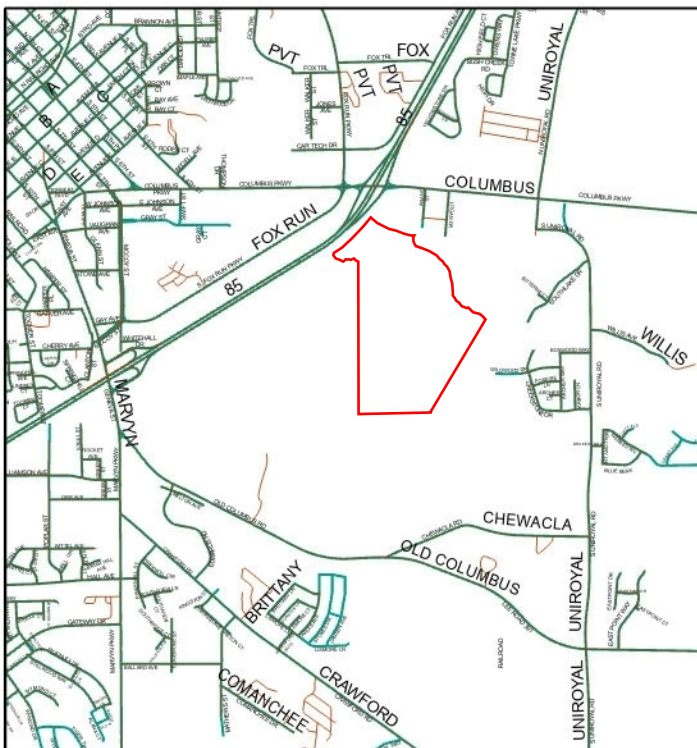
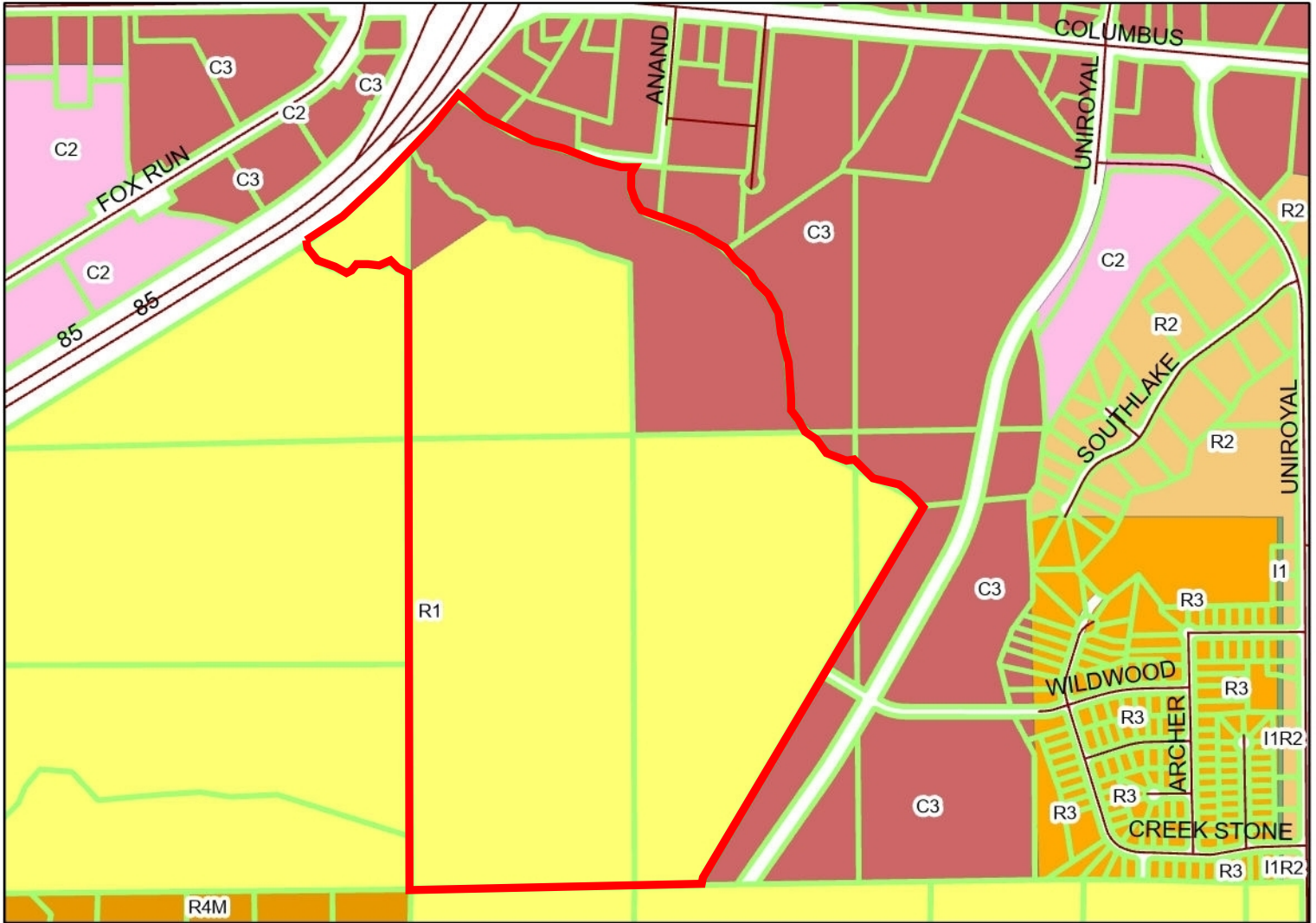
Opelika Power Services Report

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

BRIDGEWATER COMMUNITY SUBDIVISION

LOGAN DRIVE

PRELIMINARY APPROVAL, A-2

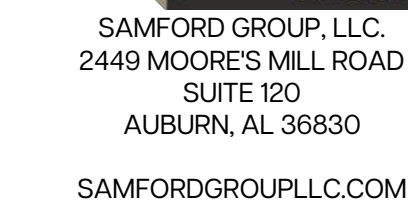


The preliminary plat is for 541 single family home lots at 50' or 65' lot widths. The 211 acre development is zoned Bridgewater PUD.



Subject Property

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



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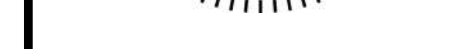
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BRIDGEWATER

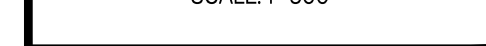
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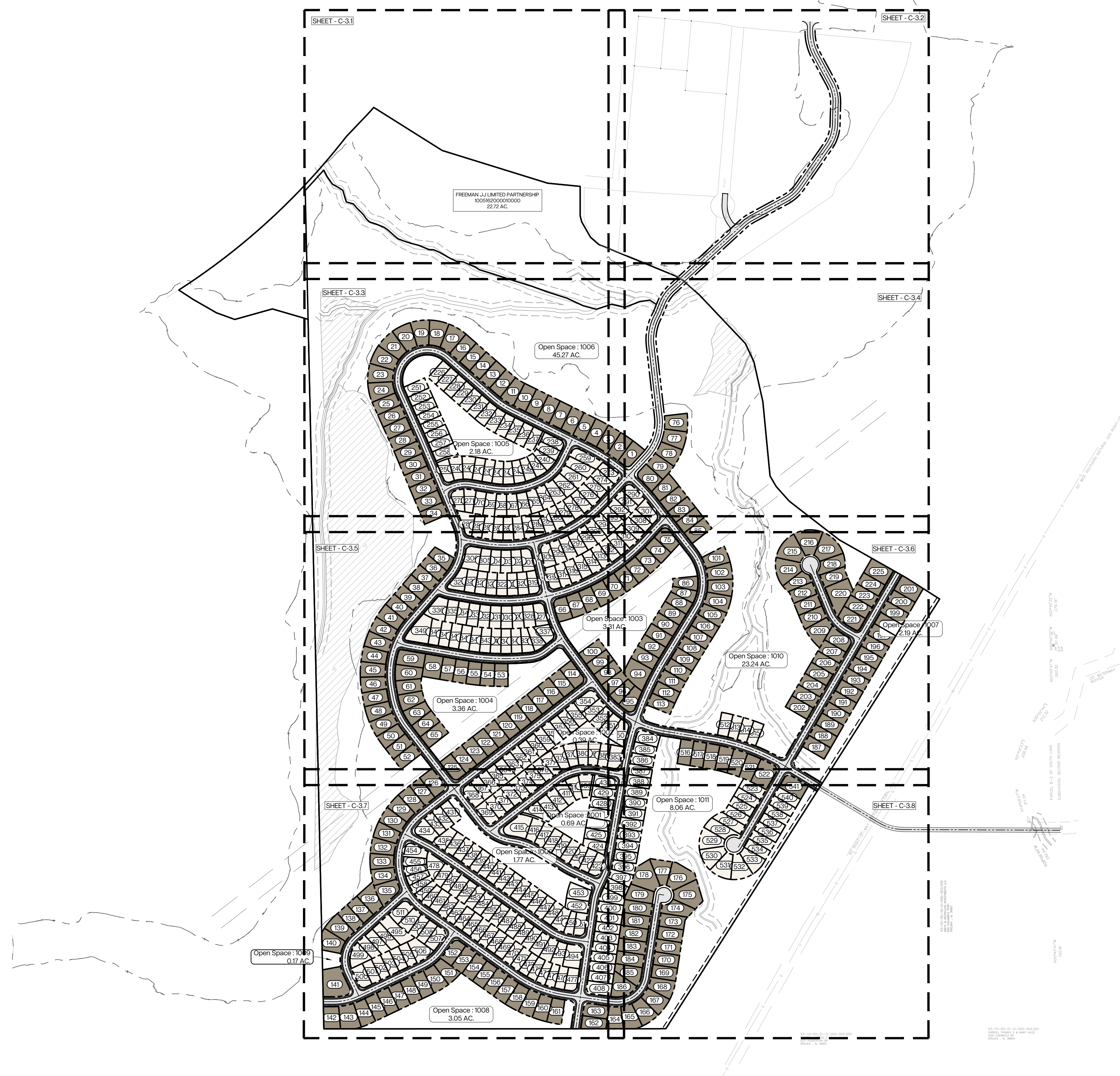
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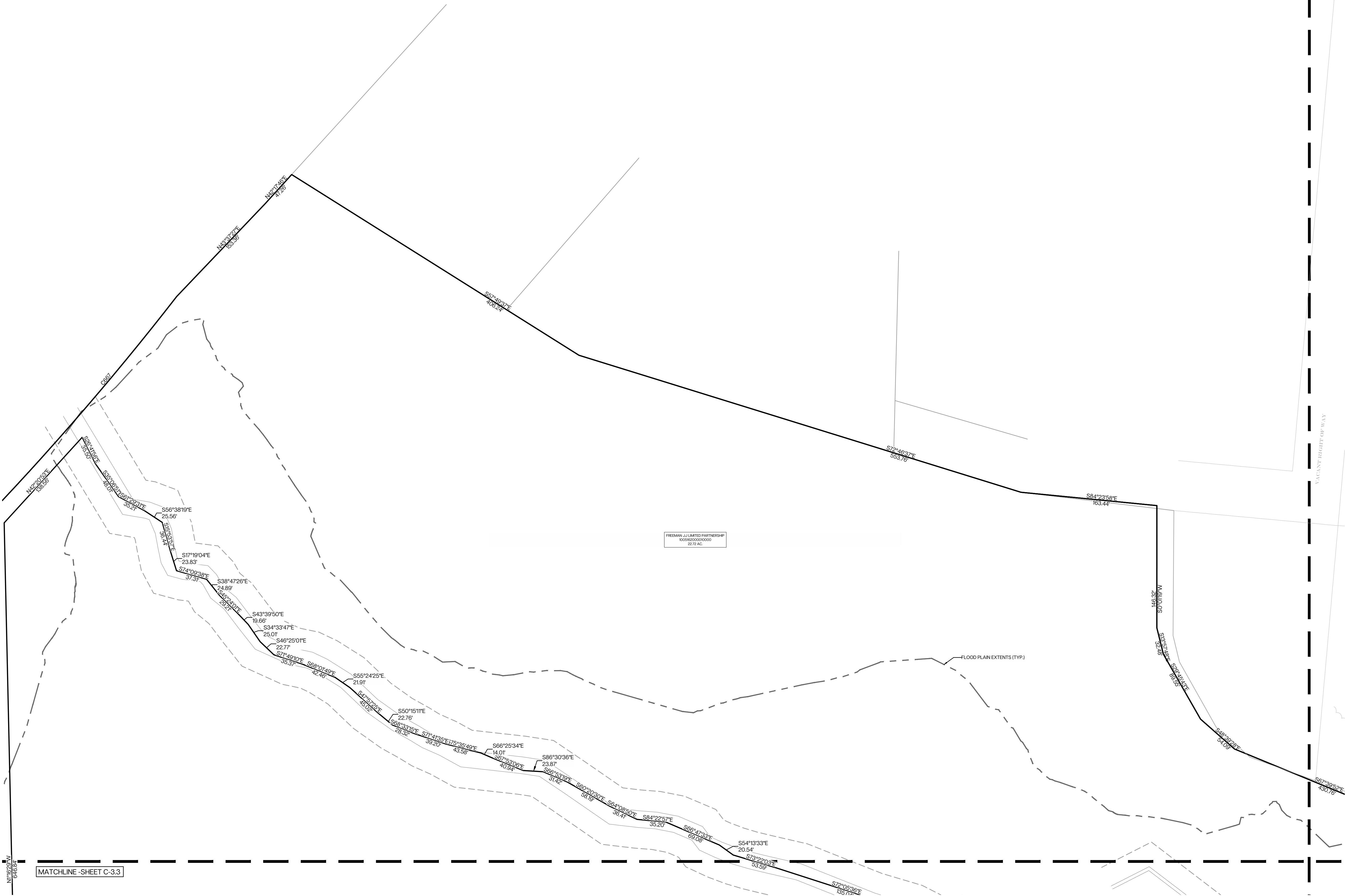


DATE: 7/29/2025

OVERALL SITE PLAN

C-3.0





MATCHLINE - SHEET C-32

MATCHLINE - SHEET C-33

SITE INFORMATION:

SITE AREA

TOTAL SITE AREA: ±211.34 AC.
OPEN SPACE: ±93.74

ZONING INFORMATION:

JURISDICTION: CITY OF OPELIKA
ZONING: PUD

LOT SUMMARY

TOTAL PROPOSED LOTS : 541 LOTS
SF DETACHED 50' LOTS: 308 LOTS
SF DETACHED 65' LOTS: 233 LOTS
PROPOSED LOT DENSITY: 2.56 DU/AC.

BUILDING SETBACKS

65' LOT SETBACKS:
FRONT SETBACK: 10 FT.
REAR SETBACK: 20 FT.
SIDE SETBACK: 3 FT. / 10' BUILDING SEPARATION
SIDE SETBACK (STREET): 10 FT.

50' LOT SETBACKS:
FRONT SETBACK: 20 FT.
REAR SETBACK: 20 FT.
SIDE SETBACK: 3 FT. / 10' BUILDING SEPARATION
SIDE SETBACK (STREET): 10 FT.



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

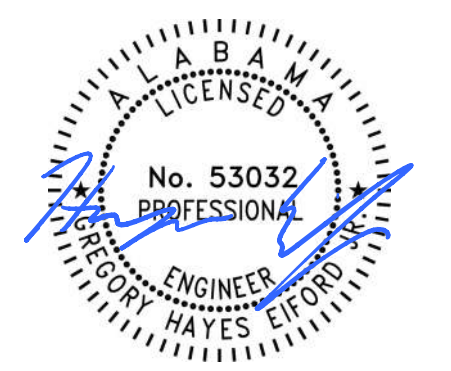
REV.	DATE	DESCRIPTION

BRIDGEWATER

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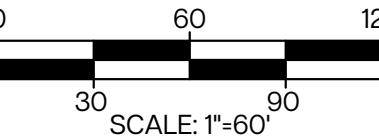
DESIGN TEAM:

DRAWN BY: HE
DESIGNED BY: JM
REVIEWED BY: JM

SCALE & NORTH ARROW:



NORTH ARROW



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30 90
SCALE: 1"=60'

JOB NUMBER: 002001
DATE: 7/29/2025

SHEET TITLE:
SITE PLAN

C-3.1	C-3.2
C-3.3	C-3.4
C-3.5	C-3.6
C-3.7	C-3.8

KEY MAP

MATCHLINE - SHEET C-3.1

VACANT RIGHT OF WAY

LOGAN DRIVE
(60' R.O.W.)

FLOOD PLAIN EXTENTS (TYP.)

MARSHES
BETWEEN
C-3.2 & C-3.3

EX. FENCE

MATCHLINE - SHEET C-3.4

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50' LOT SETBACKS:

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



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SAMFORDGROUP. LLC.COM

DESCRIPTION:

DATE:

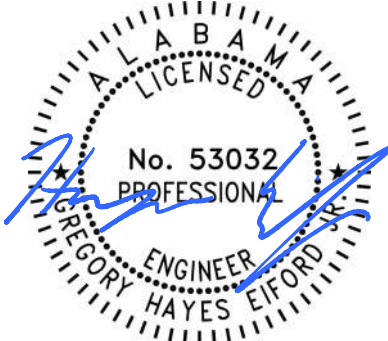
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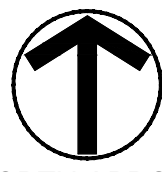


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DESIGN TEAM:

DRAWN BY: HE
DESIGNED BY: JM
REVIEWED BY: JM

SCALE & NORTH ARROW:



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SCALE: 1"=60'

JOB NUMBER: 002001

DATE: 7/29/2025

SHEET TITLE:

SITE PLAN

C-3.2

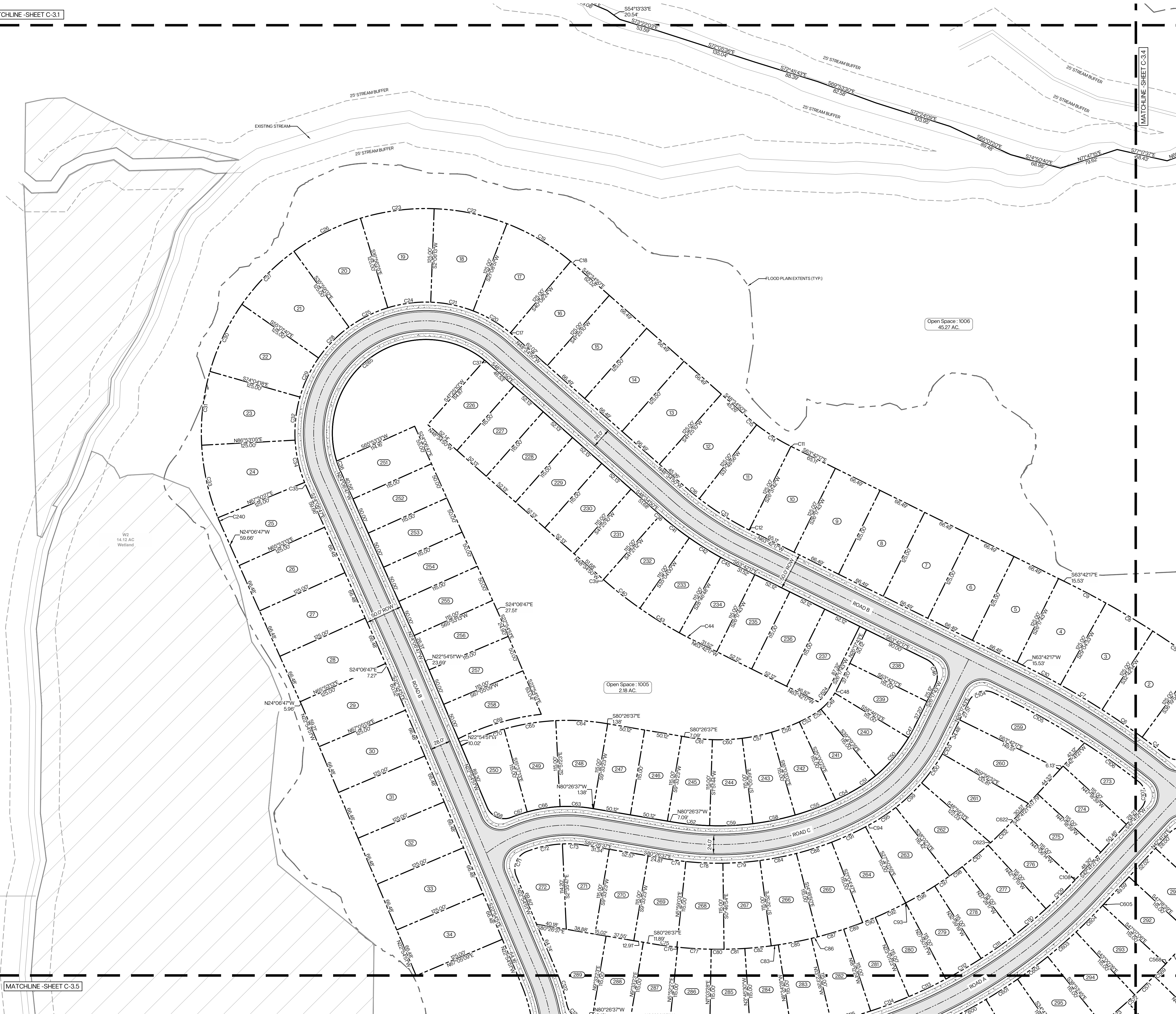
C-3.1	C-3.2
C-3.3	C-3.4
C-3.5	C-3.6
C-3.7	C-3.8

KEY MAP

MATCHLINE-SHEET C-3.1

64684

NT68203V
3083.743'



MATCHLINE-SHEET C-3.5

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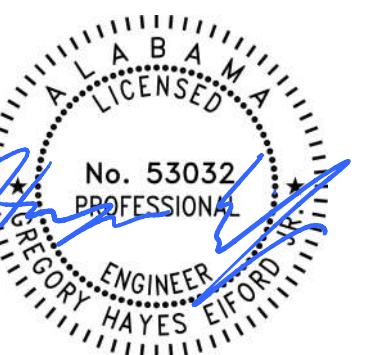
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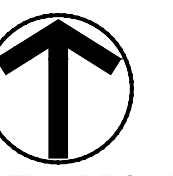


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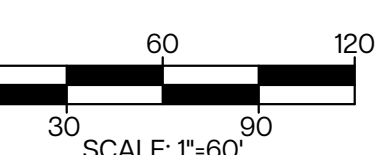
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DESIGNED BY: JM
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SCALE & NORTH ARROW:



NORTH ARROW



JOB NUMBER: 002001

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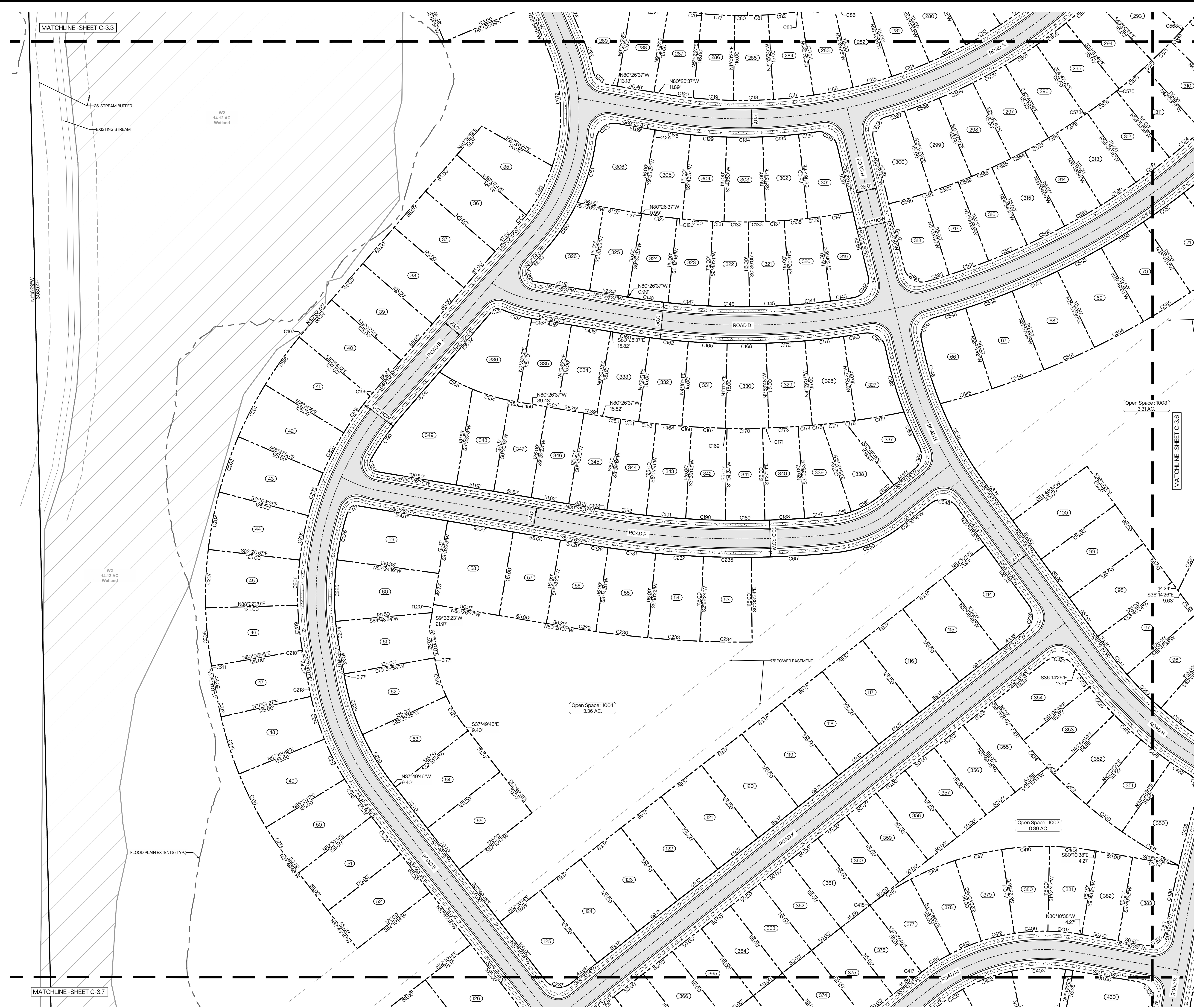
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SITE PLAN

C-3.3

C-3.1	C-3.2
C-3.3	C-3.4
C-3.5	C-3.6
C-3.7	C-3.8

KEY MAP



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SIDE SETBACK (STREET): 10 FT.

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DESCRIPTION:	
DATE:	
REV:	

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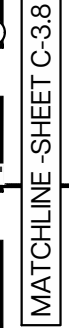
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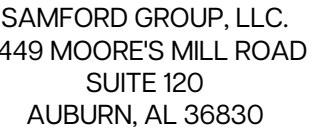
C-3.1	C-3.2
C-3.3	C-3.4
C-3.5	C-3.6
C-3.7	C-3.8

KEY MAP



KEY MAP

C-3.7



AMFORDGROUPLLC.COM

11-11-11

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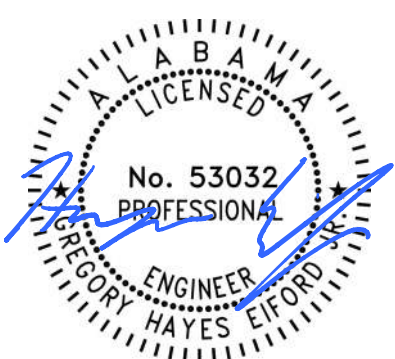
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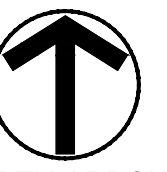
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DRAWN BY: HE

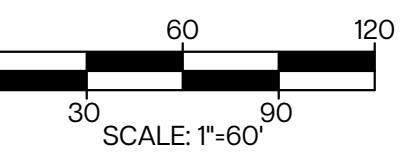
DESIGNED BY: JM

REVIEWED BY: JM

SCALE & NORTH ARROW:



ORTH ARROW



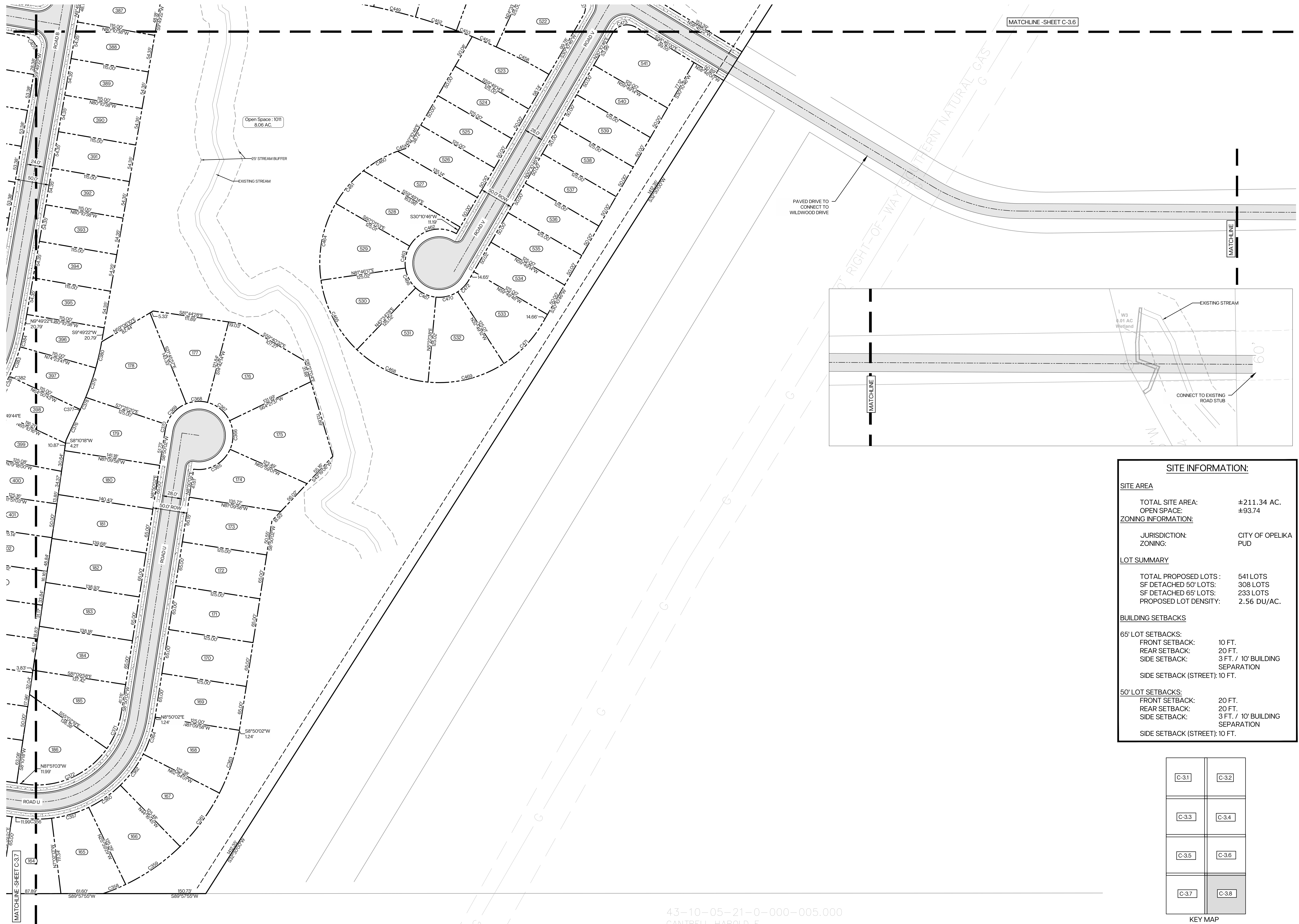
JOB NUMBER: 002001

DATE: 7/29/2025

SHEET TITLE:

SITE PLAN

C-3.8



Parcel Area Table			Parcel Area Table			Parcel Area Table			Parcel Area Table			Parcel Area Table			Parcel Area Table			Parcel Area Table			Parcel Area Table			Parcel Area Table			Parcel Area Table		
PARCEL #	AREA	DESCRIPTION	PARCEL #	AREA	DESCRIPTION	PARCEL #	AREA	DESCRIPTION	PARCEL #	AREA	DESCRIPTION	PARCEL #	AREA	DESCRIPTION	PARCEL #	AREA	DESCRIPTION	PARCEL #	AREA	DESCRIPTION	PARCEL #	AREA	DESCRIPTION	PARCEL #	AREA	DESCRIPTION	PARCEL #	AREA	DESCRIPTION
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2	8607.65	65' WIDE SDF	92	8190.74	65' WIDE SDF	183	9005.81	65' WIDE SDF	273	5553.32	50' WIDE SDF	363	5750.00	50' WIDE SDF	453	8011.61	50' WIDE SDF	1004	146337.36	OPEN SPACE	1005	94745.76	OPEN SPACE	1006	1971977.89	OPEN SPACE	1007	95467.18	OPEN SPACE
3	8607.65	65' WIDE SDF	93	8458.63	65' WIDE SDF	184	8956.99	65' WIDE SDF	274	5803.32	50' WIDE SDF	364	5750.00	50' WIDE SDF	454	6490.11	50' WIDE SDF	1008	132906.93	OPEN SPACE	1009	7427.31	OPEN SPACE	1010	1012308.17	OPEN SPACE	1011	350995.68	OPEN SPACE
4	8538.31	65' WIDE SDF	94	13272.66	65' WIDE SDF	185	9256.12	65' WIDE SDF	275	5800.21	50' WIDE SDF	365	5750.00	50' WIDE SDF	455	4554.01	50' WIDE SDF	1012	1012308.17	OPEN SPACE	1013	350995.68	OPEN SPACE	1014	350995.68	OPEN SPACE	1015	350995.68	OPEN SPACE
5	8310.83	65' WIDE SDF	95	7992.65	65' WIDE SDF	186	104740.60	65' WIDE SDF	276	5727.50	50' WIDE SDF	366	5750.00	50' WIDE SDF	456	4554.01	50' WIDE SDF	1016	350995.68	OPEN SPACE	1017	350995.68	OPEN SPACE	1018	350995.68	OPEN SPACE	1019	350995.68	OPEN SPACE
6	8310.83	65' WIDE SDF	96	7061.44	65' WIDE SDF	187	8125.00	65' WIDE SDF	277	5727.50	50' WIDE SDF	367	5750.00	50' WIDE SDF	457	4554.01	50' WIDE SDF	1020	350995.68	OPEN SPACE	1021	350995.68	OPEN SPACE	1022	350995.68	OPEN SPACE	1023	350995.68	OPEN SPACE
7	8310.83	65' WIDE SDF	97	7453.32	65' WIDE SDF	188	8125.00	65' WIDE SDF	278	5727.50	50' WIDE SDF	368	6795.21	50' WIDE SDF	458	4554.01	50' WIDE SDF	1024	350995.68	OPEN SPACE	1025	350995.68	OPEN SPACE	1026	350995.68	OPEN SPACE	1027	350995.68	OPEN SPACE
8	8310.83	65' WIDE SDF	98	8125.00	65' WIDE SDF	189	8125.00	65' WIDE SDF	279	5727.50	50' WIDE SDF	369	6795.21	50' WIDE SDF	459	4554.01	50' WIDE SDF	1028	350995.68	OPEN SPACE	1029	350995.68	OPEN SPACE	1030	350995.68	OPEN SPACE	1031	350995.68	OPEN SPACE
9	8310.83	65' WIDE SDF	99	8125.00	65' WIDE SDF	190	8125.00	65' WIDE SDF	280	5727.50	50' WIDE SDF	370	5750.00	50' WIDE SDF	460	4748.20	50' WIDE SDF	1032	350995.68	OPEN SPACE	1033	350995.68	OPEN SPACE	1034	350995.68	OPEN SPACE	1035	350995.68	OPEN SPACE
10	8310.83	65' WIDE SDF	100	8125.00	65' WIDE SDF	191	8125.00	65' WIDE SDF	281	5727.50	50' WIDE SDF	371	5750.00	50' WIDE SDF	461	5937.09	50' WIDE SDF	1036	350995.68	OPEN SPACE	1037	350995.68	OPEN SPACE	1038	350995.68	OPEN SPACE	1039	350995.68	OPEN SPACE
11	8310.83	65' WIDE SDF	101	9085.92	65' WIDE SDF	192	8125.00	65' WIDE SDF	282	5727.50	50' WIDE SDF	372	5750.00	50' WIDE SDF	462	5750.00	50' WIDE SDF	1040	350995.68	OPEN SPACE	1041	350995.68	OPEN SPACE	1042	350995.68	OPEN SPACE	1043	350995.68	OPEN SPACE
12	8310.83	65' WIDE SDF	102	9158.60	65' WIDE SDF	193	8125.00	65' WIDE SDF	283	5727.50	50' WIDE SDF	373	5750.00	50' WIDE SDF	463	5750.00	50' WIDE SDF	1044	350995.68	OPEN SPACE	1045	350995.68	OPEN SPACE	1046	350995.68	OPEN SPACE	1047	350995.68	OPEN SPACE
13	8310.83	65' WIDE SDF	103	9158.60	65' WIDE SDF	194	8125.00	65' WIDE SDF	284	5727.50	50' WIDE SDF	374	5750.00	50' WIDE SDF	464	5750.00	50' WIDE SDF	1048	350995.68	OPEN SPACE	1049	350995.68	OPEN SPACE	1050	350995.68	OPEN SPACE	1051	350995.68	OPEN SPACE
14	8310.83	65' WIDE SDF	104	9158.60	65' WIDE SDF	195	8125.00	65' WIDE SDF	285	5727.50	50' WIDE SDF	375	5750.00	50' WIDE SDF	465	5750.00	50' WIDE SDF	1052	350995.68	OPEN SPACE	1053	350995.68	OPEN SPACE	1054	350995.68	OPEN SPACE	1055	350995.68	OPEN SPACE
15	8310.83	65' WIDE SDF	105	8876.72	65' WIDE SDF	196	8125.00	65' WIDE SDF	286	5727.50	50' WIDE SDF	376	5750.01	50' WIDE SDF	466	5750.00	50' WIDE SDF	1056	350995.68	OPEN SPACE	1057	350995.68	OPEN SPACE	1058	350995.68	OPEN SPACE	1059	350995.68	OPEN SPACE
16	8415.52	65' WIDE SDF	106	8125.00	65' WIDE SDF	197	8125.00	65' WIDE SDF	287	5746.76	50' WIDE SDF	377	6421.69	50' WIDE SDF	467	5750.00	50' WIDE SDF	1060	350995.68	OPEN SPACE	1061	350995.68	OPEN SPACE	1062	350995.68	OPEN SPACE	1063	350995.68	OPEN SPACE
17	9840.81	65' WIDE SDF	107	8125.00	65' WIDE SDF	198	8125.00	65' WIDE SDF	288	5803.39	50' WIDE SDF	378	6380.32	50' WIDE SDF	468	5750.00	50' WIDE SDF	1064	350995.68	OPEN SPACE	1065	350995.68	OPEN SPACE	1066	350995.68	OPEN SPACE	1067	350995.68	OPEN SPACE
18	9867.45	65' WIDE SDF	108	8125.00	65' WIDE SDF	199	8125.00	65' WIDE SDF	289	6757.68	50' WIDE SDF	379	6401.65	50' WIDE SDF	469	5750.00	50' WIDE SDF	1068	350995.68	OPEN SPACE	1069	350995.68	OPEN SPACE	1070	350995.68	OPEN SPACE	1071	350995.68	OPEN SPACE
19	9867.45	65' WIDE SDF	109	8124.47	65' WIDE SDF	200	8125.00	65' WIDE SDF	290	5732.57	50' WIDE SDF	380	6380.32	50' WIDE SDF	470	5750.00	50' WIDE SDF	1072	350995.68	OPEN SPACE	1073	350995.68	OPEN SPACE	1074	350995.68	OPEN SPACE	1075	350995.68	OPEN SPACE
20	9867.45	65' WIDE SDF	110	7975.96	65' WIDE SDF	201	10258.37	65' WIDE SDF	291	5982.57	50' WIDE SDF	381	6326.83	50' WIDE SDF	471	5750.00	50' WIDE SDF	1076	350995.68	OPEN SPACE	1077	350995.68	OPEN SPACE	1078	350995.68	OPEN SPACE	1079	350995.68	OPEN SPACE
21	9867.45	65' WIDE SDF	111	7915.53	65' WIDE SDF	202	8126.85	65' WIDE SDF	292	5995.12	50' WIDE SDF	382	5750.00	50' WIDE SDF	472	5185.99	50' WIDE SDF	1080	350995.68	OPEN SPACE	1081	350995.68	OPEN SPACE	1082	350995.68	OPEN SPACE	1083	350995.68	OPEN SPACE
22	9867.45	65' WIDE SDF	112	7915.53	65' WIDE SDF	203	8126.57	65' WIDE SDF	293	6250.75	50' WIDE SDF	383	6997.18	50' WIDE SDF	473	5128.08	50' WIDE SDF	1084	350995.68	OPEN SPACE	1085	350995.68	OPEN SPACE	1086	350995.68	OPEN SPACE	1087	350995.68	OPEN SPACE
23	9867.45	65' WIDE SDF	113	7915.53	65' WIDE SDF	204	8126.30	65' WIDE SDF	294	6250.75	50' WIDE SDF	384	6990.28	50' WIDE SDF	474	5128.08	50' WIDE SDF	1088	350995.68	OPEN SPACE	1089	350995.68	OPEN SPACE	1090	350995.68	OPEN SPACE	1091	350995.68	OPEN SPACE
24	9867.45	65' WIDE SDF	114	8650.66	65' WIDE SDF	205	8126.03	65' WIDE SDF	295	6250.75	50' WIDE SDF	385	6250.00	50' WIDE SDF	475	5128.08	50' WIDE SDF	1092	350995.68	OPEN SPACE	1093	350995.68	OPEN SPACE	1094	350995.68	OPEN SPACE	1095	350995.68	OPEN SPACE
25	8469.28	65' WIDE SDF	115	8646.33	65' WIDE SDF	206	8125.75	65' WIDE SDF	296	6250.75	50' WIDE SDF	386	6250.00	50' WIDE SDF	476	5397.25	50' WIDE SDF	1096	350995.68	OPEN SPACE	1097	350995.68	OPEN SPACE	1098	350995.68	OPEN SPACE	1099	350995.68	OPEN SPACE
26	8309.43	65' WIDE SDF	116	8646.33	65' WIDE SDF	207	8125.48	65' WIDE SDF	297	6250.75	50' WIDE SDF	387	6250.00	50' WIDE SDF	477	6438.47	50' WIDE SDF	1100	350995.68	OPEN SPACE	1101	350995.68	OPEN SPACE	1102	350995.68	OPEN SPACE	1103	350995.68	OPEN SPACE
27	8309.43	65' WIDE SDF	117	8646.33	65' WIDE SDF	208	8876.63	65' WIDE SDF	298	6250.75	50' WIDE SDF	388	6250.00	50' WIDE SDF	478	7382.98	50' WIDE SDF	1104	350995.68	OPEN SPACE	1105	350995.68	OPEN SPACE	1106	350995.68	OPEN SPACE	1107	350995.68	OPEN SPACE
28	8309.43	65' WIDE SDF	118	8646.33	65' WIDE SDF	209	10733.10	65' WIDE SDF	299	6250.75	50' WIDE SDF	389	6250.00	50' WIDE SDF	479	5617.81	50' WIDE SDF	1108	350995.68	OPEN SPACE	1109	350995.68	OPEN SPACE	1110	350995.68	OPEN SPACE	1111	350995.68	OPEN SPACE
29	8309.43	65' WIDE SDF	119	8646.33	65' WIDE SDF	210	8638.86	65' WIDE SDF	300	6183.40	50' WIDE SDF	390	6250.00	50' WIDE SDF	480	5318.55	50' WIDE SDF	1112	350995.68	OPEN SPACE	1113	350995.68	OPEN SPACE	1114	350995.68	OPEN SPACE	1115	350995.68	OPEN SPACE
30	8309.43	65' WIDE SDF	120	8646.33	65' WIDE SDF	211	8125.00	65' WIDE SDF	301	6175.82	50' WIDE SDF	391	6250.00	50' WIDE SDF	481	5750.00	50' WIDE SDF	1116	350995.68	OPEN SPACE	1117	350995.68	OPEN SPACE	1118	350995.68	OPEN SPACE	1119	350995.68	OPEN SPACE
31	8309.43	65' WIDE SDF	121	8646.33	65' WIDE SDF	212	8137.11	65' WIDE SDF	302	6084.64	50' WIDE SDF	392	6250.00	50' WIDE SDF	482	5750.00	50' WIDE SDF	1120	350995.68	OPEN SPACE	1121	350995.68	OPEN SPACE	1122	350995.68	OPEN SPACE	1123	350995.68	OPEN SPACE
32	8309.43	65' WIDE SDF	122	8646.33	65' WIDE SDF	213	7404.67	65' WIDE SDF	303	6084.64	50' WIDE SDF	393	6250.00	50' WIDE SDF	483	5750.00	50' WIDE SDF	1124	350995.68	OPEN SPACE	1125	350995.68	OPEN SPACE	1126	350995.68	OPEN SPACE	1127	350995.68	OPEN SPACE
33	8309.43	65' WIDE SDF	123	8646.33	65' WIDE SDF	214	12187.50	65' WIDE SDF	304	6084.64	50' WIDE SDF	394	6250.00	50' WIDE SDF	484	5750.00	50' WIDE SDF	1128	350995.68	OPEN SPACE	1129	350995.68	OPEN SPACE	1130	350995.68	OPEN SPACE	1131	350995.68	OPEN SPACE
34	8309.43	65' WIDE SDF	124	8646.33	65' WIDE SDF	215	12187.50	65' WIDE SDF	305	6073.02	50' WIDE SDF	395	6250.00	50' WIDE SDF	485	5750.00	50' WIDE SDF	1132	350995.68	OPEN SPACE	1133	350995.68	OPEN SPACE	1134	350995.68	OPEN SPACE	1135	350995.68	OPEN SPACE
35	7522.88	65' WIDE SDF	125	8576.47	65' WIDE SDF	216	12187.50	65' WIDE SDF	306	8951.60	50' WIDE SDF	396	6250.00	50' WIDE SDF	486	5750.00	50' WIDE SDF	1136	350995.68	OPEN SPACE	1137	350995.68	OPEN SPACE	1138	350995.68	OPEN SPACE	1139	350995.68	OPEN SPACE
36	8124.17	65' WIDE SDF	126	9636.50	65' WIDE SDF	217	12187.50	65' WIDE SDF	307	6696.06	50' WIDE SDF	397	6372.92	50' WIDE SDF	487	5750.00	50' WIDE SDF	1140	350995.68	OPEN SPACE	1141	350995.68	OPEN SPACE	1142	350995.68	OPEN SPACE	1143	350995.68	OPEN SPACE
37	8125.02	65' WIDE SDF	127	8125.00	65' WIDE SDF	218	8638.46	65' WIDE SDF	308	6177.85	50' WIDE SDF	398	6250.00	50' WIDE SDF	488	5750.00	50' WIDE SDF	1144	350995.68	OPEN SPACE	1145	350995.68	OPEN SPACE	1146	350995.68	OPEN SPACE	1147	350995.68	OPEN SPACE
38	8125.01	65' WIDE SDF	128	8490.44	65' WIDE SDF	219	8125.00	65' WIDE SDF	309	6152.30	50' WIDE SDF	399	6793.33	50' WIDE SDF	489														

ENT	Curve Table						
	CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
17	C474	15.00'	23.66'	S75°10'48"W	21.21'	90°00'00"	15.00'
9	C475	175.00'	72.48'	N47°57'21"W	71.96'	23°43'47"	36.77'
17	C476	175.00'	42.20'	N29°11'00"W	42.09'	13°48'54"	21.20'
18	C477	175.00'	18.41'	S5°42'50"W	18.40'	6°01'33"	9.21'
17	C478	175.00'	66.60'	S8°12'03"E	66.19'	21°48'13"	33.71'
7	C479	15.00'	13.62'	N3°44'03"E	13.16'	52°01'12"	7.32'
3	C480	50.00'	42.63'	N5°19'15"E	41.35'	48°50'50"	22.71'
17	C481	50.00'	43.33'	N43°55'51"W	41.99'	49°39'23"	23.13'
8	C482	175.00'	151.67'	S43°55'51"E	146.96'	49°39'23"	80.97'
17	C483	175.00'	151.67'	N86°24'46"E	146.96'	49°39'23"	80.97'
9	C484	50.00'	43.33'	S86°24'46"W	41.99'	49°39'23"	23.13'
17	C485	50.00'	43.33'	S36°45'23"W	41.99'	49°39'23"	23.13'
3	C486	175.00'	151.67'	N36°45'23"E	146.96'	49°39'23"	80.97'
6	C487	175.00'	151.67'	N12°54'00"W	146.96'	49°39'23"	80.97'
17	C488	50.00'	43.33'	S12°54'00"E	41.99'	49°39'23"	23.13'
9	C489	50.00'	31.91'	S56°00'43"E	31.37'	36°34'04"	16.52'
7	C490	175.00'	40.06'	N44°17'10"W	39.97'	13°06'58"	20.12'
4	C491	175.00'	7.44'	N52°03'41"W	7.43'	2°26'04"	3.72'
0	C492	15.00'	13.62'	S48°17'09"E	13.16'	52°01'12"	7.32'
9	C493	225.00'	24.67'	S25°25'02"E	24.66'	6°16'58"	12.35'
5	C494	350.34'	38.38'	N25°25'37"W	38.36'	6°16'35"	19.21'
3	C495	350.34'	120.24'	N38°23'51"W	119.65'	19°39'53"	60.72'
0	C496	225.00'	51.34'	S35°05'41"E	51.23'	13°04'22"	25.78'
0	C497	225.00'	71.43'	S50°43'33"E	71.13'	18°11'22"	36.02'
3	C498	25.00'	39.27'	S14°49'14"E	35.36'	90°00'00"	25.00'
12	C499	1140.00'	54.29'	S69°43'30"E	54.28'	2°43'42"	27.15'
0	C500	1025.00'	48.81'	N69°43'30"W	48.80'	2°43'42"	24.41'
17	C501	1025.00'	48.81'	N72°27'12"W	48.80'	2°43'42"	24.41'
2	C502	1140.00'	54.29'	S72°27'12"E	54.28'	2°43'42"	27.15'
17	C503	1140.00'	54.29'	S75°10'54"E	54.28'	2°43'42"	27.15'
0	C504	1025.00'	48.81'	N75°10'54"W	48.80'	2°43'42"	24.41'
17	C505	1025.00'	52.67'	N78°01'04"W	52.66'	2°56'39"	26.34'
2	C506	1140.00'	58.58'	S78°01'04"E	58.57'	2°56'39"	29.30'
46	C507	1350.00'	60.52'	S23°14'58"W	60.52'	2°34'07"	30.27'
7	C508	1475.00'	66.13'	N23°14'58"E	66.12'	2°34'07"	33.07'
7	C509	1475.00'	66.13'	N25°49'05"E	66.12'	2°34'07"	33.07'
0	C510	1350.00'	60.52'	S25°49'05"W	60.52'	2°34'07"	30.27'
0	C511	1350.00'	60.52'	S28°23'12"W	60.52'	2°34'07"	30.27'
5	C512	1475.00'	66.13'	N28°23'12"E	66.12'	2°34'07"	33.07'
0	C513	1475.00'	47.21'	N30°35'17"E	47.21'	1°50'02"	23.61'
3	C514	1350.00'	43.21'	S30°35'17"W	43.21'	1°50'02"	21.61'
0	C515	400.00'	63.19'	S26°58'45"W	63.13'	9°03'06"	31.66'
15	C516	275.00'	43.45'	N26°58'45"E	43.40'	9°03'06"	21.77'
2	C517	400.00'	86.84'	S16°14'02"W	86.67'	12°26'19"	43.59'
17	C518	275.00'	59.70'	N16°14'02"E	59.58'	12°26'19"	29.97'
13	C519	400.00'	86.84'	S3°47'44"W	86.67'	12°26'19"	43.59'
13	C520	275.00'	59.70'	N3°47'44"E	59.58'	12°26'19"	29.97'
17	C521	275.00'	59.70'	N8°38'35"W	59.58'	12°26'19"	29.97'
15	C522	400.00'	86.84'	S8°38'35"E	86.67'	12°26'19"	43.59'
4	C523	400.00'	86.15'	S21°01'56"E	85.98'	12°20'23"	43.24'
0	C524	275.00'	59.23'	N21°01'56"W	59.11'	12°20'23"	29.73'
4	C525	225.00'	75.23'	S1°17'57"W	74.88'	19°09'27"	37.97'
5	C526	100.00'	39.01'	N0°17'49"W	38.76'	22°20'58"	19.75'
7	C527	100.00'	28.94'	N19°10'03"E	28.84'	16°34'46"	14.57'
3	C528	225.00'	65.11'	S19°10'03"W	64.88'	16°34'46"	32.78'
17	C529	225.00'	15.90'	S29°28'52"W	15.89'	4°02'52"	7.95'
18	C530	100.00'	7.06'	N29°28'52"E	7.06'	4°02'52"	3.53'
15	C531	1650.00'	13.88'	N31°15'50"E	13.88'	0°28'55"	6.94'
17	C532	1525.00'	12.83'	S31°15'50"W	12.83'	0°28'55"	6.41'
17	C533	1525.00'	65.00'	S29°48'06"W	65.00'	2°26'32"	32.51'
2	C534	1650.00'	70.33'	N29°48'06"E	70.33'	2°26'32"	35.17'
6	C535	1650.00'	83.72'	N27°07'37"E	83.72'	2°54'26"	41.87'
4	C536	350.00'	30.33'	S38°43'24"E	30.32'	4°57'56"	15.18'
3	C537	350.00'	47.83'	S45°07'46"E	47.89'	7°50'48"	24.00'
4	C538	1525.00'	119.87'	S26°19'44"W	119.84'	4°30'13"	59.97'
7	C539	350.00'	45.48'	S52°46'30"E	45.44'	7°26'40"	22.77'
17	C540	1525.00'	96.18'	S22°16'12"W	96.17'	3°36'49"	48.11'
17	C541	25.00'	45.27'	S72°20'28"W	39.33'	103°45'20"	31.86'
7	C542	475.00'	55.78'	N52°25'01"W	55.75'	6°43'43"	27.92'
5	C543	475.00'	65.05'	N45°07'46"W	65.00'	7°50'48"	32.58'
17	C544	475.00'	41.17'	N38°43'24"W	41.15'	4°57'56"	20.60'
7	C545	1095.00'	72.85'	S73°52'33"W	72.84'	3°48'44"	36.44'
16	C546	475.00'	91.91'	N16°23'09"W	91.77'	11°05'11"	46.10'
46	C547	25.00'	37.26'	N31°51'26"E	33.91'	85°23'59"	23.07'
13	C548	980.00'	44.25'	N73°15'48"E	44.25'	2°35'14"	22.13'
7	C549	980.00'	67.23'	N70°00'16"E	67.22'	3°55'51"	33.63'
15	C550	1095.00'	75.12'	S70°00'16"W	75.11'	3°55'51"	37.58'
2	C551	1095.00'	75.12'	S66°04'28"W	75.11'	3°55'51"	37.58'
7	C552	980.00'	67.23'	N66°04'28"E	67.22'	3°55'51"	33.63'
17	C553	980.00'	67.23'	N62°08'35"E	67.22'	3°55'51"	33.63'
10	C554	1095.00'	75.12'	S62°08'35"W	75.11'	3°55'51"	37.58'
10	C555	1095.00'	75.12'	S58°12'45"W	75.11'	3°55'51"	37.58'
17	C556	980.00'	67.23'	N58°12'45"E	67.22'	3°55'51"	33.63'
17	C557	980.00'	67.23'	N54°16'54"E	67.22'	3°55'51"	33.63'
10	C558	1095.00'	75.12'	S54°16'54"W	75.11'	3°55'51"	37.58'
10	C559	1095.00'	75.12'	S50°21'04"W	75.11'	3°55'51"	37.58'
2	C560	980.00'	67.23'	N50°21'04"E	67.22'	3°55'51"	33.63'
12	C561	980.00'	67.23'	N46°25'13"E	67.22'	3°55'51"	33.63'
17	C562	1095.00'	75.12'	S46°25'13"W	75.11'	3°55'51"	37.58'
17	C563	1095.00'	33.75'	S43°34'20"W	33.74'	1°45'57"	16.87'

Curve Table						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C564	980.00'	30.20'	N43°34'20"E	30.20'	1°45'57"	15.10'
C565	25.00'	43.41'	S87°34'13"E	38.16'	99°28'52"	29.52'
C566	25.00'	35.13'	S2°25'47"W	32.31'	80°31'08"	21.17'
C567	930.00'	28.50'	S43°34'02"W	28.50'	1°45'22"	14.25'
C568	815.00'	2.74'	S42°47'07"W	2.74'	0°11'33"	1.37'
C569	815.00'	22.24'	S43°39'48"W	22.24'	1°33'49"	11.12'
C570	930.00'	56.77'	S46°11'38"W	56.76'	3°29'50"	28.39'
C571	815.00'	36.24'	S45°43'09"W	36.23'	2°32'51"	18.12'
C572	815.00'	13.51'	S47°28'04"W	13.51'	0°56'59"	6.75'
C573	815.00'	44.97'	S49°31'24"W	44.97'	3°09'41"	22.49'
C574	930.00'	56.77'	S49°41'28"W	56.76'	3°29'50"	28.39'
C575	815.00'	4.78'	S51°16'19"W	4.78'	0°20'09"	2.39'
C576	815.00'	49.75'	S53°11'19"W	49.74'	3°29'50"	24.88'
C577	930.00'	56.77'	S53°11'19"W	56.76'	3°29'50"	28.39'
C578	815.00'	3.96'	S55°04'35"W	3.96'	0°16'41"	1.98'
C579	815.00'	45.79'	S56°49'30"W	45.78'	3°13'09"	22.90'
C580	930.00'	56.77'	S56°41'09"W	56.76'	3°29'50"	28.39'
C581	815.00'	12.69'	S58°52'50"W	12.69'	0°53'32"	6.35'
C582	815.00'	37.06'	S60°37'45"W	37.05'	2°36'19"	18.53'
C583	930.00'	56.77'	S60°10'59"W	56.76'	3°29'50"	28.39'
C584	815.00'	21.42'	S62°41'05"W	21.42'	1°30'22"	10.71'
C585	815.00'	28.32'	S64°26'00"W	28.32'	1°59'28"	14.16'
C586	930.00'	56.77'	S63°40'49"W	56.76'	3°29'50"	28.39'
C587	930.00'	56.77'	S67°10'40"W	56.76'	3°29'50"	28.39'
C588	815.00'	30.16'	S66°29'21"W	30.15'	2°07'12"	15.08'
C589	815.00'	19.59'	S68°14'16"W	19.59'	1°22'38"	9.80'
C590	815.00'	38.89'	S70°17'36"W	38.89'	2°44'02"	19.45'
C591	930.00'	56.77'	S70°40'30"W	56.76'	3°29'50"	28.39'
C592	815.00'	10.86'	S72°02'31"W	10.86'	0°45'48"	5.43'
C593	930.00'	31.38'	S73°23'25"W	31.38'	1°56'00"	15.69'
C594	25.00'	40.26'	N59°30'43"W	36.05'	92°15'45"	26.01'
C595	815.00'	48.95'	S74°08'40"W	48.95'	3°26'30"	24.48'
C596	25.00'	38.04'	N30°12'26"E	34.47'	87°10'31"	23.80'
C597	700.00'	26.08'	N72°43'39"E	26.08'	2°08'04"	13.04'
C598	700.00'	50.23'	N69°36'17"E	50.22'	4°06'41"	25.13'
C599	700.00'	50.23'	N65°29'37"E	50.22'	4°06'41"	25.13'
C600	700.00'	50.23'	N61°22'56"E	50.22'	4°06'41"	25.13'
C601	700.00'	50.23'	N57°16'16"E	50.22'	4°06'41"	25.13'
C602	700.00'	50.23'	N53°09'35"E	50.22'	4°06'41"	25.13'
C603	700.00'	50.23'	N49°02'54"E	50.22'	4°06'41"	25.13'
C604	700.00'	50.23'	N44°56'14"E	50.22'	4°06'41"	25.13'
C605	700.00'	2.35'	N42°47'07"E	2.35'	0°11'33"	1.18'
C606	25.00'	39.93'	N88°26'35"E	35.82'	91°30'29"	25.67'
C607	975.00'	89.61'	S43°10'12"E	89.58'	5°15'57"	44.84'
C608	975.00'	46.07'	S39°11'00"E	46.07'	2°42'27"	23.04'
C609	1025.00'	54.37'	N39°20'57"W	54.37'	3°02'22"	27.19'
C610	1150.00'	75.26'	S39°42'16"E	75.24'	3°44'58"	37.64'
C611	390.00'	10.76'	S47°53'57"W	10.76'	1°34'49"	5.38'
C612	1025.00'	90.84'	N43°24'28"W	90.81'	5°04'39"	45.45'
C613	25.00'	38.67'	N1°37'43"W	34.93'	88°38'08"	24.41'
C614	275.00'	38.61'	N38°40'02"E	38.58'	8°02'38"	19.34'
C615	390.00'	44.00'	S37°52'38"W	43.97'	6°27'50"	22.02'
C616	390.00'	93.41'	S27°47'02"W	93.18'	13°43'21"	46.93'
C617	275.00'	65.86'	N27°47'02"E	65.71'	13°43'21"	33.09'
C618	275.00'	65.86'	N14°03'41"E	65.71'	13°43'21"	33.09'
C619	390.00'	93.41'	S47°03'41"W	93.18'	13°43'21"	46.93'
C620	390.00'	93.41'	S0°20'19"W	93.18'	13°43'21"	46.93'
C621	275.00'	65.86'	N0°20'19"E	65.71'	13°43'21"	33.09'
C622	535.00'	1.93'	S42°47'34"W	1.93'	0°12'25"	0.97'
C623	535.00'	4.57'	S47°28'04"W	4.57'	0°29'22"	2.28'
C624	75.00'	28.35'	S37°07'21"W	28.18'	2°19'17"	14.34'
C625	225.00'	177.85'	S16°07'18"W	173.25'	45°17'20"	93.86'
C626	275.00'	166.00'	S10°46'14"W	163.49'	34°35'10"	85.62'
C627	175.00'	180.02'	S25°06'50"W	180.01'	5°53'58"	9.02'
C628	225.00'	110.90'	S36°17'02"W	109.78'	28°14'22"	56.60'
C629	225.00'	51.92'	S45°26'30"W	54.78'	33°59'03"	27.59'
C630	175.00'	81.67'	S48°03'54"W	80.93'	26°46'13"	41.59'
C631	175.00'	101.33'	S18°06'29"W	99.92'	33°10'33"	52.13'
C632	175.00'	91.11'	S13°23'42"E	90.09'	29°49'49"	46.61'
C633	275.00'	135.88'	S14°09'18"E	134.50'	28°18'37"	68.36'
C634	225.00'	111.17'	S14°09'18"E	110.05'	28°18'37"	56.75'
C635	225.00'	117.14'	S13°23'42"E	115.82'	29°49'49"	59.93'
C636	225.00'	130.28'	S18°06'29"W	128.47'	33°10'33"	67.02'
C637	225.00'	105.00'	S48°03'54"W	104.05'	26°46'16"	53.47'
C638	175.00'	42.77'	S53°26'30"W	42.61'	13°59'03"	21.60'
C639	175.00'	87.46'	S36°28'54"W	86.55'	28°38'07"	44.66'
C640	225.00'	110.90'	S36°17'02"W	109.78'	28°14'22"	56.60'
C641	175.00'	87.46'	S36°28'54"W	86.55'	28°38'07"	44.66'
C642	225.00'	135.82'	S10°46'14"W	133.77'	34°35'10"	70.05'
C644	225.00'	116.04'	S23°03'17"E	114.76'	29°51'29"	59.34'
C646	475.00'	98.76'	N27°53'08"W	98.58'	15°54'46"	49.56'
C648	25.00'	39.96'	N82°02'06"W	35.84'	91°35'20"	25.70'
C650	175.00'	98.17'	S68°14'29"W	96.88'	32°38'02"	50.82'
C651	1270.00'	113.66'	S68°52'36"W	113.62'	5°07'40"	56.47'
C653	175.00'	65.38'	N10°25'7"E	65.00'	21°24'20"	33.08'
C654	25.00'	39.27'	S36°51'03"W	35.36'	90°00'00"	25.00'
C655	25.00'	37.09'	N22°40'29"W	33.78'	84°59'34"	22.91'
C656	275.00'	32.25'	N61°48'41"W	32.23'	6°43'09"	16.14'
C657	290.00'	118.43'	N70°09'05"W	117.61'	23°23'56"	60.05'
C658	275.00'	21.29'	N59°50'25"W	20.613'	44°01'16"	11.17'

Agenda Item

B-3

Hidden Lakes West

Phase 4B SD



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



DEADLINE: 8/5/25 MEETING: 8/26/25

SITE ADDRESS: <u>Brock Drive</u>			
PROPERTY OWNER: <u>280 Land Company, LLC</u>			
APPLICANT/AUTHORIZED REPRESENTATIVE: <u>Blake Rice, BSI, Inc.</u>			
MAILING ADDRESS: <u>223 S. 9th St. Opelika, AL 36801</u>			
PHONE NUMBER: <u>334-745-7026</u>		FAX NUMBER: <u>334-745-4367</u>	
EMAIL ADDRESS: <u>brice@bsies.com</u>			
TYPE OF PLAT APPROVAL REQUESTED			
☐ SKETCH PLAN	☐ ADMINISTRATIVE	☐ PRELIMINARY	☒ FINAL
Does the subdivision require any other official action by the City? <u>No</u>			
☐ Annexation		☐ Rezoning	
		☐ Other _____	
PARCEL INFORMATION Subdivision Name: <u>Hidden Lakes West 4B</u> Current Land Use: <u>SFR</u> Current Zoning: <u>PUD</u> Proposed use of the Subdivision: <u>Single-family Residential</u>		Number of Lots: <u>37</u> x \$3.00 = \$ <u>N/A</u> Number of APO: <u>6</u> x \$7.00 = \$ <u>N/A</u> (Adjacent Property Owners) Fee: <u>\$75.00</u> TOTAL = <u>\$75.00</u> PAID _____	
☒ Residential ☐ Manufacturing/Industrial		☐ Commercial ☐ Office/Institutional	
I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) <u>Hidden Lakes West 4B</u> Subdivision. I understand that I must provide certain information as noted in Section 4.2, Section 4.3, and/or Section 4.4 of the Opelika Subdivision Regulations in order for the Planning Commission to review my plans. The City may require additional information or requirements, or waive certain requirements, at any time during the process. Failure to provide accurate and complete information may result in disapproval by the Planning Department and/or Planning Commission. This application, plat, and all other information are submitted with the full authorization and knowledge of the property owner(s). The undersigned below hereby swears to be the authorized applicant designated by the property owner(s) as representative or agent for the property owner(s) and therefore authorized to make said application and submit said documents on this request. The undersigned authorizes the City to inspect the subject property as necessary in reviewing the above referenced request.			
OWNERS/AUTHORIZED REPRESENTATIVE SIGNATURE: <u><i>Blake Rice</i></u>			8/5/25
(PRINT NAME) <u>Blake Rice, BSI, Inc.</u>			DATE

AUTHORIZATION TO ACT AS APPLICANT

CITY OF OPELIKA PLANNING DEPARTMENT

700 Fox Trail

Opelika, AL 36801

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

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

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

STATE OF ALABAMA

COUNTY OF LEE

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

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

Elizabeth S. Motley
Notary Public

My Commission Expires: 08/03/2020



City of Opelika
Planning Commission
Planning Department Report

Meeting Date: August 26, 2025 (Previously recorded July 25, 2025)

Subdivision: Corrective Plat- Hidden Lakes, Phase West 4B

Agenda Item #: B-3

Action Requested: Preliminary and Final Approval

Location of Property: Brock Drive

Property Owner(s): 280 Land Company LLC
Blake Rice, BSI., Inc. authorized representative

Current Land Use: Undeveloped

Current Zoning: PUD

Flood Zone: FEMA – Jan. 17, 2025 – MAP#01081C0090H
Zone X – An area 0.2% or less annual chance of flood zone (not shaded)

Staff Comments:

The applicant is requesting preliminary and final plat approval for a 37-lot subdivision on 18.24 acres titled Hidden Lakes West 4B. A final plat for these lots was recorded July 25, 2025. This corrective plat is to adjust the side lot lines on Lots 47, 48, 49, 51, 52, 53, 54, 55, and 56 (note 14). The side lot lines are adjusted about 3 feet to allow for side load garages and driveway locations. The authorized applicant stated, in the past four years the builders house plans and driveway construction have changed slightly. The changes in this pattern were not accounted for in the previous final plat. The other lots are the same size and locations as the previously recorded lots. The Hidden Lakes Master Plan PUD was approved in 2018. The lot sizes are consistent with the Master Plan. The lot sizes range from 12,048 square feet to roughly 41,353 square feet for the PUD. This section has residential lots that range from 14,102 to 39,929 square feet.

The plat's street layout is consistent with the PUD masterplan. There is a stub street located in the northwest corner to connect to an adjacent PUD. A landscape buffer of 15' is required on the rear of double frontage lots. The plat is consistent with the requirements for final plat approval as set forth by the subdivision regulations. Note 12 on the plat limits driveway or direct access allowed from Lots 38, 39, and 40 to West Point Parkway or Lake Condry Road.

Recommendation approval of the preliminary and final plat subject to the following conditions:

- 1. Replace the plantings required in the 15' landscape buffer for visually screening the rear of Lots 38, 39, and 40 along West Point Parkway or submit a plan for Planning approval.**
- 2. Sidewalks are required on one side of every street.**
- 3. All utilities shall be located underground.**

Engineering Department Report

This subdivision plat has met all the needs of the City for a new subdivision with public roads with a previous application and approval.

The Engineering Department has no other comments or concerns with this proposed preliminary, and final plat

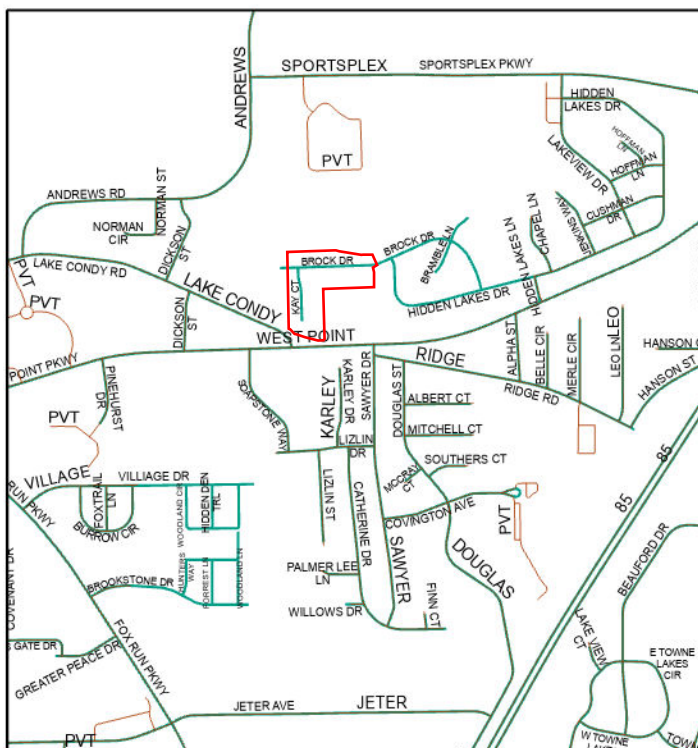
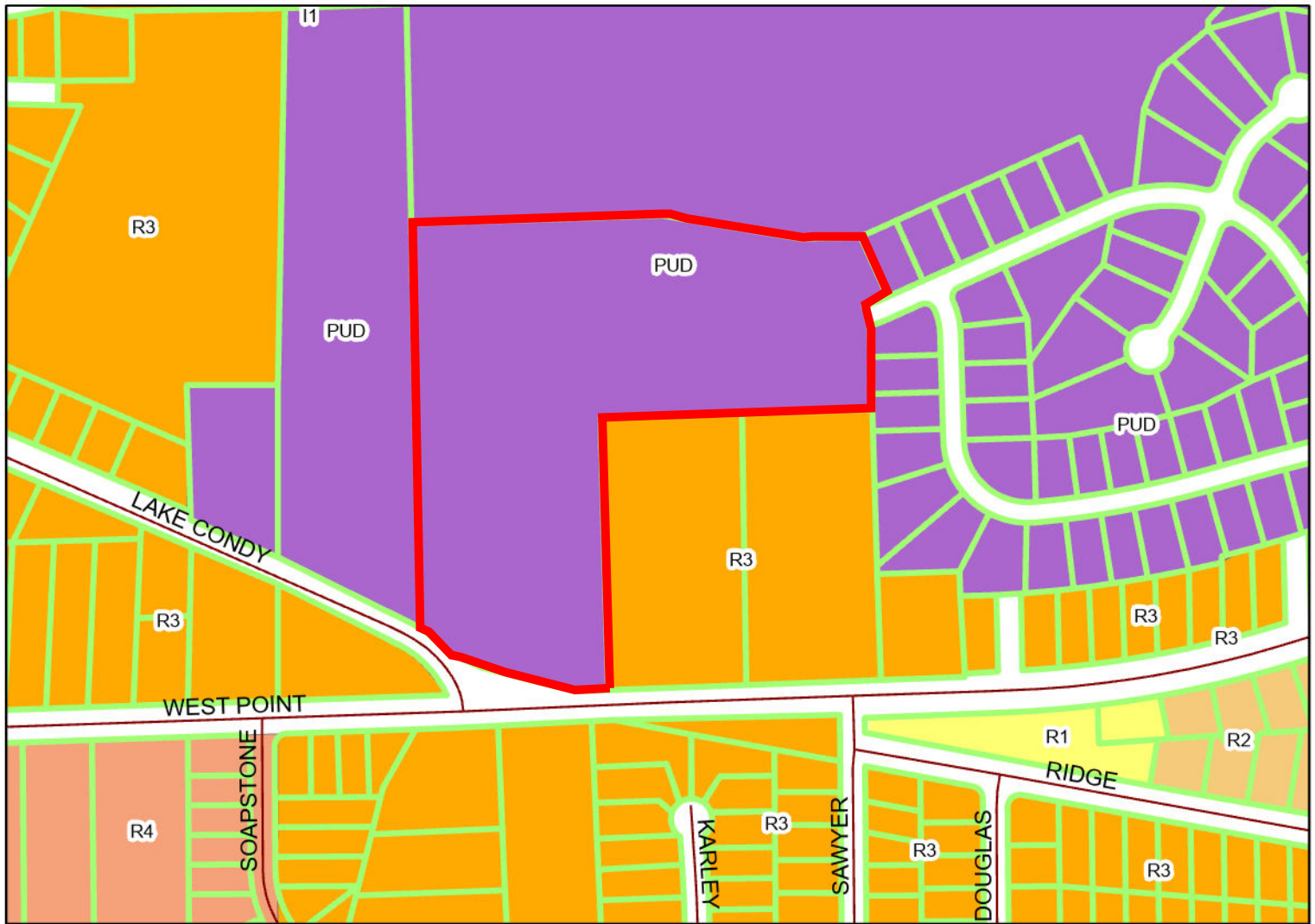
Opelika Water Report

Water infrastructure has been accepted by Opelika Water.

Opelika Power Services Report

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

HIDDEN LAKES WEST PHASE 4 SUBDIVISION LAKE CONDY ROAD/WEST POINT PARKWAY PRELIMINARY AND FINAL APPROVAL, B-3



The preliminary and final corrective plat is for 37 single family home lots. The subdivision is in the Hidden Lakes 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

NOTES:

- Survey North and Basis for Survey:
-Hidden Lakes Phase 4, Plat Book 48, Page 9, Probate Office, Lee County, Alabama.
- According to the FEMA FIA NFIP Flood Insurance Map (FIRM), Map No. 01081C0090H, effective January 17, 2025, the subject property is located:
-Zone X (not shaded) - Areas determined to be outside the 0.2% annual chance floodplain.
- Any common areas shown on this plat shall be maintained by the Homeowners Association adopted and/or established with this plat.
- Wetlands shown were located and shown on wetland delineation report by Wildland Services, LLC dated April 30, 2018.
- An easement is hereby granted to the City of Opelika and to any utility company serving the City of Opelika for the purpose of installing, operating, and maintaining poles, lines, guy wires, and other facilities. Total easement width is ten (10) feet wide with five (5) feet off each side of front and side lot lines.
- There is a ten (10) foot utility and drainage easement along the right-of-way of each lot.
- This survey was made without the benefit of an attorney's title opinion of title commitment. The surveyor's search of public records was limited to those matters affecting the boundaries of the subject property only. There may be matters of record, such as conveyances, easements, rights-of-way, etc., that affect the title to the subject property which are not known to the surveyor and not disclosed by this survey.
- There was no attempt in the field to determine the location of or the extent of possible encroachments beneath the surface.
- This drawing becomes void if any alterations or changes are made by others.
- This drawing may not be altered or added to without permission from BSI Engineering Surveying, Inc.
- Development Data:
-Total Number of Lots: 37
-Area of Largest Lot: Lot 38 - 0.92 Acres (39,929 Sq. Ft.)
-Area of Smallest Lot: Lot 32 - 0.32 Acres (14,102 Sq. Ft.)
-Total Acreage: 18.24 Acres (794,627 Sq. Ft.)
- Driveway or direct access shall not be permitted/allowed from Lots 38, 39, and 40 to West Point Parkway or Lake Condy Road.
- All lots in this subdivision shall be subject to, held and shall be held, conveyed, hypothecated and encumbered, used, occupied and improved subject to covenants and restrictions recorded by separate instrument in the Office of the Judge of Probate of Houston County, Alabama in MISC Book 674, at Page 265.
- The purpose of this corrective plat is to revise the side lot lines on Lots 47, 48, 49, 51, 52, 53, 54, 55 & 56.

SURVEYOR CERTIFICATE

I, Jeffrey S. Ham, hereby certify that all lots of this survey and drawing have been completed in accordance with the standards and practices of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

Jeffrey S. Ham,
Alabama License No. 21775

Preliminary
For Review Only.
Not For Construction,
Recording Purposes,
or Implementation
Date: 08/05/2025

DEDICATION

The State of Alabama
Lee County }

We, 280 Land Company, LLC, as owners of the real property shown on this plat hereby join in the statement of 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.

Scott Littlepage
Co-Manager
280 Land Company, LLC

ACKNOWLEDGEMENT

The State of Alabama
Lee County }

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

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

Notary Public:
My Commission Expires:

OPELIKA CERTIFICATES

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

Chairman: _____ Date: _____

Accepted by the Opelika City Planner, Opelika, Alabama:

Planner: _____ Date: _____

Approved by the Opelika City Engineer, Opelika, Alabama:

City Engineer: _____ Date: _____

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

Public Works Director: _____ Date: _____

Accepted by the Opelika Water Board, Opelika, Alabama:

Opelika Water Board: _____ Date: _____

Accepted by the Opelika Power Services, Opelika, Alabama:

Opelika Power Services: _____ Date: _____



LAND SURVEYOR
Jeffrey S. Ham
Ala. Reg. PLS No. 21775
BSI Engineering Surveying, Inc.
223 South 9th Street
Opelika, AL 36801

DEVELOPER
280 Land Company, LLC
P.O. Box 908
Anniston, AL 36602

N/F
Harvey Johnson III
1579 Seaboard Way
Opelika, AL 36801

N/F
Waters Work Board of Opelika
City Hall
Opelika, AL 36801

N/F
Public Service Towers Inc
P.O. Box 609
Reynolds, GA 31076

Lot 26
Stephens Woods Subdivision
PB:27 PG:113

N/F
Blatt Chesley Wayne & Carla L
1512 Kanyo Dr
Opelika, AL 36801

N/F
Opelika City OF
204 S. 7th St.
Opelika, AL 36801

N/F
City Of Opelika Alabama
P.O. Box 390
Opelika, AL 36803

Lot 84-B-2
Hidden Lakes Phase 4
PB:48 PG:98.10

Lot 60
Hidden Lakes Phase 4
PB:48 PG:98.10

N/F
280 Land Company LLC
1130 Old Country Road
Auburn, AL 36830

Lot 22
Hidden Lakes Phase 4
PB:48 PG:98.10

N/F
280 Land Company LLC
1130 Old Country Road
Auburn, AL 36830

Lot 21
Hidden Lakes Phase 4
PB:48 PG:98.10

N/F
280 Land Company LLC
1130 Old Country Road
Auburn, AL 36830

Lot 20
Hidden Lakes Phase 4
PB:48 PG:98.10

N/F
280 Land Company LLC
1130 Old Country Road
Auburn, AL 36830

N/F
Louie A. Morris & Dixon Linda Laurene Bence &
Harrison Melana Doreen Bence & Hartley Laura Nell Bence
1200 Morris Ave
Opelika, AL 36801

N/F
Yanqi Zhang
2414 Heritage Dr.
Opelika, AL 36801

N/F
Harvey Johnson III
1579 Seaboard Way
Opelika, AL 36801

N/F
Waters Work Board of Opelika
City Hall
Opelika, AL 36801

N/F
Public Service Towers Inc
P.O. Box 609
Reynolds, GA 31076

Lot 26
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PB:27 PG:113

N/F
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N/F
City Of Opelika Alabama
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Opelika, AL 36803

Lot 84-B-2
Hidden Lakes Phase 4
PB:48 PG:98.10

Lot 60
Hidden Lakes Phase 4
PB:48 PG:98.10

N/F
280 Land Company LLC
1130 Old Country Road
Auburn, AL 36830

Lot 22
Hidden Lakes Phase 4
PB:48 PG:98.10

N/F
280 Land Company LLC
1130 Old Country Road
Auburn, AL 36830

Lot 21
Hidden Lakes Phase 4
PB:48 PG:98.10

N/F
280 Land Company LLC
1130 Old Country Road
Auburn, AL 36830

Lot 20
Hidden Lakes Phase 4
PB:48 PG:98.10

N/F
280 Land Company LLC
1130 Old Country Road
Auburn, AL 36830

N/F
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Harrison Melana Doreen Bence & Hartley Laura Nell Bence
1200 Morris Ave
Opelika, AL 36801

N/F
Yanqi Zhang
2414 Heritage Dr.
Opelika, AL 36801

N/F
Harvey Johnson III
1579 Seaboard Way
Opelika, AL 36801

N/F
Waters Work Board of Opelika
City Hall
Opelika, AL 36801

N/F
Public Service Towers Inc
P.O. Box 609
Reynolds, GA 31076

Lot 26
Stephens Woods Subdivision
PB:27 PG:113

N/F
Blatt Chesley Wayne & Carla L
1512 Kanyo Dr
Opelika, AL 36801

N/F
Opelika City OF
204 S. 7th St.
Opelika, AL 36801

N/F
City Of Opelika Alabama
P.O. Box 390
Opelika, AL 36803

Lot 84-B-2
Hidden Lakes Phase 4
PB:48 PG:98.10

Lot 60
Hidden Lakes Phase 4
PB:48 PG:98.10

N/F
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1130 Old Country Road
Auburn, AL 36830

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A

Agenda Item

C-4

Sentinel Hills SD

Phase 4



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



DEADLINE: _____ MEETING: _____

SITE ADDRESS: Lee Rd 2192, Cusseta AL 36852
 PROPERTY OWNER: Edgar Hughston Builder, INC
 APPLICANT/AUTHORIZED REPRESENTATIVE: Mark Strozier
 MAILING ADDRESS: 6009 Business Park Dr. Columbus GA 31909
 PHONE NUMBER: 706 - 573 - 1525 FAX NUMBER: _____
 EMAIL ADDRESS: Markd@stroziersurveying.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 INFORMATIONSubdivision Name: Sentinel Hills Phase FourCurrent Land Use: undevelopedCurrent Zoning: N/AProposed use of the Subdivision: Addition to current subdivision

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

Number of Lots: 18 x \$3.00 = \$ _____Number of APO: _____ x \$7.00 = \$ _____
(Adjacent Property Owners)Fee: \$75.00

TOTAL = _____

PAID _____

I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) _____ 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) MARK D. STROZIER

30-July-25
DATE

AUTHORIZED TO ACT AS APPLICANT FOR PROPERTY OWNER

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

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

Property Owner's Signature [Signature] Date 7.30.25

STATE OF ~~ALABAMA~~ Georgia
COUNTY OF ~~LEE~~ MUSCOGEE

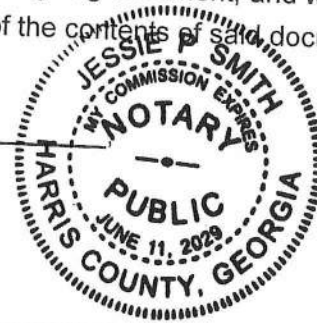
I, Jessie P. Smith, a Notary Public in and for said County and State, hereby certify

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

Given my hand and seal of office this 30th day of JULY

Jessie P. Smith
Notary Public

My Commission Expires: JUNE 11, 2029

**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: August 26, 2025

Subdivision: Sentinel Hills, Phase 4

Agenda Item #: C-4

Action Requested: Final Approval

Location of Property: Lee Road 2192

Property Owner(s): Edgar Hughston Builder, Inc.
Mark Strozier, authorized representative

Current Land Use: Undeveloped

Current Zoning: PJ (Planning Jurisdiction)

Flood Zone: FEMA Map # 01080C0085G – Nov 2, 2011
Not located in a special flood hazard area; property located
In Zone X (outside the 0.2% annual chance floodplain)

Staff Comments:

The applicant is requesting final plat approval for an 18-lot subdivision (Phase 4) located in the Planning Jurisdiction about 2 miles northeast of Exit 66 on Interstate 85. (Phase Three was granted final approved at the October 27, 2020 Planning Commission meeting.) Single family homes will be constructed on the 18 lots. The minimum lot size is 15,000 square feet for subdivisions in the planning jurisdiction outside the City limits. The 18 single family home lots range in size from 33,891 square feet to 4.4 acres.

Staff recommends final plat approval subject to the following:

1. Lots 1, 18, 13 and 12 must show courses and distances along the center of the creek. Any missing monuments should be reset. Witness pins, found or set, should show the distance from said pin to the centerline of the creek.
2. The section tie is shown but there is no course or distance to the P.O.B.

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.

Since this subdivision is outside the City limits of Opelika, but within the planning jurisdiction, Lee County Engineering Department will also need to approve the subdivision and plat.

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

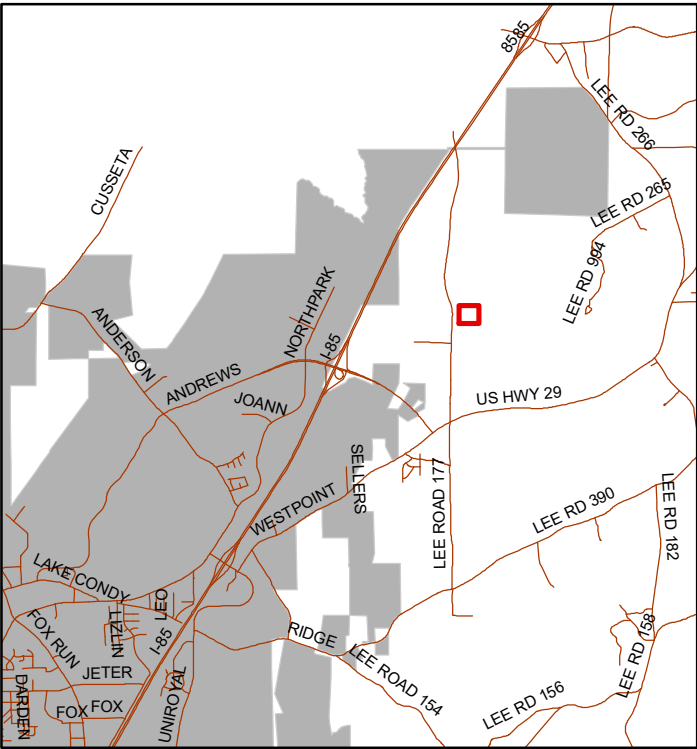
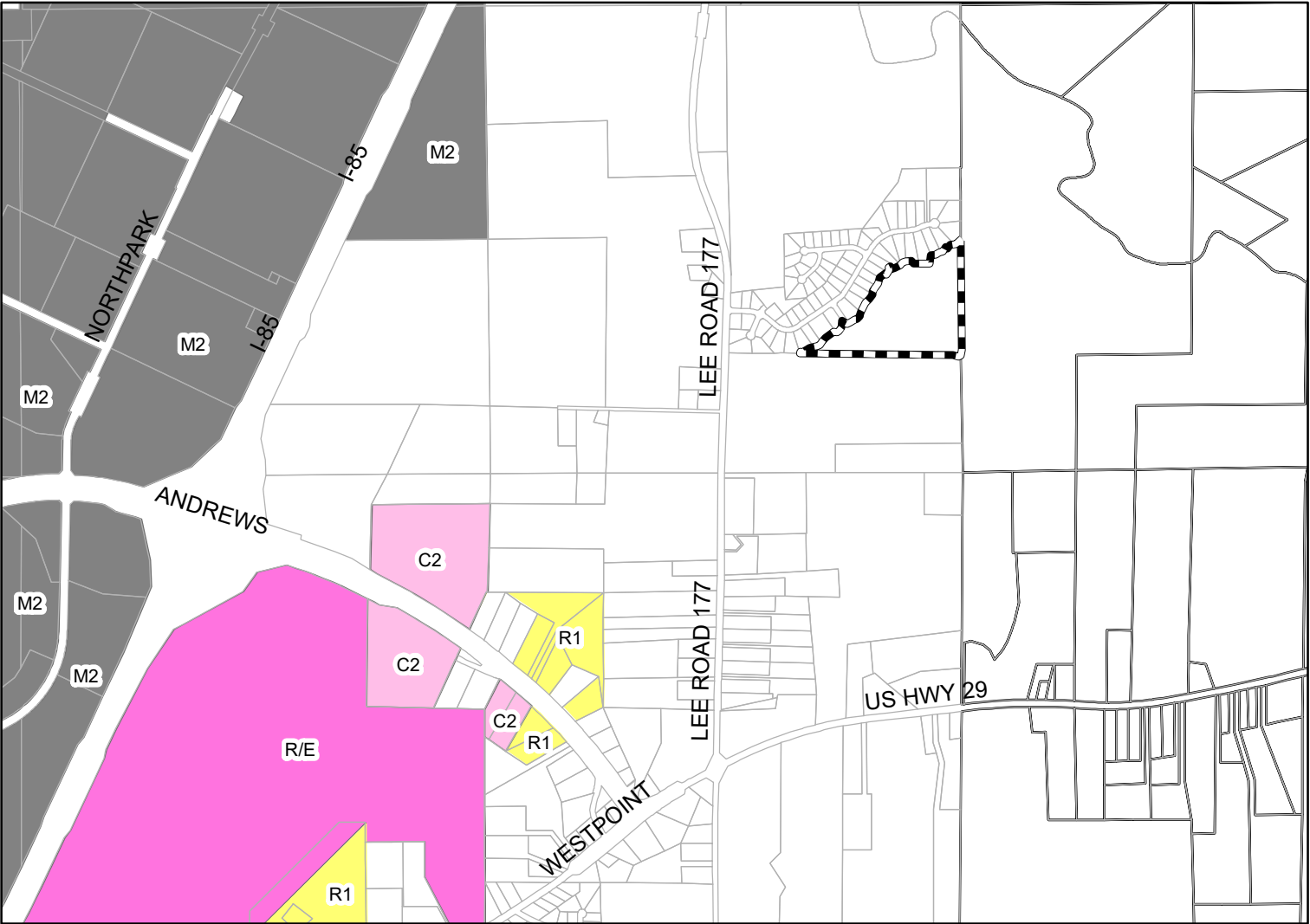
Opelika Water Report

This development is outside of the Opelika Water Service Area.

Opelika Power Services Report

This Subdivision is outside of the Opelika Power service territory.

SENTINEL HILLS PHASE 3 SUBDIVISION
LEE ROAD 2192
FINAL APPROVAL, C-4

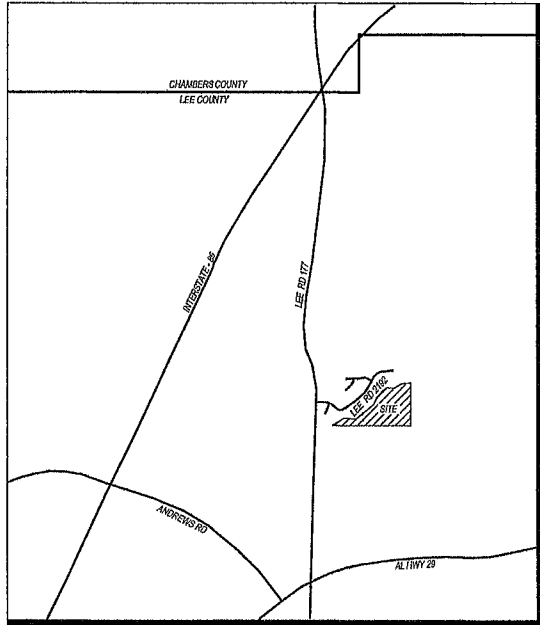


The applicant is requesting approval for 18 lots in the Planning Jurisdiction. The subdivision is for single family homes. Minimum lot size is 15,000 sf. The lots range from 34,780 sf to 4.4 acres.



Subject Property

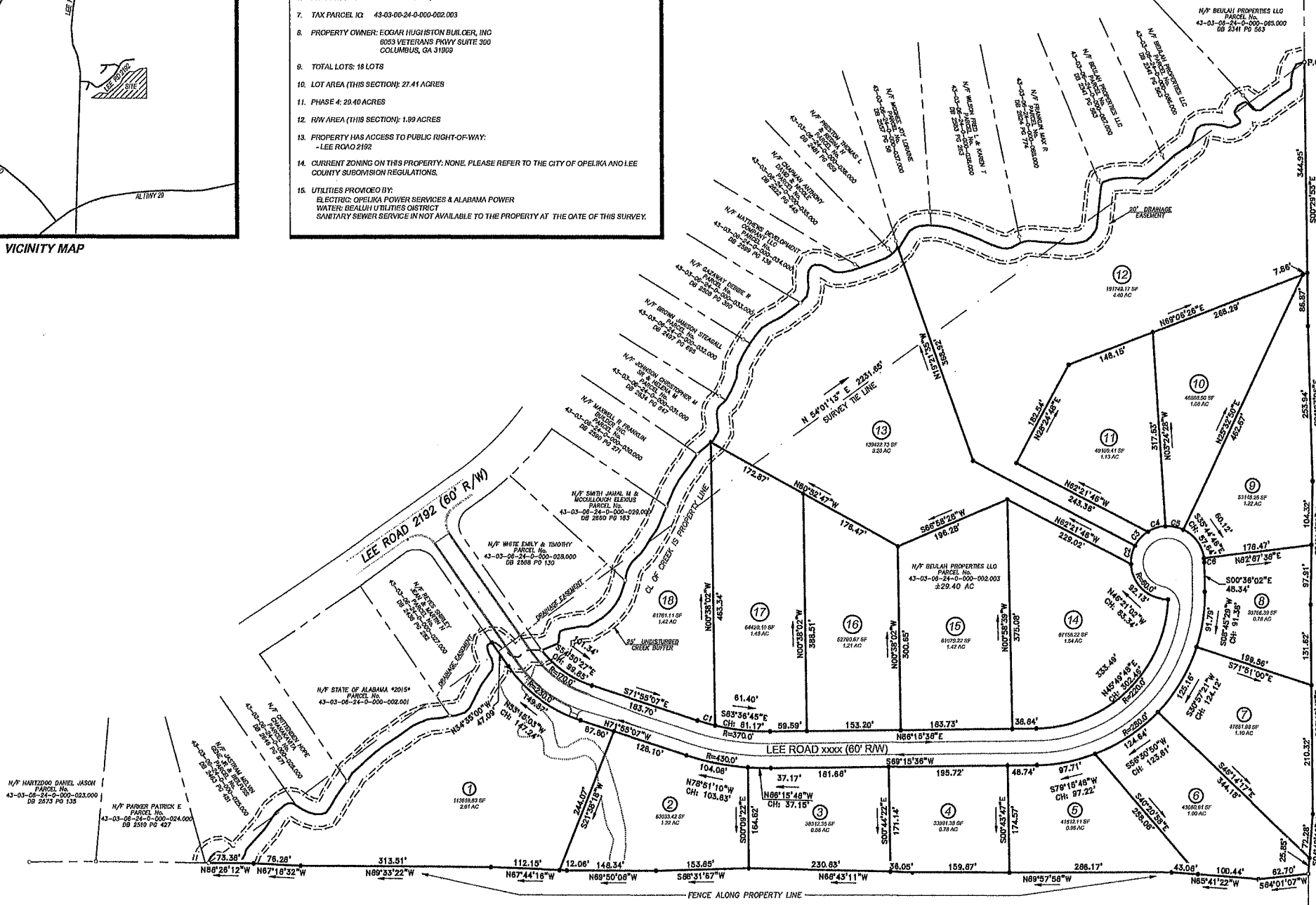
The City of Opelika does not guarantee this map to be free from errors or inaccuracies. The City of Opelika, Alabama disclaims any responsibility or liability for interpretations from this map or decisions based thereon. The information contained on this map is a general representation only and is not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



VICINITY MAP

SURVEY NOTES

1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF GREATER THAN ONE FOOT IN 25,000 FEET.
2. THE FOLLOWING TYPE OF EQUIPMENT WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT: TOPCON GT-503 & CARLSON RT4 Q&T COLLECTION.
3. I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR LEE COUNTY, ALABAMA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 0108100000, EFFECTIVE DATE NOVEMBER 2, 2011 AND FOUND NO PORTIONS OF THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE.
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 22,835 FEET.
5. ALL PROPERTY CORNERS REFERENCED AS "IPS" INDICATES A 1/2" REBAR WITH A BLUE PLASTIC CAP STAMPED "STROZIER CA-1133-LS", UNLESS OTHERWISE NOTED.
6. PROPERTY OREG: OREG BOOK 2703, PAGE 627
7. TAX PARCEL ID: 43-03-00-24-0-000-002.003
8. PROPERTY OWNER: EOGAR HUGHSTON BUILDER, INC.
6053 VETERANS HWY SUITE 300
COLUMBUS, GA 31909
9. TOTAL LOTS: 18 LOTS
10. LOT AREA (THIS SECTION): 27.41 ACRES
11. PHASE 4: 29.40 ACRES
12. R/W AREA (THIS SECTION): 1.99 ACRES
13. PROPERTY HAS ACCESS TO PUBLIC RIGHT-OF-WAY:
- LEE ROAD 2192
14. CURRENT ZONING ON THIS PROPERTY: NONE. PLEASE REFER TO THE CITY OF OPELIKA AND LEE COUNTY SUBDIVISION REGULATIONS.
15. UTILITIES PROVIDED BY:
ELECTRIC: OPELIKA POWER SERVICES & ALABAMA POWER
WATER: BEALUH UTILITIES DISTRICT
SEWAGE: BEALUH UTILITIES DISTRICT
SANITARY SEWER SERVICE IS NOT AVAILABLE TO THE PROPERTY AT THE DATE OF THIS SURVEY.



CERTIFICATES OF APPROVAL

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

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

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

APPROVED BY THE OPELIKA CITY ENGINEER, OPELIKA, ALABAMA:
CITY ENGINEER: _____ DATE: _____

APPROVED BY THE OPELIKA WATER BOARD, OPELIKA, ALABAMA:
OPELIKA WATER BOARD: _____ DATE: _____

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

OWNER CERTIFICATE

I, EOGAR HUGHSTON, THE OWNER(S) OF SAID LANDS SURVEYED BY STROZIER SERVICES, LLC, DO HEREBY CERTIFY THAT TITLE WAS AND IS VESTED IN SAID OWNER(S) AND JOIN IN THE FOREGOING STATEMENT MADE BY SAID STROZIER SERVICES, LLC AND AS STATED IN CODE OF ALABAMA 1975, § 35-3-50 ET SEQ., DO HEREBY CERTIFY THAT IT WAS AND IS MY (OUR) INTENTION TO CONVEY SAID LANDS INTO LOTS AS SHOWN BY SAID PLAT AND DO HEREBY CERTIFY, GRANT, AND CONVEY FOR PUBLIC USE THE STREETS, ALLEYS AND PUBLIC GROUNDS AS SHOWN ON SAID PLAT.

SIGNED AND SEALED IN THE PRESENCE OF:

PROPERTY OWNER

STATE OF GEORGIA
COUNTY OF MUSCOGEE

I, _____, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT _____, WHOSE NAME IS SIGNED TO THE FOREGOING INSTRUMENT, AND WHO IS KNOWN TO ME, ADJUDICATED BEFORE ME ON THIS DAY THAT, BEING INFORMED OF THE CONTENT OF THE INSTRUMENT, EXECUTED THE SAME VOLUNTARILY.
GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATION

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

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

Mark O. Strozier
MARK O. STROZIER, ALABAMA FLS #22989
CERTIFICATE OF AUTHORIZATION NO. CA-1133-LS
DATE: 07/24/2025

CURVE TABLE				
CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS	
C1 57°41'07"E	30.13'	30.14'	370.0'	
C2 N12°30'14"E	31.08'	31.42'	60.0'	
C3 N42°38'14"E	31.08'	31.42'	60.0'	
C4 N72°05'53"E	30.00'	30.32'	60.0'	
C5 S78°55'48"E	30.00'	30.32'	60.0'	
C6 S03°00'12"E	6.70'	6.71'	60.0'	

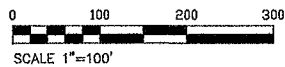
N/F NEYERHAUSER COMPANY
PARCEL No. 43-03-00-24-0-000-002.002
DB 1316 PG 777

UTILITY STATEMENT

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

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- CALCULATED POINT
- CONCRETE MONUMENT FOUND
- FLOOD LIMITS
- POWER POLE
- FIRE HYDRANT



FINAL PLAT FOR SENTINEL HILLS PHASE FOUR

SECTION 24, TOWNSHIP 20 NORTH
RANGE 27 EAST
SCALE: 1"=100'

CUSSETA, ALABAMA
DATE: 07/24/2025

STROZIER SERVICES, LLC
6009 BUSINESS PARK DRIVE - COLUMBUS, GEORGIA - 31909 - (706) 778-1555



FILE NO.: 25-144

DRAWN BY: MB
CHECKED BY: MOS
PAGE: 1 OF 1

Agenda Item

D-5

The Rail Townhouse/Office

L.A.M.E, LLC



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

PC DEADLINE: 7/30/25 PC MEETING: 8/26/25

PROJECT NAME: The Rail
SITE ADDRESS: Parcel ID: 1004181001117000
PROPERTY OWNER: L.A.M.E LLC

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

PARCEL INFORMATION

Current Land Use: Vacant Land **Current Zoning:** C2
Description of Proposed Use: Townhouse/Office Building
Adjacent Zoning Districts: North: C2 South: C2 East: C2 West: R3

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

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

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

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

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

3) What precautions will be taken to minimize any adverse affects from the proposed use on surrounding property owners? The proposed development will include landscaping along the entrance to enhance the aesthetics of the overall development.

APPLICATION REQUIREMENTS:

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

Fee: \$125.00 PAID

CERTIFICATION

I Hayes Eiford, HEREBY CERTIFY that this application is made with my approval, as property owner or authorized applicant designated by the property owner, as evidenced by my signature below. This application, site plan, and all other information are submitted with the full authorization and knowledge of the property owner(s). The undersigned below hereby swears to be the authorized applicant designated by the property owner(s) as representative or agent for the property owner(s) and therefore the undersigned is authorized to make said application and submit said documents on this request. I certify that I have read and understand the contents of this application, and that this application together with the requirements setforth in Section 8.16 *Site Plan Review* and all supplemental information is a true representation of the facts concerning this request.

OWNERS/AUTHORIZED REPRESENTATIVE SIGNATURE: <u>Hayes Eiford</u>	DATE: <u>7/29/25</u>
(PRINT NAME) Hayes Eiford	

STATEMENT OF UNDERSTANDING

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

OWNERS/AUTHORIZED REPRESENTATIVE SIGNATURE: <i>Hayes Eiford</i>	DATE: 7/29/25
(PRINT NAME) Hayes Eiford	

Dennis, Rachel C.

From: hayes@samfordgroupllc.com
Sent: Tuesday, August 19, 2025 10:55 AM
To: Dennis, Rachel C.
Cc: 'Joey White'; josh@samfordgroupllc.com
Subject: [EXT]RE: CU Submittal - The Rail

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Rachel,

We would like to table the Conditional Project for the Rail for this months' planning commission.

We will follow up prior to next month with any changes



HAYES EIFORD, P.E.

OWNER

hayes@samfordgroupllc.com
cell: 229.221.8908

From: josh@samfordgroupllc.com <josh@samfordgroupllc.com>
Sent: Monday, August 18, 2025 3:44 PM
To: 'Hayes Eiford' <hayes@samfordgroupllc.com>
Subject: FW: CU Submittal - The Rail

Hayes,

Can you please email Rachel that we are tabling this project till the September planning commission?

You have to inform her personally since your name is on the application.

Thank you,



JOSH MURA, P.E.

DIRECTOR OF OPERATIONS

josh@samfordgroupllc.com
cell: 706.834.7379

From: Joey White <joey@samfordgroupllc.com>
Sent: Wednesday, July 30, 2025 2:56 PM
To: 'Mosley, Charles M. "Matt"' <cmosley@opelika-al.gov>; 'Dennis, Rachel C.' <RDennis@opelika-al.gov>; 'Ogren, Marty' <MOgren@opelika-al.gov>; 'Hayes Eiford' <hayes@samfordgroupllc.com>; josh@samfordgroupllc.com
Subject: CU Submittal - The Rail

Good afternoon,



<u>SITE INFORMATION:</u>	
<u>SITE AREA</u>	
TOTAL SITE AREA:	1.04 AC.
<u>ZONING INFORMATION:</u>	
JURISDICTION:	CITY OF OPELIKA
EX. ZONING:	C-2
<u>LOT SUMMARY</u>	
SEE SIMPLE CONDOS:	8 UNITS
MAX DENSITY	16 DU./AC.
PROPOSED DENSITY	7.6 DU./AC
<u>SETBACKS</u>	
FRONT	30 FT.
BACK	30 FT.
SIDE	10 FT.



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

[illegible]

THE RAIL
706 GENEVA STREET
CITY OF OPELIKA, LEE COUNTY, AL

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

SEAL

PRELIMINARY:
NOT ISSUED
FOR CONSTRUCTION



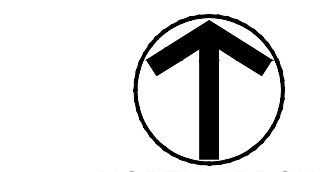
**SAFETY IS IN YOUR HANDS
EVERY DIG, EVERY TIME**

DESIGN TEAM:

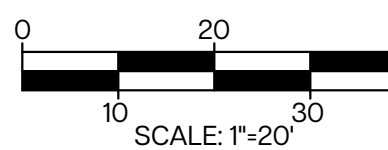
DRAWN BY:

DESIGNED BY: _____

REVIEWED BY: _____



NORTH ARROW

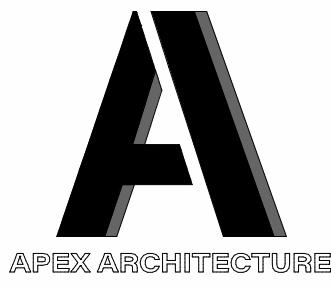


JOB NUMBER: _____

DATE: 7/23/

SHEET TITLE:

CONCEPT PLAN



RIVERWOOD

2310 Riverwood Drive,
Auburn, AL 36830

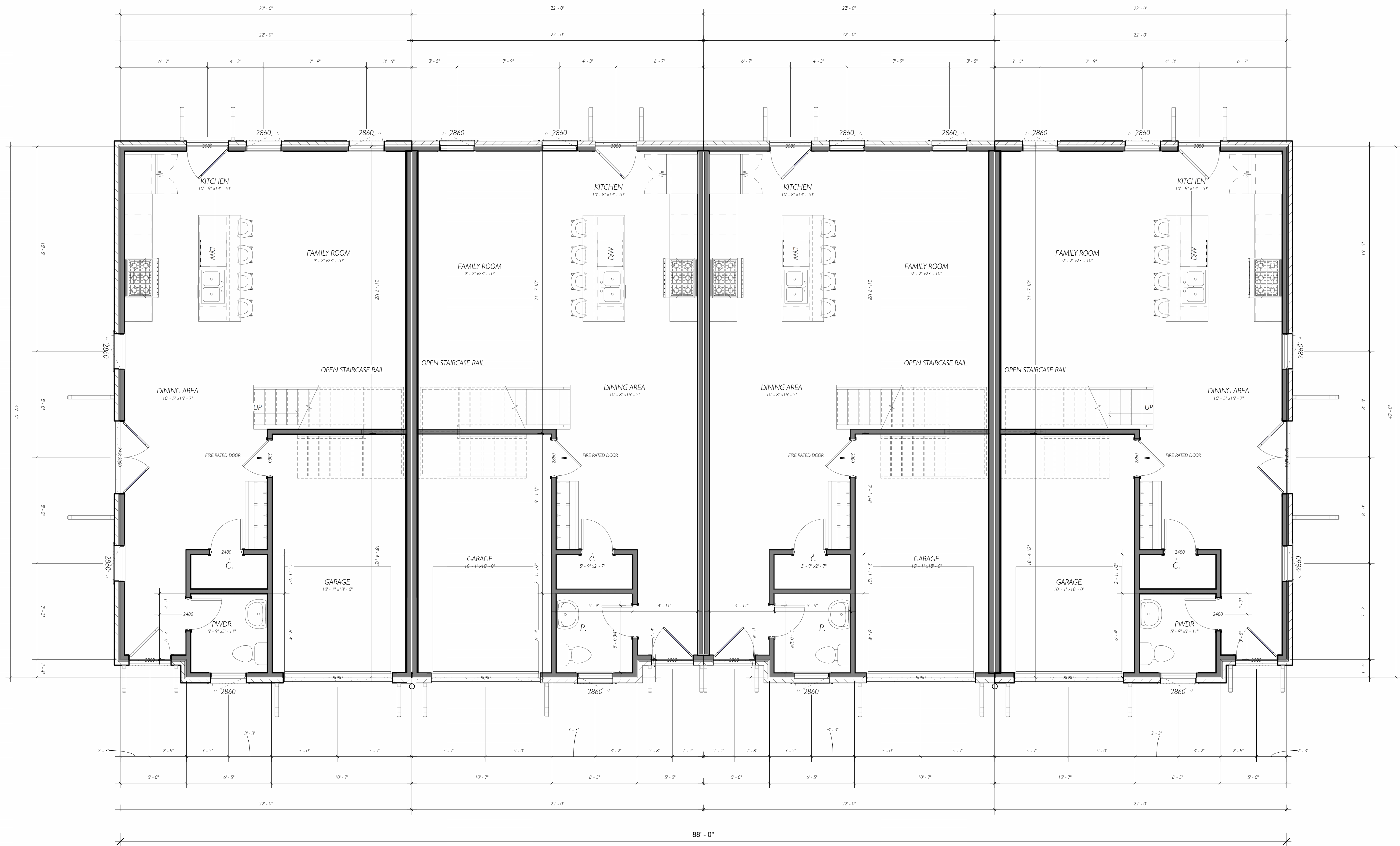
CLIENT
HARTWOOD
DEVELOPMENT

DESCRIPTION DATE



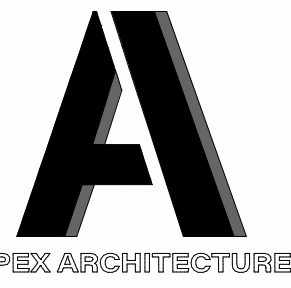
GROUND
FLOOR

A101



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D:\Dropbox\Whole LLC's shared workspace\Current Clients\Hartwood Development\Revit\Riverwood - 4 UNITS.rvt

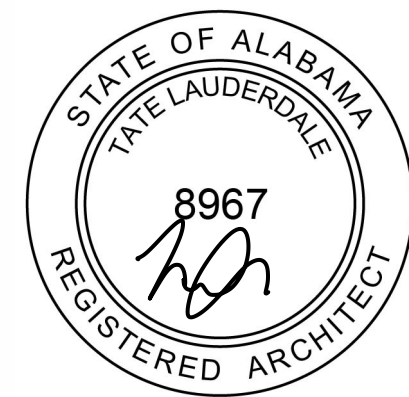


RIVERWOOD

2310 Riverwood Drive,
Auburn, AL 36830

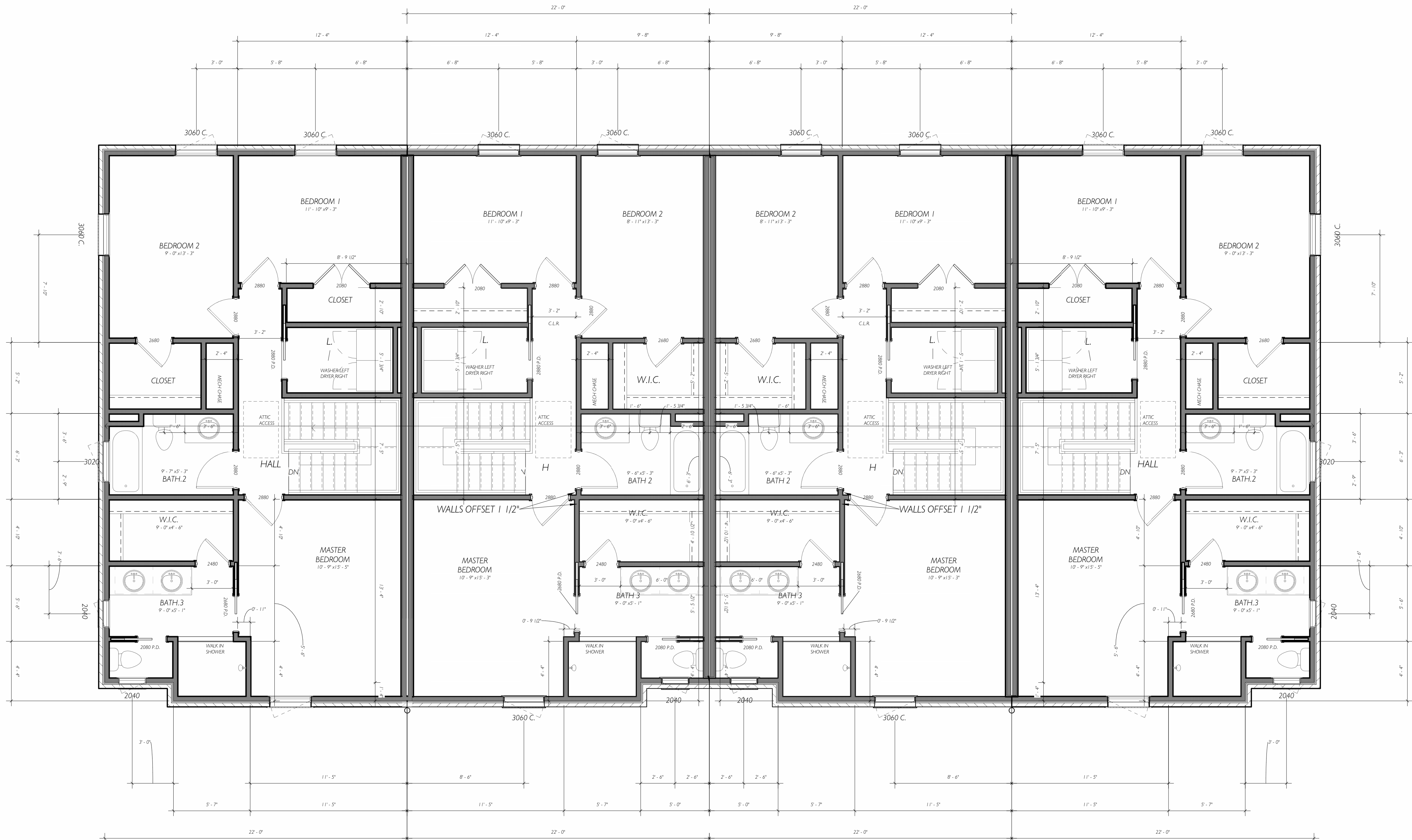
CLIENT
HARTWOOD
DEVELOPMENT

DESCRIPTION DATE



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Agenda Item

6-D

One Dollar Wash, LLC

Conditional Use



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



PC DEADLINE: _____ PC MEETING: _____

SITE ADDRESS:	<u>310</u> 300 South 6th Street Opelika Alabama 36801		
PROPERTY OWNER:	One Dollar Wash, LLC		
APPLICANT/ AUTHORIZED REPRESENTATIVE:	Davis Manufacturing, LLC / Brandon M Davis		
MAILING ADDRESS:	230 Columbus Pkwy Opelika Alabama 36801		
PHONE NUMBER:	334-559-1077	FAX NUMBER:	N/A
EMAIL ADDRESS:	Brandon@davistiregroup.com		

PARCEL INFORMATION

Project name: Davis Manufacturing, LLC Address/Location: 300 South 6th Street
 Current Land Use: Automotive Repair & Service Current Zoning: GC-S
 Adjacent Zoning Districts: North: _____ South: _____ East: _____ West: _____
 Description of Proposed Use: To Build and Repair Utility and Cargo Trailers

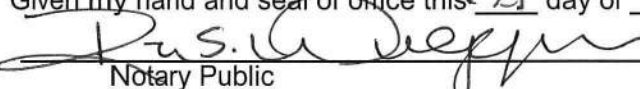
AUTHORIZATION TO ACT AS APPLICANT (if applicable)

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

Property Owner's Signature:  Date: 7/21/25

**STATE OF ALABAMA,
COUNTY OF LEE**

I, Reva Wiggins, a Notary Public in and for said County and State, hereby certify that Brandon Davis, 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 21 day of July 2025,

 Notary Public

My Commission Expires: 04/12/2027

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

8.17 CONDITIONAL USES; E. General Use Standards.

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

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

1) How is the proposed use appropriate in the location for which it is proposed? _____

It falls under the same realm as its previous business license (Service and Repair)

2) Will the use result in a substantial adverse effect on adjacent properties, the character of the neighborhood, traffic conditions, public infrastructure, etc.? _____ Absolutely NOT my building is in better shape than all other buildings and houses around it. I made substantial improvements to this building to make it aesthetically perfect.

3) What precautions will be taken to minimize any adverse effects from the proposed use on surrounding property owners? _____ See Above---My building looks better than any building around or near it with the exception of

the new Chamber of Commerce building.

APPLICATION REQUIREMENTS

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

CERTIFICATION

I, Brandon M Davis, 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: 07/21/25
(PRINT NAME) Brandon M Davis	

STATEMENT OF UNDERSTANDING

I, Brandon M Davis (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: 07/21/25
(PRINT NAME) Brandon M Davis	

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: August 26, 2025

Agenda Item #: D-6

Action Requested: Conditional Use – Manufacturing and Repairing Utility and Cargo Trailers

Location of Property: 310 South 6th Street

Property Owner(s): One Dollar Wash, LLC
Brandon M. Davis, Davis Manufacturing, LLC

Current land Use: Vacant building (former auto maintenance and repair shop)

Current Zoning: C-2, GC-S (office-retail, gateway corridor overlay – secondary)

Surrounding Zoning Districts

Land Uses:	North	C-2, GC-S	Davis Tire & Auto
	South	C-2, GC-S	Commercial building - Vacant
	East	C-2, GC-S	Undeveloped (Davis & Thrower property)
	West	C-2, GC-S	PNC Bank/Child daycare

Proposal

The applicant is requesting conditional use approval to manufacture and repair utility and cargo trailers at 310 South 6th Street. The subject property is in an office-retail zoning district and the Gateway Corridor Overlay district (C-2, GC-S zoned).

For over 30 years, 310 South 6th Street was used as an auto maintenance and repair shop. The property is 14,000 square feet with a 5,700 square foot metal building with 6-bay doors. The applicant recently purchased the property and completed interior and exterior building renovations. In the Planning Commission packet, the applicant provided “before photos” of the building’s inside and outside before renovations took place, and then “after photos” of interior and exterior improvements. Also, on page 4 & 5 is the applicant’s business plan for the manufacturing and repair of trailers.

The applicant owns five other properties next to the subject property in the same block between Avenue B and Avenue C. The two adjacent properties next to the subject property are a driveway and parking area. Three other properties are the “Davis Auto and Tire Center” located on the corner of South 6th Street and Avenue B across from the Chamber of Commerce building and two adjacent ‘tow yard’ properties used for vehicle storage for Tiger Towing.

In the C-2, GC-S zone, manufacturing operations or repairing, renovating, or assembling of a product is prohibited if conducted outside a fully enclosed building. Outside manufacturing operations prohibited also include outside storage of material, parts, equipment, or any other item that is associated with manufacturing, renovating, or repairing. However, the C-2, GC-S zone allows manufacturing operations if all “operations are conducted within a fully enclosed building.”

Conditional use approval of manufacturing operations within a fully enclosed building includes storage in an enclosed building all materials and equipment used to manufacture or repair trailers. Also, trailers manufactured or repaired ready for sale or pick-up must be in an enclosed building.

Commercial uses outright allowed in the C-2, G-S zone are primarily office, retail, medical, or service oriented (ex. child day care). These commercial uses do not require outside storage or outside display of products. The typical indoor manufacturing job in the C-2, GC-S zone would be a small-scale tabletop workplace for soldering, assembling and repairing electronic parts, a dental lab making dentures/crowns, or operating a machine. For the C-2, GC-S zone, the proposed trailer manufacturing and repairing use is a larger scale operation, and all operations within the 5,700 square foot building seems to be challenging. In the C-2, GC-S zone, all manufacturing activities, all materials and equipment for manufacturing and repairing operations, and the storage of parts or products are required to be in an enclosed building.

In the C-2, GC-S zoning district, trailer sales and the outside display of trailers for sale require conditional use approval. The applicant said trailers will not be displayed outside and sold at 310 S 6th Street. After a trailer is manufactured or repaired, the trailer will be stored inside the building at 310 S 6th Street until the trailer is moved to Wilhite Trailer Sales at 3321 Lee Road 54. All trailers will be sold at Wilhite Trailer Sales. (Wilhite Trailer Sales is out of the Opelika City limits.)

Minimum parking for manufacturing uses is one parking space per employee plus one parking space for each company vehicle normally left on the property. The trailer business will have 4 employees and one company truck. The site plan (page 4 and in packet) provides six parking spaces including one handicap parking space. Other parking spaces next to the building are available. The 310 S 6th Street property developed before the Landscape Regulations were adopted in 1995. The lot is mostly hard surface and there is no landscaping. Section 8.20 A. Nonconforming Uses encourages nonconforming properties to be occupied if constraints exists such as property is 100% hard surface instead of a building remain empty and discourage investment in the area.

From staff's discussions with the applicant, the applicant says that all manufacturing and repair operations on trailers will be conducted inside the existing 5,700 square foot building. No manufacturing or repairing trailers outside the building. Also, all materials and equipment used for manufacturing trailers will be stored inside the building.

An 8x16 utility trailer will locate next to the rear wall of the building (east wall) to collect metal scrap to recycle (see site plan page 4). The trailer will be screened by the building and not seen from South 6th Street. Other waste material from trailer manufacturing is minimal and will be discarded in an existing 8x8 dumpster used by Davis Tire/Auto Center. The dumpster will be relocated next to a rear yard driveway between Davis Tire/Auto and the trailer business (See page 4). The elevation of the rear yard property line (east side of property) is much lower than the front property line along South 6th Street (Gateway Corridor), and the dumpster will not be seen from South 6th street. The existing building also screens the dumpster. The metal scarp trailer and dumpster will not be seen from South 6th Street.

Recommendation

All properties along South 6th Street are zoned C-2, GC-S (office-retail). The existing uses of most properties on South 6th Street are office, retail, public buildings, or service-oriented businesses (child daycare). The subject property as well as five adjacent properties next to the subject property have been auto repair or auto storage businesses for over 30 years. From the applicant's before & after photos (see Planning Commission packet), the applicant has made improvements to the subject property. Staff believes that if all trailer manufacturing operations and storage of materials and equipment are inside an enclosed building, the use would be compatible with the existing uses in the C-2, GC-S zone. The applicant owns five other auto-related businesses in Opelika (see page 5) that are maintained well. (Four of the five locations are in a C-3 (general commercial) or M-1 (manufacturing) zone.) The C-2 zone requires manufacturing operations to be inside an enclosed building. There's concern that with all manufacturing operations indoors as well as all materials and equipment stored indoors, then the business will outgrow the 5,700-sf building, and materials, equipment, and/or trailers will be stored outside. **Staff recommends approval subject to the following conditions:**

1. No trailer sales are allowed on the subject property or other adjacent/nearby properties.
2. The outside storage of trailers, materials, or equipment associated with the manufacturing or repair of trailers is prohibited on the subject property or other adjacent properties.
3. Trailers manufactured or repaired must be stored inside the building at 310 South 6th Street until the trailer is moved to Wilhite Trailer Sales or another approved location.
4. The dumpster location on adjacent property must not be seen from South 6th Street. If the dumpster is visible from South 6th Street, then an opaque fence and double gate required.

Engineering Department Report

Since there are no changes to the layout or grading to the existing site for this development, the Engineering Department has no other comments or concerns.

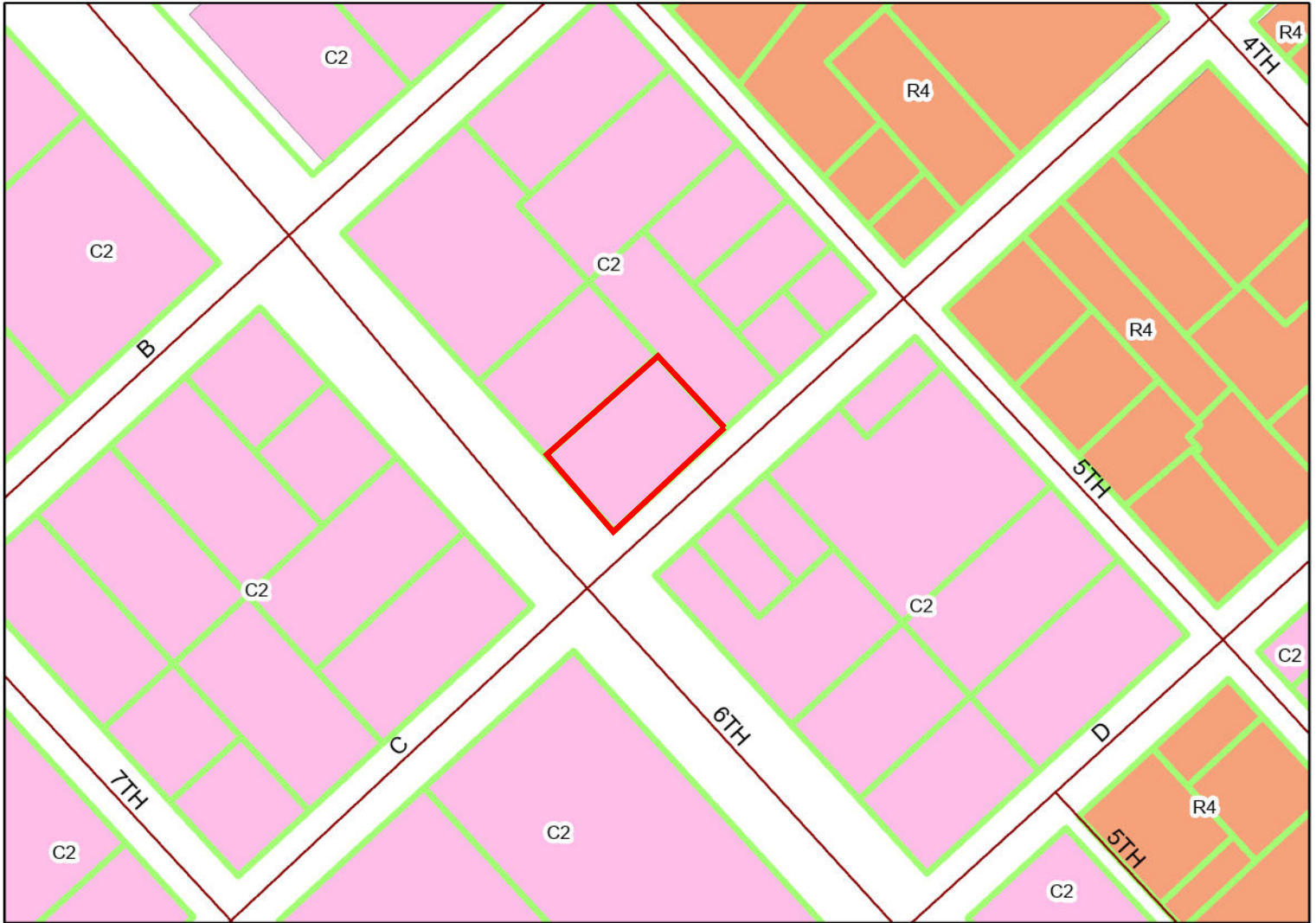
Opelika Water Report

Property is currently served by Opelika Water. No other comments.

Opelika Power Services Report

This is inside the Opelika Power service territory.

DAVIS MANUFACTURING AND REPAIR
310 S 6TH STREET
CONDITIONAL USE, D-6



The applicant is requesting to manufacture and repair utility and cargo trailers in a C-2, GC-S zoning district. The property was formerly an auto maintenance shop for more than 30 years.



Subject Property

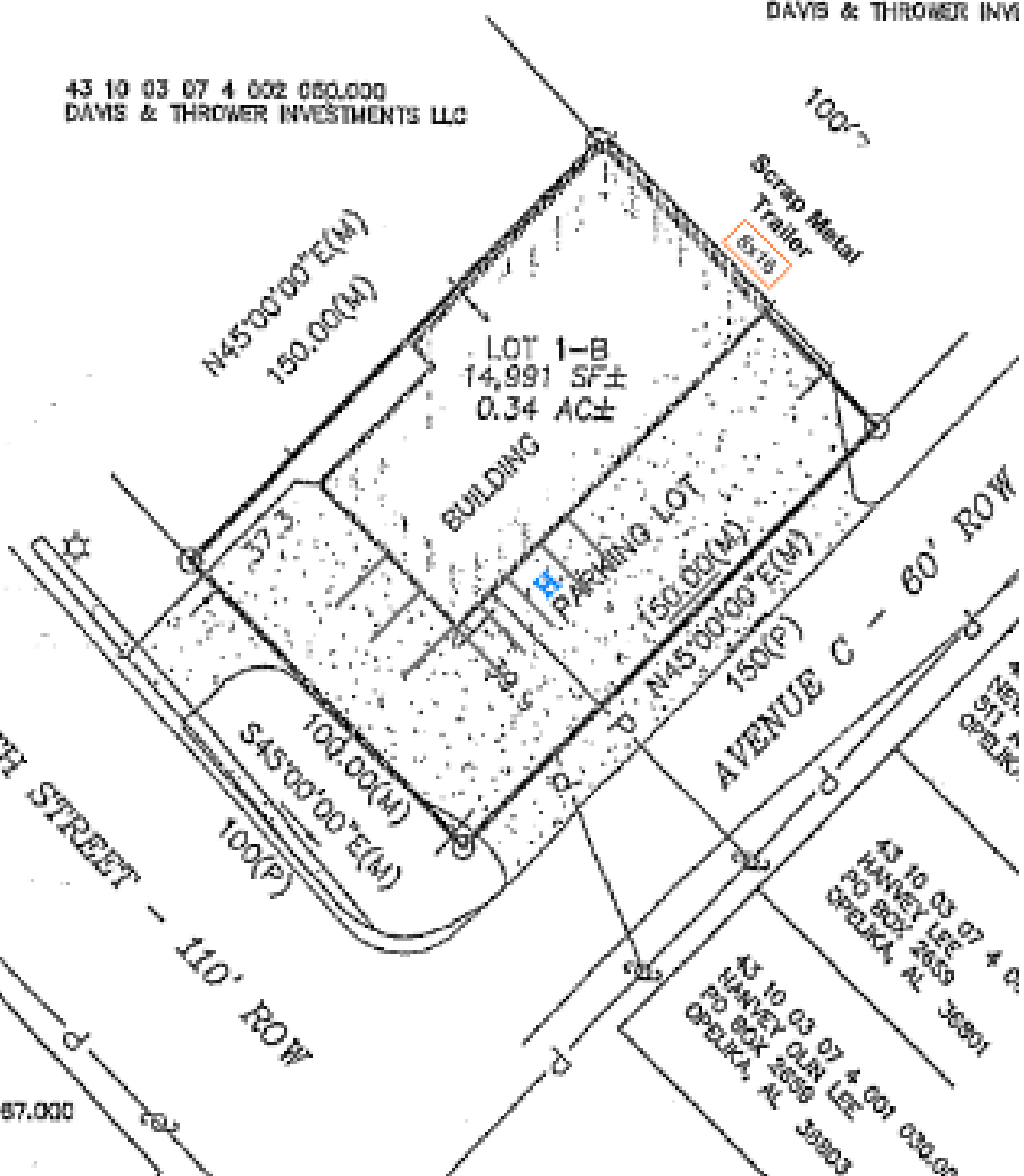
The City of Opelika does not guarantee this map to be free from errors or inaccuracies. The City of Opelika, Alabama disclaims any responsibility or liability for interpretations from this map or decisions based thereon. The information contained on this map is a general representation only and is not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



8x8
Dumpster

43 10 03 07 4 002 0-
DAVIS & THROWER INV

43 10 03 07 4 002 080.000
DAVIS & THROWER INVESTMENTS LLC



4 002 087.000

BOOK RD

Business Plan for Trailer Manufacturing & Repair Facility

Prepared for: Opelika Planning Commission

Business Name (Proposed): Davis Manufacturing

LLC Proposed Location: 310 South 6th Street

Contact: Brandon Davis, brandon@davistiregroup.com, 334-559-1077

Date: 7/29/2025

Davis Manufacturing LLC proposes establishing a commercial trailer manufacturing and repair facility within the City of Opelika. The business will fabricate utility and flatbed trailers and provide DOT-compliant repair and maintenance services for individual and commercial clients, including agricultural, industrial, and transportation sectors.

This business plan outlines our operational strategy, compliance with local zoning regulations under the general repair and maintenance category consistent with the previous owner's operations, and economic benefits to Opelika.

1. Project Purpose & Community Impact

Goals:

- Manufacture high-quality trailers for regional distribution.
- Provide a licensed, insured trailer repair service for Opelika and surrounding areas.
- Create skilled jobs for residents.
- Revitalize an underutilized industrial parcel with safe, code-compliant operations.

Community Benefits:

- **Employment:** Initial hiring of 4-5 employees, growing to 8-10+ over 3 years.
- **Economic Stimulus:** Supporting local vendors and suppliers; drawing outside business into Opelika.
- **Infrastructure Alignment:** Proximity to I-85 supports regional logistics without affecting residential corridors.
- **Opelika Network:** Adds to our network of upgraded Opelika Properties that we own and operate business:
 - 1.) Davis Tire Group : 230 Columbus Parkway, Opelika, AL 36801
 - 2.) H&W Tire Service: 621 Columbus Parkway, Opelika, AL 36801
 - 3.) Tiger Towing: 300 South 6th Street, Opelika, AL 36801
 - 4.) Grady's Tire & Auto: 1212 First Ave, Opelika, AL 36801
 - 5.) Davis Tire & Auto (formerly Gateway Tire): 2023 Pepperell Pkwy, Opelika AL
 - 6.) One Dollar Wash: 412 South 6th Street, Opelika, AL

We place high value on the appearance of our properties and have invested significant time and resources into maintaining the aesthetics and curb appeal of our various locations. This commitment is not only essential the success of our businesses but also reflects our pride in contributing to the beauty and integrity of the city we live and work in. We have consistently upheld high standards of service and appearance across all our operations, and we remain dedicated to being a positive presence in the neighborhood.

2. Facility Overview

- **Location:** 310 South 6th Street; zoned for light industrial/General Repair and Maintenance.
 - **Building;** includes manufacturing bays, repair shop, administrative offices, and customer waiting area.
 - **Operations:**
 - o Hours: Monday—Friday, 7:00 AM to 5:00 PM
 - o Fabrication Shop: Trailer frame welding, axle assembly, light installation. No production of raw materials, welding and trailer assembly.
 - o Repair Shop: Brake replacement, axle repair, electrical, DOT inspections.
 - **Traffic:** Low to moderate daily traffic. No overnight parking of semis. Delivery trucks limited to business hours.
-

3. Zoning & Regulatory Compliance

Zoning Compatibility

- Parcel currently zoned General Maintenance & Repair
- Use aligns with permitted activities for fabrication and mechanical services.

Permitting Plan

We intend to meet or exceed the City of Opelika's permitting and code enforcement process:

- Planning Commission Review
- Environmental Considerations: Proper stormwater runoff controls, spill containment systems in repair bays.
- Business License through Opelika Revenue Department.

Signage & Aesthetic Controls

- Exterior signage will conform to Opelika's sign ordinance.
 - Landscaping and fencing to be installed per code to maintain visual harmony with adjacent properties. Substantial investment in property improvements made by the applicant demonstrates a commitment to enhancing the area which may encourage further development and improvement of surrounding properties.
-

4. Environmental & Safety Measures

Noise Mitigation: Operations are conducted indoors to minimize impact on adjacent areas.

- **Hazardous Waste:** Oil, lubricants, and parts will be stored in accordance with EPA and Alabama Department of Environmental Management (ADEM) standards. Contracted licensed disposal.
- **Fire Safety:** Facility will include extinguishers, and welding ventilation.

5. Operational Plan

Staffing (Year 1):

- 2 Welders/Fabricators
- 1 Certified Mechanics (Trailer Repair)
- 1 Operations Manager

Equipment:

- Welding bays, axle jigs, hoist, diagnostic tools.

Inventory Management:

- Trailer frames fabricated in-house.
- Axles, tires, lights, wiring, and couplers sourced from U.S. vendors.
- Parts stored in a secure warehouse section; no exterior junk or scrap storage. Utilization of adjoining property Dumpster facilities located on adjacent property (300 South 6th street)

6. Traffic & Infrastructure Impact

- **Vehicle Flow:** Customers will use standard passenger vehicles or pickups. Occasional delivery by box truck or flatbed trailer.
- **Parking:** Adequate onsite parking for staff, customers, and deliveries (compliant with code).
- **Ingress/Egress:** Designed for safe flow per traffic engineering guidelines. No backing into public right-of-way required.

7. Financial Overview (Summary)

Category	Estimated Cost
Equipment & Tools	\$100,000
Facility Upfit/Buildout	\$150,000
Permits, Fees & Licensing	\$12,000
Initial Inventory	\$35,000

Category	Estimated Cost
Working Capital	\$50,000
Total Start-Up	\$347,000

- Funding via personal capital.
 - Expected break-even: 14-18 months.
-

8. Conclusion & Request

Davis Manufacturing respectfully requests Planning Commission approval to operate a trailer manufacturing and repair facility at the proposed location. We are committed to:

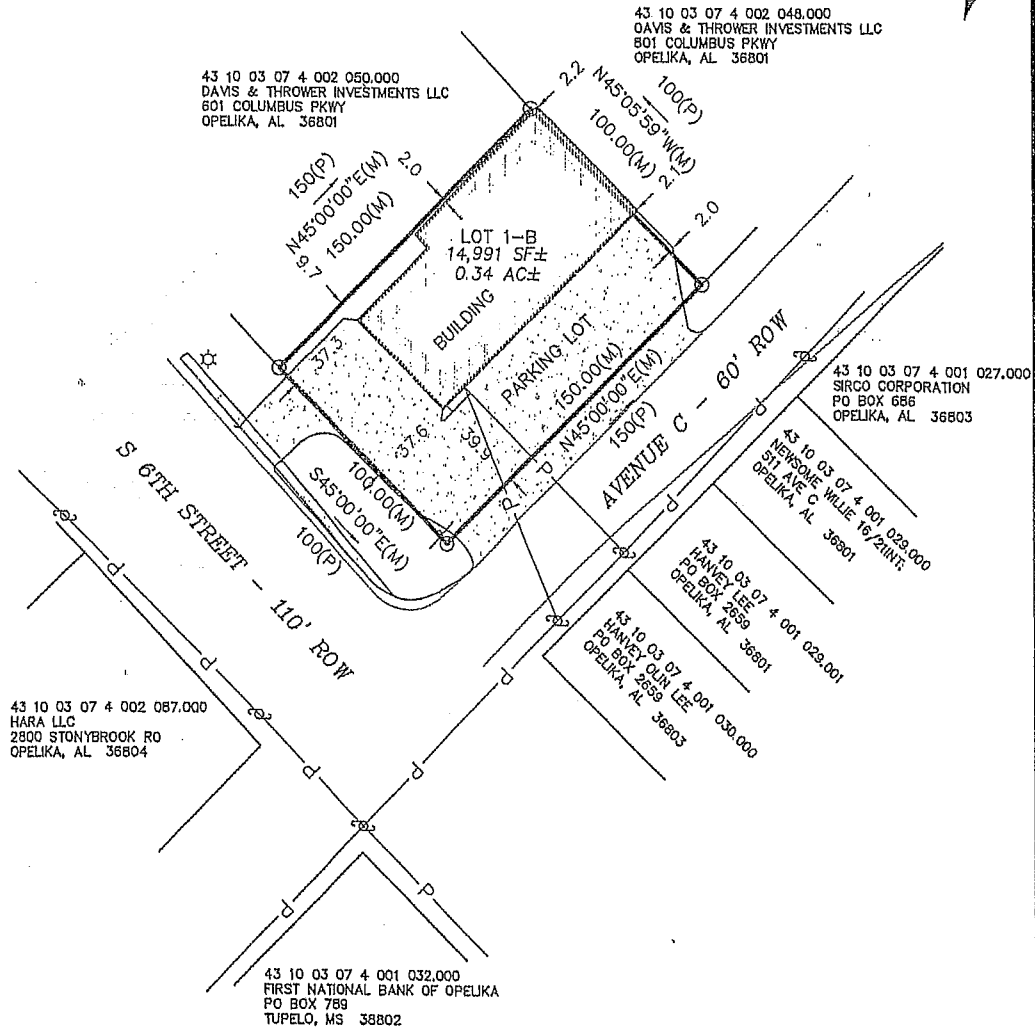
- Adhering to all city codes and permitting requirements.
 - Maintaining a clean, quiet, and safe operation.
 - Contributing positively to Opelika's economy and industrial growth.
-

Attachments (to include when submitting):

- Business license application draft
 - Proof of property ownership or lease agreement
 - Before and After Photos with vast visual improvements to the property Both inside and out.
-

Exhibit A
BOUNDARY SURVEY FOR:
CYNTHIA BOOTH

LOT 1-B, BLOCK H
OPELIKA'S TOTTENS MAPS
310 S 6TH STREET
OPELIKA, LEE COUNTY, ALABAMA
SECTION 7 T 19 N R 27 E



NOTES:

1. SOURCE OF INFORMATION: OPELIKA TOTTENS MAP; DEED BOOK 2300; PAGE 742
2. BASIS OF BEARING: ASSUMED BEARING OF N45°00'00\"/>

I, MICHAEL T. MAHER, A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA, HEREBY STATE THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

MICHAEL T. MAHER

DATE:

8/29/24

NOT A CERTIFIED SURVEY UNLESS SIGNED AND STAMPED WITH MY SEAL.

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\"/>

Drawn By:
ANW

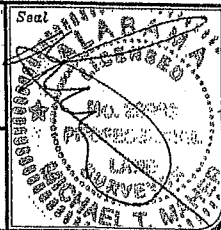
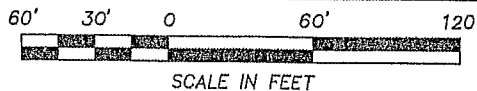
Scale:
1\"/>

File Name:
24-0449

Date:
8-29-2024

PRECISION
SURVEYING

2124 Moores Mill Rd.
Suite 110
Auburn, Alabama 36830
Ph. (334-821-0105)





CONDITION OF PROPERTY LOCATED @ 310 SOUTH 6TH STREET PRIOR TO ME ACQUIRING THE REAL ESTATE.



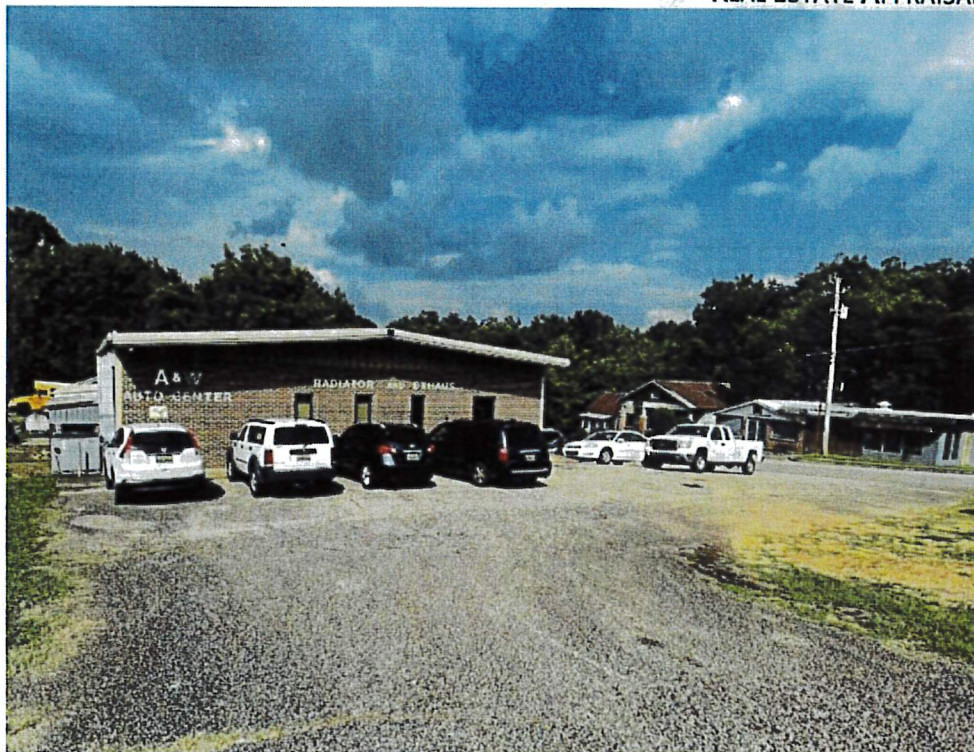
CONDITION OF PROPERTY LOCATED @ 310 SOUTH 6TH STREET PRIOR TO ME ACQURING THE REAL ESTATE.



CONDITION OF PROPERTY LOCATED @ 310 SOUTH 6TH STREET PRIOR TO ME ACQUIRING THE REAL ESTATE.

CONDITION OF PROPERTY LOCATED @ 310 SOUTH 6TH STREET PRIOR TO ME ACQUIRING THE REAL ESTATE.

**RESTRICTED REPORT
REAL ESTATE APPRAISAL**



A & W AUTO CENTER

310 S 6th Street, Opelika
Lee County
Alabama 36801

As of
August 9, 2021

Prepared For
Ted Adams
Owner

A & W Auto Center
310 S 6th Street
Opelika, AL 36801

Prepared By
ATLAS VALUATION, LLC
CLAY J. HARPOOL
G. Scott Lakas, MAI

File Name:
2526

atlas
VALUATION



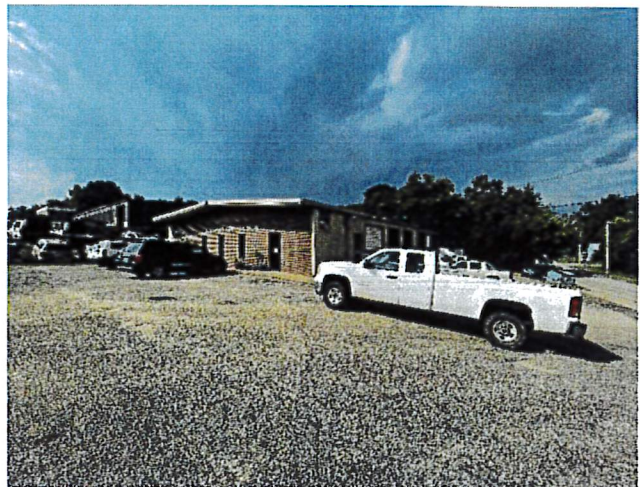
CONDITION OF PROPERTY LOCATED @ 310 SOUTH 6TH STREET PRIOR TO ME ACQUIRING THE REAL ESTATE.

ADDENDA

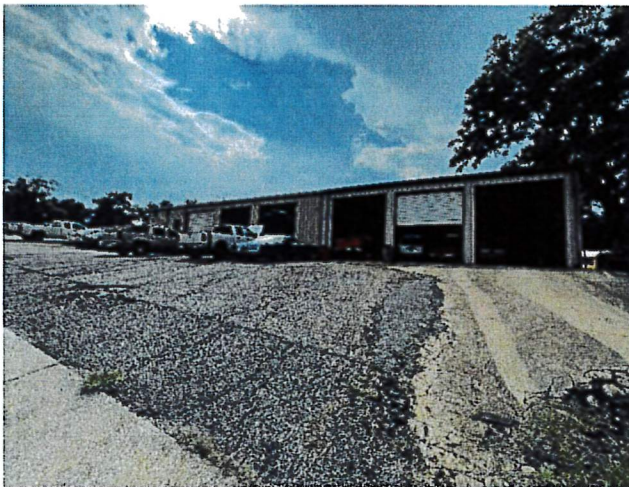
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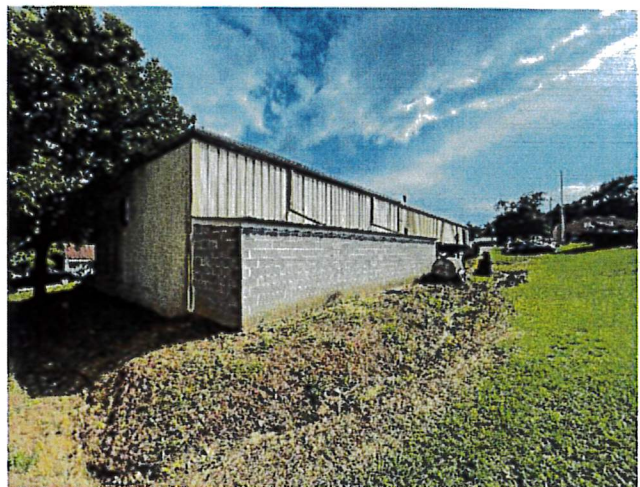
Frontage along S 6th Street



View from corner of S 6th Street & Avenue C



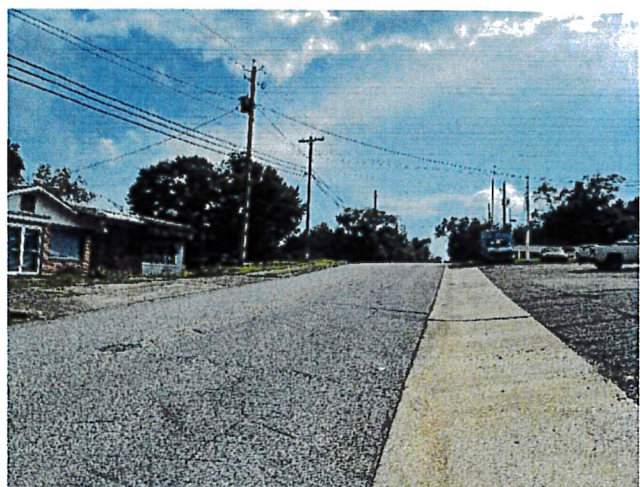
Frontage along Avenue C



North side



View northeast on Avenue C



View southwest on Avenue C

ADDENDA

(CONTINUED)



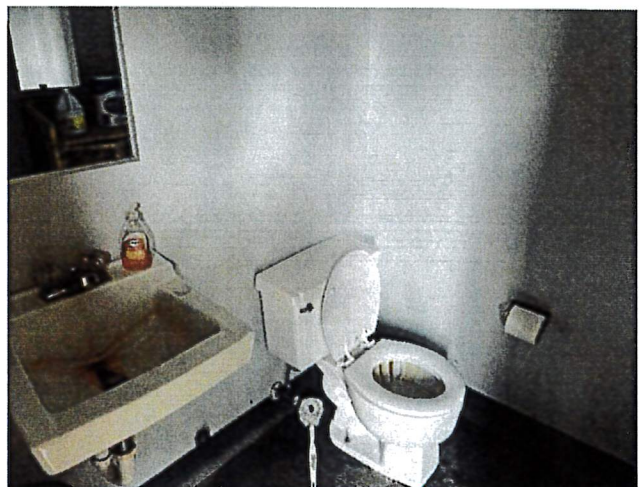
View southeast on S 6th Street



View northwest on S 6th Street



Customer service desk and waiting area



Two fixture restroom #1



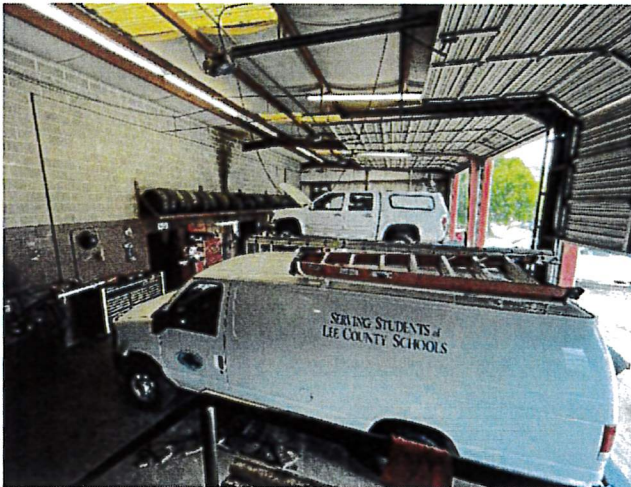
Two fixture restrooms #2



Private office off customer area

ADDENDA

(CONTINUED)



Service Shop off customer service area (3 bays)



View towards customer service area



Storage and tool/equipment rooms



Storage and tool/equipment room



Storage and tool/equipment room



Storage and tool/equipment room

ADDENDA

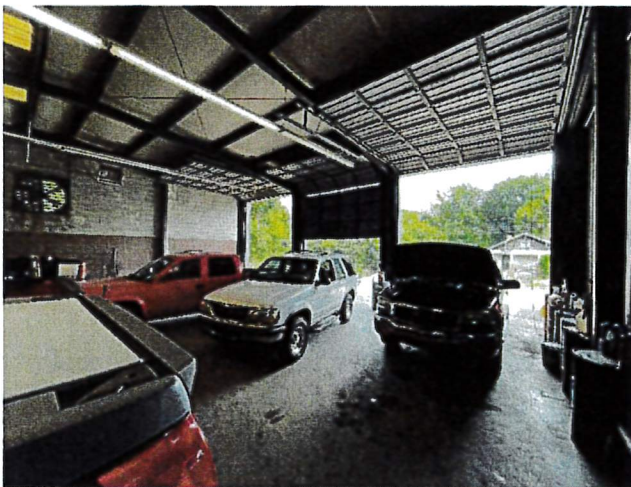
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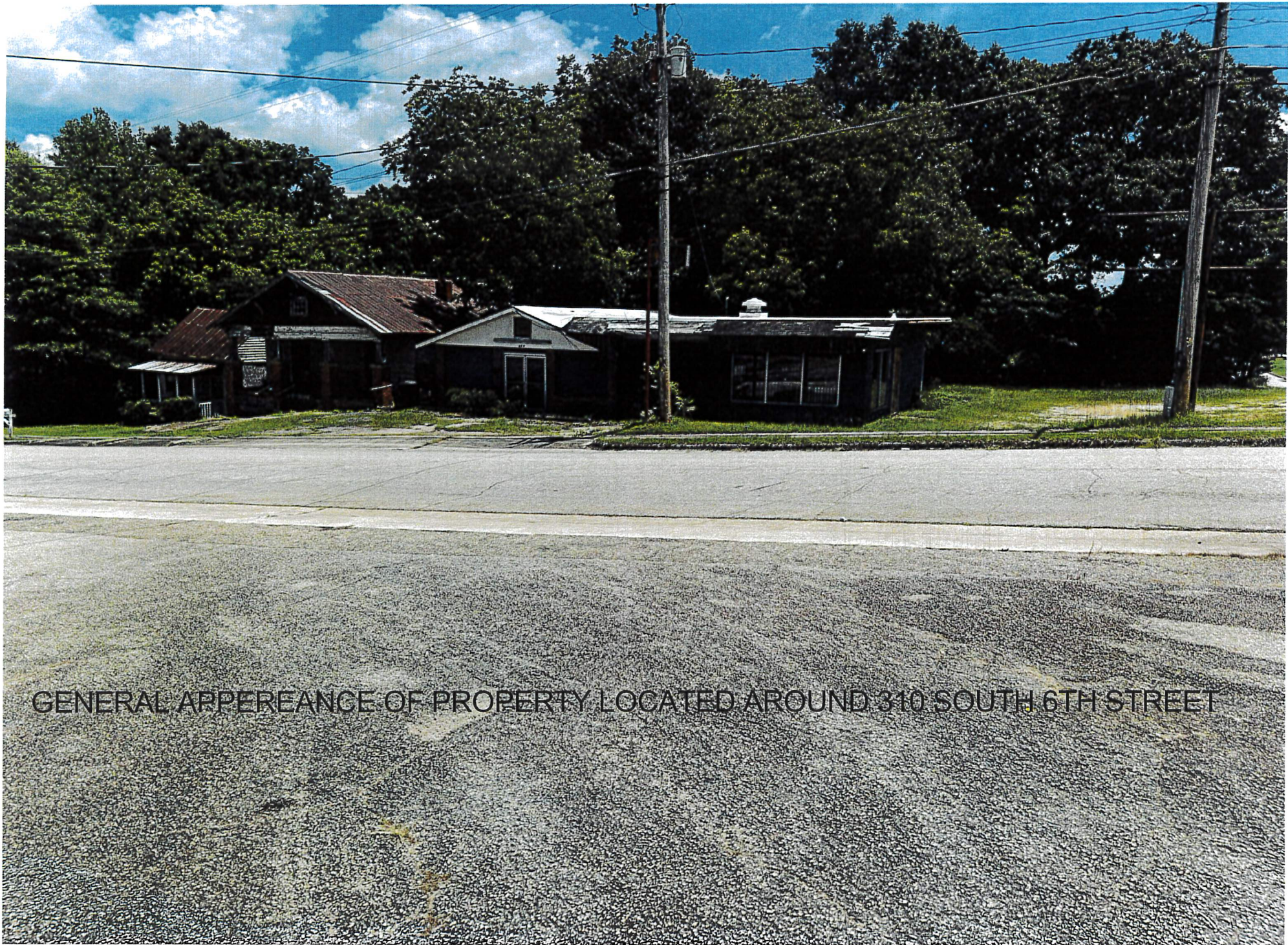
Storage room



Additional services bays (3 bays)



Additional services bays



GENERAL APPEREANCE OF PROPERTY LOCATED AROUND 310 SOUTH 6TH STREET

GENERAL APPERANCE OF PROPERTY LOCATED AROUND 310 SOUTH 6TH STREET



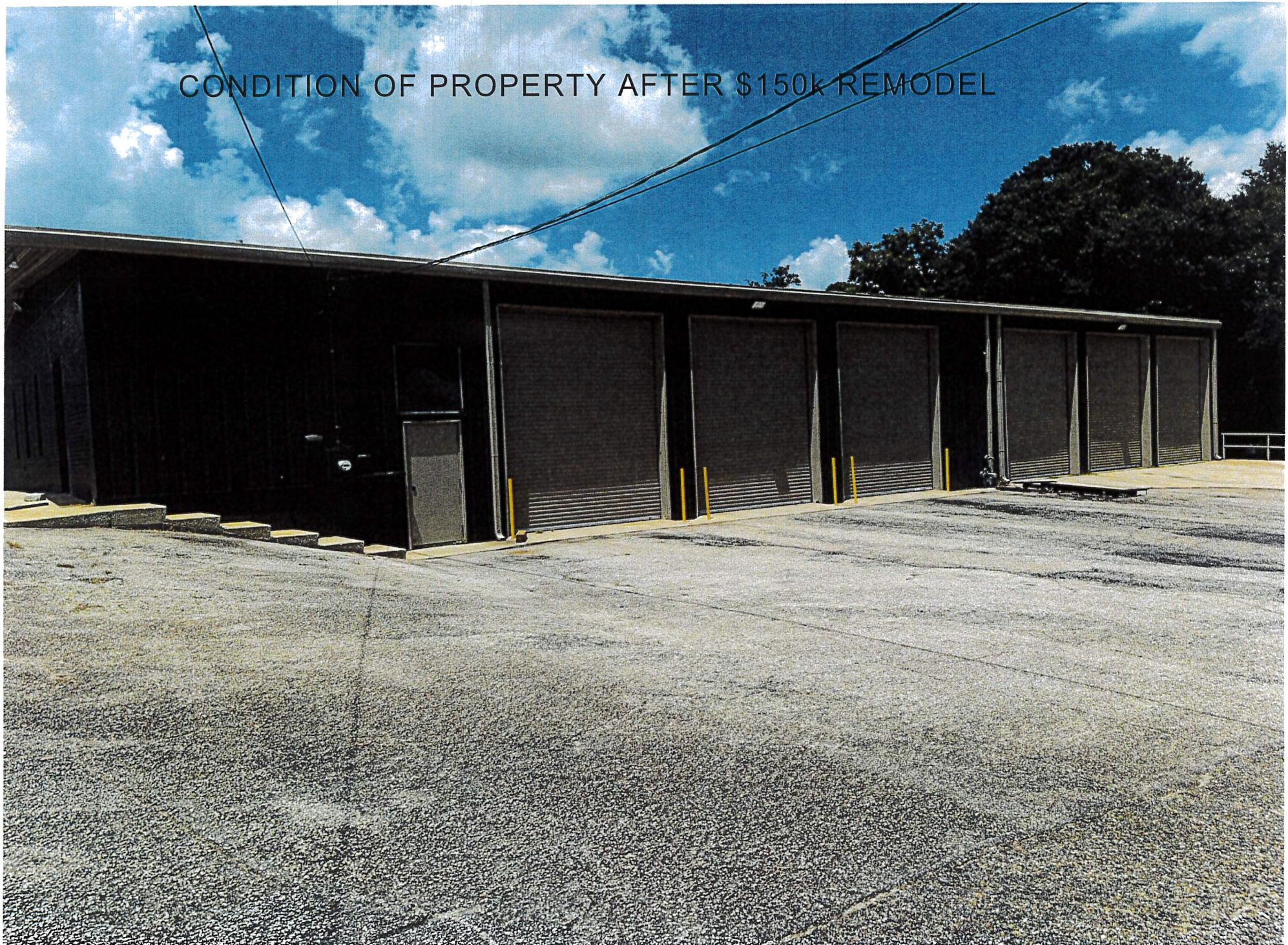
His Grace Daycare
& Learning Center



CONDITION OF PROPERTY AFTER \$150k REMODEL



CONDITION OF PROPERTY AFTER \$150k REMODEL



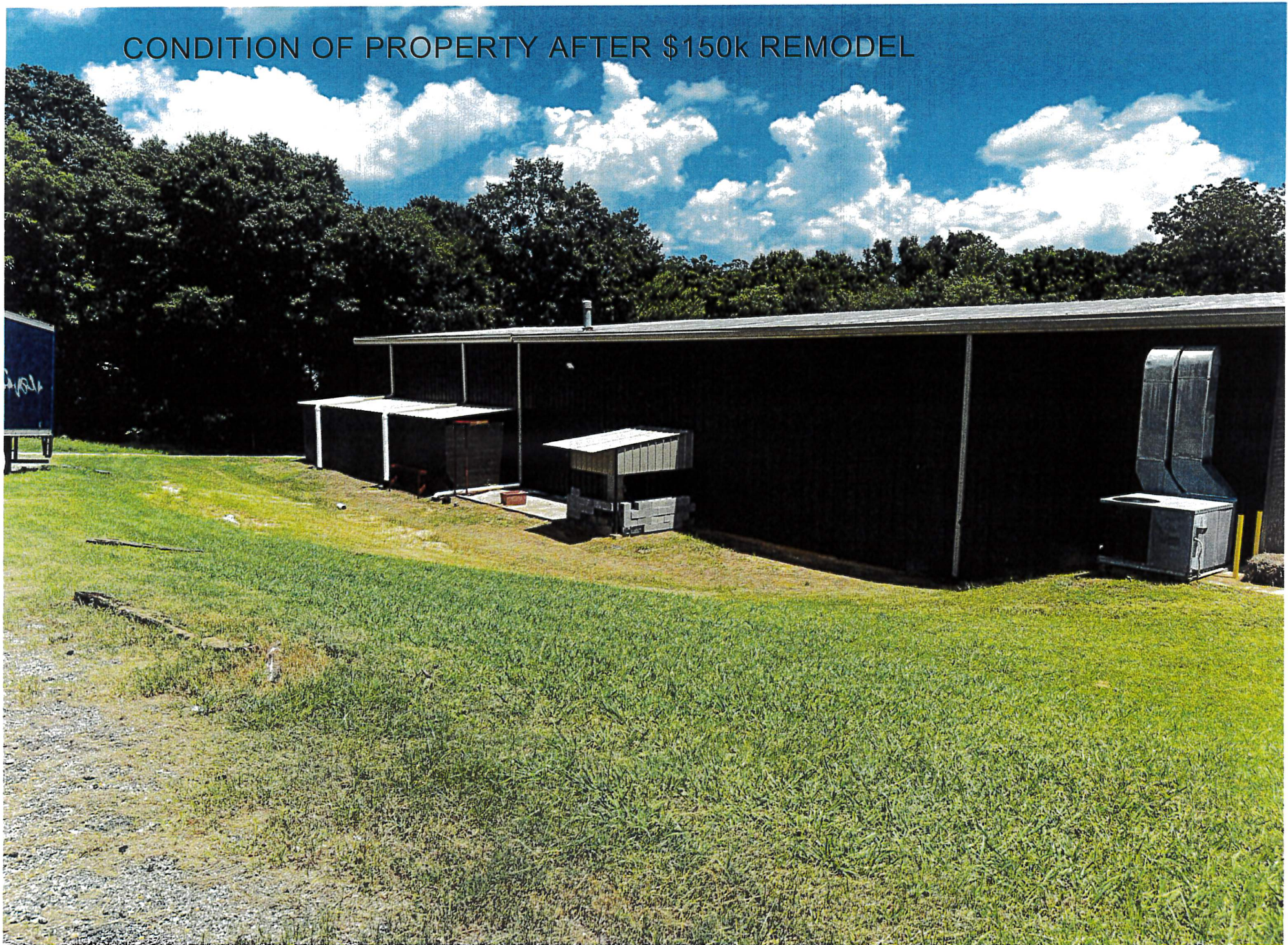
CONDITION OF PROPERTY AFTER \$150k REMODEL



CONDITION OF PROPERTY AFTER \$150k REMODEL



CONDITION OF PROPERTY AFTER \$150k REMODEL

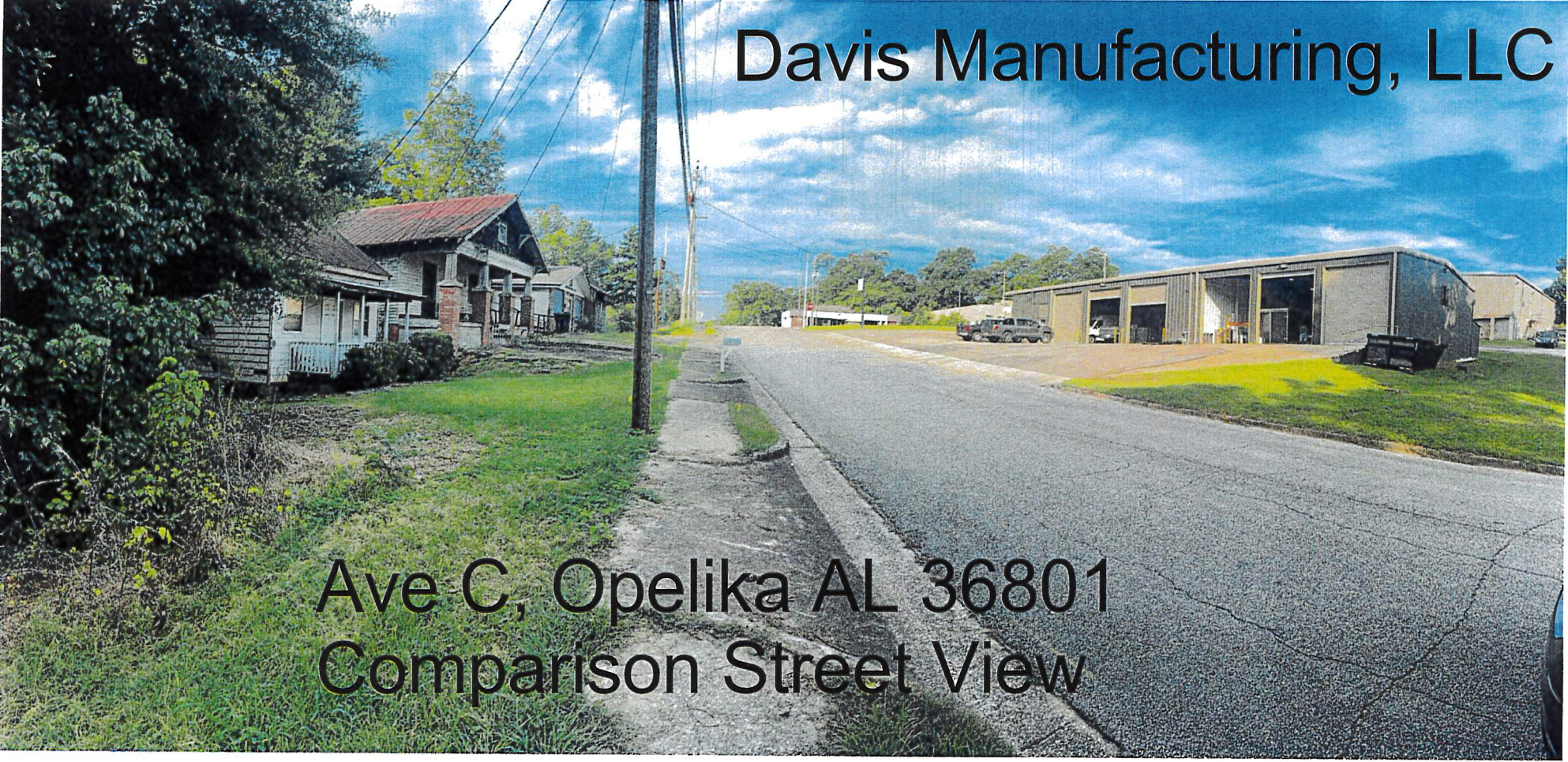


CONDITION OF PROPERTY AFTER \$150K REMODEL





509, 511 & 513
Ave C, Opelika
AL 36801



Davis Manufacturing, LLC

Ave C, Opelika AL 36801
Comparison Street View

Agenda Item

E-7

Dyas Properties

Fox Run Properties

Conditional Use Extension

Mr. Matt Mosley

Planning Director - City of Opelika
700 Fox Trail
Opelika, Alabama 36801
cmosley@opelika-al.gov
334.705.5166

RE: CUP Extension Request
Dyas Properties, LLC – 1400 Block of South Fox Run Parkway
Cottage-Style Multifamily Community

Dear Mr. Mosley,

On behalf of Bradley Creasy, authorized representative for Dyas Properties, LLC & GEP Fox Run, LLC, Kadre Engineering requests to extend conditional use approval for The Cottages at Fox Run for an additional 12-months to August 27, 2026. This extension request is due to the time required to prepare the CLOMR per FEMA requirements and ensure that the proposed development would meet City of Opelika and FEMA requirements upon completion of construction. Additionally, the extension is required to secure needed access and related easements to water main on Columbus Parkway due to insufficient capacity in the existing main along South Fox Run Parkway. Doing such will also provide duplicate feeds to the development.

The Cottages at Fox Run CUP was approved on the August 27, 2024 agenda, was accessed at the 1400 block of South Fox Run Parkway, C-2, GC-P, 147-unit Build-to-Rent attached and detached dwelling unit development. In addition to the extension request, we are requesting to increase the total unit count of this development to a maximum of 165 units. At 8.2 dwelling units per acre, this is still significantly less-dense than the 16 dwelling units per acre allowed in a C-2 zone.

If you have any questions or comments, or need anything further from us, please do not hesitate to contact us.

Sincerely,

A handwritten signature in black ink, appearing to read 'Brian Hatcher', is positioned above the printed name.

Brian Hatcher, PE

Principal
853 N Dean Rd, Suite 103
Auburn, AL 36830
bhatcher@kadre-eng.com
205.305.4079



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



PC DEADLINE: 08/06/2024 PC MEETING: 08/27/24

SITE ADDRESS: 0 Columbus Parkway, Opelika, AL 36801 Parcel ID: 1004171000002001

PROPERTY OWNER: Dyas Properties, LLC

APPLICANT/ AUTHORIZED REPRESENTATIVE: Bradley Creasy & Lee Tharp

MAILING ADDRESS: 215 Richard Arrington Jr. BLVD N, STE 301, Birmingham, AL 35203

PHONE NUMBER: 205-218-8029

FAX NUMBER: _____

EMAIL ADDRESS: bcreasy@gladstone-ep.com; ltharp@kadre-eng.com

PARCEL INFORMATION

Project name: The Cottages at Fox Run Address/Location: 0 Columbus Parkway, Opelika, AL

Current Land Use: Vacant Current Zoning: C-2, GC-P

Adjacent Zoning Districts: North: C-2 South: N/A East: C-3 West: C-2

Description of Proposed Use: We are seeking a zoning variance to allow for a low-density, class A+ cottage-style townhouse multifamily community as a conditional use under the existing C-2/GC-P zoning district.

AUTHORIZATION TO ACT AS APPLICANT (if applicable)

I, Bradley Creasy & Lee Tharp, being owner of the property which is the subject of this conditional use application hereby authorize Bradley Creasy (Gladstone Equity Partners) & Lee Tharp (Kadre Engineering), 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: Bradley Creasy & Lee Tharp Date: 8/6/24

STATE OF ALABAMA,

COUNTY OF JEFFERSON

I, Natalie Johnston Friedman, a Notary Public in and for said County and State, hereby certify that John Christopher Hake Selman, 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 10th day of August, 2024

Notary Public

Natalie Johnston Friedman
My Commission Expires: 10/21/2024

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

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

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

1) How is the proposed use appropriate in the location for which it is proposed? Given the demand in Opelika for high-quality housing options, combined with the topographical complexities and natural features of the property, we believe this to be the highest and best use for the parcel.

2) Will the use result in a substantial adverse effect on adjacent properties, the character of the neighborhood, traffic conditions, public infrastructure, etc.? No, we do not anticipate any adverse effects on adjacent properties and/or any material impact to current traffic conditions. Any and all infrastructure improvements will be

3) What precautions will be taken to minimize any adverse effects from the proposed use on surrounding property owners? We will be using the natural landscape, in addition to an extensive landscape upgrades to screen the property from adjacent properties and public right of ways..

APPLICATION REQUIREMENTS

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

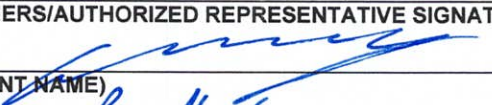
CERTIFICATION

I, Bradley Creasy, 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: <u>8/6/24</u>
(PRINT NAME) <u>Bradley Creasy</u>	

STATEMENT OF UNDERSTANDING

I, Bradley Creasy (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: <u>8/6/24</u>
(PRINT NAME) <u>Bradley Creasy</u>	

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: August 26, 2025

Agenda Item #: C-8

Action Requested: Conditional Use Extension – 163 multi-family units in different styles

Location of Property: 1400 block of South Fox Run Parkway

Property Owner(s): Dyas Properties, LLC
Bradley Creasy, authorized representative

Current Land Use: Undeveloped

Current Zoning: C-2 with GC-P overlay

Surrounding Zoning Districts

And Land Uses:	North	C-2	Auto sales and repair
	South	C-2	Church and vacant
	East	C-3	Vacant
	West	C-2	Vacant and detention pond

The applicant is requesting conditional use approval for a 163-unit apartment development with a mix of housing types on 20.2 acres. This represents an increase over the original approval by 16 units. The property is located on the north side of South Fox Run Parkway across from Heritage Baptist Church. The property is largely wooded with a branching creek and some floodplain running through the property. In May 2024, the Planning Commission denied conditional use approval on a similar plan due to safety concerns related to the access and the number of units shown within the flood plain. The applicant has revised the plan to reduce the number of units and remove all of the residential units from the existing floodplain.

The change to the layout required that the internal drives and shifted and the building are concentrated in the higher parts of the property. The development is proposing 43 one-bedroom units, 88 two-bedroom units, and 32 three-bedroom units. The units will be located in a variety of styles of housing. This includes single-story detached units, one- and two-story duplex styles buildings, one and two story townhouse style building, and three-story apartment style buildings. The amenities include an office/clubhouse next to a swimming pool, walking trails, pickleball courts, and a dog park. Sidewalks are shown in front of all apartment buildings.

The proposed development is somewhat different from many plans that have been submitted to the City. Instead of having larger buildings with many units, this development has 11 building types with between 1-12 units per building. This creates much more variety than most apartment or townhouse style developments. This variety adds uniqueness to the development and particular units which usually produces better outcomes. The development now has some units facing the back of other units. Due to this the corridor materials and architecture of the units needs to be consistent on all four sides of the buildings.

In a C-2 zone, 16 dwelling units are allowed. The proposed density is 8.1 dwelling units per acre. This is a slight increase from 7.3 units per acre in the previous layout. The surrounding properties are zoned C-2 or C-3. The site meets the overall setbacks for the GC-P zone as well.

The development greatly exceeds the parking requirement. The minimum off-street parking standards require 306 parking spaces. They are showing 330 parking spaces. The site does show one dumpster or compactor enclosure. This will need to be coordinated with Opelika Environmental Services. These containers need to be enclosed and screened with corridor approved materials and landscaping.

The applicant has not included a landscape plan, but does note that they plan to leave very large, wooded buffers along all the edges of the property. Staff recommends this include the 40 setback area in the front. The revised layout includes more grading along the edges. Based on the size the development is required to have 1,780 points. The site would also require 330 parking landscape points. If they leave the edges intact as proposed, they will likely exceed the general landscape planting requirements and would then only need to meet the parking area landscaping. This would include adding trees to peninsulas and islands in the parking lot. If they do have to remove landscaping from the exterior buffers, they will need to provide more information and potentially more trees. If the buffers along S. Fox Run Parkway are removed corridor plantings will be required and additional plantings may be required where the rear of building are visible from the street. At the very least a landscape plan will be required showing parking landscaping and the areas where trees will be preserved. The applicant should also provide some general foundation plantings around the building. The size of trees and shrubs on landscape plans must meet the minimum size requirements as provided in the Landscape Regulation. Staff would like to see a healthy buffer left along the South Fox Run Parkway to both provide a better experience for the residents and maintain a similar character to what is currently present. If a natural buffer cannot be maintained, the applicant needs to provide a buffer to include evergreen trees along the frontage so that the rear of side of units is not visible from the right-of-way. Any fencing should be between the buffer and the units.

The main concern with the previous request was the number of units within the floodplain or areas that may be prone to flooding. The current plan only shows part of the club house within the existing flood plain area. The applicant has also proposed to expand the flood plain in other areas to create capacity to reduce flooding in sensitive areas. This should reduce that risk greatly. Any modifications to the flood plain will require local and FEMA approval.

Under the proposed amendment to the building and fire codes, these units will be required to be sprinkled to meet multi-family requirements. This could also require a secondary entrance if they are not. Additionally, some of the buildings are closer than previously shown. While most are at least 10 feet apart, a few appear to be as close as seven (7) feet apart. This may require they meet increased fire code standards. Some of the units are also setback from the internal drives. These areas need to ensure that they are accessible to emergency personnel.

Overall Planning staff believe the location and density proposed are appropriate for this site. Additionally, the unit mix is a unique concept for Opelika. We feel we do need some additional information on landscaping.

Staff recommends conditional use approval subject to the following:

- 1. Provide a landscape plan showing the buffers as stated in the written report and to include parking lot landscaping to meet the regulations and foundation plantings.**
- 2. If the buffer along S. Fox Run Parkway is not a large undisturbed buffer, additional plantings meeting the Gateway Corridor standards will be required. Any fencing should be behind plantings or natural buffer from the street.**
- 3. Note the materials proposed for the units. Due to the configuration and proximity of units, all four sides of the buildings should have consistent architecture meeting the Gateway Corridor cladding requirements.**
- 4. Dumpsters must be enclosed on all sides and gated with an opaque fence at a height so that the dumpster is not seen outside the enclosure. The location and sizing of dumpster or compactors must be coordinated with the Opelika Environmental Service Department.**
- 5. All utilities shall be underground except overhead required transmission lines.**
- 6. All mechanical and hvac units shall be screened from the public right-of-way.**
- 7. Any gates will need to be coordinated and approved by Opelika public safety departments for emergency entry.**

8. The development will be required to meet City of Opelika's Building and Fire codes in place at time of issuance of a building permit. This shall include access, fire protection, and building spacing.
9. Approval of floodplain modification by the City of Opelika and FEMA.

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.

There is a concern that many of the proposed units are in the current flood plain. This will need to be permitted by the City Flood Plain administrator and FEMA prior to construction.

A traffic study will be required, or an agreement for additional turn lanes on South Fox Run Parkway can be reached by the applicant and Engineering Department.

The Engineering Department has no other comments or concerns with this proposed Conditional Use

Opelika Water Report

Water (6" Main) is available along South Fox Run Parkway but does not have capacity to feed the full development. It is recommended that access to Columbus Parkway (to north) be secured where there is abundant capacity in the existing water main. This would also provide duplicate feeds to the development.

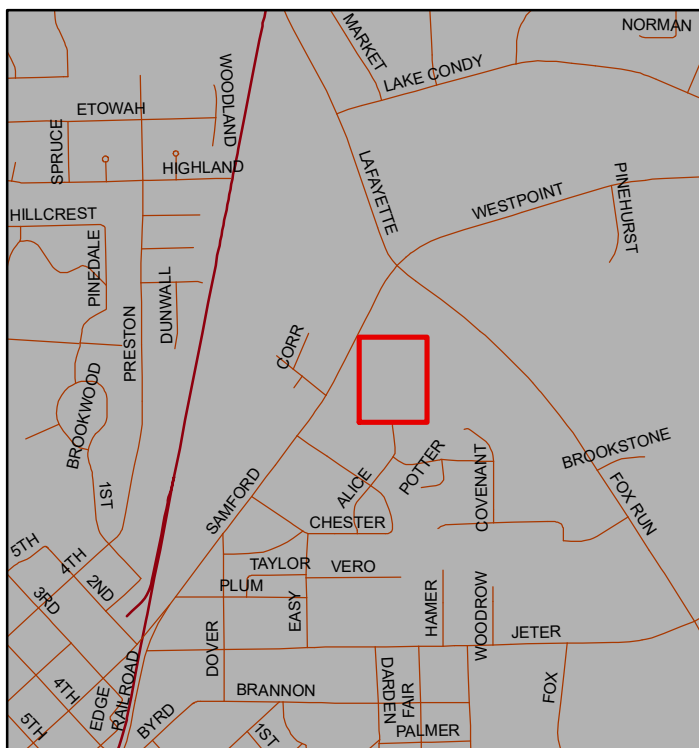
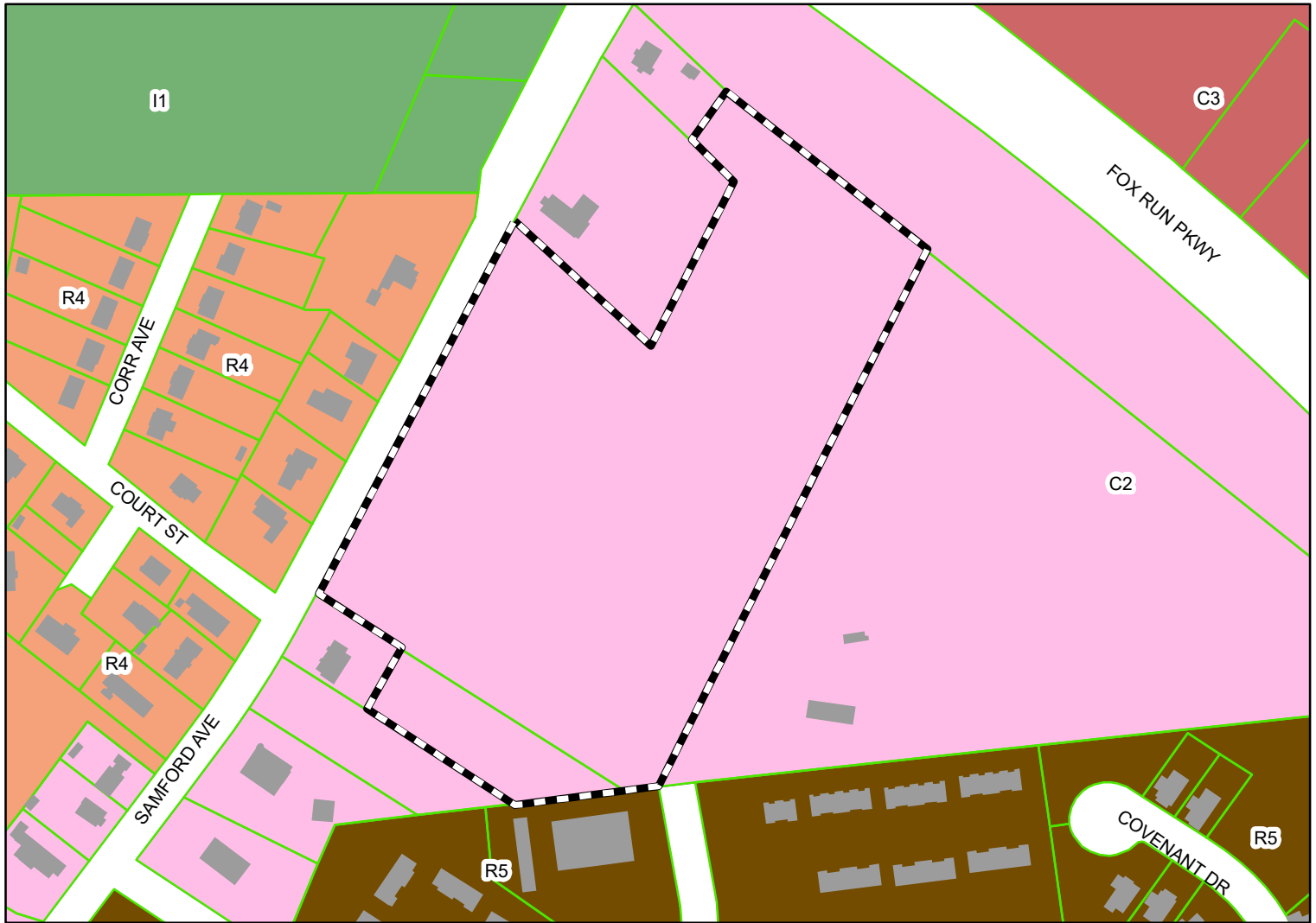
Opelika Power Services Report

This subdivision is located in the Opelika Power service territory.

CLIMATE CONTROL MINI-WAREHOUSE FACILITY

300 BLOCK SAMFORD AVENUE

CONDITIONAL USE, E-8



The applicant is requesting a one year extension for a CU approval in 2019. Approval is for a 700+ unit Storage World mini-warehouse facility. The one year extension starting on August 26, 2025.



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

COTTAGES AT FOX RUN - UNIT MATRIX - 08-06-2024												
	1 BEDROOM				2 BEDROOM				3 BEDROOM			
	1BR-1	1BR-2	1BR-3	1BR-4	2BR-1	2BR-2	2BR-3	2BR-4	2BR-5	3BR-1	3BR-2	3BR-3
UNIT NET AREA	700	679			1,173	1,106	966			1,310	1,366	
UNIT GROSS AREA	755	716	728	840	1,248	1,181	1,013	1,064	1,176	1,391	1,442	
TYP. BALCONY AREA												

DEFINITIONS	UNIT NET AREA - THE AREA OF A UNIT THAT IS BOUNDED BY THE INSIDE FINISHED SURFACE OF THE PERIMETER WALLS OF THAT UNIT. UNIT NET AREA EXCLUDES BALCONIES AND INCLUDES UNFINISHED OR UNCONDITIONED SPACES, SUCH AS ATTACHED STORAGE CLOSETS.											
	UNIT GROSS AREA - THE AREA OF A UNIT BOUNDED BY THE CENTERLINE OF DEMISING WALLS, OUTSIDE FACE OF SHEATHING AT EXTERIOR WALLS, AND THE EXTERIOR FACE OF STUD OF A WALL BETWEEN THE UNIT AND AN ADJACENT COMMON AREA. DOES NOT INCLUDE BALCONY AREA.											
	BALCONY AREA - MEASURED FROM EXTERIOR FACE OF EXTERIOR WALL TO EDGE OF BALCONY OR PATIO. NOTE THAT AREAS INDICATED ABOVE ARE FOR TYPICAL CONDITIONS ONLY AND MAY VARY ACROSS INDIVIDUAL UNITS.											

BLDG TYPE	LEVEL	1BR-1	1BR-2	1BR-3	1BR-4	2BR-1	2BR-2	2BR-3	2BR-4	2BR-5	3BR-1	3BR-2
BUILDING TYPE 1	1			1								
BLDG TOTAL				1								1
# OF BLDGS	3											
TOTAL			3									3

BUILDING TYPE 2	1			2								
BLDG TOTAL				2								2
# OF BLDGS	1			2								
TOTAL				2								2

BUILDING TYPE 3	1							2				
BLDG TOTAL								2				2
# OF BLDGS	4							2				
TOTAL								8				8

BUILDING TYPE 4	1										2	
BLDG TOTAL											2	2
# OF BLDGS	2										4	4
TOTAL											4	4

BUILDING TYPE 5	1			3								
BLDG TOTAL				3								3
# OF BLDGS	4											
TOTAL				12								12

BUILDING TYPE 6	1					1					2	3
BLDG TOTAL						1					2	3
# OF BLDGS	5					5					10	15
TOTAL						5					10	15

BUILDING TYPE 7	1					4						
BLDG TOTAL						4						4
# OF BLDGS	2					8						8
TOTAL						8						8

BUILDING TYPE 8	1					2	2					
BLDG TOTAL						2	2					4
# OF BLDGS	2					4	4					8
TOTAL						4	4					8

BUILDING TYPE 9	1					2					2	4
BLDG TOTAL						2					2	4
# OF BLDGS	6					12					12	24
TOTAL						12					12	24

BUILDING TYPE 10	1	3										5
BLDG TOTAL		3										5
# OF BLDGS	3											6
TOTAL		9										15

BUILDING TYPE 11	3			1	1					1	1	4
BLDG TOTAL				1	1					1	1	4
# OF BLDGS	4			3	3					3	3	12
TOTAL				12	12					12	12	48

UNIT TOTALS												
	1 BEDROOM				2 BEDROOM				3 BEDROOM			
	1BR-1	1BR-2	1BR-3	1BR-4	2BR-1	2BR-2	2BR-3	2BR-4	2BR-5	3BR-1	3BR-2	TOTAL
SUBTOTAL	9	17	12	12	29	4	85	12	12	26	6	147
TOTAL												147
RATIO												
AVERAGE UNIT GROSS AREA												
% TYPE A UNITS												

LANDSCAPE/OPEN SPACE COVERAGE												
TOTAL AREA (20.2 AC) - IMPERVIOUS AREA(3.67 AC) - BUILDING AREA (2.49 AC) = 14.04 AC												
LANDSCAPE/OPEN SPACE COVERAGE PERCENTAGE = 69.5%												

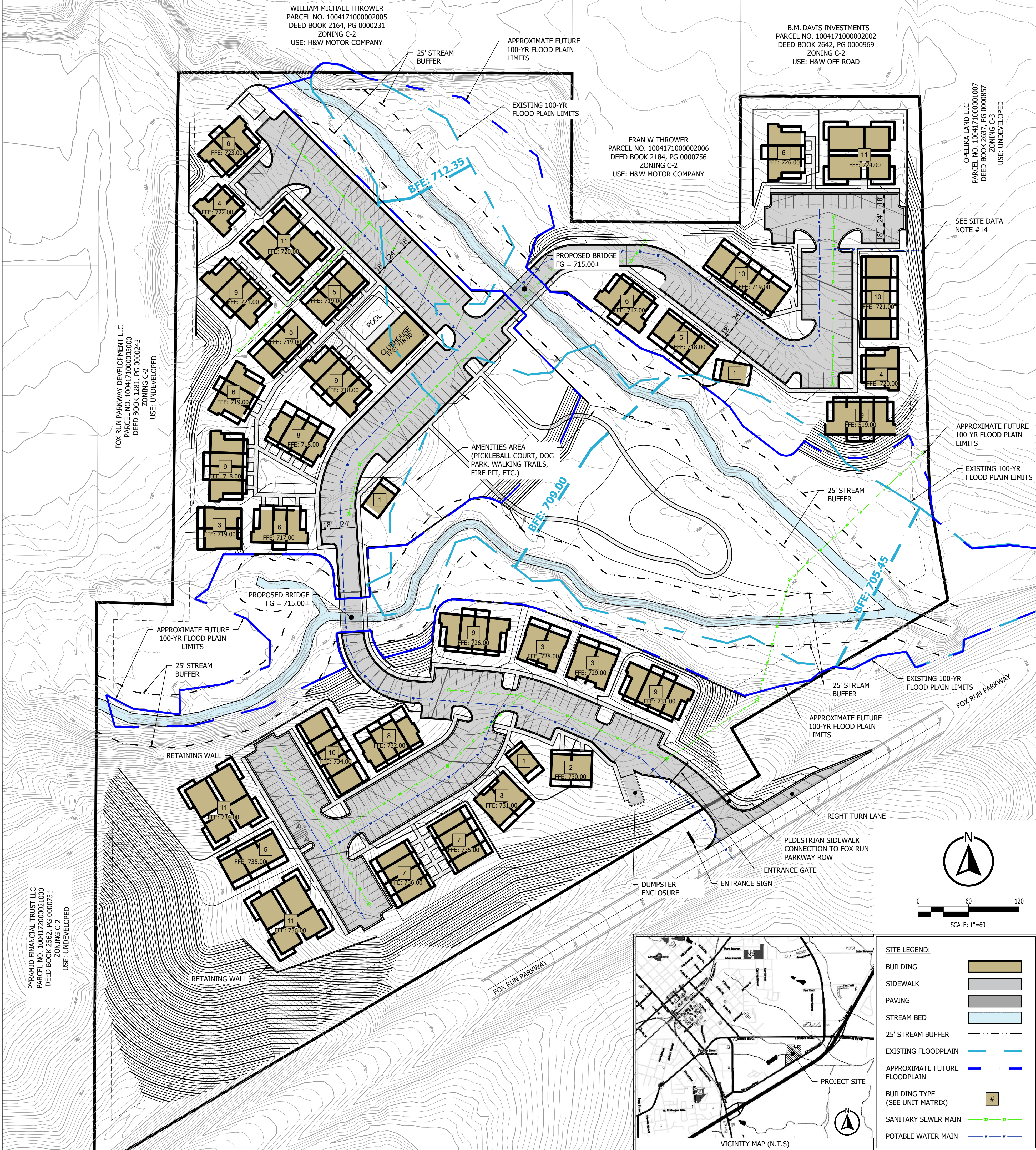
UNIT DENSITY												
MAXIMUM ALLOWED: 16 UNITS/ACRE												
DENSITY PROVIDED: 7.3 UNITS/ACRE												

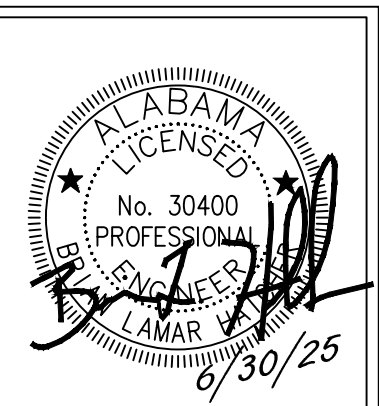
LANDSCAPE BUFFER REQUIREMENTS:												
FRONTAGE ALONG GATEWAY CORRIDOR ROW: 15' LANDSCAPE BUFFER												
FRONTAGE ALONG PUBLIC ROW: 10' LANDSCAPE BUFFER												

PARKING REQUIREMENTS												
REQUIRED PARKING SPACES: 2 SPACES / UNIT = 294												
PARKING SPACES PROVIDED: 313												
ADA SPACES TO BE PROVIDED PER LATEST ADA CODE												

BUILDING TYPE 1 - 1 BEDROOM COTTAGE SINGLE STORY BUILDING HEIGHT: 18'-5"	
BUILDING TYPE 2 - 1 BEDROOM DUPLEX COTTAGE SINGLE STORY BUILDING HEIGHT: 18'-5"	
BUILDING TYPE 3 - 2 BEDROOM DUPLEX COTTAGE SINGLE STORY BUILDING HEIGHT: 18'-5"	
BUILDING TYPE 4 - 3 BEDROOM DUPLEX 2-STORIES BUILDING HEIGHT: 29'-10"	
BUILDING TYPE 5 - 1 BEDROOM TRIPLEX SINGLE STORY BUILDING HEIGHT: 18'-5"	
BUILDING TYPE 6 - 2 BEDROOM TRIPLEX 2-STORIES BUILDING HEIGHT: 29'-10"	
BUILDING TYPE 7 - 2 BEDROOM FOURPLEX 2-STORIES BUILDING HEIGHT: 29'-10"	
BUILDING TYPE 8 - 2 BEDROOM FOURPLEX 2-STORIES BUILDING HEIGHT: 29'-10"	
BUILDING TYPE 9 - 2 BED/3 BED FOURPLEX 2-STORIES BUILDING HEIGHT: 29'-10"	
BUILDING TYPE 10 - 1 BED/3 BED FIVEPLEX 2-STORIES BUILDING HEIGHT: 29'-10"	
BUILDING TYPE 11 - 12 UNIT 3-STORIES BUILDING HEIGHT: 48'-3"	

- SITE DATA NOTES:
- LIGHTING AND LANDSCAPE PLANS MUST MEET CITY OF OPELIKA STANDARDS.
 - LANDSCAPE BUFFERS AND PLANTINGS MUST MEET CITY OF OPELIKA STANDARDS.
 - SANITARY SEWER, WATER, AND FIRE DISTRIBUTION MUST BE DESIGNED AND INSTALLED IN ACCORDANCE WITH CITY OF OPELIKA STANDARDS AND PER LOCAL UTILITY COMPANY REQUIREMENTS.
 - FLOOD PLAIN LIMITS SHOWN ON THIS EXHIBIT ARE REPRESENTATIVE OF THE FEMA 100-YR FLOODPLAIN LIMITS PER THE FEMA FLOOD INSURANCE MAP 01081C0088G DATED 11/2/2011. CITY OF OPELIKA CODE OF ORDINANCES SECTION 7.38 WHICH REQUIRES "THE LOWEST FLOOR, INCLUDING BASEMENT, ELEVATED NO LOWER THAN (1) FOOT ABOVE THE BASE FLOOD ELEVATION."
 - ALL SITE DESIGN WILL BE PER CURRENT CITY OF OPELIKA STANDARDS. PRIOR TO ISSUANCE OF ANY BUILDING PERMIT, OWNER WILL WORK WITH CITY TO DEVELOP A LIFE SAFETY PLAN AND MEET ANY INGRESS/EGRESS REQUIREMENTS OF THE CITY OF OPELIKA FIRE DEPARTMENT.
 - ANY PROPOSED GATES MUST MEET CITY OF OPELIKA PUBLIC SAFETY DEPARTMENT REQUIREMENTS FOR EMERGENCY ENTRY. GATE MUST BE APPROVED BY CITY OF OPELIKA SAFETY DEPARTMENTS PRIOR TO INSTALLATION. ALL DESIGN OF ACCESS CONTROL WILL BE COORDINATED WITH CITY OF OPELIKA PUBLIC SAFETY DEPARTMENTS.
 - ALL UTILITIES SHALL BE UNDERGROUND EXCEPT OVERHEAD TRANSMISSION LINES.
 - DUMPSTER MUST BE FULLY ENCLOSED AND MEET CITY OF OPELIKA REQUIREMENTS INCLUDING FENCING AND GATES.
 - ALL MECHANICAL AND HVAC UNITS MUST BE SCREENED PER CITY OF OPELIKA STANDARDS.
 - STORMWATER DETENTION WILL BE PROVIDED PER CITY OF OPELIKA STANDARDS. SYSTEM OPTIONS INCLUDE ABOVE GROUND DETENTION PONDS OR BELOW GROUND CHAMBER SYSTEMS.
 - FIRE SUPPRESSION SYSTEMS WILL BE INSTALLED IN ALL BUILDINGS.
 - TRAFFIC STUDY WILL BE REQUIRED TO DETERMINE IMPACT TO EXISTING ROADWAY CAPACITY AND ANY TURN LANE REQUIREMENTS IN ASSOCIATION WITH CITY OF OPELIKA ENGINEERING DEPARTMENT.
 - POTABLE WATER MUST TIE TO COLUMBUS PARKWAY WATER MAIN IN ORDER TO PROVIDE SUFFICIENT CAPACITY. OWNER MUST COORDINATE ANY EASEMENTS REQUIRED TO ACCESS COLUMBUS PARKWAY ROW FOR WATER SERVICE.
 - ALL FOUR SIDES OF BUILDINGS SHALL MEET THE GATEWAY CORRIDOR CLADDING REQUIREMENTS.
 - ANY MODIFICATION OF FLOODPLAIN MUST BE APPROVED BY THE CITY OF OPELIKA AND FEMA.





KADRE
ENGINEERING
BIRMINGHAM • AUBURN • ORANGE BEACH

[illegible]

COTTAGES AT FOX RUN
GLADSTONE EQUITY PARTNERS
OPELIKA, ALABAMA

DRAWN BY:	WPRM
CHECKED BY:	MHW
DATE:	6/30/25
PROJECT NUMBER:	24119
SCALE:	AS SHOWN

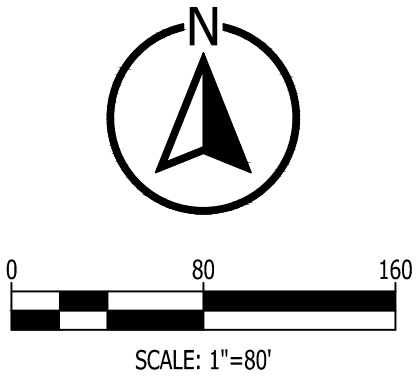
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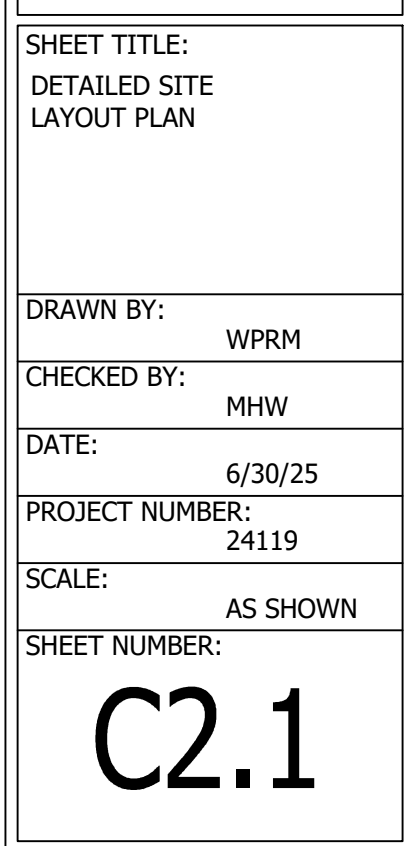
PROPERTY DATA	
PARCEL IDENTIFICATION NO.:	10 04 17 1 000 002.001
JURISDICTION:	OPELIKA, AL
ZONING DISTRICT:	C-2, GC-P
CONDITIONAL USE GRANTED:	AUGUST 27, 2024

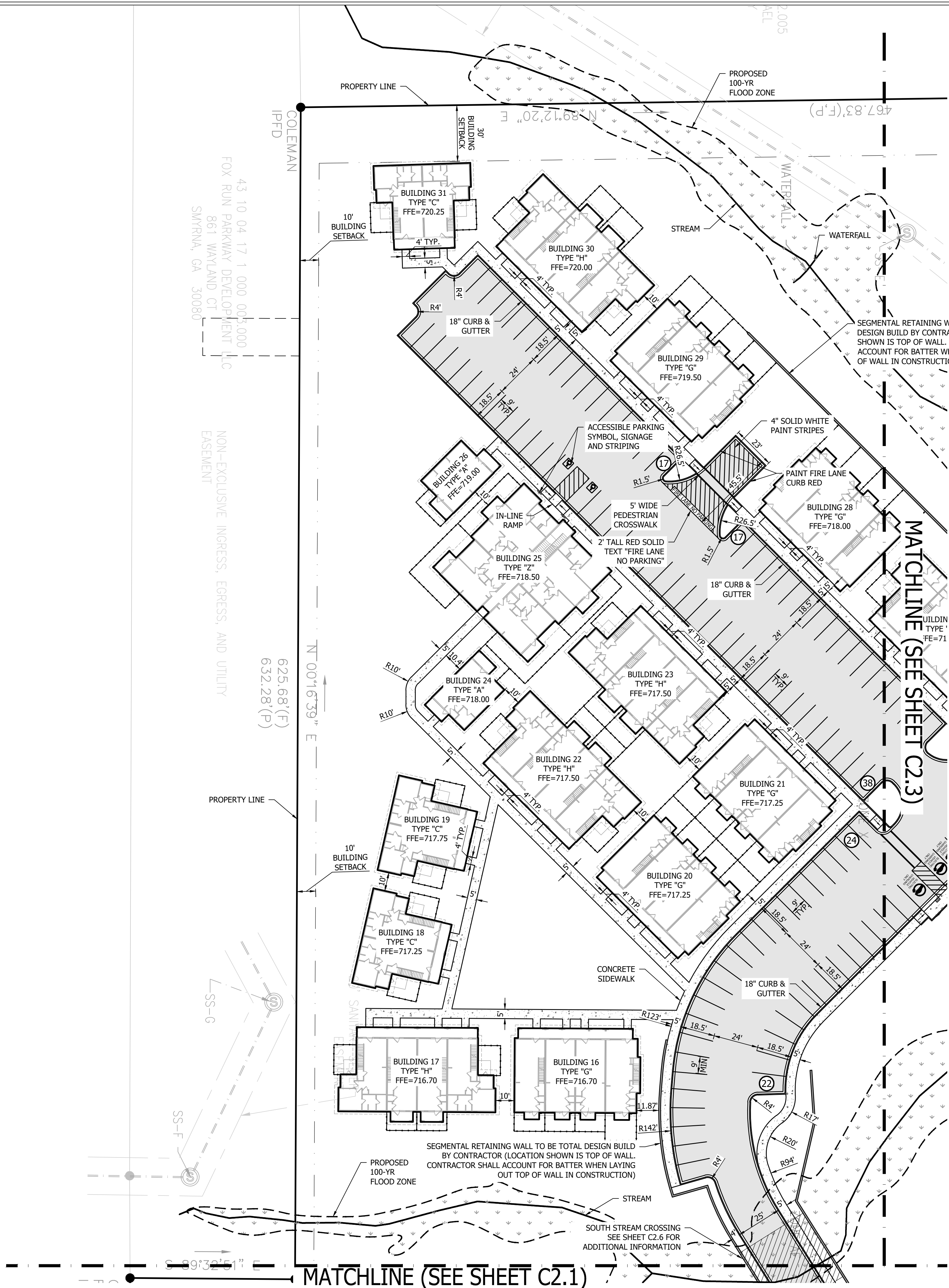
SITE INFORMATION	
EXISTING SITE AREA:	20.058 AC
FLOOD ZONE CLASSIFICATION:	ZONE AE, X
SETBACK - FRONT:	30 FT
SETBACK - SIDE:	30 FT
SETBACK - REAR:	10 FT

BUILDING DATA	
RESIDENTIAL BUILDINGS	40
AMENITY BUILDINGS	2
RESIDENTIAL UNITS TOTAL	163
RESIDENTIAL 1-BR UNITS	43
RESIDENTIAL 2-BR UNITS	88
RESIDENTIAL 3-BR UNITS	32

PARKING CALCULATIONS	
PARKING STALL DIMENSIONS	9' X 18'
MIN PARKING REQUIRED:	2 PER RESIDENTIAL UNIT = 326
MIN ADA PARKING REQUIRED:	8
PROPOSED STANDARD SPACES:	319
PROPOSED ADA SPACES:	8
PROPOSED ELECTRIC VEHICLE SPACES	3
TOTAL PROPOSED SPACES:	330



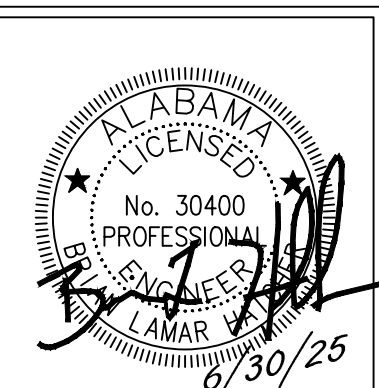
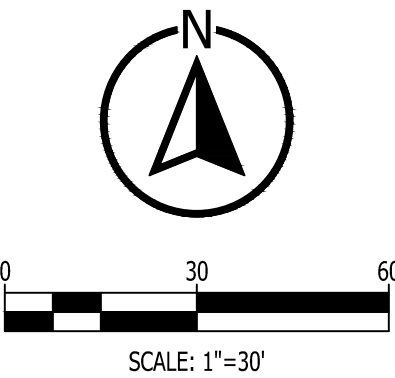




Updated Site Plan
06/30/2025

- SPECIAL NOTES:
- SEE SHEETS C0.1 & C0.2 FOR ALL APPLICABLE SITE LAYOUT NOTES.
 - ALL SIDEWALKS MUST HAVE A MAXIMUM CROSS SLOPE OF 1.5% AND RUNNING SLOPE OF 5.0% UNLESS OTHERWISE NOTED.
 - REFER TO LANDSCAPE PLANS FOR ALL FENCING, GATE AND DECORATIVE HARDSCAPE MATERIAL, LOCATION AND DETAIL.
 - REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL BUILDING ENTRY INFORMATION.
 - ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH THE CITY OF OPELIKA'S STANDARDS AND SPECIFICATIONS.
 - ALL MARKINGS INSTALLED ON CITY ROW MUST BE THERMOPLASTIC & COMPLY WITH THE LATEST EDITION OF THE MUTCD.
 - CONTRACTOR MUST USE EXTREME CAUTION WHILE WORKING IN THE PROXIMITY OF EXISTING GAS, SEWER, POWER UTILITIES, ETC.
 - CONTRACTOR MUST PREVENT TRACKING OF DIRT AND SEDIMENT ON PUBLIC AND/OR PRIVATE ROADWAYS. IF SEDIMENT REACHES ROADWAY, IT MUST BE CLEANED IMMEDIATELY.
 - ENTRY GATES MUST INCLUDE DOUBLE SWING GATE (18' CLEAR WITH 2'-9" LEAVES) WITH FOB, CALL BOX, AND KNOX BOX MEETING OPELIKA FIRE DEPARTMENT REQUIREMENTS. TELECOM SERVING GATE CONTROLS MUST INCLUDE CONNECTION TO CLUBHOUSE. EXIT GATES MUST INCLUDE DOUBLE SWING GATE (18' CLEAR WITH 2'-9" LEAVES) WITH GROUND LOOP SENSOR TO EXIT.
 - 3' MAN GATE WITH SELF-CLOSING FUNCTION TO MATCH FENCING MATERIAL AND STYLE. INCLUDE KEY FOB ENTRY AND EXIT BUTTON ON POST 5' FROM EXIT SIDE OF GATE.

SITE LAYOUT LEGEND	
	STANDARD DUTY ASPHALT PAVING
	HEAVY DUTY ASPHALT PAVING
	CONCRETE PAVING
	CONCRETE SIDEWALK
	PARKING COUNT



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No.	Revision	Date

COTTAGES AT FOX RUN

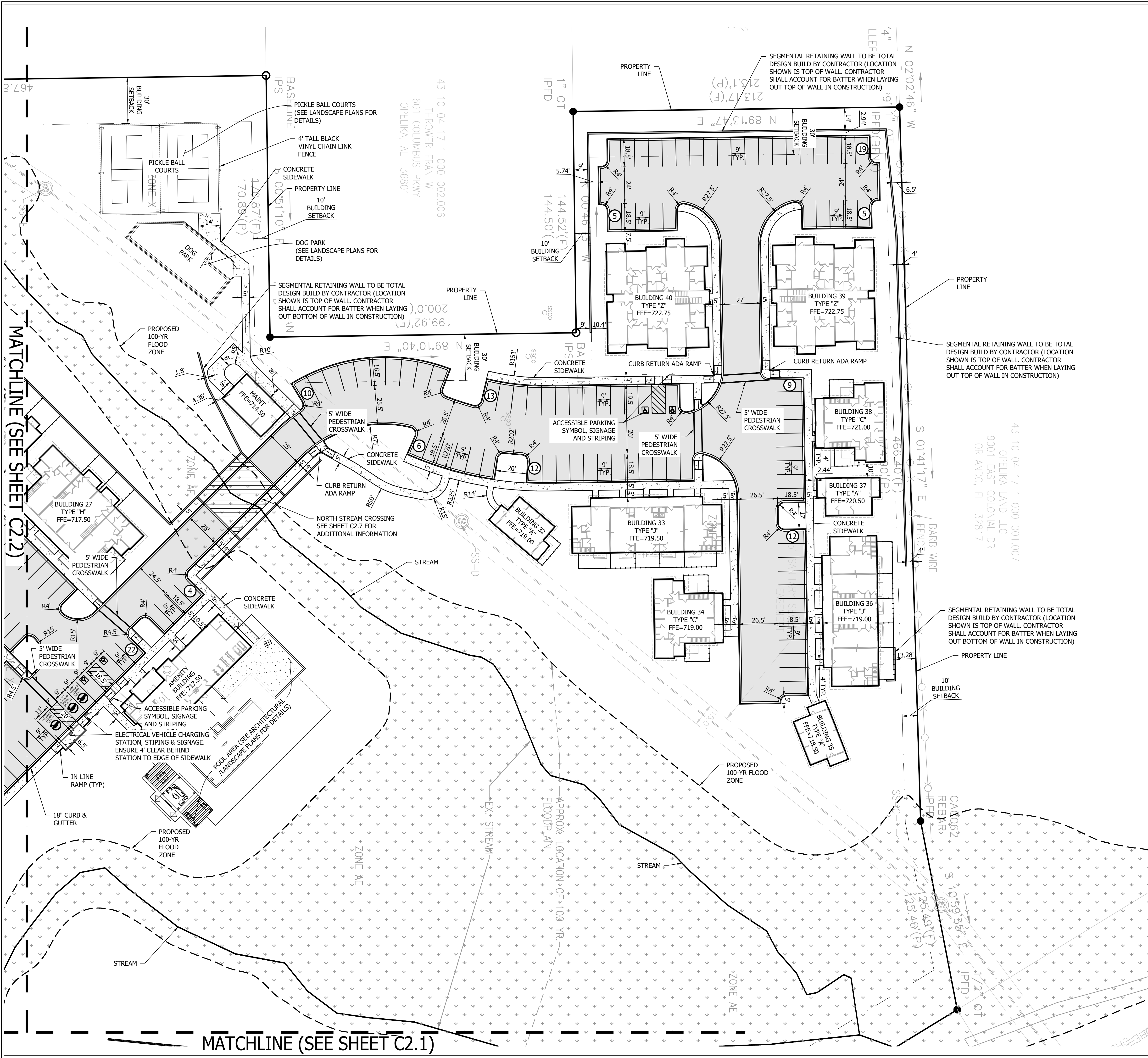
GLADSTONE EQUITY PARTNERS

OPELIKA, ALABAMA

SHEET TITLE:
DETAILED SITE
LAYOUT PLAN

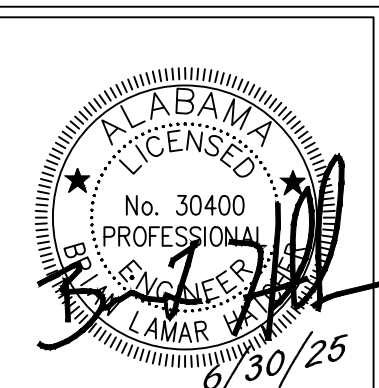
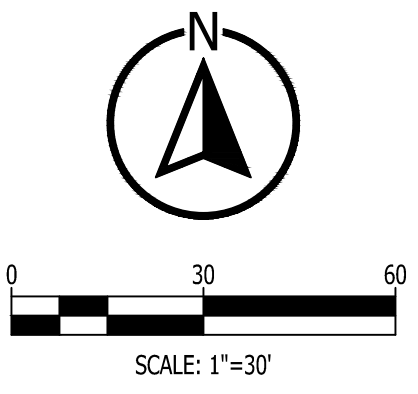
DRAWN BY: WPRM
CHECKED BY: MHW
DATE: 6/30/25
PROJECT NUMBER: 24119
SCALE: AS SHOWN
SHEET NUMBER:

C2.2



- SPECIAL NOTES:
- SEE SHEETS C0.1 & C0.2 FOR ALL APPLICABLE SITE LAYOUT NOTES.
 - ALL SIDEWALKS MUST HAVE A MAXIMUM CROSS SLOPE OF 1.5% AND RUNNING SLOPE OF 5.0% UNLESS OTHERWISE NOTED.
 - REFER TO LANDSCAPE PLANS FOR ALL FENCING, GATE AND DECORATIVE HARDSCAPE MATERIAL, LOCATION AND DETAIL.
 - REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL BUILDING ENTRY INFORMATION.
 - ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH THE CITY OF OPELIKA'S STANDARDS AND SPECIFICATIONS.
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 - CONTRACTOR MUST USE EXTREME CAUTION WHILE WORKING IN THE PROXIMITY OF EXISTING GAS, SEWER, POWER UTILITIES, ETC.
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 - 3' MAIN GATE WITH SELF-CLOSING FUNCTION TO MATCH FENCING MATERIAL AND STYLE. INCLUDE KEY FOB ENTRY AND EXIT BUTTON ON POST 5' FROM EXIT SIDE OF GATE.

SITE LAYOUT LEGEND	
	STANDARD DUTY ASPHALT PAVING
	HEAVY DUTY ASPHALT PAVING
	CONCRETE PAVING
	CONCRETE SIDEWALK
	PARKING COUNT



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No.	Revision	Date

COTTAGES AT FOX RUN

GLADSTONE EQUITY PARTNERS

OPELIKA, ALABAMA

SHEET TITLE:
DETAILED SITE LAYOUT PLAN

DRAWN BY: WPRM
CHECKED BY: MHW
DATE: 6/30/25
PROJECT NUMBER: 24119
SCALE: AS SHOWN
SHEET NUMBER:

C2.3

The Cottages at Fox Run

Class-A Build-to-Rent Cottage-Style Community
Opelika, AL

Strictly Private & Confidential



The Cottages at Fox Run BTR project (“Fox Run”), located on Fox Run Parkway and in close proximity to the Highway 280 corridor, is a proposed cottage-style community consisting of 147 units totaling ~161,000 square feet. The Fox Run BTR project will feature a mixture of 1, 2 and 3-bedroom cottage, townhome and duplex units. These spacious units will feature large floor plans, unique “new urbanism” design elements, private outdoor yard + patio and Class-A finishes. The community is designed to create a traditional neighborhood feel and the privacy of a single-family home without the constraints that come with homeownership. High-end amenities, on-site management, and resident events will transform residents into neighbors, encouraging a sense of community in the greater Opelika market, while also filling a gap for additional housing options not currently present.

Prospective Community Amenities:

- Community green, clubhouse with fitness center, resident lounge, pool, outdoor kitchen and fire pits
- Dog park with pet washing station and play area, pickleball courts & pocket parks throughout
- Gated access with sidewalks and walking trails throughout
- Car charging station, package lockers, valet trash service, smart home packages

Gross Square Footage:

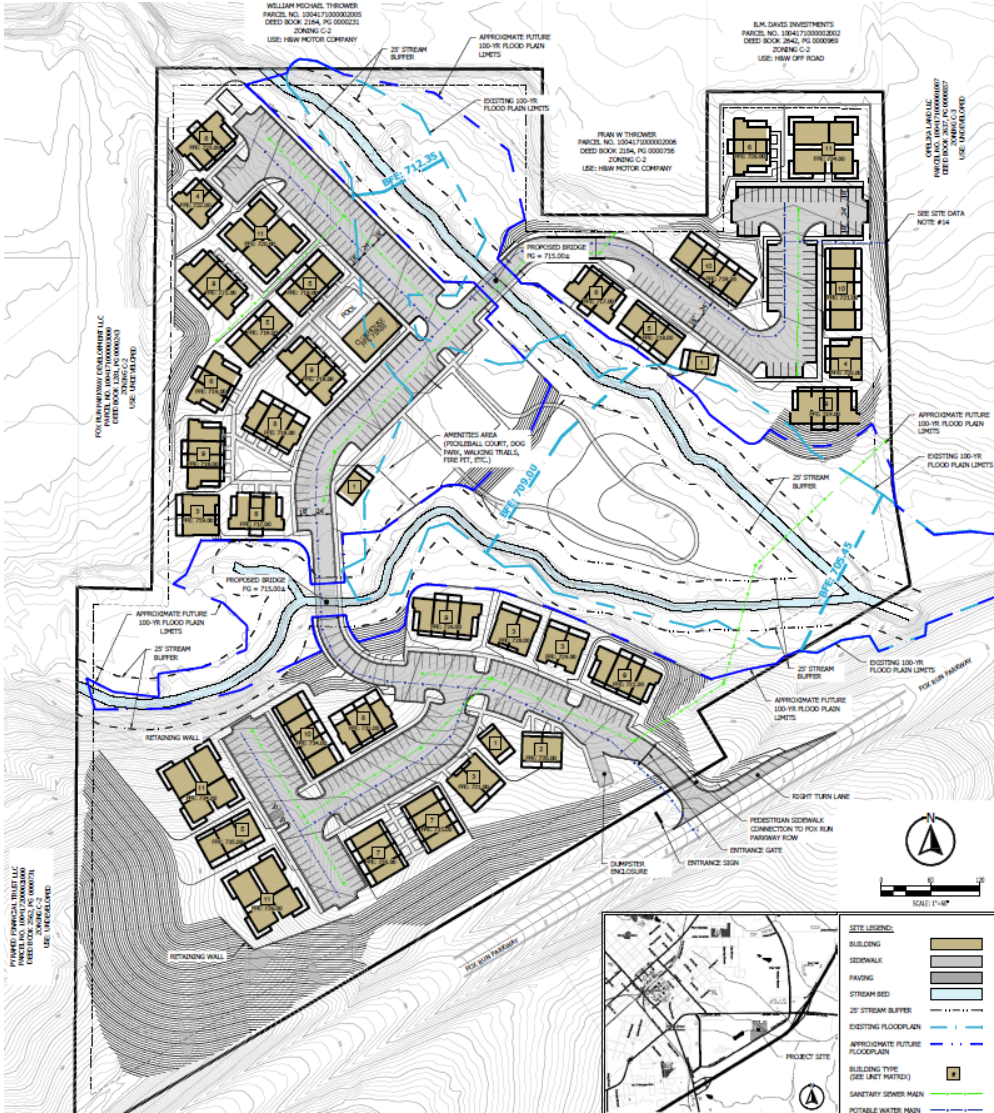
- Residential: 158,501; Clubhouse & Maintenance: ~3,000

Proposed Residential Units: 147 (7.3/units per acre)

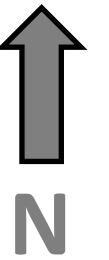
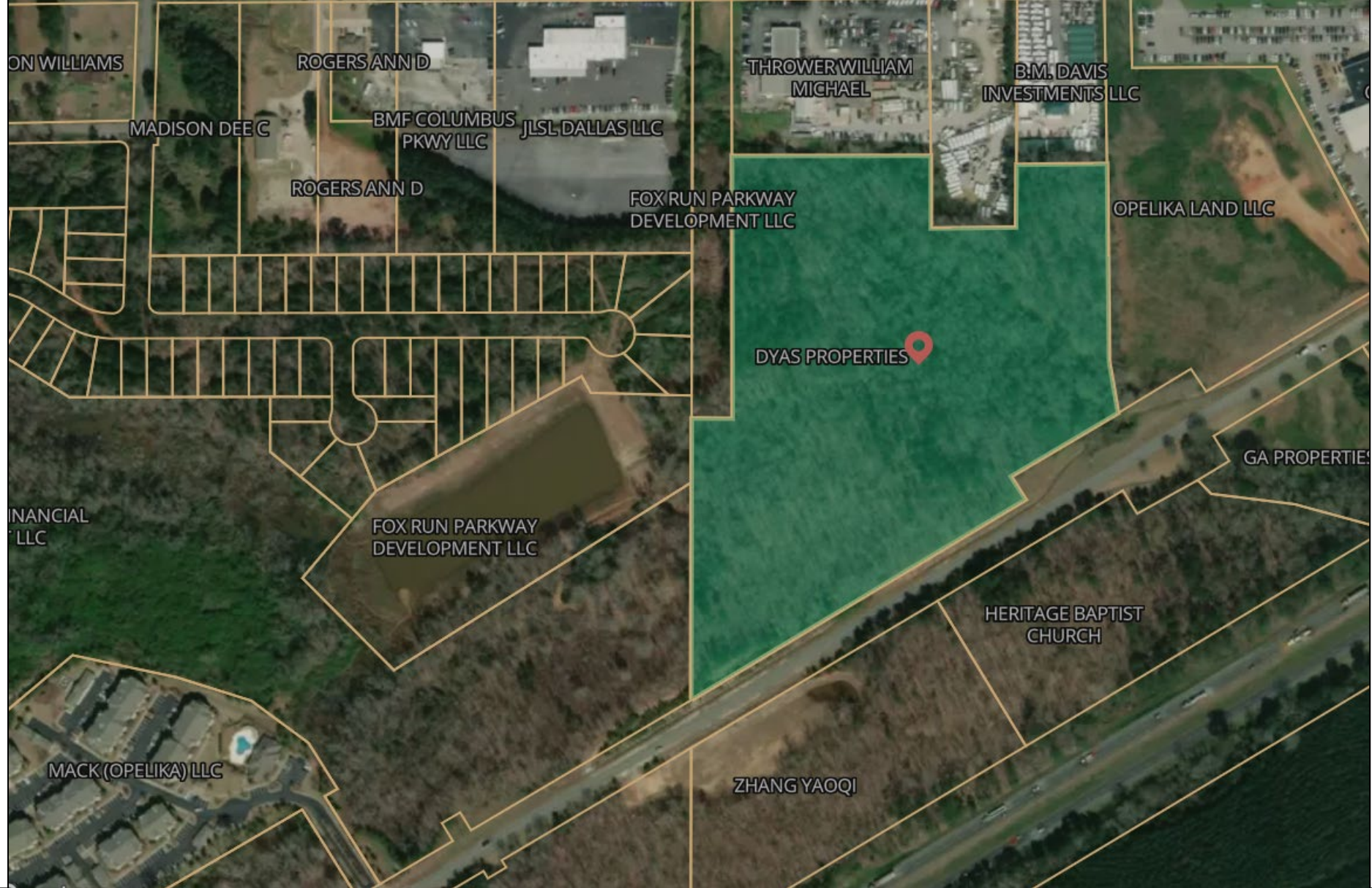
Avg. Unit Size (SF): 1,078 Avg. (716-1,442 SF; 1 to 3 bedroom, respectively)

Location | Parcel | Current (& Proposed) Zoning:

- **Address:** N/A
- **Parcel #(s):** 1004171000002001
- **Site Size:** 20.25
- **Current Use:** Vacant land
- **Current Zoning:** C-2 / GC-P
- **Proposed Use:** Residential (Permitted as Conditional Use)



Project Overview: The Cottages at Fox Run



Regional Location

What is Build-To Rent (BTR)?

- A “Build-To-Rent” community, also known as BTR, is a type of real estate development in which an entire community of high-quality single-family rental properties is purposefully designed, constructed, and operated by a single developer. The primary focus of a build-to-rent community is to provide high-quality, well-designed, and professionally managed rental housing for tenants amidst the U.S. housing crisis resulting from lack of inventory, increased construction costs, high interest rate environment and rising inflation.

Why did we choose Built-To-Rent?

- BTR presents a unique and modern approach to multifamily development by providing a visually appealing community for municipalities, as well as a distinct style of living for all of our tenants. Our BTR projects provide a charming and thoughtful design to our communities boasting fashionable architecture and a wide array of amenities for our residents.

Who manages Build-To-Rent?

- BTR communities are owned and professionally managed by a single entity. The community operators are responsible for all the management including leasing, maintenance, repairs, and landscaping to ensure a hassle-free living experience to all our residents.

Build-to-Rent: Overview

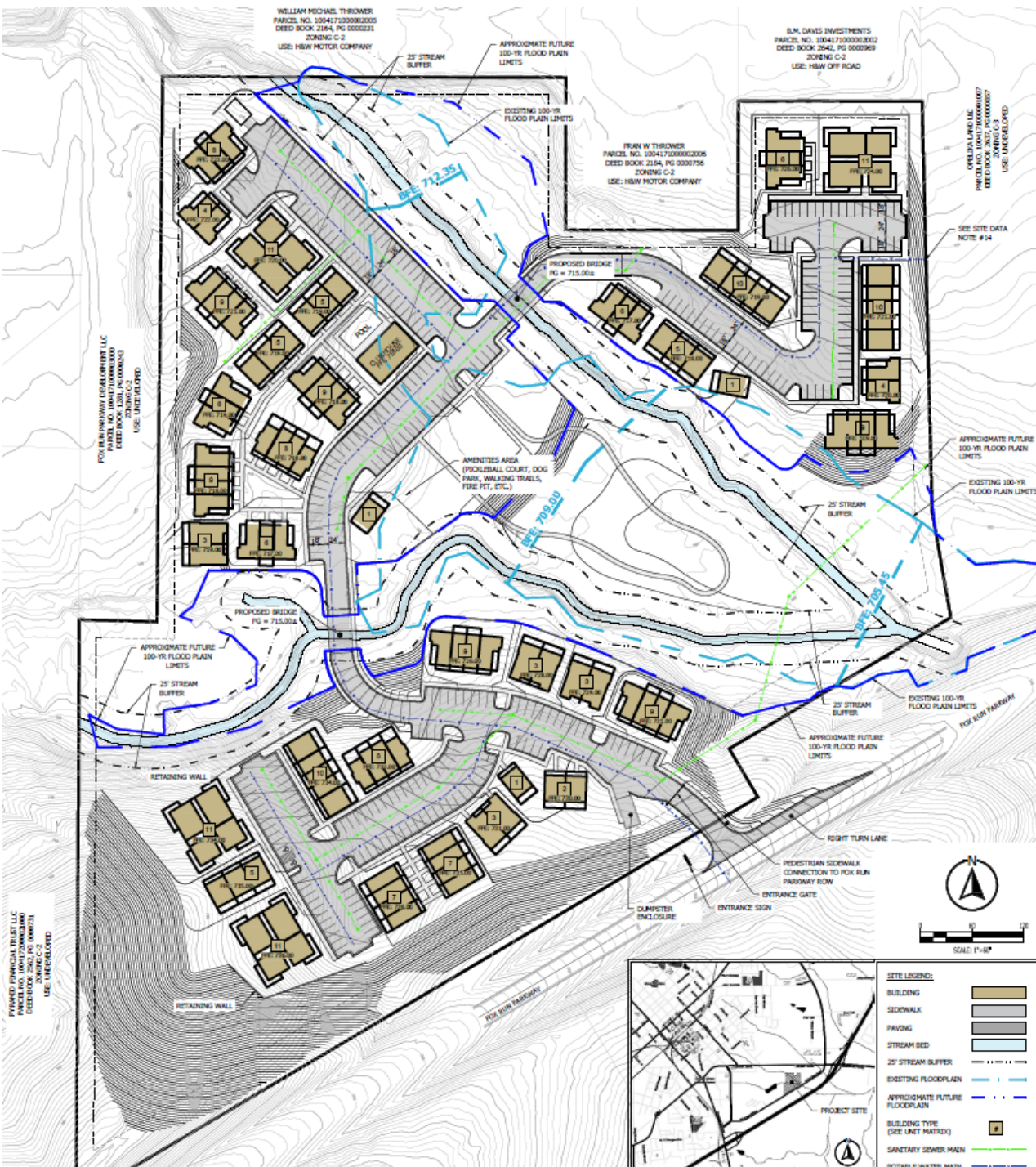
- **Favorable Demographics/Renters by Choice**
- **Rising For-Sale Housing Costs/High Cost of Homeownership/Interest Rates & Down Payments/Insurance/Taxes/Maintenance**
- **Increase Need for Financial Flexibility**
- **Population Migration Patterns/Appeal of Less Dense Multi-family options**
- **Access to Outdoor Space/Amenities**
- **Remote Work – And the Need for More Space Traditional Multifamily Lacks**

Build-to-Rent: Demand Drivers



Site Plan & BTR Concepts

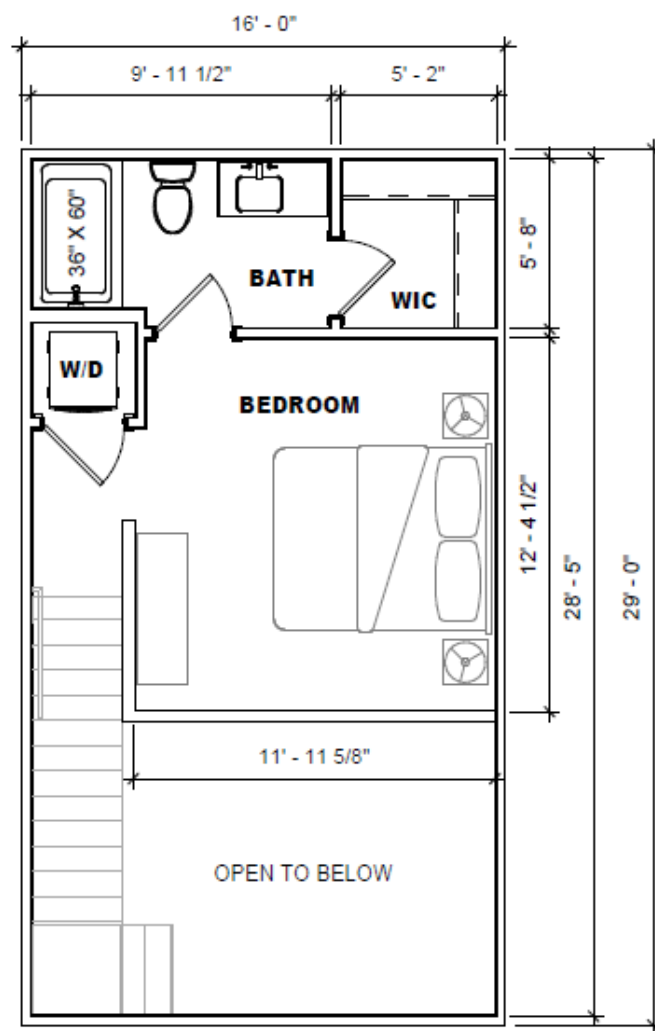
Current
Site Plan:
BTR Multifamily &
Amenities



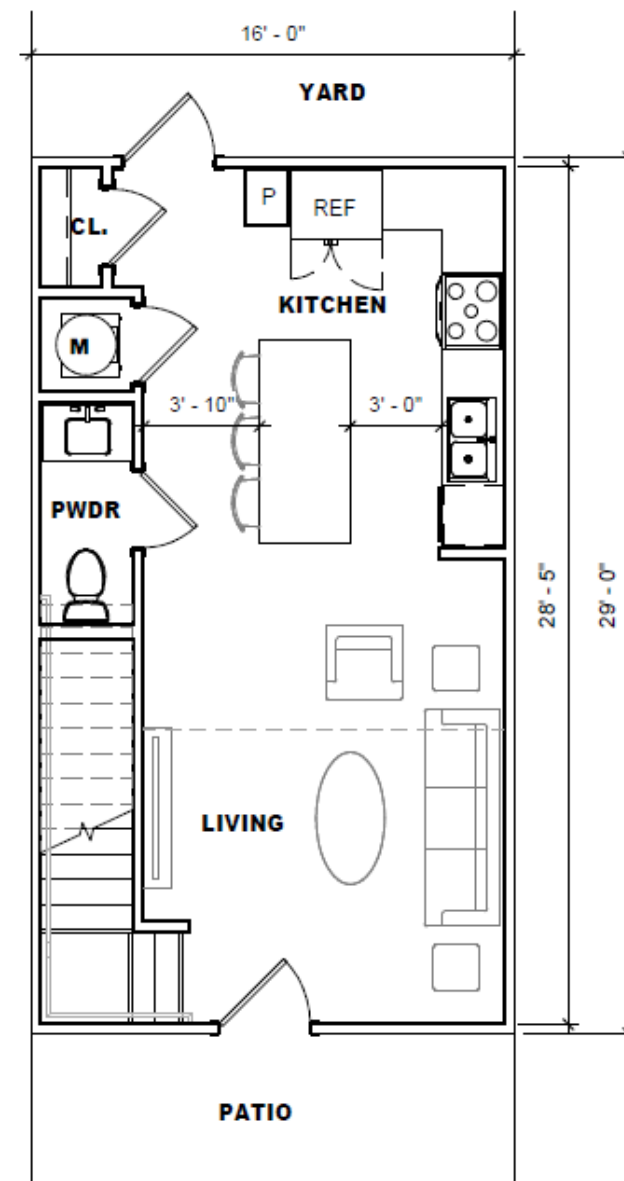
Unit Matrix:

UNIT TYPE	# OF UNITS	% OF TOTAL UNITS	Current % by FLOOR PLAN	Proposed % by FLOOR PLAN	UNIT SF
1 BEDROOMS					
1BR/1BA-1	9	6%	18%	35%	755
1BR/1BA - SMALL	12	8%	24%	35%	728
1BR/1BA - LARGE	12	8%	24%	35%	840
1BR/1BA-2	17	12%	34%	30%	716
1 Bedrooms total:	50	34%	100%	170%	756
2 BEDROOMS					
2BR/2BA-1	29	20%	45%	5%	1,248
2BR/2BA-SMALL	12	8%	18%	5%	1,064
2BR/2BA-LARGE	12	8%	18%	5%	1,176
2BR/2BA-2	4	3%	6%	45%	1,181
2BR/2BA-3	8	5%	12%	35%	1,013
2 Bedrooms total:	65	44%	100%	110%	1,168
3 BEDROOMS					
3BR/2BA-1	26	18%	81%	55%	1,391
3BR/2BA-2	6	4%	19%	5%	1,442
3 Bedrooms total:	32	22%	100%	100%	1,401
Totals	147	100%			158,501
Weighted Averages					1,078

1-Bedroom Floor Plan #1

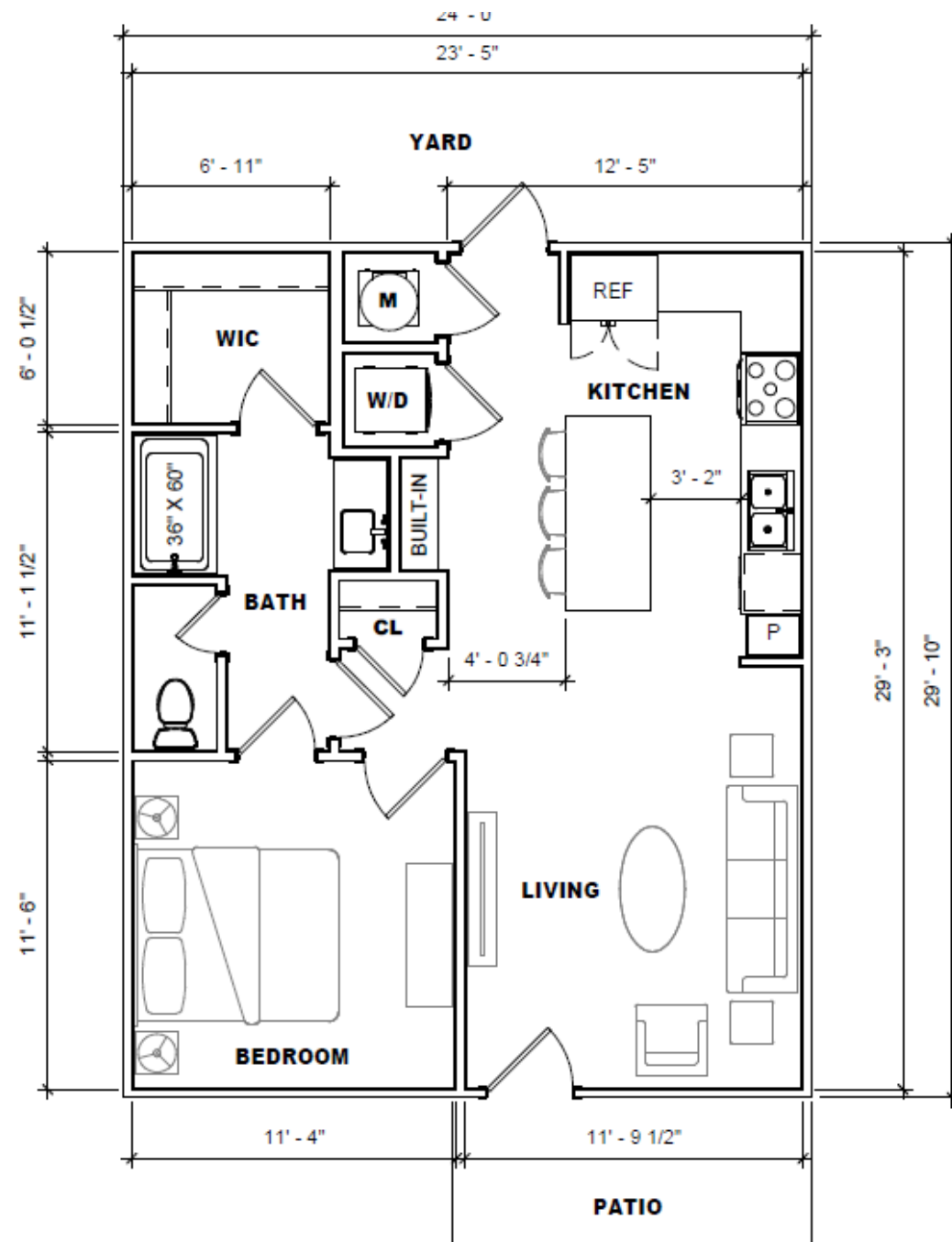


LEVEL 2



LEVEL 1

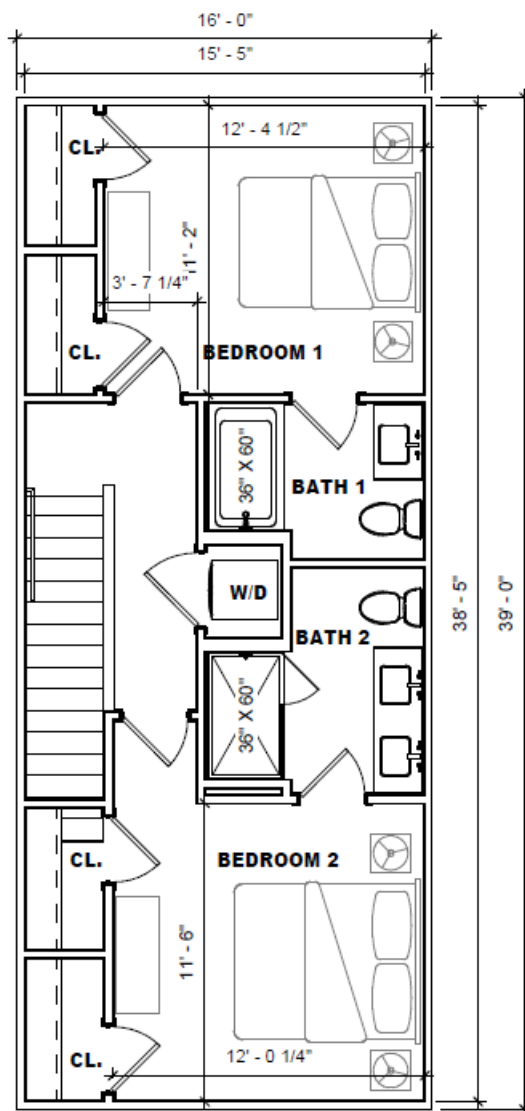
1-Bedroom Floor Plan #2



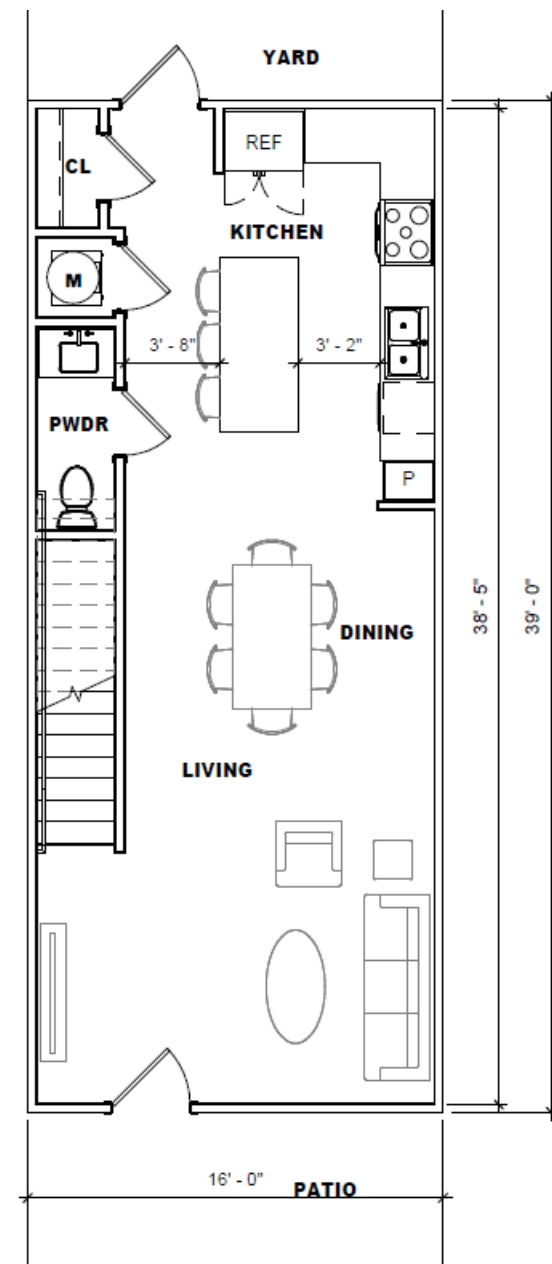
1-Bedroom Floor
Plan #3



2-Bedroom Floor Plan #1

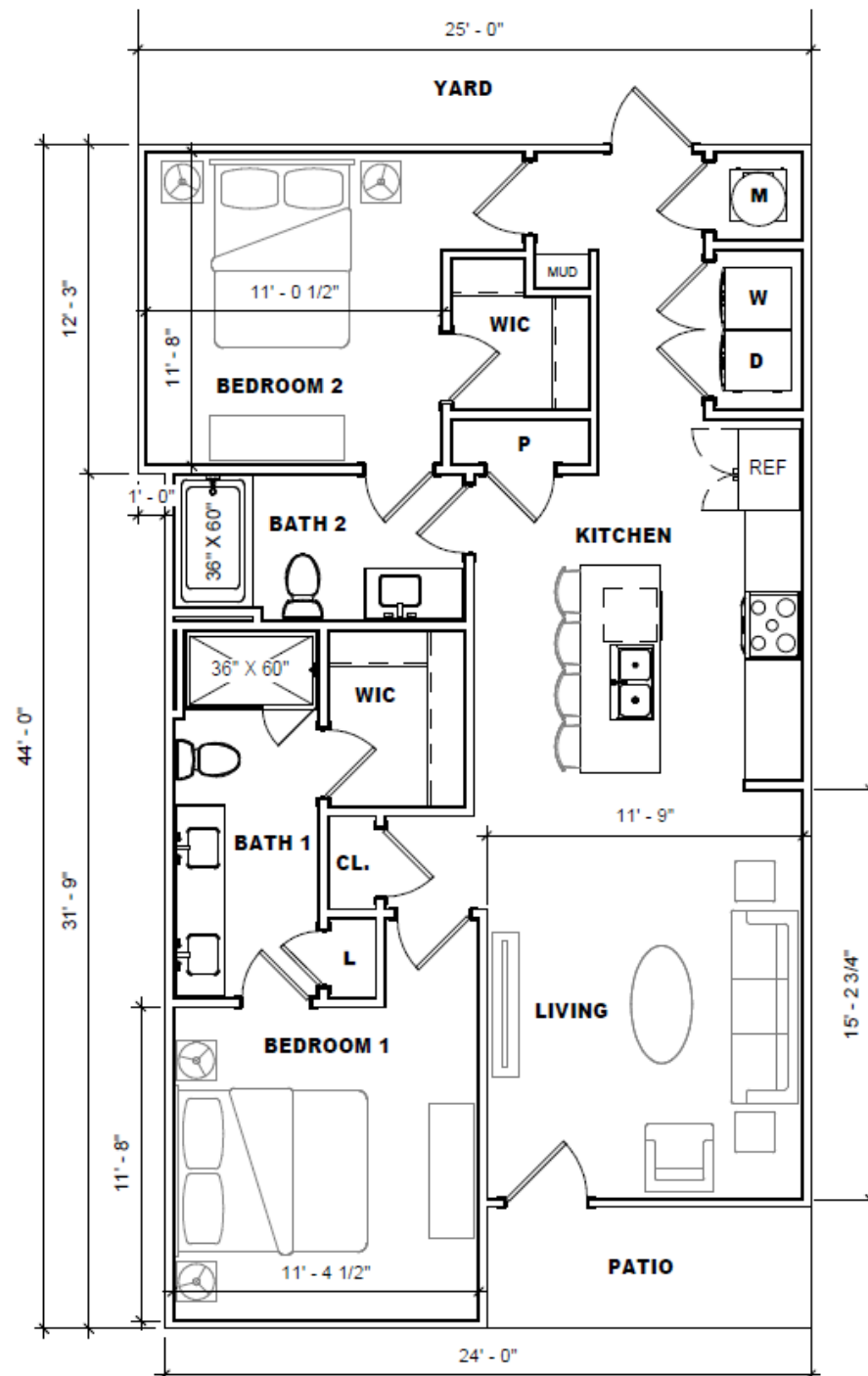


LEVEL 2



LEVEL 1

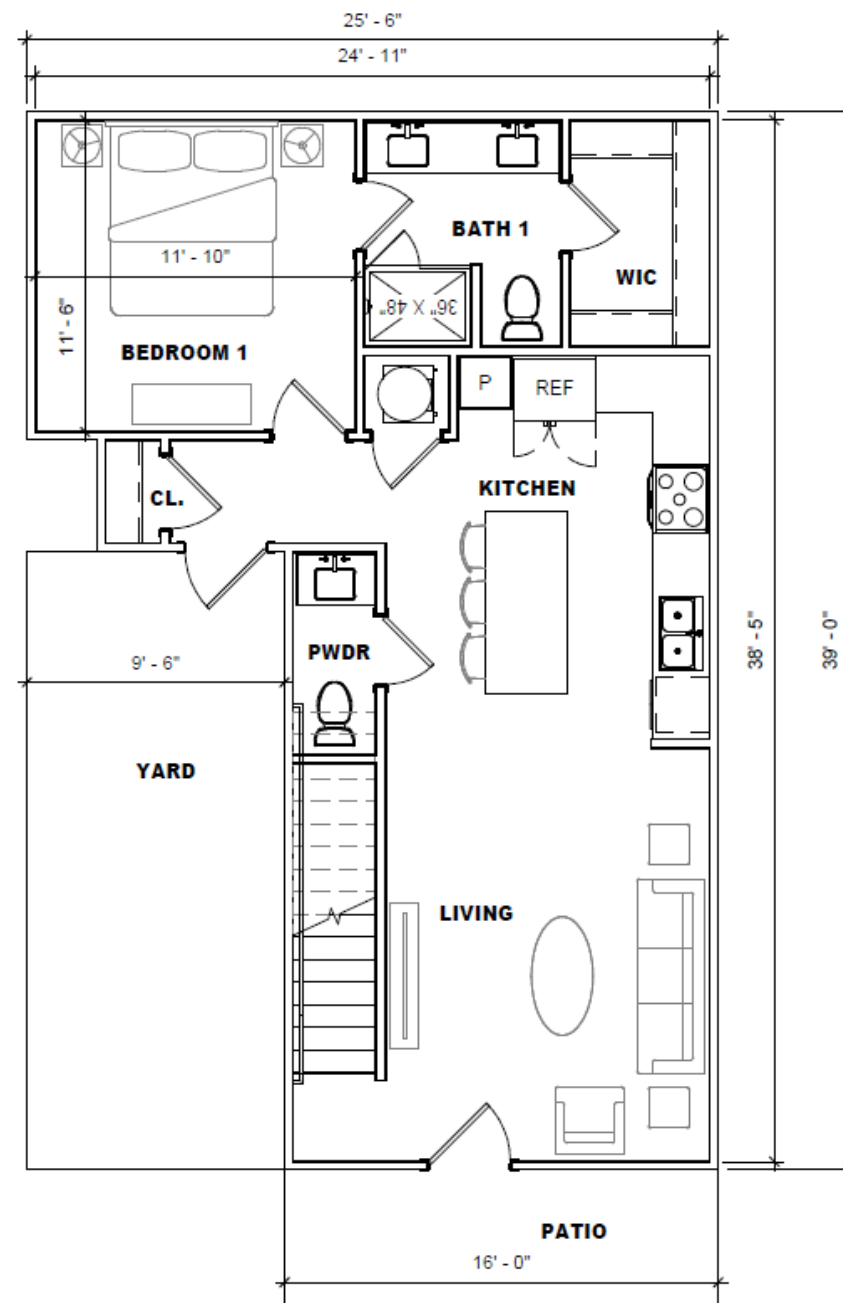
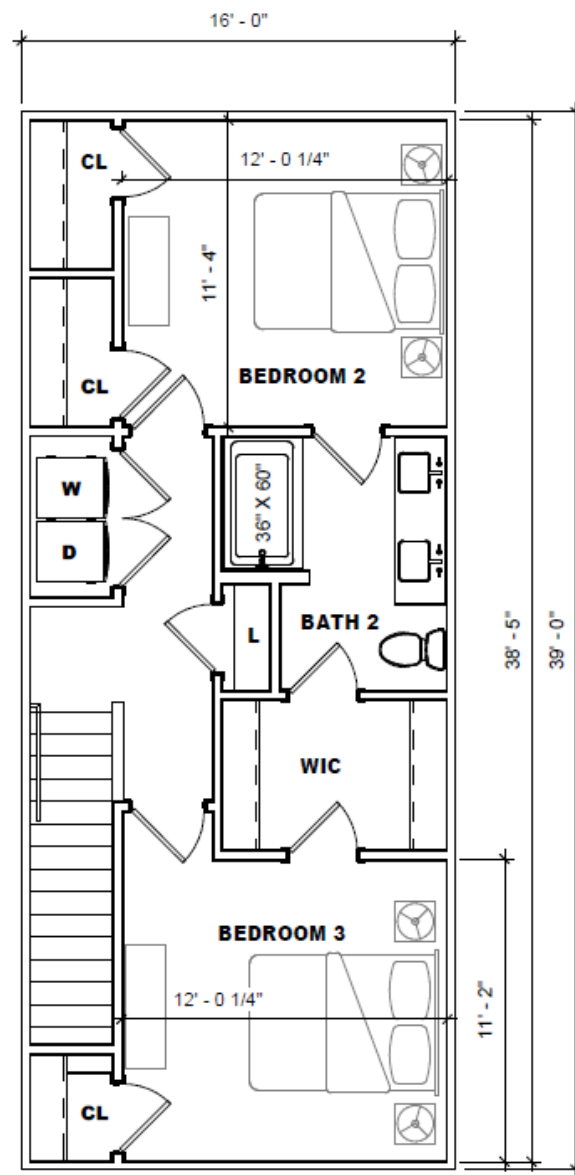
2-Bedroom Floor Plan #3



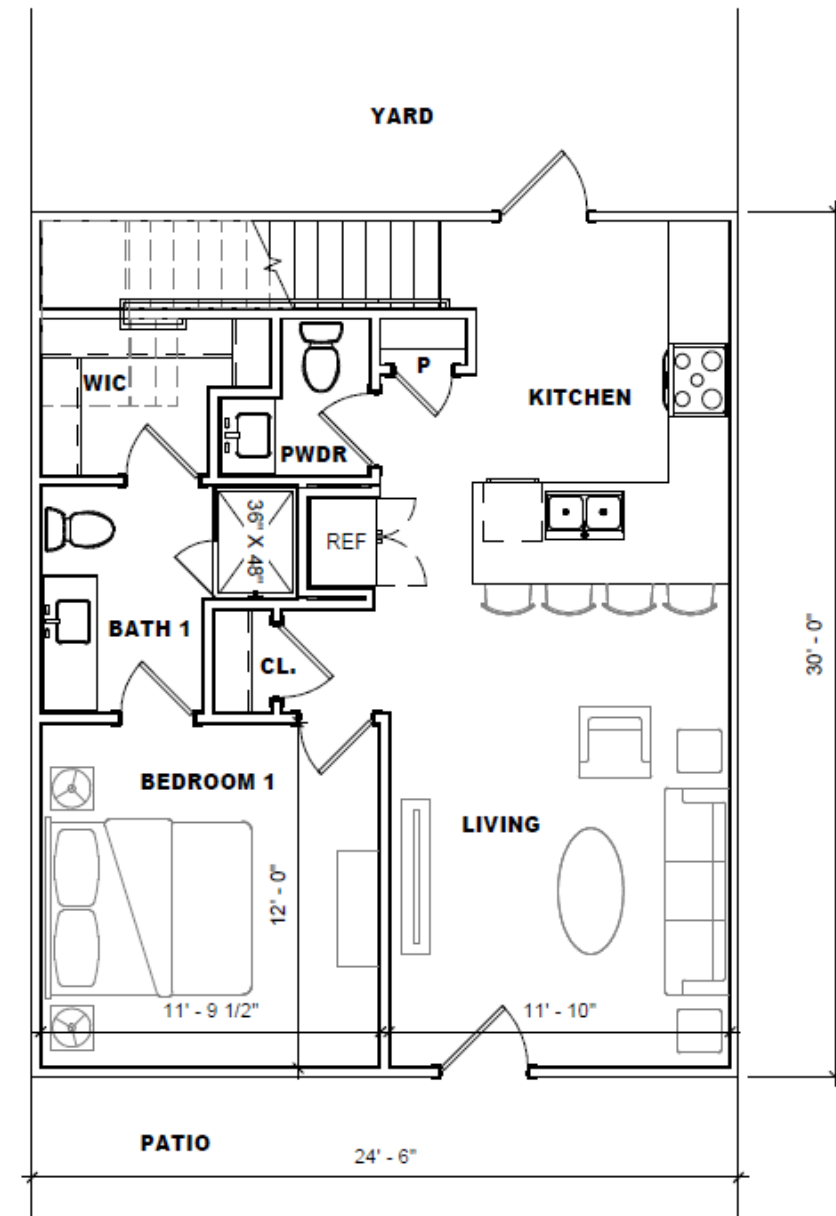
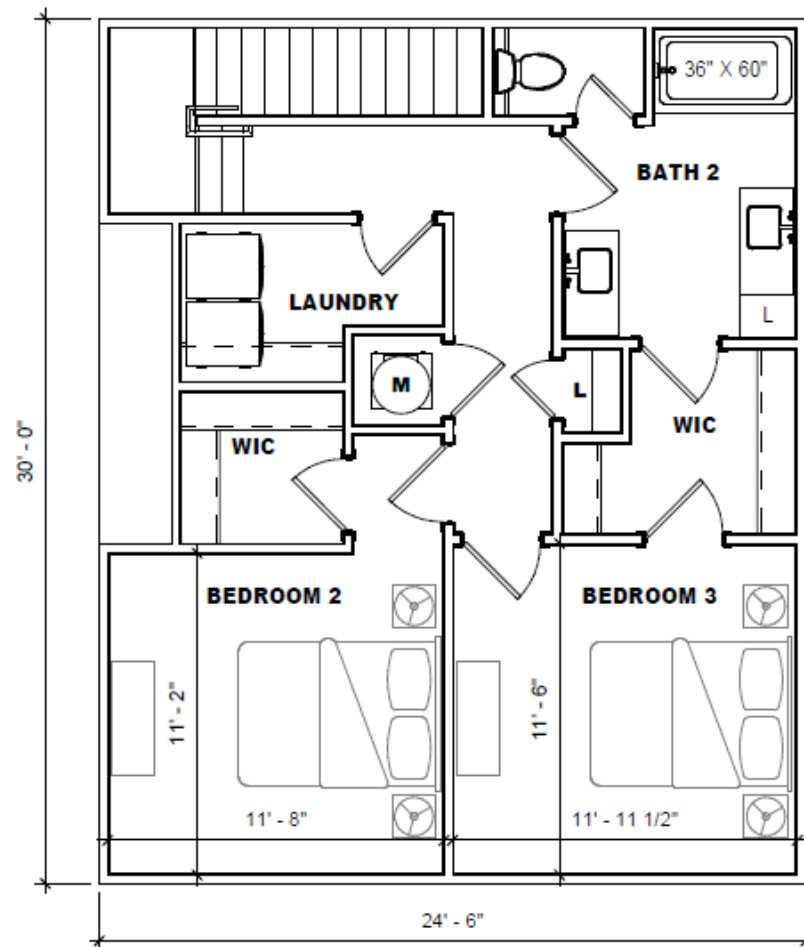
2-Bedroom Floor
Plan #4



3-Bedroom Floor Plan #1



3-Bedroom Floor Plan #2















Amenities:

- Pickleball courts
- Dog park with pet wash stations
- Clubhouse (Community Pool, Entertainment Room, Fitness Center, Lounge, Refreshments)
- Gated access
- Greenspaces / Pocket Parks
- Fire Pits & Grilling Areas
- Streamside trails
- Electric car charging stations
- Package Lockers & Valet Trash



Gladstone Equity Partners (“GEP”), is a private equity real estate investment and development firm focused on acquiring, developing & operating real estate assets throughout the Southeast U.S. GEP seeks to acquire well-located sites and high-quality assets in a variety of formats and settings, including high-growth primary, secondary, and tertiary markets that exhibit supply constraints and strong growth fundamentals within close proximity to retail and workplace hubs. With our experienced team, we are positioned to respond quickly, find innovative solutions and complete complex transactions, with a hands-on approach in each state of the process, ensuring a timely, seamless closing and delivery on budget simultaneously.



Asset Classes of Interest:

- Multi-family / Build-to-Rent
- Retail
- Self-Storage
- Mixed-Use
- Historic & Adaptive Reuse Redevelopment Projects
- Industrial

Investment Strategies:

- Value-Add / Opportunistic
- New Development
- Opportunity Zones
- Distressed Debt
- Tax Credit Projects



Gladstone Equity Partners



Fifth Dimension Architecture embraces the future of architecture and construction through the continuous evolution of design and technology. Focusing on a comprehensive approach to creative design solutions, they are harnessing revolutionary tools and concepts that will provide long-term benefits to the entire project team. Their expertise in creative and collaborative BIM modeling, along with a new dimension of architectural visualization allows our team to enhance the workflow and relationships between architect, client and contractor. At Fifth Dimension they are creating a symbiotic new dimension in the way the design team functions, while paralleling the ongoing transformation of digital society and its relationship to the evolving urban fabric.

Featured Projects:



Marriot Trilogy
Huntsville, AL



Primrose
Miramar Beach, FL



Folksong At Flowery Branch
Flowery Branch, GA



Connection At Southside
Pittsburgh, PA

Architect & Design Team



Originally incorporated by Capstone Development Corporation in 2005 as Cottage Builders, Inc., CBI Construction Services has grown to become one of the nation's premier builders of multifamily, student housing, senior housing and built-for-rent "cottage-style" communities. To date, our team has built, or is in the process of building, 36 projects consisting of 8,000+ units and over \$1.3 billion in construction costs across 15 states.

www.cbiconstructionservices.com

Featured Projects:



The Cottages At Greystone
Huntsville, AL



Cottages At Monrovia
Huntsville, AL



The Cottages At Myrtle Beach
Myrtle Beach, SC

Construction Team



Kadre Engineering with offices in Birmingham, Auburn and Orange Beach is an employee-owned firm providing civil engineering, master planning, feasibility studies, project management, construction administration services and more to design and implement high-quality site development and infrastructure projects that improve communities and enhance the lives of the residents.

www.kadre-eng.com

Services:

- Civil Engineering
- Master Planning
- Land Development
- Water Resources
- Utility Design
- Single Family Residential
- Parks and Recreation

Engineering Team

The Cottages at Fox Run

Project Description:

The Cottages at Fox Run (“Fox Run”), located on Fox Run Parkway and in close proximity to the Highway 280 corridor, is a proposed cottage-style community consisting of 147 units (7.3 units/acre) totaling ~161,000 square feet. The Fox Run BTR (“Build-To-Rent”) project will feature a mixture of 1, 2, and 3-bedroom cottage, townhome and duplex units. These spacious units will feature large floor plans, unique “new urbanism” design elements, private outdoor yard + patio, and Class-A finishes. The community is designed to create a traditional neighborhood feel and the privacy of a single-family home without the constraints that come with homeownership. High-end amenities, on-site management, and resident events will transform residents into neighbors, encouraging a sense of community in the greater Opelika market, while also filling a gap for additional housing options not currently present.

Prospective Community Amenities:

- Community green, clubhouse with fitness center, resident lounge, pool, outdoor kitchen and fire pits
- Dog park with pet washing station and play area, pickleball courts & pocket parks throughout
- Gated access with sidewalks and walking trails throughout
- Car charging station, package lockers, valet trash service, smart home packages

Gross Square Footage: Residential: 158,501; Clubhouse & Maintenance: 3,000

Proposed Residential Units: 147 (7.3/units per acre vs. 16/units per acre permitted under proposed designation)

Avg. Unit Size (SF): 1,078 Avg. (716-1,442 SF; 1 to 3 bedrooms, respectively)

Location | Parcel | Current (& Proposed) Zoning:

- **Address:** N/A
- **Parcel #(s):** 1004171000002001
- **Site Size:** 20.25
- **Current Use:** Vacant land
- **Current Zoning:** C-2 / GC-P
- **Proposed Use:** Residential (Permitted as Conditional Use)

What is Build-To-Rent?

A “Build-To-Rent” community, also known as BTR, is a type of real estate development in which an entire community of high-quality, single-family rental properties is purposefully designed, constructed, and operated by a single developer. The primary focus of a build-to-rent community is to provide high-quality, well-designed, and professionally managed rental housing for tenants amidst the current U.S. housing market conditions resulting from lack of inventory, increased construction costs, a high interest rate environment, and rising inflation.

Why did we choose Built-To-Rent?

BTR presents a unique and modern approach to multifamily development by providing a visually appealing community for municipalities, as well as a distinct style of living for all our tenants. Our BTR projects provide a charming and thoughtful design to our communities boasting fashionable architecture and a wide array of amenities for our residents.

Who manages Build-To-Rent?

BTR communities are owned and professionally managed by a single entity. The community operators are responsible for all the management including leasing, maintenance, repairs, and landscaping to ensure a hassle-free living experience to all our residents.

Build-to-Rent Demand Drivers:

- Favorable Demographics/Renters by Choice
- Rising For-Sale Housing Costs/High Cost of Homeownership/Interest Rates & Down Payments/Insurance/Taxes/Maintenance
- Increased Need for Financial Flexibility
- Population Migration Patterns/Appeal of Less Dense Multi-family options
- Access to Outdoor Space/Amenities
- Remote Work – And the Need for More Space Traditional Multifamily Lacks

Amenities & Advantages:

- Clubhouse
- Fitness Center
- Pool
- Outdoor Kitchen
- Communal Fire Pits
- Community Green
- Walking Trails
- Dog Park
- Pickleball/Basketball Courts
- Gated Access
- Car Charging Station
- Package Lockers
- Valet Trash Service
- Smart Home Packages
- Ample Parking (2.2 Spaces/Unit)
- Private Backyard Space
- Private Patio

Agenda Item

E-8

Storage World

Samford Avenue

Conditional Use Extension

July 24, 2025

Mr. Matt Mosley
City of Opelika Planning Director
204 South 7th Street
Opelika, AL 36801

RE: CUP Extension Request
Jack Johnson – 300 Block Samford Avenue
Climate Controlled Mini-Warehouse Facility

Dr. Mr. Mosley:

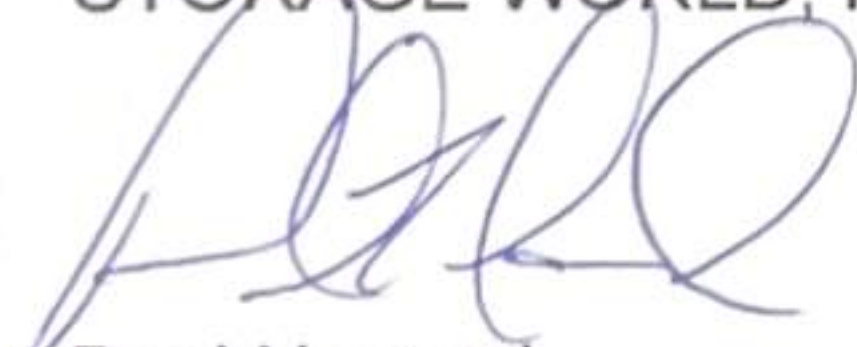
As I have conveyed to you previously, we are still in the process of selling our property in Memphis which must happen to begin this project. It is still our intent to develop this property as soon as possible. However, we will require an extension of the CUP approved in 2019.

Please let this letter serve as our formal request for extension, for a period of one year, starting from the current expiration date of August 27, 2025.

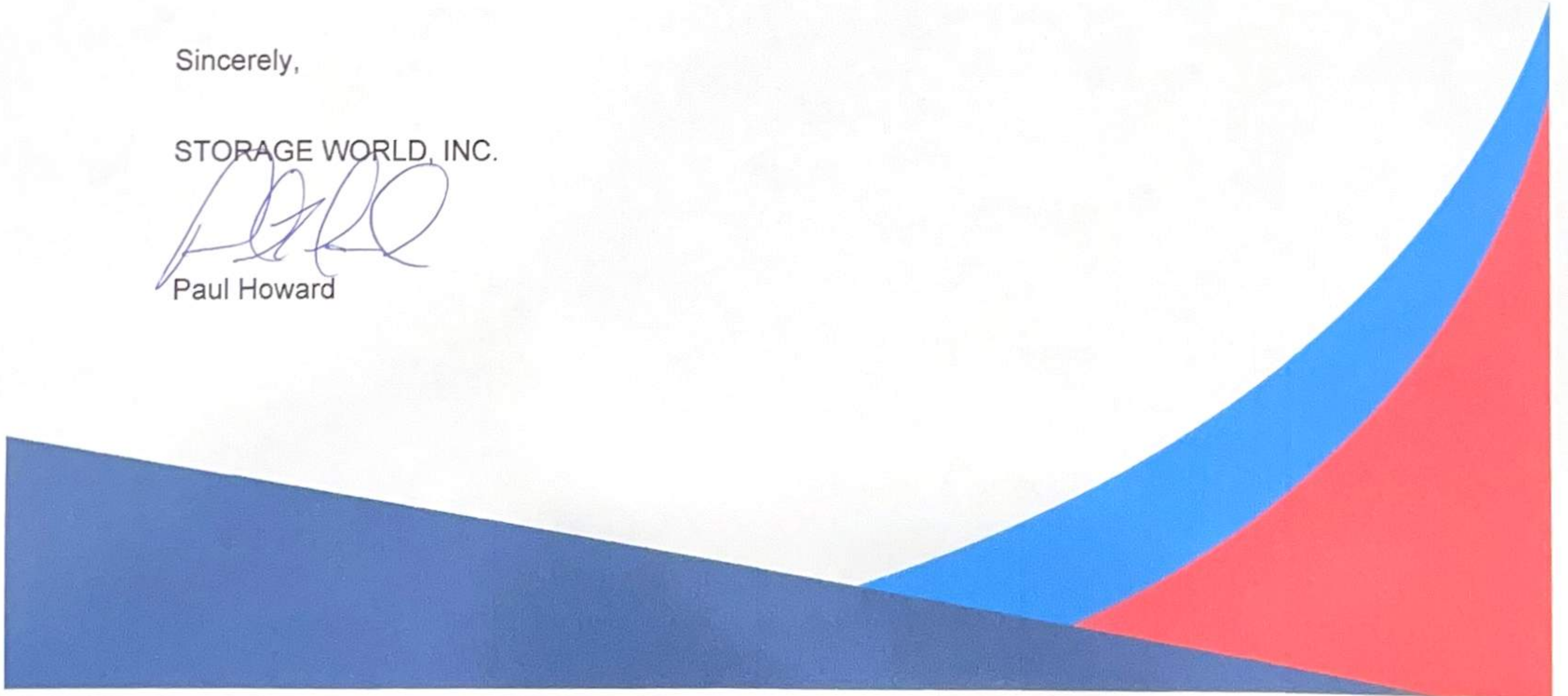
If you have any questions, or need anything further from us, please do not hesitate to contact us.

Sincerely,

STORAGE WORLD, INC.



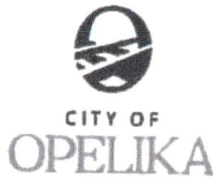
Paul Howard



1544

AGENDA ITEM #

9



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



PC DEADLINE: 8/6/19 PC MEETING: 8/27/19

SITE ADDRESS: 32°39'42.08 N 85°22'04.83 W (32.66169, -85.36801)

PROPERTY OWNER: MARCIA POWELL John M. Powell Carrie E. Bergerding

APPLICANT/ AUTHORIZED REPRESENTATIVE: JACK JOHNSON

MAILING ADDRESS: 1159 TOWN CREEK DRIVE, AUBURN, AL 36832

PHONE NUMBER: 678-776-8850

FAX NUMBER: N/A

EMAIL ADDRESS: JACK@STORAGEWORLDINC.COM

PARCEL INFORMATION

Project name: CLIMATE CONTROLLED STORAGE - SAMFORD AVE **Address/Location:** 32°39'42.08 N 85°22'04.83 W (32.66169, -85.36801)

Current Land Use: VACANT/WOODED LOT

Current Zoning: C2

Adjacent Zoning Districts: North: C2 South: C2 & R5 East: C2 West: RW & C2

Description of Proposed Use: Climate Controlled Storage Facility

AUTHORIZATION TO ACT AS APPLICANT (if applicable)

Marcia E. Powell, John M. Powell, Carrie E. Bergerding, being owner of the property which is the subject of this conditional use application hereby authorize JACK JOHNSON, 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: Marcia E. Powell John M. Powell Carrie E. Bergerding **Date:** 07/26/2019

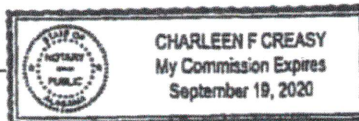
STATE OF ALABAMA,
COUNTY OF LEE

I, Charleen F. Creasy, a Notary Public in and for said County and State, hereby certify that Marcia E. Powell, John M. Powell, & Carrie E. Bergerding whose name is signed to the foregoing document, and who is known to me or acknowledged before me on this day, that being informed of the contents of said document, did execute the same voluntarily on the day that bears the same date.

Given my hand and seal of office this 29 day of July 2019.

Charleen F. Creasy
Notary Public

My Commission Expires: Sept. 19, 2020



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

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

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

1) How is the proposed use appropriate in the location for which it is proposed? The subject site lies in the C-2 zoning district and the light commercial future land use designation. A climate controlled storage facility is an appropriate use in this area because it is a light commercial use and will harmoniously integrate with the surrounding area while serving the needs of the residential areas near the site.

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

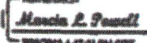
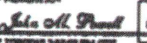
3) What precautions will be taken to minimize any adverse effects from the proposed use on surrounding property owners? Care will be taken to preserve as many existing trees as possible. Furthermore, sufficient landscape screening is proposed at the site's perimeter.

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** ck# 2861

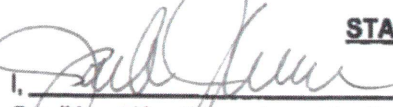
AGENDA ITEM # 9

CERTIFICATION

   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) Marcia L. Powell	 (PRINT NAME) John M. Powell	 (PRINT NAME) Carrie E. Borgarding	07/26/2018

STATEMENT OF UNDERSTANDING

I,  (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) Jack Johnson		7/30/19

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: August 26, 2025

Agenda Item #: E-8

Action Requested: Conditional Use – Extension of CU Approval - Climate-controlled Self storage

Location of Property: 300 block of Samford Avenue

Property Owner(s): Opelika East, LLC
Jack Johnson, Storage World, Inc., representative

Current Land Use: Undeveloped

Current Zoning: C-2, GC-S

**Surrounding Zoning Districts
And Land Uses:**

North	R-4/C-2, GC-S	Residential/ Church
South	C-2	Commercial (Charter Cable)
East	C-2, GC-P	Residential/Vacant
West	C-2, GC-P/R-5	Residential

Proposal

This agenda item received conditional use approval at the August 2019 Planning Commission meeting. The approval was for a 98,400 square foot (sf) two-story climate controlled mini-warehouse building on 13.7 acres. A second storage building (one story, 25,875 sf) was also shown on the 2019 site plan as a future phase. This agenda item received a one year extension at the August 2023 Planning Commission meeting.

The applicant was able to reshape the detention pond as shown on site plan so more space is added to the rear yard. The extra yard space allowed for a longer building for more storage units. The two-story climate controlled mini-warehouse building is 67 feet longer than the 2019 storage building. In 2019 the building length was 293 feet long; now the building is 360 feet long. The width of the building, or the front wall width facing Samford Avenue, has not changed. The 2019 building width was 190 feet and the width today is 190 feet. In 2019, the total floor area of the two-story storage building, first and second floors, was 98,400 (sf); the total floor area today is 136,624 sf, an increase of 38,224 sf. The footprint of the two-story building today is 68,400 sf (1.57 acres) on a 13.7 acre parcel.

The future phase one-story storage building is also shown on the site plan. The building is 29,900 sf (130'x 230') with an estimated 190 storage units. The applicant said it will be several years

before the building is constructed. At that time, the site plan will be revised so minimum parking spaces and landscaping are provided to meet requirements.

Minimum off-street parking requirements for a self-storage mini-warehouse is one parking space per 10 storage unit; the site plan shows 100 parking spaces. The applicant said the size of storage units (5x10, 10x10, etc.) are driven by market demand and the applicant may be converting sizes of storage units to meet the customer's demand. The two story building will have 970 storage units; 100 parking spaces are provided on the site plan. Minimum parking spaces are met for the two story building.

The landscape plan meets minimum requirements concerning total points: 501 total points required and 546 points obtained. A 15' parking lot buffer is added along Samford Avenue as required. A residential buffer is required along the Opelika Housing property line that touches this development; the landscaping shown is elm trees only; the buffer must consist of one of three options provided in the Landscape Regulations¹.

As described above, the 293 foot building length proposed in 2019 has changed to a building 360 foot long. The front elevation facing Samford Avenue is the same 190 foot width with the same exterior materials and store front windows as approved at the August 2019 meeting. Staff believes the building increase is minimal since the increase is in the rear yard area.

The front elevation is shown below as presented at the 2019 meeting. The building front wall will be painted brick with glass store front windows. These windows will create the appearance of a storefront but will be completely opaque. The building will also have some breaks in the roof-line which will cause it to appear as multiple buildings. This helps bring this very large building into better scale with the surrounding properties. In the rendering below it shows the storage office on the left side located within the gable front. Now, the office will be relocated to the middle of the building; The gable roof, wall sign, and canopy will be moved to the center of the building; the store front windows will be evenly distributed on each side of the gable roof.

The side wall exterior material will consist of brick and EIFs extending 90 feet along each side wall to meet requirements; the brick and EIFs will start at the front corner of the building on both sides. Then, metal siding will be installed on the remainder (270 feet) of the side walls.

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



Recommendation:

Staff recommends approval subject to the following:

1. An easement that intersects one of the buildings needs to be vacated and/or relocated. The applicant is aware of the easement and is preparing to relocate the easement.
2. Approval for the future phase, one-story building requires the site plan revised so the minimum parking spaces and landscaping requirements are met.
3. Revise the residential buffer along the adjacent Opelika Housing Development property to meet one of the residential buffer options as provided in Section IX Landscape Regulations.

Engineering Department Report

The Engineering Department has no comments or concerns with this Conditional Use extension.

Opelika Water Board Report

Water service is available from Samford Avenue but is limited due to elevation and 6-inch main size. Specific development water demands will need to be coordinated during design.

Opelika Power Services Report

This subdivision is located in the Opelika Power service territory.

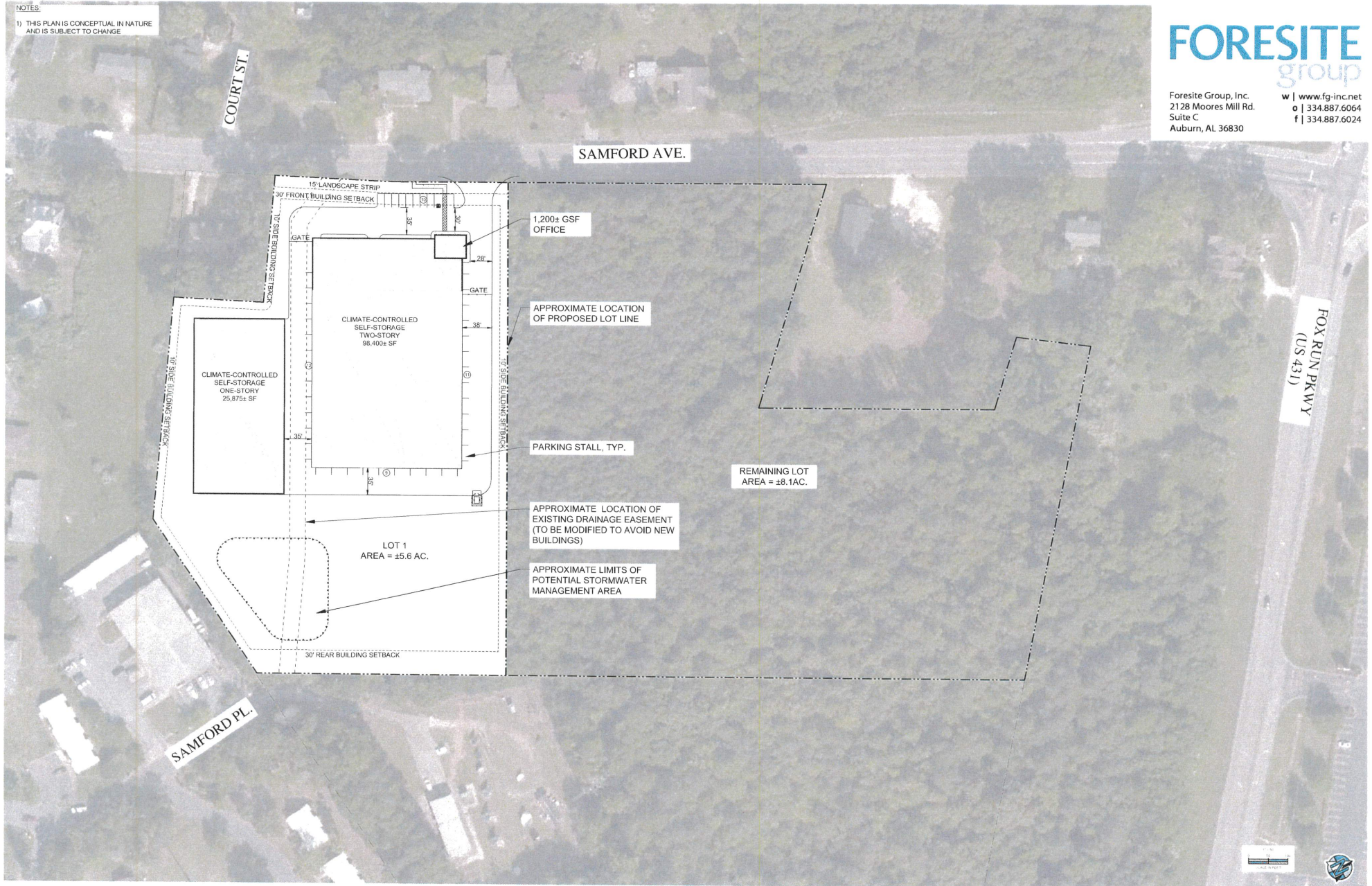
NOTES:

1) THIS PLAN IS CONCEPTUAL IN NATURE
AND IS SUBJECT TO CHANGE

FORESITE
group

Foresite Group, Inc.
2128 Moores Mill Rd.
Suite C
Auburn, AL 36830

w | www.fg-inc.net
o | 334.887.6064
f | 334.887.6024



NOTES:

1) THIS PLAN IS CONCEPTUAL IN NATURE
AND IS SUBJECT TO CHANGE

SAMFORD AVE.

FORESITE
group

Foresite Group, Inc.
2128 Moores Mill Rd.
Suite C
Auburn, AL 36830

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o | 334.887.6064
f | 334.887.6024

CLIMATE-CONTROLLED
SELF-STORAGE
ONE-STORY
25,875± SF

CLIMATE-CONTROLLED
SELF-STORAGE
TWO-STORY
98,400± SF

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT.	CAL.	POINTS	
	11	MAGNOLIA GRANDIFLORA 'D.D. BLANCHARD' TM / SOUTHERN MAGNOLIA	B & B	2' CAL	8	
	30	QUERCUS ALBA / WHITE OAK	B & B	2' CAL	11	
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE			SPACING
	21	ABELIA X GRANDIFLORA 'ROSE CREEK' / ROSE CREEK ABELIA MIN 24" HT	5 GAL			30' o.c.
	34	ILEX CORNUTA 'NEEDLEPOINT' / NEEDLEPOINT HOLLY MIN 24" HT	5 GAL			30' o.c.
	19	RHAPHIGOLEPS INDICA 'INDIAN PRINCESS' TM / INDIAN PRINCESS INDIAN HAWTHORNE	3 GAL			30' o.c.



Agenda Item

F-9a & F9b

David N. Rhyne

1300 Block Crawford Road

Rezoning



REZONING APPLICATION
PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801



PC DEADLINE: 7/30/25 PC MEETING: 8/26/25

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

PARCEL INFORMATION

Site Address: _____

Description of proposed use: Residential Development

Tax Parcel Number: 1008280000015000

Adjacent Zoning Districts: North: R3 South: County East: County West: R1

Current Land Use: _____

Current Zoning: R1

Proposed Zoning: PUD

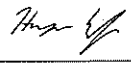
Number of APO: 14 x \$7.00 = \$ 98.00
(Adjacent Property Owners)

Fee: \$125.00

TOTAL = 223.00

PAID: _____

I hereby request my property located at (street address) _____,
Tax Map parcel number 1008280000015000 be rezoned from
R1 to PUD. A copy of the tax area map, a survey of the property, a copy of the deed
for the property, and the names and addresses of all adjoining property owners are enclosed. I understand
that the City may require additional information, or waive certain requirements, at any time during the process.

OWNERS OR AUTHORIZED REPRESENTATIVE SIGNATURE: 	7/21/25
(PRINT NAME) <u>Hayes Eiford</u>	DATE

AUTHORIZED TO ACT AS APPLICANT FOR PROPERTY OWNER

I, David M. Rhyme, being owner/authorized manager of the rezoning property(s) as described in this Rezoning Application hereby authorize _____ 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 David M. Rhyme Date 7/28/25

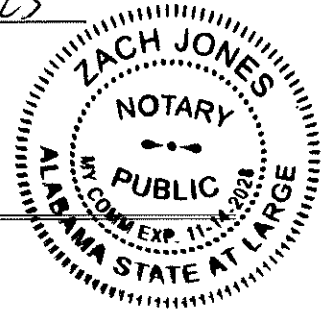
STATE OF ALABAMA**COUNTY OF ~~DADE~~ Houston**

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

Given my hand and seal of office this 28 day of JULY, 2025

Zach Jones
Notary Public

My Commission Expires: 11-14-2028

**REZONING APPLICATION REQUIREMENTS AND INFORMATION**

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

PETITION FOR REZONING

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

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

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

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

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

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

Notary Public

My Commission Expires: _____

NOTARY SIGNATURES

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

of _____,
[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 _____ day

_____, Notary Public

(print name)

(address)

(city, state, zip)

BY: _____
(signature)

ITS: _____
(title)

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

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

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)

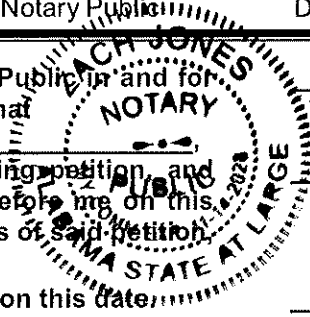
DATE: _____

(Signature)

(print name)

(mailing address)

DATE: _____



David N. Rhyme
(Signature)

David N. Rhyme
(print name)

2 Belle Oak Rd.
Dothan, AL 36303
(mailing address)

DATE: 7/28/25

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: August 26, 2025

Agenda Item #: F9a-F9b

Action Requested: Amend to FLUM (Future Land Use Map) and Rezoning. 73.3 acres:
FLUM – Amend from Low Density Residential to a Planned Unit
Development land use category
Rezone from R-1 to PUD

Location of Property: 1300 block Crawford Road

Property Owner(s): David N. Rhyne
Eiford Hayes, Samford Group LLC, authorized representative

Current Zoning: R-1

Proposed Zoning: PUD

Existing Land Use: Undeveloped

**Surrounding Zoning Districts
And Land Uses:**

North	R-1	Single family homes
South	M-1	Undeveloped
East	M-1	Undeveloped (& former BF Goodrich Tire plant)
West	R-1	Undeveloped

Amendment to the Future Land Use Map

The 2030 Future Land Use Map shows the 73.3 acre subject property in a “low density residential” land use category. The adjacent properties on the north and west are also designated low density residential. On the east and south side properties are designated a manufacturing land use category. The east and south sides are former BF Goodrich Tire manufacturing properties. (The 33-acre tire plant building on the east side closed in 2009; portions of the building are used as warehouse space.) The 127-acre south side property designated manufacturing land use category remains undeveloped. On the north and west side of the 73.3-acre subject property are 12 properties in a low-density residential category that are either undeveloped or one single family home on a lot. The lot area of the 12 properties ranges from 15,000 square feet to 93 acres. The seven lots with single-family homes range from 15,000 sf to 10 acres.

Staff Recommendation

If the property is rezoned by City Council to PUD, Staff recommends approval of an amendment to the Future Land Use map for the 73.3 acres from a “low density residential” land use category to a “planned unit development [mixed use]” land use category.

Rezoning

The 73.3-acre rezoning request is from an R-1 zoning district (rural) to a PUD (planned unit development) zoning district. The master plan for the rezoning property shows two streets that access Crawford Road; the streets are 740 feet apart. The plan shows no stub-out streets to extend to and connect with future streets in adjacent properties. The stub-outs provide opportunities for future connectivity with other streets to improve access to adjacent parcels.

The rezoning property consists of 223 single family home lots on 73.3 acres. The 73.3-acre development has 17.3 acres of detention pond or open space area. The 223 lots are divided into two minimum lot sizes and minimum lot widths:

125 lots - 50'x 115' = 5,750 square feet,
98 lots – 60'x115' = 6,900 sf,

The 5,750 and 6,900 square foot lot sizes proposed are close to the minimum 7,500 sf lot size for the R-4 and R-5 zoning district. The R-4 and R-5 minimum lot width is 60 feet. The minimum lot width proposed is 50' for the 5,750-sf lot and 60' for the 6,900-sf lot. All lots front on a public street; no lots are rear alley entry. The streams and wetland areas in the 73.3 acres limit development. The overall density is 3.04 dwellings per acre. The 3.04 density is near our R-3 zoning district density at 3.5 units per acre. (R-3 requires minimum 10,000 sf and 70 foot lot width.)

The minimum setbacks for all lots are:

Front: 20 feet
Rear: 20 feet
Sides: 5 feet
Side on Street: 10 feet

The master plan shows 9 open space lots that range from 8,664 square feet to 4 acres. Four of the nine lots are a 1.4 acre playground-pavilion-open space area, a 12,000-sf dog park, and two 20,300 landscaped pocket parks. Along the perimeter lot line that encircles the 73.3-acre property, a minimum 15-foot undisturbed buffer from the perimeter lot line to a residential lot line is preserved. In some areas next to the perimeter lot line, open space areas are 30 feet to 200 feet wide between the adjacent residential lots and the 15' buffer.

An HOA (Homeowner's Association) will be established to provide property maintenance of all common areas and amenities. Also, covenants and restrictions for the rezoning property will be prepared so the HOA can administer architectural guidelines, building regulations, and use restrictions for the PUD district.

Staff Recommendation

Staff recommends Planning Commission send a positive recommendation to the City Council to rezone the property from R-1 to PUD subject to the following:

1. Sidewalks required on both sides of the street. Sidewalks shall be 5 feet wide.
2. All utilities shall be located underground.
3. Provide a minimum of one tree per yard for single-family lots. Corner lots provide a tree for each street. Trees may be planted in the adjacent right-of-way with city staff approval.
4. All attached single family homes shall meet the Gateway Corridor cladding requirements.
5. Vinyl or aluminum siding shall not be the primary cladding material for single-family homes.
6. Buffers shall be undisturbed unless an alternate plan is approved. The undisturbed buffers shall be supplemented in any areas where the buffer does not provide a near full screen.
7. Provide future stub-out streets to the south and west.
8. Approval of both two roads connecting to Crawford Road by ALDOT shall be required prior to approval of any construction plans. If the access shown cannot be provided the PUD will be required to come back through the PUD process for approval of an alternate plan.

Engineering Department Report

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

The Engineering Department has no other comments or concerns with this re-zoning.

Opelika Water Report

Water service is available from 12-inch CI main on the south side of Crawford Rd. An existing 12-inch CI main is located inside of this development. Opelika Water plans to abandon the existing main once all existing customers are removed.

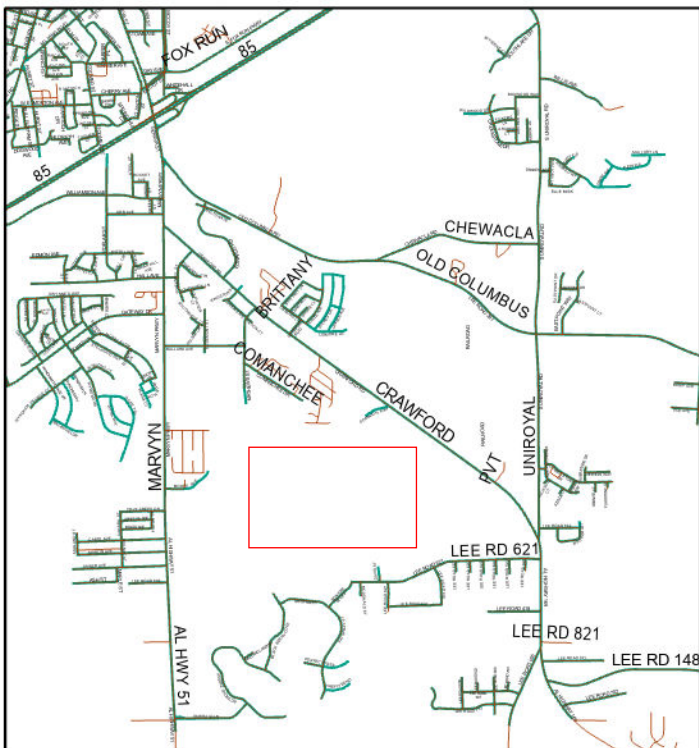
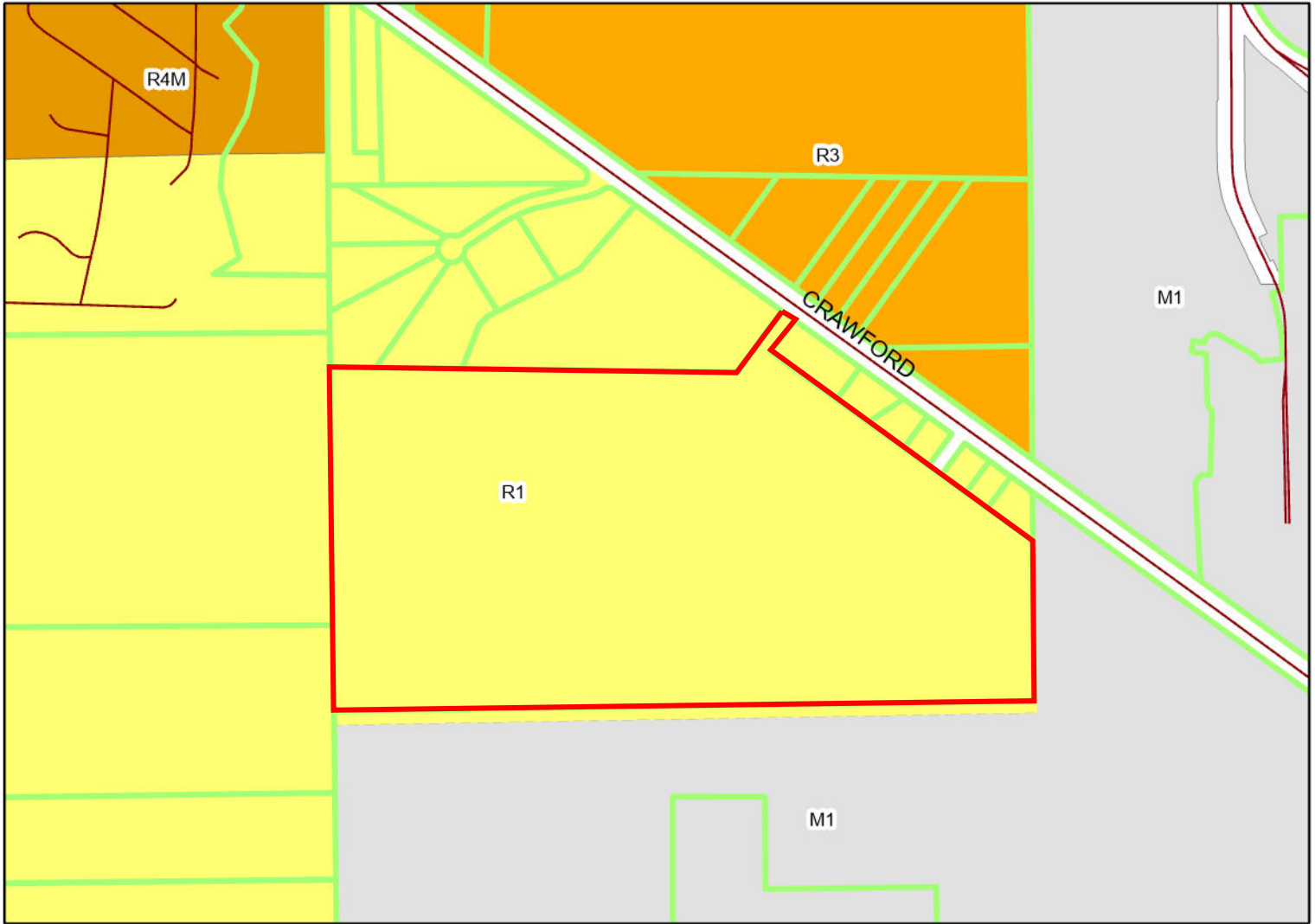
Opelika Power Services Report

This Property is outside of the Opelika Power service territory.

CRAWFORD RESERVE REZONING

1300 CRAWFORD ROAD

R-1 TO PUD, F9a-F9b



The applicant is requesting rezoning 73.3 acres on Crawford Road from R-1 to PUD. The master plan shows 223 single family home lots on 5,750 sf lots (50 x 115) or 6,900 sf lots (60 x 115) lots. Density is 3.04 dwelling units per acre. Open space area is 17.5 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

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

MEMO TO: City of Opelika Planning Commission
Attention: Mr. Matt Mosley, AICP
FROM: Hayes Eiford, PE (Samford Group, LLC) on behalf of Crawford 70, LLC.
RE: PUD Request for Crawford – Opelika, Alabama
DATE: July 30, 2025

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

1. Location and intensity of proposed uses and activities

The proposed development spans approximately 73.30 acres located south of Crawford Road. The project will be a single-family residential neighborhood, consisting entirely of detached single-family homes at 50' and 60' lots.

The community will include 223 total dwelling units, yielding a proposed density of 3.04 dwelling units per acre.

2. Physical Description of proposed facilities

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

Typical Lots

60' Single Family Detached Home Standards – 98 Proposed

- Minimum Lot Size of 6,900 SF
- Minimum Lot Width of 60'
- 20' Front Setback

- 20' Rear Setback
- 5' Side Setback (Minimum 10' Separation Between Houses)
- 10' Side on Street Setback
- Floor Area Ratio Maximum of 0.50

50' Single Family Detached Home Standards – 125 Proposed

- Minimum Lot Size of 5,750 SF
- Minimum Lot Width of 50'
- 20' Front Setback
- 20' Rear Setback
- 5' Side Setback (Minimum 10' Separation Between Houses)
- 10' Side on Street Setback
- Floor Area Ratio Maximum of 0.60

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

The development will feature 5 platted open spaces totaling approximately 17.50 acres.

Key Amenities

- Two Pocket Parks: Landscaped green spaces featuring relatively flat terrain for casual play and community enjoyment. Each park will include benches, trees, and shrubs to create inviting, usable areas.
- Sidewalk Network: A 4' sidewalk system throughout the development to enhance walkability and connect homes to amenities.
- Playground: Located within the largest open space, offering plenty of room for multiple families to gather while children play safely
- Pavilion: Positioned adjacent to the playground to provide a shaded gathering space for families. Ideal for picnics, socializing, and hosting small neighborhood events.
- Dog Park: A fenced area for off-leash play, featuring open space and seating for pet owners to create a pet-friendly community.

Landscape Standards

One street tree (1" Caliper) shall be required for each single family detached residential lot and shall be installed at the time of the landscaping of the completed home.

4. General designation of utilities

Sanitary Sewer: Existing Opelika Public Works sanitary sewer infrastructure is located in the central and western portions of the site. The proposed sanitary sewer outfall will connect via gravity flow to the existing main. Sewer capacity for the proposed connection has been confirmed by the City.

Water Service: Proposed to connect at both entrances of the development likely through the main on Crawford Road.

Storm Sewer: The Concept Master Plan identifies three proposed detention ponds designed to manage stormwater runoff generated by the development. These ponds will discharge into two on-site tributaries, which ultimately convey flow to Chewacla Creek. All detention facilities will be designed in accordance with Alabama stormwater regulations and the standards of the City of Opelika.

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

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

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









Agenda Item

G-10

Text Amendment

Matthew Willis

Broker/Crawford Willis Group, eXp Realty
805 S Railroad Ave.
Opelika, AL. 26801
matt@crawfordwillisgroup.com
334.663.2950
Date: 7/18/2025

Opelika Planning Department

Attn: Matt Mosley, Planning Director
700 Fox Trail
Opelika, AL 36801

**RE: Letter of Recommendation for Conditional Use – Parcel 43 03 09 32 3 000 002.000 (0 Lafayette Pkwy)
August 2025 Planning Commission Meeting**

Dear Mr. Mosley,

I am writing this letter in support of WRO, LLC, the owners of the property located at 0 Lafayette Parkway (Parcel Number 43 03 09 32 3 000 002.000), who are seeking a conditional use approval for the development of self-storage units.

After review of the parcel's location, configuration, and surrounding land uses, we believe that the proposed use is both reasonable and appropriate for the site. The lot's irregular shape and limited access options present challenges for more traditional forms of commercial or residential development. In contrast, a storage facility offers a low-traffic, low-impact solution that makes the most efficient use of the land while remaining compatible with surrounding properties. Additionally, the property is unique in that this particular property is zoned M-1 (Industrial), which permits storage units by right without the overlay—unlike other gateway corridors, which, to our knowledge, are not zoned M-1. This distinction imposes a restriction on the proposed use and can reasonably be considered a hardship.

Storage units serve a growing need in the Opelika area as both residential and commercial growth continue. This use provides a valuable amenity to residents and small businesses seeking secure, affordable, and accessible storage options.

WRO, LLC is committed to working with the Planning Department, Planning Commission, and Engineering staff to ensure the proposed development meets all design and infrastructure requirements and contributes positively to the area's character and functionality.

We respectfully request that the Planning Department recommend approval of this conditional use and that the Planning Commission consider supporting the application at the upcoming August meeting.

Thank you for your time and consideration.

Sincerely,

Matthew Willis / Broker, Crawford Willis Group
On behalf of WRO, LLC

City of Opelika
Planning Commission
Planning Department Report

Action Requested: Text Amendment – Mini-warehouse
Amend Section 2.2 Definitions
Amend Section 7.3 Use Categories

Request:

Recently, a property owner and their representatives requested to use a property on Lafayette Parkway (US Hwy 431) for a mini-warehouse use. The property was zoned M-1 (manufacturing) with a GC-P overlay (Gateway Corridor – Primary). While mini-warehouses are allowed in the M-1 zone, they are not allowed in the GC-P. When the overlay is present the more restrictive designation is used. A use that is not permitted in one zone and conditional in the overlay would not be permitted. A use that is permitted in the zone and conditional in the overlay would be conditionally permitted.

In discussions with the applicants staff discussed some of the differences between mini-warehouse uses and more modern climate control uses. We also discussed the priorities of the Gateway Corridors and why mini-warehouses may not be appropriate in those locations. The applicants wanted to make a case that the use would be appropriate at this particular location. The City of Opelika does not allow variances of uses to grant approval of a use that is not allowed in a particular zone. The only way that a mini-warehouse could be allowed at this location would be to either make the use a permitted or conditional use in the gateway corridor or to remove the gateway corridor from Lafayette Parkway. The report will discuss all of these options. Additionally, the property owner's representatives have included a letter stating their request.

Uses:

Mini-warehouses are typically a building or group of buildings with a variety of smaller stalls used for storage of goods. Many communities use different terminology for differing types of small scale storage. Opelika distinguishes between mini-warehouses and climate control storage. Mini-warehouse uses are typically the older style of storage with exterior bays or doors leading directly to the individual stall. These building are typically metal with concrete or gravel drives in the middle and usually unconditioned. Climate control storage, in Opelika, are spaces that regulate temperature and humidity where the building has central entries and individual units are accessed from interior passageways. Opelika regulates climate control storage under the general storage completely within a building. As such the use is considered conditional in the Gateway Corridor - Primary.

Mini-warehouse developments were once considered holding uses for land until a better use could be determined. Due to the lack of complexity to the buildings and simple construction they were relatively inexpensive and easy to build. The developments are often fairly large lots with single story buildings maximizing the number of exterior doors for individual entry. More modern climate control facilities often still utilize a significant amount of space, however they are often multi-story or split levels. Generally, these units use a variety of building materials.

Storage facilities are often considered low traffic uses. They do not generate a large number of daily trips to the facilities. While this can be positive in some locations, in some areas where multiple uses locate, it can reduce activity desired on high traffic routes. Commercial properties used for storage may be better used for retail or other uses. From a revenue standpoint, storage facilities tend to

generate less jobs and taxes than many other users. Most of the mini-warehouse facilities in Opelika exceed five (5) acres. However, these facilities do not tend to employ more than a few regular employees or they may share some employees across facilities. This reduces the job creation potential for properties. Cities interested in tax generation have also noted that the use does not create the same revenue per acre of many other uses. In many cases, this may be limited to property taxes and limited sales tax related to supplies like boxes or rental of vehicles.

There are ten mini-warehouse or climate control facilities in the City of Opelika. This includes two sites that are just mini-warehouse uses using traditional metal buildings with exterior doors. There are six climate control facilities with interior access and conditioned spaces. This includes two properties that were previously big box retail stores redeveloped for climate control storage. There are two locations (Society Hill Road and Thomason Drive) that are primarily traditional mini-warehouse uses that have constructed some climate control facilities.

Gateway Corridors:

The Gateway Corridor overlays were designated in 1995 as the primary means of entry in Opelika. These districts were designed to encourage retail, wholesale, motel, recreation, office, and similar uses. Alternatively, uses that may detract from attractive corridors or be incompatible with these types of uses were prevented. The uses that are encouraged are typically located on high traffic roads, promote economic activity, and have customer activity. Uses that were discouraged were those that may create some type of nuisance (adult businesses, package stores, salvage yard), uses that have significant outdoor storage or activity (contractors offices/laydown yards), and low traffic generating uses (storage without other activity) that may be better located on less busy streets.

Initially, all development plans in the gateways went before Planning Commission for review. Mini-warehouses were initially included as a prohibited use in the gateways. In 1997, Lafayette Parkway was designated as a Gateway Corridor. Lafayette Parkway, as part of US Hwy 431, is a major north south traffic route through this part of the state. According to ALDOT, just under 10,000 vehicles drove this stretch of road during their last daily count in 2024. Additionally, this section of Lafayette Parkway is just north of Opelika High School and Southern Union Community College. These factors would reinforce the reasoning for this section of the road to be classified as a Gateway Corridor.

Discussion:

Staff does not feel that Lafayette Parkway should be removed from the Gateway Corridors. If the Planning Commission and City Council are open to the request, the only other option would be to make the mini-warehouse use a permitted or conditional use in the Gateway Corridor - Primary. If the City Council were to make this use a conditional use, review for any new mini-warehouses or expansions to those on Gateway Corridors would go before the Planning Commission for review. This cannot be restricted to a single property or a single street. All Gateway Corridor – Primary classified roads including road like Frederick Road, Pepperell Parkway, Andrews Road, West Point Parkway, Columbus Parkway, Fox Run, North Uniroyal Road, Veterans Parkway, and Marvyn Parkway would be affected. It would be likely that other property owners on those routes would request use approval for mini-warehouses, as well.

Finding the right locations for these uses is not an issue particular to the City of Opelika. In the last few years many cities have modified where they allow storage uses (both climate control and self storage). The cities of Birmingham, Irondale, Clay, Wetumpka, and Prattville have all adopted or considered moratoriums within recent years. These were done either because they felt there was an oversaturation of their market or to allow them to make sure storage facilities were located in the right places.

While the location in question may not create any issues by being used for mini-warehouses, but it would likely open most of the high traffic corridors for the use and Opelika would likely see a proliferation of mini-warehouse uses. Staff does not feel the change is necessary at this time, but has prepared changes to the definitions of the Zoning Ordinance and a modification to the use table if the Planning Commission and City Council are inclined to so.

SECTION 2.2 DEFINITIONS

Climate Control Storage. A building or a group of buildings that are primarily accessed from common interior spaces with humidity control capability containing fully enclosed, compartmentalized stalls or lockers which are rented or leased as individual units for the storage of personal property customarily related to residential, office, and/or local commercial activities.

Mini-Warehouse. A building or group of buildings in a compound that contains varying sizes of individual lockers or stalls that are primarily accessed externally for the dead storage of a customer's goods or wares and where no sales, service or repair facilities are permitted.

SECTION 7.3 SPECIFIC DISTRICT REGULATIONS

B. Uses Allowed.

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

1. Allowed – Allowed by right. Applicant need only submit the necessary plans for review to the zoning administrator.
2. Conditional Use – Further review required by the Planning Commission as directed by Section 8.17 of this ordinance.
3. Not allowed – Use not allowed in this zone.

Allowed – A Conditional – C Not Allowed – N

C. Use Categories.

USES

DISTRICTS

		DISTRICTS															
		R														G	G
		R-1	1A	R-2	R-3	R-4	R-4M	R-5	R-5M	C-1	C-2	C-3	M-1	M-2	I-1	C-P	C-S
Storage: Storage of goods not related to sale of use of those goods on the same lot where they are stored.																	
All storage within completely																	
enclosed structures	N	N	N	N	N	N	N	N	N	N	C	C	A	A	N	C	C
Mini warehouse	N	N	N	N	N	N	N	N	N	N	C	C	A	A	N	NC	N
<u>Climate Control Storage</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>A</u>	<u>A</u>	<u>N</u>	<u>C</u>	<u>C</u>