CITY OF OPELIKA
PLANNING COMMISSION
REGULAR MEETING AGENDA

300 Martin Luther King Blvd.

September 23, 2025

TIME: 3:00 PM

I. WELCOME - Some items at this meeeting 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. Fenwick SD, 108 lots, Richard Ferry, authorized representative for Opelika Development Ventures, LLC, property owner, 3001 Columbus Parkway,
2. Mayfair Phase 1 SD, 90 lots, Hayes Eiford, authorized representative for Rebecca Walton Price, Oline Walton Price; Land B LLC. (TD) & Diversified Financial Corporation, property owner, South Uniroyal Road.

B. **CONDITIONAL USE AND PRELIMINARY PLAT – Public Hearing**

3. Lee Tharp (Kadre Engineering), authorized representative for City of Opelika Water Works Board, property owners, Veterans Parkway, R-3 zoning district, Single family home and duplex residential.
4. Veterans Parkway SD, 22 lots, Veterans Parkway, Lee Tharp (Kadre Engineering), authorized representative for Water Works Board of the City of Opelika.

C. **CONDITIONAL USE – Public Hearing**

5. Lee Tharp (Kadre Engineering), authorized representative for St Mary's Catholic Church (Most Reverend Thomas J. Rodi), 0 Lake Condy Road and Andrews Road, M-1 zoning district, Church complex and parsonage.
6. William D. Brady, authorized representative for SB Homes, LLC, property owner, 2003 Executive Park Drive, PUD zoning district, Executive Park Townhomes.
7. StudioBGP, authorized representative for 915 South Railroad LLC, property owner, 900 block South Railroad Avenue, C-1 zoning district, residential dwellings in C-1 zone.

D. **AMENDMENT TO COMPREHENSIVE PLAN and REZONING - Public Hearing**

8. (a) Amendment to Future Land Use Map, 1401 Speedway Drive, 1.93 acres, from a high density residential land use category to light commercial.
(b) Rezoning request, Gregg Harris, Farpoint Properties, LLC, property owner, 1401 Speedway Drive, 1.93 acres, from R-5M to C-2.

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

9. Blake Rice, Barrett-Simpson, authorized representative for Society Hill Road Opelika Property Owner, LLC., accessed at the 2700 block of Society Hill Road, C-2, 225 unit townhome rental development (Jim Chapman Communities).

V. OLD BUSINESS

F. **PLAT (Preliminary Only) - Public Hearing**

10. Willow Park SD, 153 lots, Hayes Eiford, Samford Group, LLC, authorized representative for House Mountain LLC, property owner, 1150 block South Uniroyal Road. *(This item was tabled at August 26th PC meeting.)*

11. Bridgewater Community SD, 541 lots, Hayes Eiford-Samford Group LLC, authorized representative for Jim Freeman, property owner, Logan Drive, preliminary approval. *(This item tabled at August 26th PC meeting.)*

G. **CONDITIONAL USE - Public Hearing**

12. 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 August 26th Planning Commission meeting.)*

13. 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 August 26th Planning Commission meeting*.)

14. 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. *(This item was tabled at the August 26th PC meeting.)*

H. **AMENDMENT TO COMPREHENSIVE PLAN and REZONING - Public Hearing**

15. (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). *(This item was tabled at the August 26th PC meeting.)*

VI. ADJOURN

"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

August 26, 2025

PLANNING COMMISSION
MINUTES
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

The City of Opelika Planning Commission held its regular monthly meeting on August 26, 2025, in the Meeting Chambers, located at the Opelika Municipal Court. Certified letters have been mailed to all adjacent property owners for related issues.

MEMBERS PRESENT: Chair Lucinda Cannon, Mayor Gary Fuller, Dr. Arturo Menefee, Mr. Sheldon Whittelsey, and Mr. Jay Walters.

MEMBERS ABSENT: Councilman George Allen, Mr. John Sweatman, & Mrs. Leigh Whatley.

STAFF PRESENT: Mr. Matt Mosley, Planning Director
Mrs. Rachel Dennis, Planner
Mrs. Dana Gafford, Planning & Zoning Technician
Mr. Scott Parker, City Engineer
Mr. Guy Gunter, City Attorney

CALL TO ORDER: Chair Lucinda Cannon called the meeting to order at 3:00 p.m.

Approval of Planning Commission Minutes July 22, 2025

RESULT:	**Passed**
MOVER:	Mayor Gary Fuller
SECONDER:	Sheldon Whittelsey
AYES:	Chair Cannon, Walters, Whittelsey, Menefee, Mayor Fuller
NAYS:	None
ABSTAIN:	None

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.

Mr. Mosley stated that the applicant, Hayes Eiford, Samford Group, LLC Authorized Representative for House Mountain, LLC, requested to table. Letters were sent out to adjacent property owners prior to the table request. Therefore, a public hearing was called.

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

Motion to table

RESULT:	**Passed**
MOVER:	Mayor Gary Fuller
SECONDER:	Jay Walters
AYES:	Chair Cannon, Walters, Whittelsey, Menefee, Mayor Fuller
NAYS:	None
ABSTAIN:	None

2. Bridgewater Community SD, 541 lots, Hayes Eiford-Samford Group LLC, authorized representative for Jim Freeman, property owner, Logan Drive, preliminary approval.

Mr. Mosley stated that the applicant, Hayes Eiford, Samford Group, LLC representing Jim Freeman, requested to table the preliminary plat approval of 541 lots, of Bridgewater Community Subdivision. Letters were sent to adjacent property owners prior to the table request. Therefore, a public hearing will be called.

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

Motion to table

RESULT:	**Passed**
MOVER:	Jay Walters
SECONDER:	Arturo Menefee
AYES:	Chair Cannon, Walters, Whittelsey, Menefee, Mayor Fuller
NAYS:	None
ABSTAIN:	None

B. **PLAT (Preliminary and Final) - Public Hearing**

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

Mr. Mosley presented the staff report to the Planning Commission for the preliminary/final plat approval of 37 lots of the Hidden Lakes West, Phase 4B, Subdivision. He stated that this had been approved by the Planning Commission in May 2025. The developer discovered in the final workflow, that some pins were inadvertently located in the wrong spot, which shifts some

of the property lines by one to two feet, in lots 47 through 56. The Planning Department is recommending preliminary and final plat approval 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.**

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

Motion to approve with staff recommendations

RESULT:	**Passed**
MOVER:	Sheldon Whittelsey
SECONDER:	Jay Walters
AYES:	Chair Cannon, Walters, Whittelsey, Menefee, Mayor Fuller
NAYS:	None
ABSTAIN:	None

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.

Mr. Mosley presented the staff report to the Planning Commission for the final plat approval of Sentinel Hills Subdivision, Phase 4. He stated that the proposed subdivision is located in the county but in the Opelika Planning Commission jurisdiction. The proposed 18 single-family lots range in size from 3/4 acre to 4.4 acre lots. Mr. Mosley stated that the Opelika Planning 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.**

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

Motion to approve final plat

RESULT:	**Passed**
MOVER:	Arturo Menefee
SECONDER:	Sheldon Whittelsey

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

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.

Mr. Mosley stated that the applicant, Hayes Eiford, Samford Group, LLC authorized representative for L.A.M.E LLC., requested to table the proposed conditional use request. Letters were sent to adjacent property owners prior to the request to table. Therefore, a public hearing was called.

Chair Cannon opened the public hearing.

Jessica Rozar, 802 Geneva Street stated that her property was directly south, adjacent to the property in question. She stated that 75% of the lot would be impervious surfaces, and inquired about where the water would go? She stated that she is concerned about streetlights, traffic and strangers from the proposed townhouses who might have the ability to see into her backyard. She had three suggestions to offer to help offset her concerns. 1. A request to flip the site plan in order for the town homes to be able to face the office and wooded lot instead of her home. 2. Better requirements from the city to address drainage. 3. Better landscaping screening for the property.

Chair Cannon closed the public hearing.

Motion to table

RESULT:	**Passed**
MOVER:	Arturo Menefee
SECONDER:	Jay Walters
AYES:	Chair Cannon, Walters, Whittelsey, Menefee, Mayor Fuller
NAYS:	None
ABSTAIN:	None

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.

Mr. Mosley presented the staff report to the Planning Commission for a Conditional Use request by Brandon Davis, owner of One Dollar Wash, LLC, located at 310 South 6th Street. Mr. Mosley stated that the property is currently vacant in the C2 zone, which also has a gateway corridor overlay. The applicant intends to use the property for manufacturing and repair of cargo trailers, which is adjacent to previous use in this location. Mr. Davis has addressed the Planning Staff's concerns about outdoor storage, in that: work on the trailers would be done inside the facility, storage would be handled at an office site facility, scrap metal and storage would be off-site and the for-sale trailers would be taken to a different location. He stated that the applicant meets the minimum parking requirements and that there is no opportunity for

landscaping as the property is mostly asphalt, which the zoning ordinance makes accommodation for in cases like this. The Planning Staff is recommending approval subject to the following:

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.**

The dumpster location on adjacent property must not be seen from South 6t Street. If the dumpster is visible from South 6th Street, then an opaque fence and double gate are required.

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 conditional use approval with staff recommendations

RESULT:	**Passed**
MOVER:	Arturo Menefee
SECONDER:	Mayor Gary Fuller
AYES:	Chair Cannon, Walters, Whittelsey, Menefee, Mayor Fuller
NAYS:	None
ABSTAIN:	None

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, 147-unit Build-to-Rent attached dwelling unit development.

Mr. Mosley presented the staff report to the Planning Commission for the approval of a conditional use extension for Bradley Creasy & Lee Tharp, authorized representatives for Dyas Properties, LLC. He stated that the proposed 163 multifamily units in the C-2 zone had been before the Planning Commission in August 2024, where there were concerns about access as well as meeting fire requirements. The applicants are requesting more time in order to continue to work with the Fire Department and Building Inspections Department on the layout to meet City Code requirements.

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 dumpsters 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.**

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

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

Motion for approval with staff recommendations

RESULT:	**Passed**
MOVER:	Arturo Menefee
SECONDER:	Mayor Gary Fuller
AYES:	Chair Cannon, Walters, Whittelsey, Menefee, Mayor Fuller
NAYS:	None
ABSTAIN:	None

8. Jack Johnson, 301 Samford Avenue,C-2, GC-S, Storage World climate control facility.

Mr. Mosley presented the staff report to the Planning Commission for the approval of a conditional use extension for Jack Johnson of Storage World Inc., representing Opelika East, LLC. He stated that the subject property is in the C2 zone with Gateway Corridor secondary, located on Fox Run Parkway and Samford and had been approved by the Planning Commission in 2019. The applicants are requesting an extension to continue working on additional adjacent properties in order to put together a larger development package as part of the overall development construction. The Planning Staff are recommending conditional use be extended for 12 months.

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

Motion to grand conditional use approval

RESULT:	**Passed**

MOVER:	Sheldon Whittelsey
SECONDER:	Jay Walters
DISCUSSION:	Chari Cannon stated that this item has been before the Commission for six years, and now it's time for them to do something. Mr. Whittelsey stated that in reading their letter, it appears that the applicant is trying to do some type of exchange, but agreed that the process has been taking a long time.
AYES:	Chair Cannon, Walters, Whittelsey, Menefee, Mayor Fuller
NAYS:	None
ABSTAIN:	None

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).

Mr. Mosley presented the staff report to the Planning Commission for the request of an amendment to future land use and rezoning for a piece of property located in the 1300 block of Crawford Road. He stated that the applicant is Hayes Eiford with the Samford Group representing David Ryan. The subject property is currently zoned R-1 and the request is to rezone to a planned unit development. The proposed plan is for 223 single family homes on 73 acres, located on the south corner of Crawford Road, US 169. The development would include 17 acres of open space or detention areas. The proposed lots range in size from 5,700 square feet to 6,900 square feet, which are similar to R-4 and R-5 zones, but smaller than R-1 and R-3 zones across the street. The applicant is indicating that the lots are smaller to accommodate designed amenities such as a dog park, pavilion and playground as well as two landscaped pocket parks. The Planning 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 are 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 <u>with city staff approval</u>.**
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.**

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

Chair Cannon opened the public hearing.

Ezekiel Rollins, 1305 Crawford Road, stated that he feels there is already too much traffic and fears that a new subdivision would just cause more traffic and accidents. He also inquired if the proposed re-zoning would be considered spot or pocket zoning?

Mr. Mosley stated that there is not a clear definition of what spot zoning is under state law. In general, one typically looks at how it relates to future land use, adjacent properties, the size of the request as well as other factors. He explained that PUDs typically do not go next to other PUDs because they are a unique zoning mechanism in the ordinance which allows flexibility, providing that there are other benefits. In this case, it is currently an R-1 zone which is usually comprised of one acre lots. Across the street, is an R-3 zone which is generally comprised of 10,000 square foot lots, (which are still larger than what's being proposed here). However, in this case, the density is 3.5 units an acre in the R-3 zone. From a density standpoint, a PUD like this is very close to that density or even under the density allowed fully in an R-3 zone. There is a manufacturing zone to the south of this, which allows more commercial manufacturing type uses. This is a transitional area between residential and manufacturing. Ultimately, the decision about whether the zoning is appropriate is a recommendation from this board to the City Council. It comes down to whether the Commission feels what's being proposed here is appropriate.

Allen Garner, 1304 Crawford Road, stated he lives directly across the street from the proposed development. He believes that the proposed new subdivision does not share the character and quality of the existing homes. The biggest concern is that the current highway is dangerous. It is his belief that new development should not happen until a better highway has been built.

Sharie Garner Eiland, 1210 Crawford Road, stated that she believes there should be some communication between the City and the State about the highway. It is currently a two-lane road with large hills and double yellow lines. There are 18-wheel trucks traveling over the speed limit, sharing a road with school buses, which are loading and unloading. She stated that when the trucks travel fast over the hills, they cannot stop. She has personally been in two accidents as a result of the conditions on the highway. She stated that the size of the proposed lots and houses are not in keeping with the surrounding neighborhood.

Amanda Wooson, 1308 Crawford Road, stated she shares a driveway with Mr. Garner. She also has concerns about the road and the speed of the traffic, including 18-wheel trucks. She stated that she is a nevous wreck every day when her child gets on and off of the bus. She stated that she has witnessed people traveling at great speeds, topping the hill and having to slam on the brakes as they encountered the school bus that was obstructed by the hills. She stated that when she is trying to turn into her driveway, there are several occasions where she has had to quickly speed up out of fear that the truck behind her is going too fast to stop. She concluded by saying that if a new subdivision is inevitable, then some measures need to be taken to

address the traffic and the speed of travel on the road.

Kinara Smith, 1403 Crawford Road, stated she has lived in this area since childhood and agrees with the previous speakers and can confirm that there have been many accidents. She would like to have three questions answered: 1. What specific traffic control or safety measures will be put in place to protect children and families, especially bus riders? 2. Have you coordinated with local school districts and the Transportation Department to ensure safe bus routes with designated stops? 3. What infrastructure improvements, such as turn lanes or speed reduction measures are being included in the plan to prevent accidents on such a busy highway?

Hayes Eiford, Samford Group, LLC., stated that the road is under the jurisdiction of ALDOT, who has strict standards that developers have to meet, but they cannot engage with them until they have a clear understanding of what the zoning will be. Once the zoning is clear, then everything is contingent on ALDOT approval. He addressed concerns about the lot sizes by stating that the housing product is the same, but with a smaller lot size, which allows them to keep some of the older trees and provide shared amenity spaces while maintaining density.

Chair Cannon closed the public hearing.

Guy Gunter, City Attorney, addressed the Commission stating "The courts give the city decision makers wide discretion. A lot of times in rezonings, it's not always black and white. There are always grays in there. So, that's the reason the courts give the City, as the legislative bodies of the city-wide discretion to make these kinds of decisions. The courts have said the two most important factors are these. Number one is the proposed development consistent with the comprehensive plan. The comprehensive plan says low density residential. I mean, that's beyond dispute. The second important consideration, is the proposed development compatible with existing uses? That is, the neighboring uses adjacent across the street. There are a number of other factors you consider, but those are the two most important. Number three, other factors you consider would be the infrastructure, the streets, the water, the sewer, adequate to serve the development? Number four, is there a need for the development of this type in the community? So, those are basically the kind of factors you consider. And again, the courts say you have to weigh all of these factors and come up with a commonsense judgment as to what you recommend to the City Council."

Motion to table

RESULT:	**Passed**
MOVER:	Sheldon Whittelsey
SECONDER:	None
AYES:	Chair Cannon, Walters, Whittelsey, Menefee, Mayor Fuller
NAYS:	None
ABSTAIN:	None

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

Mr. Mosley presented the staff report to the Planning Commission for a text amendment to the

zoning ordinance. He stated that this was a request to look at items related to mini warehouses. Mr. Mosley read the definition of min-warehouses: Mini warehouses are defined in the ordinance as a building or group of buildings in a compound that contains varying individual lockers or stalls for dead storage of consumer goods and wares where no sales or service repair facilities are permitted. He stated that mini warehouses are a use that is not allowed in the Gateway Corridor districts. The Planning Staff received a request from a property owner and their representatives to have the Planning Commission examine and potentially amend the use. The property is located on US 431, Lafayette Parkway and is zoned M-1. M-1 is Opelika's private manufacturing zone, and is not a common zone in the gateway corridors, which are usually in the C-1, C-2, C-3 or residential zones. Mr. Mosley explained that a variance for only one particular property cannot be granted under our zoning ordinance. There are two ways in which the City could handle this, if they would like to address this issue. 1. The City could remove that section of Lafayette Parkway from the Gateway Corridors. 2. The City could make mini-warehouses (which are different from climate-controlled facilities in that they are more traditional with exterior doors) a conditional use in all the Gateway Corridors. Mr. Mosley noted that the staff report outlines information as to why these facilities have been regulated. In the Planning staff's review, a positive recommendation was not given.

Chair Cannon opened the public hearing.

Evan Crawford, authorized representative for the property owner, stated that he understands the reason for the current zoning restrictions, but explained that this is a unique case. He explained that the property is very narrow and this is the only use that would make sense in such a narrow area. He stated it is his understanding that the Zoning Board of Adjustment could grant some exceptions based on location, size and shape of property and the requirements of the gateway corridor overlay if they present a substantial, unique hardship to the property owner. He stated that the owners are willing to reorient the doors and create landscaping to make it more aesthetically pleasing.

Chair Cannon closed the public hearing.

Motion for a negative recommendation for text amendment change to the zoning ordinance

RESULT:	**Passed**
MOVER:	Sheldon Whittelsey
SECONDER:	Mayor Gary Fuller
DISCUSSION	**Mr. Gunter** advised the commissioners that the Commission cannot make decisions for one property, as it would affect every property in the gateway corridor. **Mr. Whittlesey** inquired if there was anything that could be done for this applicant. **Mr. Mosley** stated that our zoning ordinance does not allow a variance to use. Therefore, if the use is allowed, it would apply to the entire gateway corridor overlay.
AYES:	Chair Cannon, Walters, Whittelsey, Menefee, Mayor Fuller
NAYS:	None
ABSTAIN:	None

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.)*

No action and the item remains on the table for the September 23, 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 July 22nd Planning Commission meeting*.)

No action and the item remains on the table for the September 23, 2025 meeting.

VI. Adjourn

Motion to adjourn at 4:26 p.m.

RESULT:	**Passed**
MOVER:	Sheldon Whittelsey
SECONDER:	Jay Walters
AYES:	Chair Cannon, Walters, Whittelsey, Menefee, Mayor Fuller
NAYS:	None
ABSTAIN:	None

_____**Lucinda Cannon, Commissioner**

_____**Matt Mosley,**

Agenda Item
A-1
Fenwick SD

AGENDA ITEM # _____

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

PC DEADLINE: _____ PC MEETING: _____

SITE ADDRESS: US Hwy 280, Opelika, AL

PROPERY OWNER: Opelika Development Ventures, LLC

APPLICANT/AUTHORIZED REPRESENTATIVE: Richard Ferry

MAILING ADDRESS: 9008 E. Hwy 16, Senoia, GA 30276

PHONE NUMBER: (770) 461-0478 **FAX NUMBER:** _____

EMAIL ADDRESS: rferry@brentholdings.net

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: Fenwick

Current Land Use: Vacant

Current Zoning: R-3

Proposed use of the Subdivision: Single Family Residential

☒ Residential ☐ Commercial

☐ Manufacturing/Industrial ☐ Office/Institutional

Number of Lots: 108 x $3.00 = $ 324

Number of APO: 7 x $6.74 = $ 47.18
(Adjacent Property Owners)

Fee: $75.00

TOTAL = 446.18

PAID _____

I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) Fenwick 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:	8/26/2025
(PRINT NAME) Richard Ferry	DATE

AGENDA ITEM # _____

AUTHORIZED TO ACT AS APPLICANT FOR PROPERTY OWNER

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

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

Property Owner's Signature _____ Date 8-26-25

STATE OF GEORGIA
COUNTY OF DOUGLAS

I, Jennifer J. Rider, a Notary Public in and for said County and State, hereby certify that Richard Ferry, 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 26th day of August

JENNIFER J RIDER NOTARY PUBLIC DOUGLAS COUNTY, GEORGIA MY COMMISSION EXPIRES JULY 21, 2028

_____
Notary Public

My Commission Expires: _____

SUBDIVISION APPLICATION REQUIREMENTS AND INFORMATION

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

City of Opelika
Planning Commission
Planning Department Report

Meeting Date:	September 23, 2025
Subdivision:	Fenwick Subdivision
Agenda Item #:	A-1
Action Requested:	Preliminary Approval
Location of Property:	3001 Columbus Parkway
Property Owner(s):	Opelika Development Ventures, LLC Richard Ferry, authorized representative
C**urrent Land Use:**	Undeveloped
Current Zoning:	R-3
Flood Zone:	FEMA – November 2, 2011 – MAP#01081C0089G – in "Zone X" Zone X area is outside the 0.2% annual chance floodplains, which is an area of minimal flooding and is not designated as a flood prone area.

Staff Comments:

The purpose of the subdivision is to build single family homes on 109 lots. A similar preliminary plat was presented by the same owner by different representatives and approved by the Planning Commission on (September 22, 2020) August 23, 2022. The applicant, Opelika Development Ventures, is requesting preliminary approval for a 109-lot subdivision accessed from Columbus Parkway. The development includes two detention pond lots, two entrance buffer lots adjacent to Columbus Parkway (US Highway 280), and a public drainage easement lot/open space.

The subdivision is in an R-3 zoning district. In the R-3 zone the minimum lot size is 10,000 square feet and minimum lot width is 70 feet. All the lots meet the R-3 minimum standards for lot area and lot width; a few cul-de-sacs lots are less than 70 feet wide at the front property line, but lot width must be at least 70 feet wide at the 30-foot minimum building setback line. The 106 single family home lots range in size from 10,127 square feet to 19,681 sf. Lots 17 and 108 will be used as a buffer area from Columbus Parkway and are labeled as open space. Lot 109

will be used for drainage structures. Lots 17 is 13,726 sf and Lot 108 is 23,201 sf. Staff recommends a note be added to state Lots 17, 25, 108, and 109 that they are not buildable and labeled "Open Space/Detention Lot" and Amenity/Detention Lot". Staff recommends sidewalks installed on both sides of all streets and underground utilities installed. Staff recommends the applicant provide a buffer screen on the frontage lots adjacent to Columbus Parkway Lot 17 and 108 to meet Section 3.5 B. 2 of the Subdivision Regulations consisting of recommended plantings (The subdivider shall provide a Planting Buffer Easement of not less than ten (10) feet in width, along the lots abutting an artery).

The applicant did provide a future stub out for the west and east portion of the property. The east stub street should align with Firefly Lane. Staff recommend a stub-out along the south property line be added. The stub out extension provides opportunity for an alternative access to the subdivision and/or connectivity to a future subdivsion that has access to Columbus Parkway or possibly another major collector/arterial street.

Staff recommend preliminary approval subject to the following:

1. **Update the flood zone information to reflect 2025.**
2. **Install underground utilities.**
3. **Install sidewalks on both sides of all streets.**
4. **On the final plat, provide a 60-foot-wide stub-out right-of-way to the south property line.**
5. **Lot width must be at least 70 feet along front property line or 70 feet at the 30-foot minimum building setback line.**
6. **Provide a buffer screen on the frontage lots adjacent to Columbus Parkway (Lot 17 and 108) to meet Section 3.5 B. 2 of the Subdivision Regulations consisting of recommended plantings (The subdivider shall provide a Planting Buffer Easement of not less than ten (10) feet in width, along the lots abutting an artery).**
7. **Add a note to state Lot 17, 25, 108, and 109 are not buildable lots.**
8. **Add a note to the final plat providing the ownership, maintenance, and who is responsible for the detention ponds, amenity, and open space on lots 17,25, 34, 108, and 109.**
9. **Change Opelika Utilities to Opelika Water.**
10. **Note that no direct access to lots shall be allowed from Columbus Parkway for Lots 17 and 108.**

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 final approval of this plat will be contingent on an access permit to Columbus Parkway (US 431/280) provided by ALDOT
- The connection to the east to Firefly described in the plat must be constructed with this plan.
- 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

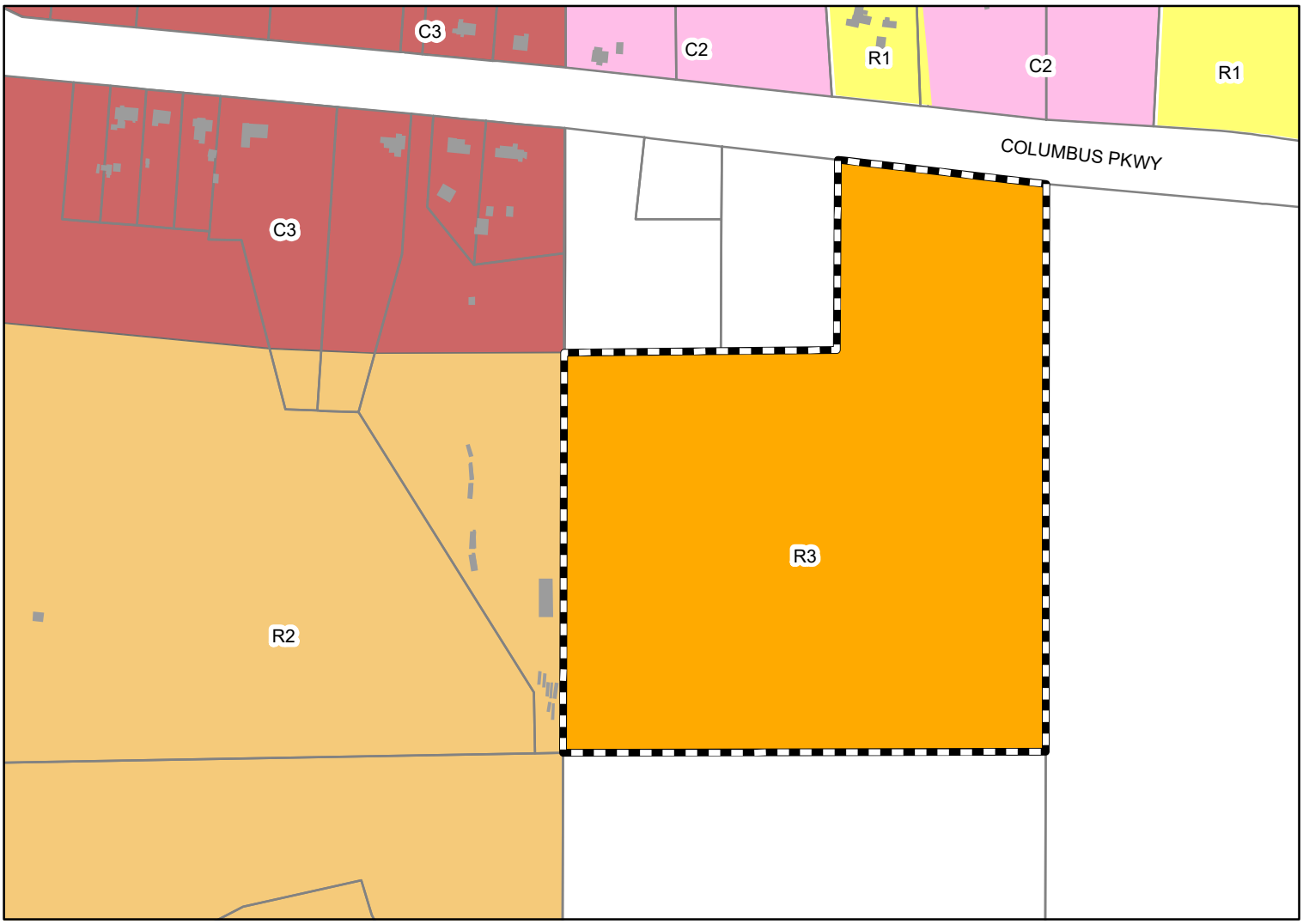
Opelika Water Board Report

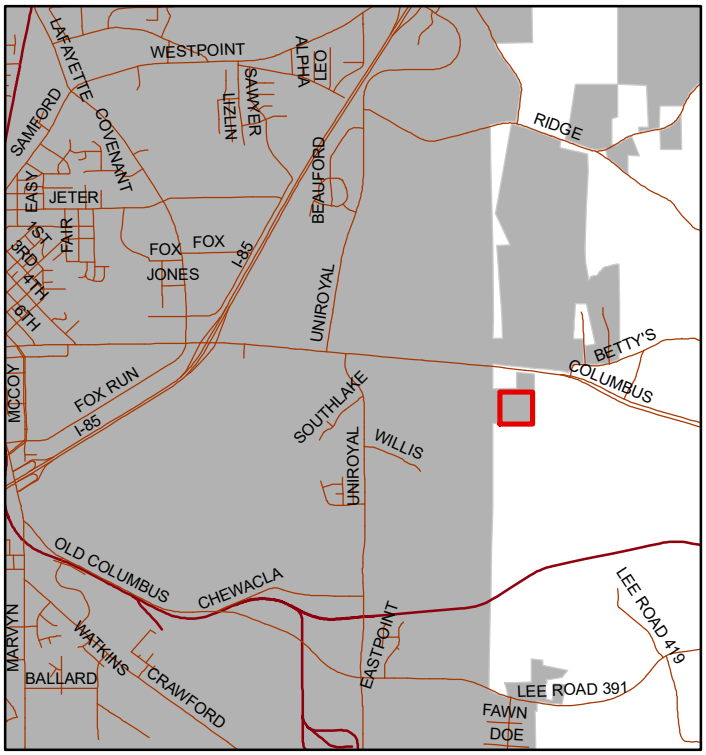
Water is available from a 12" main along Columbus Pkwy and an 8" main at connection to Firefly subdivision on Collier Dr. Connections to both mains will be required for this development.

Opelika Power Services Report

This subdivision is outside the Opelika Power Service territory.

FENWICK SUBDIVISION
3001 COLUMBUS PARKWAY
PRELIMINARY PLAT APPROVAL, A-1





The applicant is requesting approval for 108 single family home lots.The subdivision is in a R-3 zoning district - 10,000 square feet is the minimum lot size.

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.

FENWICK SUBDIVISION - PRELIMINARY PLAT

STATE OF ALABAMA
LEE COUNTY

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

IN WITNESS WHEREOF, I HAVE HEREONTO SET MY HAND AND SEAL ON THIS THE ___ DAY OF _____, 2025.

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

STATE OF ALABAMA
LEE COUNTY

I, _____, AS MANAGING MEMBER OF OPELIKA DEVELOPMENT VENTURES, LLC, AS OWNER OF THE REAL PROPERTY SHOWN ON THIS PLAT HEREBY JOINS IN THE STATEMENT OF ARTHUR R. NETTLES AND CERTIFY THAT IT IS MY PURPOSE TO SUBDIVIDE LANDS SO PLATTED INTO LOTS AS SHOWN.

IN WITNESS WHEREOF, I HAVE HEREONTO SET MY HAND ON THIS THE ___ DAY OF _____, 2025.

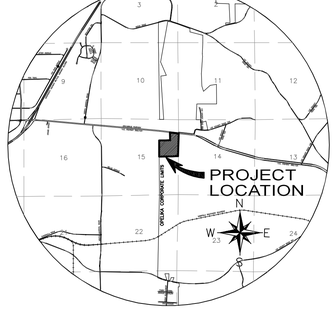
_____
NAME, MANAGING MEMBER
OPELIKA DEVELOPMENT VENTURES, LLC

STATE OF ALABAMA
LEE COUNTY

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

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

_____
NOTARY PUBLIC:
MY COMMISSION EXPIRES:



VICINITY MAP

LEGEND

BASELINE	PLASTIC CAP ON THE TOP OF 5/8" REBAR BEARING BASELINE SURVEYING & DESIGN, LLC'S ALABAMA LAND SURVEYING CERTIFICATE OF AUTHORIZATION NUMBER CA-922
CT	CRIMPED TOP
OT	OPEN TOP
IPFD●	IRON PIN FOUND
IPS○	IRON PIN SET
△	CALCULATED POINT
■	CONCRETE MONUMENT FOUND
⊠	SPIKE NAIL SET
R.O.W.	RIGHT-OF-WAY
(F)	FIELD MEASUREMENT
(D)	DEED DIMENSION
-O-O-	CHAIN LINK FENCE
-X-X-	BARBED WIRE FENCE
-⊟-⊟-	DOGWIRE FENCE
UGE	EXISTING UNDERGROUND ELECTRIC LINES
OHE	EXISTING OVERHEAD ELECTRIC LINES
W	EXISTING WATER LINE
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
W	EXISTING WATER METER
	EXISTING POWER POLE AND GUY WIRE

LOT AREA TABLE

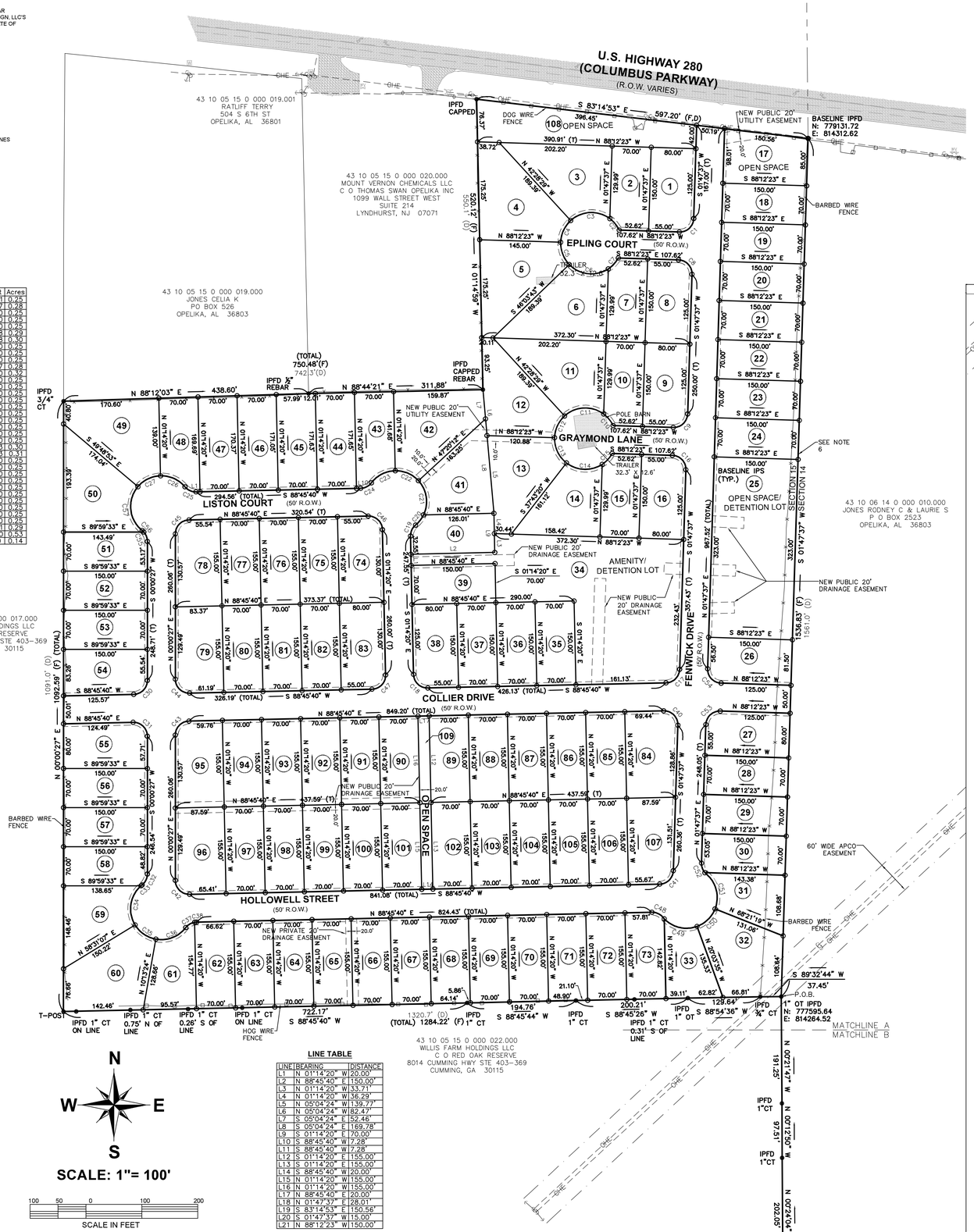
LOT	Sq. Feet	Acres
1	11865.87	0.27
2	10297.39	0.24
3	17851.93	0.41
4	19680.56	0.45
5	18052.29	0.41
6	17851.93	0.41
7	10297.39	0.24
8	11865.87	0.27
9	11865.87	0.27
10	10297.39	0.24
11	17851.93	0.41
12	16198.55	0.37
13	16456.48	0.38
14	14041.79	0.32
15	10297.39	0.24
16	11865.87	0.27
17	13726.00	0.32
18	10500.00	0.24
19	10500.00	0.24
20	10500.00	0.24
21	10500.00	0.24
22	10500.00	0.24
23	10500.00	0.24
24	10500.00	0.24
25	48450.00	1.11
26	120931.33	0.28
27	11865.87	0.27
28	10500.00	0.24
29	10500.00	0.24
30	10464.85	0.24
31	10790.30	0.25
32	17588.06	0.40
33	10317.91	0.24
34	69716.14	1.60
35	10500.00	0.24
36	10500.00	0.24
37	10500.00	0.24
38	11865.87	0.27
39	10500.00	0.24
40	10126.27	0.23
41	14448.28	0.33
42	18963.79	0.44
43	10933.77	0.25
44	13614.54	0.28
45	11997.09	0.28
46	11949.86	0.27
47	11901.95	0.27
48	10771.18	0.25
49	18863.82	0.43
50	17872.49	0.41
51	10465.82	0.24
52	10500.00	0.24
53	10500.00	0.24
54	12117.69	0.28
55	12103.69	0.28
56	10500.00	0.24
57	10500.00	0.24
58	10429.61	0.24
59	13756.87	0.32
60	18254.00	0.42
61	11063.58	0.25
62	10849.74	0.25
63	10850.00	0.25
64	10850.00	0.25
65	10850.00	0.25
66	10850.00	0.25
67	10850.00	0.25
68	10850.00	0.25
69	10850.06	0.25
70	10850.07	0.25
71	10850.45	0.25
72	10850.04	0.25
73	10768.21	0.25
74	12265.87	0.28
75	10850.00	0.25
76	10850.00	0.25
77	10850.00	0.25
78	11253.88	0.26
79	3542.98	0.08
80	10850.00	0.25
81	10850.00	0.25
82	10850.00	0.25
83	10850.00	0.25
84	14081.30	0.32
85	10850.00	0.25
86	10850.00	0.25
87	10850.00	0.25
88	10850.00	0.25
89	10850.00	0.25
90	10850.00	0.25
91	10850.00	0.25
92	10850.00	0.25
93	10850.00	0.25
94	10850.00	0.25
95	13187.63	0.30
96	13695.73	0.31
97	10850.00	0.25
98	10850.00	0.25
99	10850.00	0.25
100	10850.00	0.25
101	10850.00	0.25
102	10850.00	0.25
103	10850.00	0.25
104	10850.00	0.25
105	10850.00	0.25
106	10850.00	0.25
107	12821.61	0.29
108	23201.00	0.53
109	6200.00	0.14

CURVE TABLE

CURVE	ARC LENGTH	CHORD BEARING	DELTA ANGLE
C1	39.27'	S 46°47'37" W	90°00'00"
C2	26.77'	N 39°11'05" W	27°53'07"
C3	76.17'	S 87°11'57" W	79°20'51"
C4	43.90'	S 24°39'34" W	45°43'54"
C5	43.90'	S 21°04'20" E	45°43'54"
C6	76.17'	S 83°36'42" E	79°20'51"
C7	26.77'	N 42°46'19" E	27°53'07"
C8	39.27'	S 43°12'23" E	90°00'00"
C9	39.27'	S 46°47'37" W	90°00'00"
C10	26.77'	N 39°11'05" W	27°53'07"
C11	76.17'	S 87°11'57" W	79°20'51"
C12	43.90'	S 24°39'34" W	45°43'54"
C13	51.90'	S 25°14'31" E	54°04'17"
C14	68.16'	S 87°46'54" E	71°00'28"
C15	26.77'	N 42°46'19" E	27°53'07"
C16	39.27'	S 43°12'23" E	90°00'00"
C17	37.95'	S 45°16'39" W	86°58'02"
C18	39.27'	N 46°14'20" W	90°00'00"
C19	22.39'	N 24°26'12" E	51°19'04"
C20	23.31'	N 37°56'16" E	24°16'56"
C21	65.72'	N 08°26'00" W	68°27'36"
C22	46.36'	N 66°48'40" W	48°17'44"
C23	49.53'	S 63°14'32" W	51°35'53"
C24	22.39'	S 63°06'08" W	51°19'04"
C25	22.39'	N 65°34'48" W	51°19'04"
C26	49.53'	N 65°43'13" W	51°35'53"
C27	46.36'	S 64°19'59" W	48°17'44"
C30	38.73'	S 44°23'03" W	88°45'13"
C31	39.81'	S 45°36'57" E	91°14'47"
C32	22.39'	S 25°39'59" W	51°19'04"
C33	2.59'	S 49°58'43" W	2°41'36"
C34	76.90'	S 08°34'32" W	58°06'49"
C35	46.36'	S 55°37'44" E	48°17'44"
C36	60.26'	N 68°50'00" E	62°46'48"
C37	19.00'	N 59°13'00" E	43°39'54"
C38	3.39'	N 84°52'35" E	7°46'10"
C40	40.59'	S 44°43'21" E	93°01'58"
C41	37.95'	S 45°16'39" W	86°58'02"
C42	39.81'	N 45°36'57" W	91°14'47"
C43	38.73'	N 44°23'03" E	88°45'13"
C44	39.81'	N 45°36'57" W	91°14'47"
C45	38.73'	N 44°23'03" E	88°45'13"
C46	39.27'	S 46°14'20" E	90°00'00"
C47	39.27'	S 43°45'40" W	90°00'00"
C48	22.39'	S 65°34'48" E	51°19'04"
C49	63.63'	S 76°54'62" E	66°17'26"
C50	46.36'	N 45°47'33" E	48°17'44"
C51	68.32'	N 13°56'23" W	71°10'08"
C52	22.39'	N 23°51'55" W	51°19'04"
C53	39.27'	N 46°47'37" E	90°00'00"
C54	39.27'	N 43°12'23" W	90°00'00"
C55	18.46'	N 21°08'42" W	42°18'16"
C56	3.93'	N 46°48'14" W	9°00'48"
C57	87.83'	N 05°33'45" W	91°29'45"

LINE TABLE

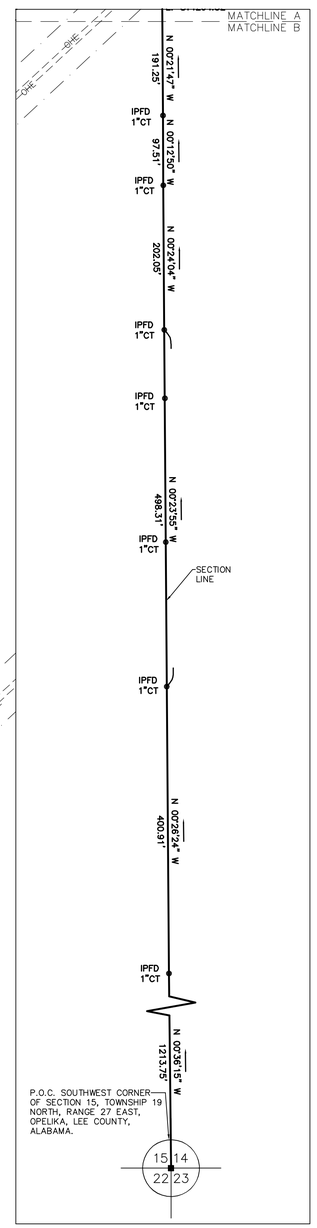
LINE	BEARING	DISTANCE
L1	N 01°14'20" W	20.00'
L2	N 88°45'40" E	150.00'
L3	N 01°14'20" W	33.71'
L4	N 01°14'20" W	36.29'
L5	N 05°04'24" W	139.77'
L6	N 05°04'24" W	82.47'
L7	S 05°04'24" E	52.46'
L8	S 05°04'24" E	169.78'
L9	S 01°14'20" E	70.00'
L10	S 88°45'40" W	7.28'
L11	S 88°45'40" W	7.28'
L12	S 01°14'20" E	155.00'
L13	S 01°14'20" E	155.00'
L14	S 88°45'40" W	20.00'
L15	N 01°14'20" W	155.00'
L16	N 01°14'20" W	155.00'
L17	N 88°45'40" E	20.00'
L18	N 01°47'37" E	128.01'
L19	S 83°14'53" E	150.56'
L20	S 01°47'37" W	15.00'
L21	N 88°12'23" W	150.00'



SCALE: 1"= 100'

100 50 0 100 200
SCALE IN FEET

SECTION LINE DETAIL



NOTES:

1. THIS PARCEL IS SUBJECT TO ANY EASEMENTS, RIGHT-OF-WAY, OR OTHER RESTRICTIONS OF RECORD THAT MAY EXIST.
2. BEARINGS AND ELEVATIONS BASED ON GPS RTK OBSERVATION USING AUBURN CORS. HORIZONTAL DATUM IS NAD 83 ALABAMA EAST ZONE STATE PLANE COORDINATE SYSTEM. VERTICAL DATUM IS NAVD 88.
3. NORTH IS BASED ON GRID NORTH.
4. FIELDWORK COMPLETED JUNE 22, 2022. OFFICEWORK COMPLETED AUGUST, 2025.
5. A REQUEST FOR UNDERGROUND UTILITY WAS CALLED IN TO ALABAMA ONE CALL (811) SERVICE. ALL UNDERGROUND UTILITES SHOWN WERE LOCATED AS PER TICKET REQUEST NO. 221722034. BEFORE DIGGING, PLEASE CONTACT 811 TO RE-VERIFY THE PRESENCE OF UTILITIES.
6. THE ORIGINAL DEED FOR THE PROPERTY (DEED BOOK 2622, PAGE 556) CALLS FOR THE EAST LINE OF THE PROPERTY TO FOLLOW THE SECTION LINE.
7. THERE APPEARS TO BE A 30' R.O.W. ACQUISITION MADE AT SOME POINT, NO RECORDS OR ALDOT FILES WERE FOUND TO SHOW THIS.
8. AN EASEMENT IS HEREBY GRANTED TO THE CITY OF OPELIKA, ALABAMA, A MUNICIPAL CORPORATION, FOR THE PURPOSE OF INSTALLING AND MAINTAINING GUY WIRES AND ANCHORS TO STABILIZE POLE LINES. EASEMENT TO BE TEN (10') FEET WIDE, BEING FIVE (5') FEET ON EACH SIDE OF THE FRONT AND SIDE LOT LINES.
9. THE PROPERTY OWNER/DEVELOPER IS OPELIKA DEVELOPMENT VENTURES, LLC, 270 NORTH JEFF DAVIS DRIVE, FAYETTEVILLE, GA 30214.
10. ACCORDING TO FEMA FIRM MAP NO. 01081C0089G, PANEL 89 OF 381, FOR THE COUNTY OF LEE COUNTY, AL, EFFECTIVE DATE NOVEMBER 2, 2011, THE PROPERTY LIES IN ZONE X, WHICH IS AN AREA OF MINIMAL FLOODING AND IS NOT DESIGNATED AS A FLOOD PRONE AREA.

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

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

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

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

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

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

FENWICK SUBDIVISION
SEC 15 T 19 N Rg 27 E
OPELIKA LEE COUNTY ALABAMA
SCALE : 1"= 100' AUGUST 27, 2025
ARTHUR R. NETTLES AL P.L.S. REG. NO. 23346
ALABAMA CERT. OF AUTH. CA. NO. 922

THIS DRAWING IS THE PROPERTY OF BASELINE SURVEYING & DESIGN, LLC. AND IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS PREPARED. REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED CONSENT OF BASELINE SURVEYING & DESIGN, LLC. VERBAL FROM BASELINE SURVEYING & DESIGN, LLC.

JOB NO	B12022.13
DRAWN	CSM
CREW CHIEF	RAB

2004 Yarbrough Drive, Ste A
Opelika, Alabama 36801
Phone: (334) 444-3030
Web:www.baseline-llc.com
BASELINE
SURVEYING & DESIGN, LLC

Agenda Item

A2

Mayfair Phase 1 SD

AGENDA ITEM # _____

APPLICATION FOR SUBDIVISION APPROVAL

PLANNING DEPARTMENT

700 FOX TRAIL
OPELIKA, AL 36801

PC DEADLINE: 8/27/25 PC MEETING: 9/23/25

SITE ADDRESS: Parcel ID: 1005220000003002, 1005220000003000, 1005220000005000, 1005220000006000

PROPERY OWNER: YOUNG REBECCA WALTON/PRICE OLINE WALTON; LAND B LLC (TD) & DIVERSIFIED FINANCIAL CORP

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: Mayfair

Current Land Use: Single Family

Current Zoning: PUD

Proposed use of the Subdivision: To build a SFH community

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

Number of Lots: 91 x $3.00 = $ 273

Number of APO: 32 x $6.74 = $ 215.68
(Adjacent Property Owners)

Fee: $75.00

TOTAL = $563.68

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:	08/27/25
(PRINT NAME) Hayes Eiford	DATE

City of Opelika
Planning Commission
Planning Department Report

Meeting Date:	September 23, 2025
Subdivision:	Mayfair Phase 1 SD
Agenda Item #:	A-2
Action Requested:	Preliminary Approval – 90 lots
Location of Property:	South Uniroyal Road
Property Owner(s):	Rebecca Walton Price, Oline Walton Price; Land B LLC. (TD) & Diversified Financial Corporation Hayes Eiford, authorized representative
Current Land Use:	Undeveloped
Current Zoning:	Mayfair PUD
Flood Zone:	FEMA –Property in Flood Zone

Staff Comments:

The applicant is requesting preliminary approval for 90 single family home lots in the Mayfair PUD zoning district. The City Council approved the PUD rezoning at the September 2nd Council meeting. Mayfair PUD is a mixed residential development with 401 lots accessed from two streets that intersect South Uniroyal Road. The 401 lots are divided into three minimum lot widths and lot sizes: 156 lots - 50’ lot width & 6,500 square feet; 146 lots - 60’ lot width & 7,800 sf lot size, and 99 lots - 70’ lot width & 9,100 sf lot size.

Mayfair Phase 1 preliminary plat consists of 90 lots with the following lot widths and lot area

- 26 lots, 50’ wide and 6,500 sf minimum lot size.
- 30 lots, 60’ wide and 7,800 sf minimum lot size.
- 34 lots, 70’ wide and 9,100 sf minimum lot size.

The following are the minimum building setbacks for the 50’, 60’ and 70’ lots:

- 20’ front
- 20’ rear
- 3’ side yard but 10’ from adjacent home
- 10’ side on street

Phase 1 has four open space lots that range from 6,871 square feet to 43,602 sf. Three of the open space lots are adjacent to South Uniroyal Road. A 6 foot wide buffer is shown consisting of a staggard double row of evergreen plantings along the perimeter lot lines. Staff recommends at least one street tree (1" caliper minimum) required on each single-family home lot. For corner lots a minimum of one tree on each street.

Sidewalks, 5' wide are shown on both sides of the street.

The front elevations of three single-story home styles provide the exterior material is primarily brick or stone veneer with board & batten gable. 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 approval subject to the following:

1. Provide sidewalks on both sides of the street as shown on plat.
2. Install underground utilities.
3. Add a note on final plat the minimum setbacks for the 50', 60' and 70' lots. The 20' minimum front setback and minimum lot width must be met at the front property line or at the minimum front setback line of lots.
4. Add note on final plat, that the developer is responsible for managing and maintaining the four open space lots in Phase 1, and provide the use restrictions of the open space lots until a homeowner's association is established to continue maintenance of said lots.
5. Add note on final plat providing the uses allowed for open space lots
6. Revise the following 50' lots (6,500 sf minimum) and 60' lots (7,800 sf minimum) so the minimum lot sizes are met: 50' lots - Lot 58, 60, and 73; 60' lots – Lot 12 and 58.
7. Provide a minimum of one tree per yard for single-family lots. Corner lots install at least one tree for each street. Trees may be placed in the adjacent right-of-way with approval of city staff. Trees must be added to the site plan when setback review is submitted for a building permit.
8. Provide standard landscaping typical for single-family homes including shrubs and meet the base points as provided in Landscape Regulations.
9. Vinyl or aluminum siding shall not be the primary cladding material for single-family homes.
10. On final plat, provide the latest flood zone information from the FEMA updates.
11. Provide a vicinity map on the final plat.
12. Provide the name and address of the owner/developer and the designee of the project.
13. Provide the names of all adjacent subdivisions.
14. Provide the names and addresses of all adjoining property owners and include owners across adjoining roads.

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.

- Turn lanes will be required on South Uniroyal Road for this development. The type and extent of these turn lanes will be determined by Engineering Staff and/or a provided traffic study in this area.
- 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

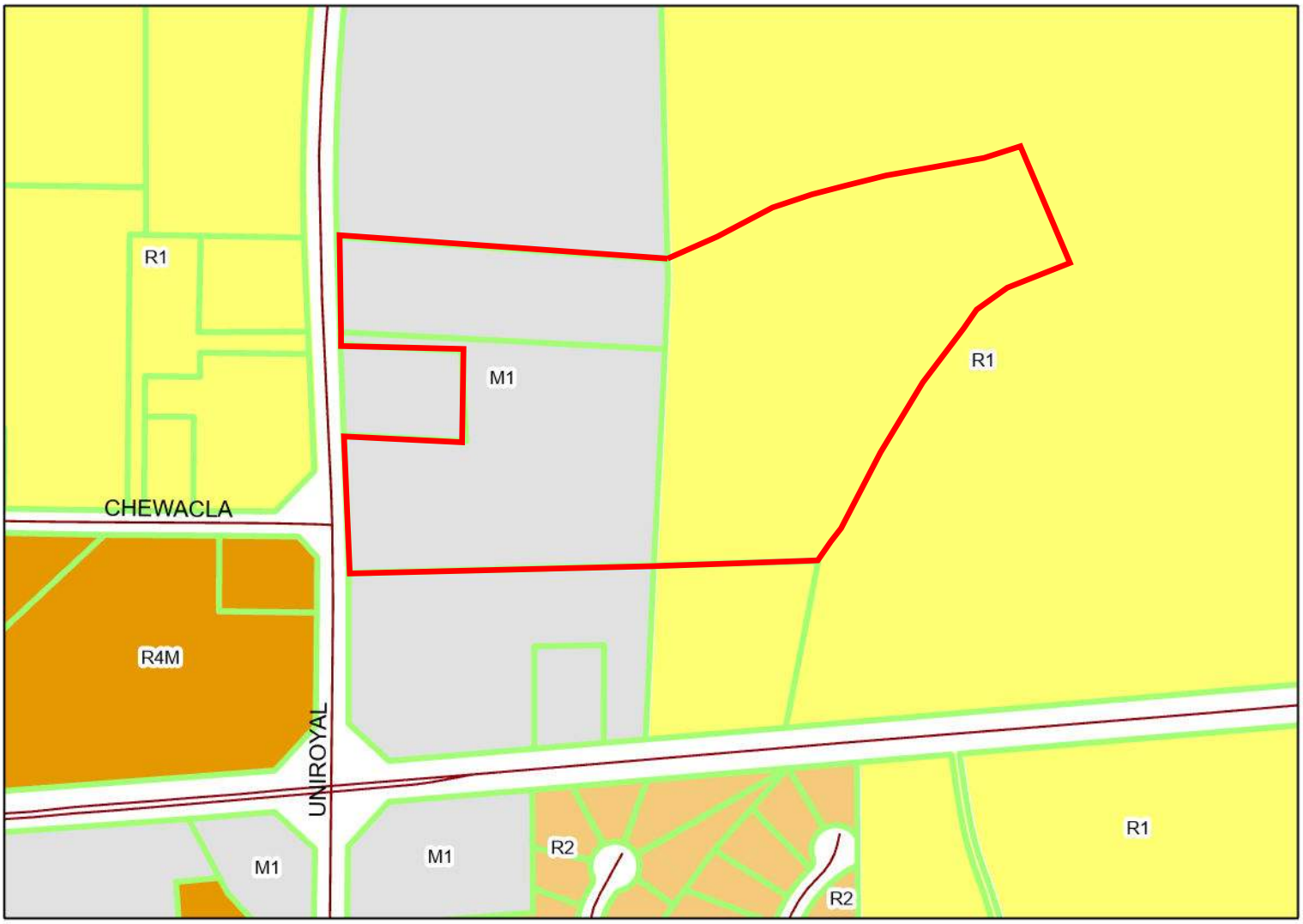
Opelika Water Report

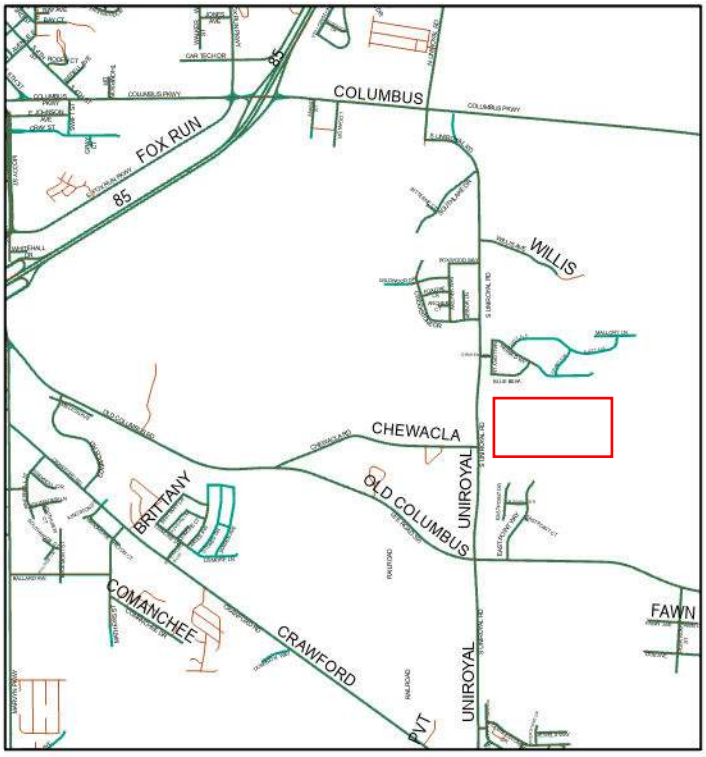
Water is available from an 8" main along South Uniroyal Road. Connections to the main at both entrances will be required for this development**.**

Opelika Power Services Report

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

MAYFAIR PHASE 1 SUBDIVISION
SOUTH UNIROYAL ROAD
PRELIMINARY PLAT, A-2





The applicant is requesting preliminary approval for 90 lots in the Mayfair PUD zoning district: 26 lots are 50' wide, 30 lots are 60' wide, and 34 lots are 70' wide.

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:	±170.59 AC.

ZONING INFORMATION:

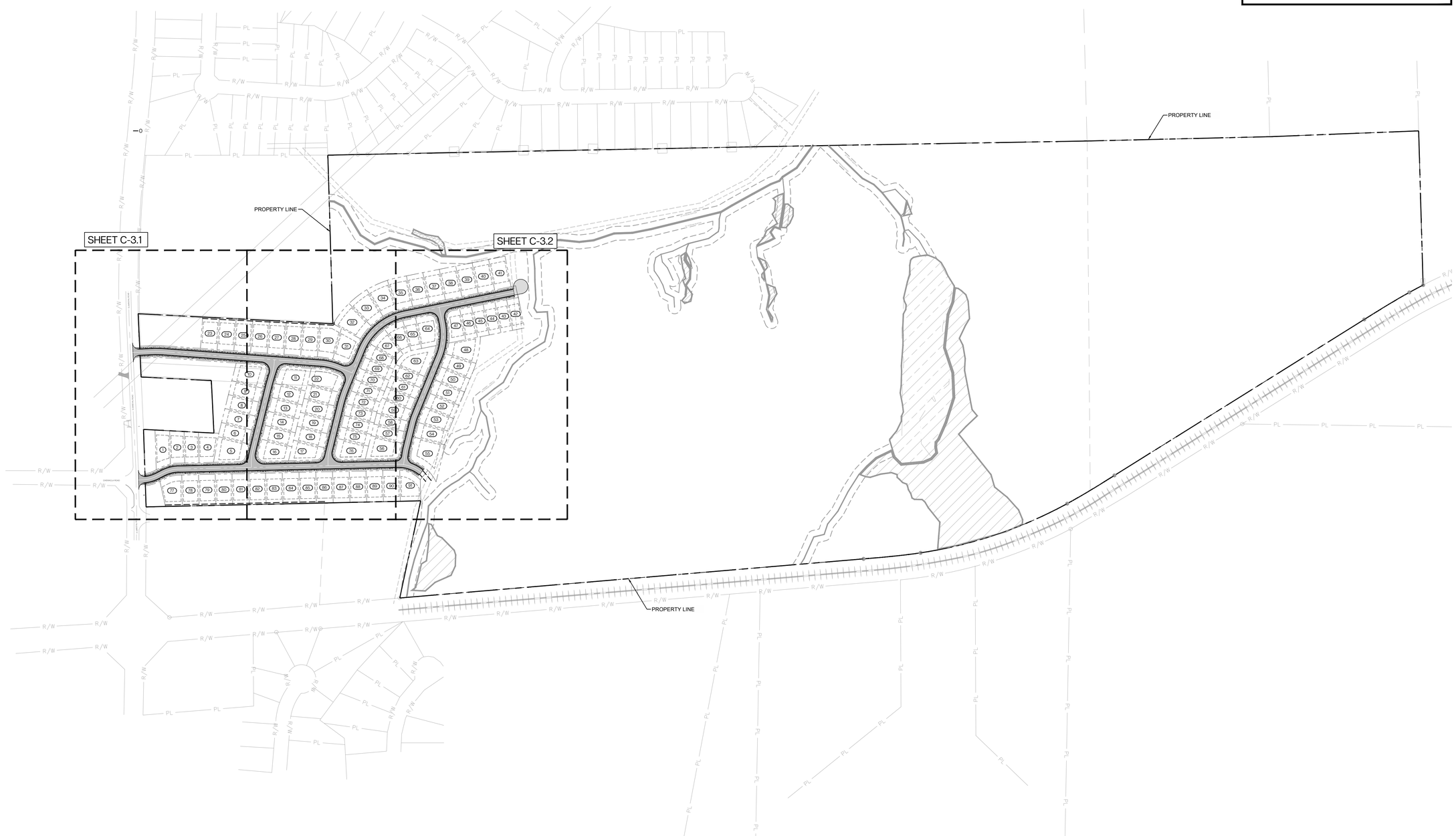
JURISDICTION:	OPELIKA
ZONING:	PUD

PHASE 1 LOT SUMMARY:

TOTAL PROPOSED LOTS:	91 LOTS
50' SINGLE FAMILY LOTS:	27 LOTS
60' SINGLE FAMILY LOTS:	30 LOTS
70' SINGLE FAMILY LOTS:	34 LOTS

SETBACK REQUIREMENTS:

FRONT	25 FT.
REAR	20 FT.
SIDE	5 FT.
SIDE (STREET)	10 FT.



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

SAMFORDGROUPLLC.COM

REV.	DATE:	DESCRIPTION:

MAYFAIR PHASE 1

S UNIROYAL ROAD

CITY OF OPELIKA, LEE COUNTY, AL

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SEAL:

ALABAMA LICENSED No. 53032 PROFESSIONAL ENGINEER HAYES EIFORD

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

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

DESIGN TEAM:

DRAWN BY:	WB
DESIGNED BY:	HE
REVIEWED BY:	HE

SCALE & NORTH ARROW:

NORTH ARROW

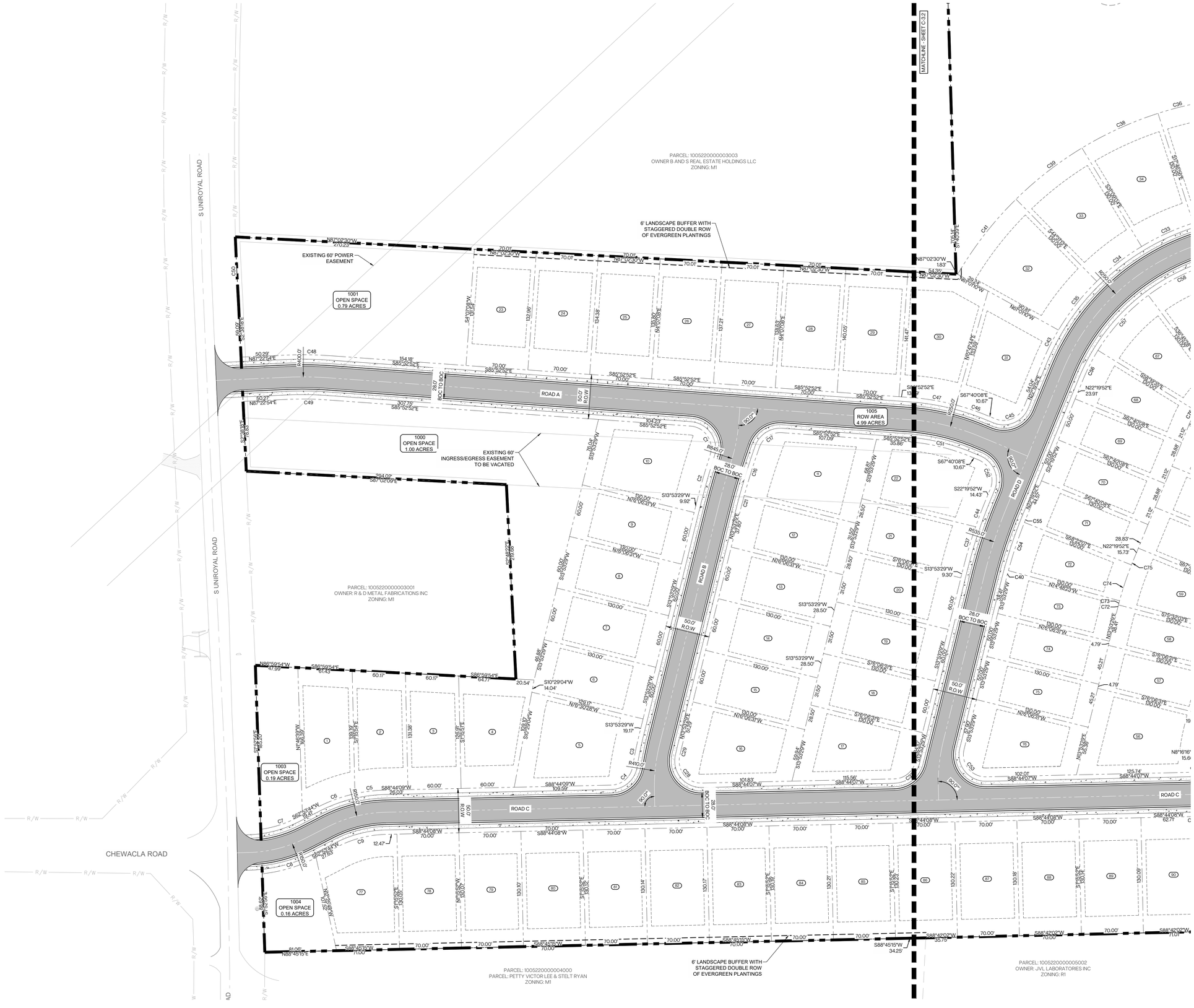
0 100 200 300 400
SCALE: 1"=200'

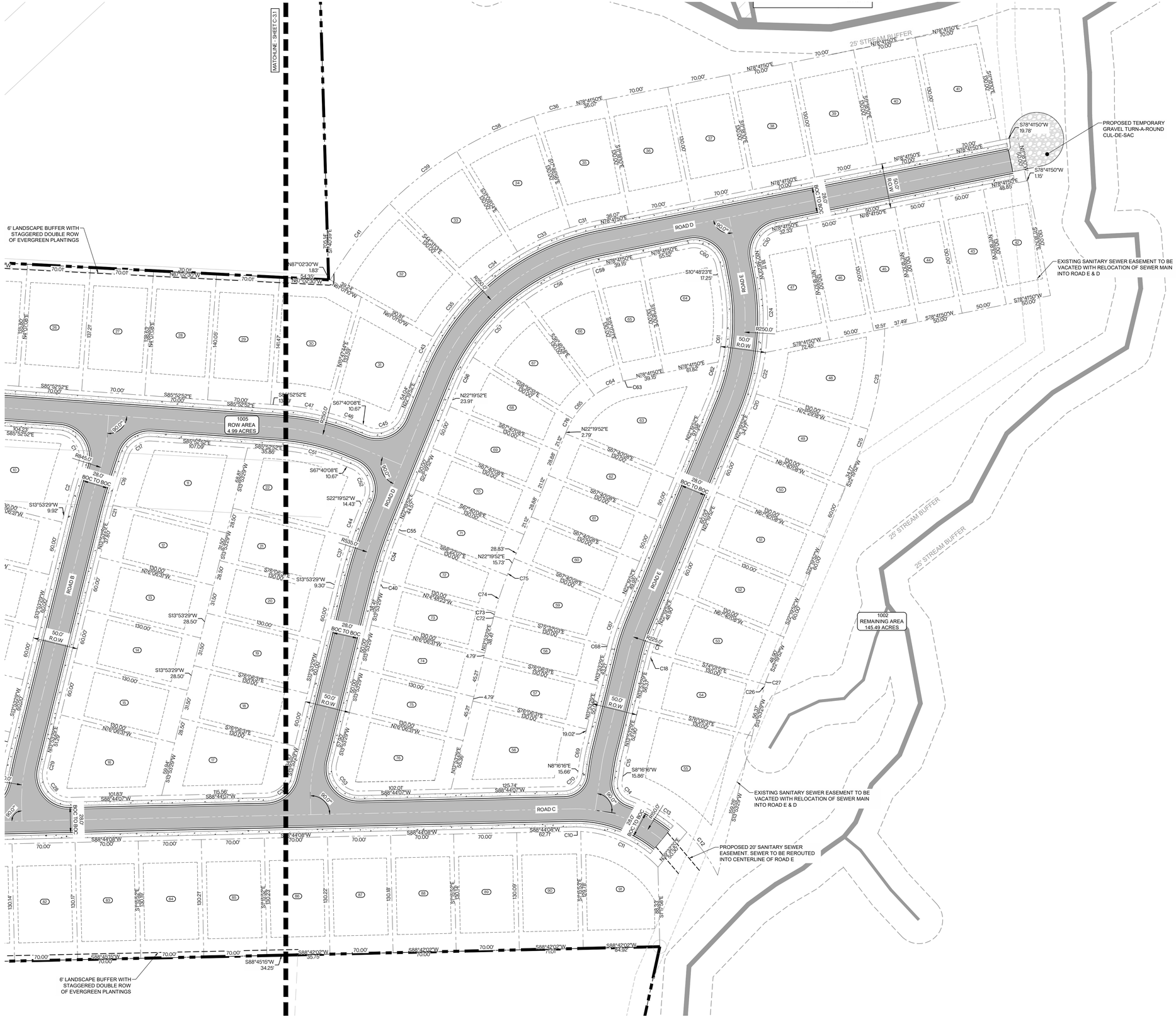
JOB NUMBER:	008083
DATE:	8/29/2025

SHEET TITLE:

OVERALL SITE PLAN
PHASE 1

C-3.0


MATCHLINE - SHEET C-3.2
S UNIROYAL ROAD
CHEWACLA ROAD
PARCEL: 1005220000003003
OWNER: B AND S REAL ESTATE HOLDINGS LLC
ZONING: M1
PARCEL: 1005220000003001
OWNER: R & D METAL FABRICATIONS INC
ZONING: M1
PARCEL: 1005220000004000
PARCEL: PETTY VICTOR LEE & STELT RYAN
ZONING: M1
PARCEL: 1005220000005002
OWNER: JVL LABORATORIES INC
ZONING: R1
6' LANDSCAPE BUFFER WITH STAGGERED DOUBLE ROW OF EVERGREEN PLANTINGS
EXISTING 60' POWER EASEMENT
EXISTING 60' INGRESS/EGRESS EASEMENT TO BE VACATED
1001 OPEN SPACE 0.79 ACRES
1000 OPEN SPACE 1.00 ACRES
1005 ROW AREA 4.99 ACRES
1003 OPEN SPACE 0.19 ACRES
1004 OPEN SPACE 0.16 ACRES
ROAD A
ROAD B
ROAD C
ROAD D
50.0' R.O.W
28.0' BOC TO BOC
N87°02'30"W 270.23'
N87°02'30"W 1.83'
N87°02'30"W 54.85'
N87°02'30"W 89.24'
N87°02'30"W 70.01'
N87°22'54"E 50.29'
N87°22'54"E 50.27'
S85°52'52"E 307.75'
S85°52'52"E 154.18'
S85°52'52"E 104.23'
S85°52'52"E 107.09'
S85°52'52"E 35.86'
S85°52'52"E 13.97'
S85°52'52"E 70.00'
S37°02'09"E 294.00'
S13°53'29"W 9.92'
S13°53'29"W 28.50'
S13°53'29"W 9.30'
S13°53'29"W 19.17'
S10°29'04"W 14.04'
S67°40'08"E 10.67'
S22°19'52"W 14.43'
N22°19'52"E 23.91'
N22°19'52"E 28.83'
N22°19'52"E 15.73'
N88°45'15"E 81.05'
S88°45'15"W 34.25'
S88°42'02"W 35.75'
S88°44'08"W 70.00'
S88°44'08"W 62.71'
S88°44'07"W 101.83'
S88°44'07"W 115.56'
S88°44'07"W 102.07'
S88°44'07"W 125.74'
S88°44'09"W 29.03'
S88°44'09"W 69.59'
S86°59'54"E 64.77'
S86°59'54"E 61.43'
N86°59'54"W 47.59'
N87°22'54"E 63.20'
N87°22'54"E 63.27'
N87°22'54"W 63.27'
N87°22'54"W 63.20'
N87°22'54"W 47.69'
N87°22'54"W 12.47'
N87°22'54"W 10.41'
N87°22'54"W 10.41'
N87°22'54"W 10.41



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SAMFORD GROUP

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

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REV.	DATE:	DESCRIPTION

MAYFAIR PHASE 1

S UNIROYAL ROAD
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DESIGN TEAM:

DRAWN BY:	WB
DESIGNED BY:	HE
REVIEWED BY:	HE

SCALE & NORTH ARROW:

NORTH ARROW

0 50 100
25 75
SCALE: 1"=50'

JOB NUMBER:	008083
DATE:	8/29/2025

SHEET TITLE:

SITE PLAN PHASE 1

C-3.2

Parcel Area Table			
Parcel #	Area (Sq. Ft.)	Area (Acres)	LOT TYPE
1	9154.52 Sq. Ft.	0.21 AC	60' LOT
2	8055.01 Sq. Ft.	0.18 AC	60' LOT
3	7748.77 Sq. Ft.	0.18 AC	60' LOT
4	9015.24 Sq. Ft.	0.21 AC	60' LOT
5	11714.50 Sq. Ft.	0.27 AC	60' LOT
6	7853.05 Sq. Ft.	0.18 AC	60' LOT
7	7800.00 Sq. Ft.	0.18 AC	60' LOT
8	7800.00 Sq. Ft.	0.18 AC	60' LOT
9	7800.00 Sq. Ft.	0.18 AC	60' LOT
10	11240.74 Sq. Ft.	0.26 AC	60' LOT
11	10939.76 Sq. Ft.	0.25 AC	60' LOT
12	7797.78 Sq. Ft.	0.18 AC	60' LOT
13	7800.00 Sq. Ft.	0.18 AC	60' LOT
14	7800.00 Sq. Ft.	0.18 AC	60' LOT
15	7800.00 Sq. Ft.	0.18 AC	60' LOT
16	9831.93 Sq. Ft.	0.23 AC	60' LOT
17	9138.52 Sq. Ft.	0.21 AC	60' LOT
18	7800.00 Sq. Ft.	0.18 AC	60' LOT
19	7800.00 Sq. Ft.	0.18 AC	60' LOT
20	7800.00 Sq. Ft.	0.18 AC	60' LOT
21	7838.84 Sq. Ft.	0.18 AC	60' LOT
22	10125.35 Sq. Ft.	0.23 AC	60' LOT
23	9257.58 Sq. Ft.	0.21 AC	70' LOT
24	9356.84 Sq. Ft.	0.21 AC	70' LOT
25	9456.10 Sq. Ft.	0.22 AC	70' LOT
26	9555.36 Sq. Ft.	0.22 AC	70' LOT
27	9654.62 Sq. Ft.	0.22 AC	70' LOT
28	9753.89 Sq. Ft.	0.22 AC	70' LOT
29	9853.15 Sq. Ft.	0.23 AC	70' LOT
30	11201.44 Sq. Ft.	0.26 AC	70' LOT
31	9879.91 Sq. Ft.	0.23 AC	70' LOT
32	11558.14 Sq. Ft.	0.27 AC	70' LOT
33	10313.33 Sq. Ft.	0.24 AC	70' LOT
34	10313.33 Sq. Ft.	0.24 AC	70' LOT
35	9688.06 Sq. Ft.	0.22 AC	70' LOT
36	9100.00 Sq. Ft.	0.21 AC	70' LOT
37	9100.00 Sq. Ft.	0.21 AC	70' LOT
38	9100.00 Sq. Ft.	0.21 AC	70' LOT
39	9100.00 Sq. Ft.	0.21 AC	70' LOT
40	9100.00 Sq. Ft.	0.21 AC	70' LOT
41	9100.00 Sq. Ft.	0.21 AC	70' LOT
42	6500.00 Sq. Ft.	0.15 AC	50' LOT
43	6500.00 Sq. Ft.	0.15 AC	50' LOT
44	6500.00 Sq. Ft.	0.15 AC	50' LOT
45	6500.00 Sq. Ft.	0.15 AC	50' LOT
46	6500.00 Sq. Ft.	0.15 AC	50' LOT
47	7774.89 Sq. Ft.	0.18 AC	50' LOT
48	10450.55 Sq. Ft.	0.24 AC	60' LOT
49	8237.39 Sq. Ft.	0.19 AC	60' LOT

Parcel Area Table			
Parcel #	Area (Sq. Ft.)	Area (Acres)	LOT TYPE
50	7800.00 Sq. Ft.	0.18 AC	60' LOT
51	7800.00 Sq. Ft.	0.18 AC	60' LOT
52	7800.00 Sq. Ft.	0.18 AC	60' LOT
53	8305.22 Sq. Ft.	0.19 AC	60' LOT
54	7964.98 Sq. Ft.	0.18 AC	60' LOT
55	15000.91 Sq. Ft.	0.34 AC	60' LOT
56	10821.79 Sq. Ft.	0.25 AC	50' LOT
57	6500.00 Sq. Ft.	0.15 AC	50' LOT
58	6027.18 Sq. Ft.	0.14 AC	50' LOT
59	7666.76 Sq. Ft.	0.18 AC	50' LOT
60	6493.56 Sq. Ft.	0.15 AC	50' LOT
61	6500.00 Sq. Ft.	0.15 AC	50' LOT
62	6500.00 Sq. Ft.	0.15 AC	50' LOT
63	12153.93 Sq. Ft.	0.28 AC	50' LOT
64	9776.00 Sq. Ft.	0.22 AC	50' LOT
65	6500.00 Sq. Ft.	0.15 AC	50' LOT
66	7830.01 Sq. Ft.	0.18 AC	50' LOT
67	7830.01 Sq. Ft.	0.18 AC	50' LOT
68	6500.00 Sq. Ft.	0.15 AC	50' LOT
69	6500.00 Sq. Ft.	0.15 AC	50' LOT
70	6500.00 Sq. Ft.	0.15 AC	50' LOT
71	6500.00 Sq. Ft.	0.15 AC	50' LOT
72	6500.00 Sq. Ft.	0.15 AC	50' LOT
73	6308.07 Sq. Ft.	0.14 AC	50' LOT
74	6500.00 Sq. Ft.	0.15 AC	50' LOT
75	6500.00 Sq. Ft.	0.15 AC	50' LOT
76	9242.44 Sq. Ft.	0.21 AC	50' LOT
77	10158.73 Sq. Ft.	0.23 AC	70' LOT
78	9104.45 Sq. Ft.	0.21 AC	70' LOT
79	9106.04 Sq. Ft.	0.21 AC	70' LOT
80	9107.63 Sq. Ft.	0.21 AC	70' LOT
81	9109.22 Sq. Ft.	0.21 AC	70' LOT
82	9110.81 Sq. Ft.	0.21 AC	70' LOT
83	9112.39 Sq. Ft.	0.21 AC	70' LOT
84	9113.98 Sq. Ft.	0.21 AC	70' LOT
85	9115.57 Sq. Ft.	0.21 AC	70' LOT
86	9116.56 Sq. Ft.	0.21 AC	70' LOT
87	9114.12 Sq. Ft.	0.21 AC	70' LOT
88	9111.13 Sq. Ft.	0.21 AC	70' LOT
89	9108.14 Sq. Ft.	0.21 AC	70' LOT
90	9235.59 Sq. Ft.	0.21 AC	70' LOT
91	9845.06 Sq. Ft.	0.23 AC	70' LOT
1000	43602.85 Sq. Ft.	1.00 AC	OPEN SPACE
1001	34195.92 Sq. Ft.	0.79 AC	OPEN SPACE
1002	6337520.49 Sq. Ft.	145.49 AC	REMAINING AREA
1003	8455.11 Sq. Ft.	0.19 AC	OPEN SPACE
1004	6871.87 Sq. Ft.	0.16 AC	OPEN SPACE
1005	217160.21 Sq. Ft.	4.99 AC	ROW AREA

Curve Table						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	25.00'	45.19'	S34°05'57"E	39.28'	103°33'49"	31.75'
C2	870.00'	57.56'	S15°47'13"W	57.55'	3°47'28"	28.79'
C3	435.00'	35.84'	S11°31'52"W	35.83'	4°43'15"	17.93'
C4	25.00'	34.72'	S48°57'11"W	31.99'	79°33'53"	20.82'
C5	175.00'	34.19'	S83°08'19"W	34.14'	11°11'39"	17.15'
C6	175.00'	44.73'	S70°13'06"W	44.61'	14°38'45"	22.49'
C7	125.00'	41.80'	S72°28'35"W	41.61'	19°09'43"	21.10'
C8	175.00'	63.83'	S73°20'39"W	63.47'	20°53'51"	32.27'
C9	125.00'	56.37'	S75°48'56"W	55.90'	25°50'24"	28.67'
C10	125.00'	8.31'	N89°21'40"W	8.30'	3°48'26"	4.15'
C11	125.00'	96.83'	N65°15'59"W	94.42'	44°22'56"	50.99'
C12	175.00'	59.03'	S35°31'45"E	58.75'	19°19'38"	29.80'
C13	175.00'	74.47'	S57°23'03"E	73.91'	24°22'59"	37.81'
C14	15.00'	20.38'	S30°39'09"E	18.85'	77°50'49"	12.11'
C15	125.00'	12.26'	S11°04'53"W	12.26'	5°37'14"	6.14'
C16	820.00'	57.03'	N17°26'08"E	57.02'	3°59'06"	28.53'
C17	25.00'	32.59'	N56°46'24"E	30.33'	74°41'28"	19.08'
C18	200.00'	7.25'	N14°55'49"E	7.25'	2°04'39"	3.63'
C19	200.00'	22.21'	N19°09'00"E	22.20'	6°21'43"	11.12'
C20	275.00'	23.13'	N19°55'17"E	23.12'	4°49'10"	11.57'
C21	820.00'	22.20'	N14°40'02"E	22.20'	1°33'05"	11.10'
C22	275.00'	47.15'	N12°35'59"E	47.09'	9°49'26"	23.63'
C23	405.00'	113.44'	S9°29'14"W	113.07'	16°02'56"	57.10'
C24	275.00'	88.77'	N1°33'33"W	88.38'	18°29'39"	44.77'
C25	405.00'	34.07'	S19°55'17"W	34.06'	4°49'10"	17.04'
C26	70.00'	2.54'	S14°55'49"W	2.54'	2°04'39"	1.27'
C27	70.00'	7.77'	S19°09'00"W	7.77'	6°21'43"	3.89'
C28	25.00'	45.11'	N39°34'25"W	39.23'	103°22'54"	31.65'
C29	385.00'	11.92'	N13°00'16"E	11.92'	1°46'28"	5.96'
C30	25.00'	39.05'	N33°56'44"E	35.20'	89°30'13"	24.78'
C31	275.00'	31.10'	N75°27'27"E	31.08'	6°28'46"	15.57'
C32	25.00'	32.66'	S51°18'48"W	30.38'	74°50'38"	19.13'
C33	275.00'	64.17'	N65°32'00"E	64.02'	13°22'08"	32.23'
C34	275.00'	64.17'	N52°09'51"E	64.02'	13°22'08"	32.23'
C35	275.00'	70.19'	N38°10'04"E	70.00'	14°37'27"	35.29'
C36	405.00'	45.80'	N75°27'27"E	45.78'	6°28'46"	22.92'
C37	560.00'	50.77'	S16°29'20"W	50.75'	5°11'40"	25.40'
C38	405.00'	94.50'	N65°32'00"E	94.29'	13°22'08"	47.47'

Curve Table						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C39	405.00'	94.50'	N52°09'51"E	94.29'	13°22'08"	47.47'
C40	510.00'	11.59'	S14°32'33"W	11.59'	1°18'08"	5.80'
C41	405.00'	107.63'	N37°52'00"E	107.31'	15°13'34"	54.13'
C43	275.00'	40.92'	N26°35'36"E	40.88'	8°31'29"	20.50'
C44	560.00'	31.72'	S20°42'31"W	31.71'	3°14'42"	15.86'
C45	25.00'	39.27'	N67°19'52"E	35.36'	90°00'00"	25.00'
C46	274.99'	36.39'	S71°27'34"E	36.36'	7°34'53"	18.22'
C47	274.99'	51.04'	S80°34'04"E	50.97'	10°38'06"	25.59'
C48	425.00'	49.97'	S89°14'59"E	49.95'	6°44'14"	25.02'
C49	375.00'	44.10'	S89°14'59"E	44.07'	6°44'14"	22.07'
C50	4543.66'	76.79'	S2°47'38"E	76.79'	0°58'06"	38.39'
C51	225.01'	71.54'	S76°46'39"E	71.24'	18°12'59"	36.07'
C52	25.00'	39.27'	S22°40'08"E	35.36'	90°00'00"	25.00'
C53	25.00'	45.88'	N38°41'12"W	39.71'	105°09'22"	32.67'
C54	510.00'	57.30'	S18°24'45"W	57.27'	6°26'16"	28.68'
C55	510.00'	6.23'	S21°58'52"W	6.23'	0°41'59"	3.11'
C56	225.00'	36.69'	S27°00'08"W	36.65'	9°20'33"	18.38'
C57	225.00'	84.70'	N42°27'28"E	84.20'	21°34'07"	42.86'
C58	225.00'	84.70'	N64°01'35"E	84.20'	21°34'07"	42.86'
C59	225.00'	15.26'	S76°45'14"W	15.26'	3°53'11"	7.63'
C60	25.00'	39.49'	S56°03'16"E	35.51'	90°29'47"	25.22'
C61	225.00'	90.08'	S0°39'49"W	89.48'	22°56'23"	45.65'
C62	225.00'	40.05'	N17°13'56"E	39.99'	10°11'51"	20.08'
C63	95.00'	6.44'	S76°45'14"W	6.44'	3°53'11"	3.22'
C64	95.00'	35.76'	N64°01'35"E	35.55'	21°34'07"	18.10'
C65	95.00'	35.76'	N42°27'28"E	35.55'	21°34'07"	18.10'
C67	250.00'	34.32'	S18°23'54"W	34.29'	7°51'55"	17.19'
C68	250.00'	2.51'	S14°10'43"W	2.51'	0°34'28"	1.25'
C69	175.00'	17.17'	S11°04'53"W	17.16'	5°37'14"	8.59'
C70	15.00'	21.07'	S48°30'12"W	19.38'	80°27'52"	12.69'
C72	380.00'	3.81'	N14°10'43"E	3.81'	0°34'28"	1.90'
C73	380.00'	4.83'	S14°49'47"W	4.83'	0°43'40"	2.41'
C74	380.00'	42.70'	N18°24'45"E	42.67'	6°26'16"	21.37'
C75	380.00'	4.64'	N21°58'52"E	4.64'	0°41'59"	2.32'
C76	95.00'	15.49'	S27°00'08"W	15.47'	9°20'33"	7.76'

SITE INFORMATION:

SITE AREA

TOTAL SITE AREA: ±170.59 AC.

ZONING INFORMATION:

JURISDICTION: OPELIKA
ZONING: PUD

PHASE 1 LOT SUMMARY:

TOTAL PROPOSED LOTS: 91 LOTS

50' SINGLE FAMILY LOTS: 27 LOTS
60' SINGLE FAMILY LOTS: 30 LOTS
70' SINGLE FAMILY LOTS: 34 LOTS

SETBACK REQUIREMENTS:

FRONT 25 FT.
REAR 20 FT.
SIDE 5 FT.
SIDE (STREET) 10 FT.

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

SAMFORDGROUPLLC.COM

REV. | DATE: | DESCRIPTION:

MAYFAIR PHASE 1

S UNIROYAL ROAD
CITY OF OPELIKA, LEE COUNTY, AL

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SEAL:

ALABAMA LICENSED No. 53032 PROFESSIONAL ENGINEER GREGORY HAYES EIFORD

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

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

DESIGN TEAM:

DRAWN BY:	WB
DESIGNED BY:	HE
REVIEWED BY:	HE

SCALE & NORTH ARROW:

NORTH ARROW = N/A

SCALE = N/A

JOB NUMBER:	008083
DATE:	8/29/2025

SHEET TITLE:

SITE PLAN NOTES PHASE 1

C-3.3

Agenda Item
B3
Veterans Parkway
Conditional Use

AGENDA ITEM # _____

CITY OF OPELIKA

APPLICATION FOR CONDITIONAL USE APPROVAL

PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801

ALABAMA'S 1ST GIG CITY OPELIKA

PC DEADLINE: 8/27/2025 PC MEETING: 9/23/2025

SITE ADDRESS: 0 Veterans Parkway

PROPERY OWNER: City of Opelika Water Works Board

APPLICANT/ AUTHORIZED REPRESENTATIVE: Lee Tharp (Kadre Engineering)

MAILING ADDRESS: 404 Opelika Road, Suite A; Auburn, AL 36830

PHONE NUMBER: 334-315-0239 **FAX NUMBER:** _____

EMAIL ADDRESS: ltharp@kadre-eng.com

PARCEL INFORMATION

Project name: Veterans Opelika Address/Location: 0 Veterans Parkway

Current Land Use: Vacant Current Zoning: R3

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

Description of Proposed Use: Fee Simple Single Family and Duplex Residential

AUTHORIZATION TO ACT AS APPLICANT (if applicable)

I, Water Works Board of the City of Opelika, being owner of the property which is the subject of this conditional use application hereby authorize 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: Jeffery A. Hilyer Date: 8/27/2025

Jeffery A. Hilyer
Board Chair

STATE OF ALABAMA,
COUNTY OF LEE

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

Given my hand and seal of office this 27 day of August, 2025.

Erin K. Arrington
Notary Public

My Commission Expires: 4-19-27

ERIN K. ARRINGTON NOTARY PUBLIC ALABAMA STATE AT LARGE

AGENDA ITEM #_____

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

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

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

1) How is the proposed use appropriate in the location for which it is proposed? The entire district is single family residential, the proposed use is in line with the existing surrounding uses.

2) Will the use result in a substantial adverse effect on adjacent properties, the character of the neighborhood, traffic conditions, public infrastructure, etc.? No adverse affects to adjacent properties are anticipated by the development of of his project. The project lays out such that no impacts to adjacent jurisdictional wetlands are anticip

3) What precautions will be taken to minimize any adverse effects from the proposed use on surrounding property owners? Adequate bufferyards, setbacks, and landscaping complying with the City of Opelika's zoning ordinance. Stormwater controls will also be implemented with the development to prevent any adverse affects of increased impervious area on downstream properties.

APPLICATION REQUIREMENTS

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

AGENDA ITEM # _____

CERTIFICATION

I Lee Tharp, 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) Lee Tharp	8/27/2025

STATEMENT OF UNDERSTANDING

I, Lee Tharp (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) Lee Tharp	8/27/2025

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: September 23, 2025

Agenda Item #: B-3

Action Requested: Conditional Use - Mixed Residential: Single family homes & duplexes

Location of Property: Veterans Parkway

Property Owner(s): Opelika Water Works Board
Lee Tharp, PE, authorized representative

Current Land Use: Undeveloped

Current Zoning: R-3 (medium density residential)

Surrounding Zoning Districts and Land Uses:

North	R-3	Undeveloped
South	R-3	Undeveloped
East	R-1	Undeveloped
West	R-3	Undeveloped

Proposal

The applicant is requesting conditional use approval for four duplex lots in a R-3 zoning district. The duplex lots are part of a larger development that includes 13 single-family homes and a 2.3-acre open space lot. The 13 single family home lots are outright allowed. A total of 22 dwelling units are proposed on 7.9 acres; density is 2.78 units per acre; the maximum density in the R-3 zone is 3.5 dwellings per acre. If conditional use approval is granted for the four duplex lots, then the next agenda item is a preliminary plat request for 18 lots (4 duplex lots, 13 single family home lots, and one open space lot).

The adjacent properties on the east, west and south sides of the four duplex lots are undeveloped. The north side adjacent property that fronts along Veterans Parkway is undeveloped, however seven single family home lots that are part of this development are proposed. The four duplex lots are accessed from a cul de sac street ("Street A" on site plan) that intersects with Veterans Parkway. Twelve of the 13 single family home lots front on Veterans Parkway, but access to the twelve lots is from a 20' private alley (easement) that runs parallel to or near the rear property line of the 12 single family lots.

Veterans Parkway is a major arterial street and surrounding properties are undeveloped. The new street for the duplex lots and the 20' rear alley for the single-family home eliminate direct access to Veterans Parkway to assist with traffic flow and congestion on Veterans.

An H.O.A. (Homeowners Association) will be established for the development that should include covenants, requirements, and association fees. The H.O.A. will be responsible for the maintenance of the 2.3-acre open space lot. A statement should be added to HOA documents that 'no driveway access is allowed from lots to Veterans Parkway.'

Recommendation

Staff recommends conditional use approval subject to the following

1. All utilities must be underground.
2. Install 5-foot sidewalks along Veterans Parkway and both sides of Street A.
3. A minimum of one street tree for the single-family home lots, two trees for the duplex lots, and at least two trees for corner lots (one tree for each street) is required. Street trees must be planted on private property unless right-of-way permission from City department is granted. Trees can also be provided by preserving existing trees.
4. The exterior wall material for single family homes and duplexes must meet the requirements of the Gateway Corridor (Section 7.6).

Engineering Department Report

Engineering has no comments or concerns regarding the rezoning of this property. Comments to the subdivision are provided in the preliminary plat review.

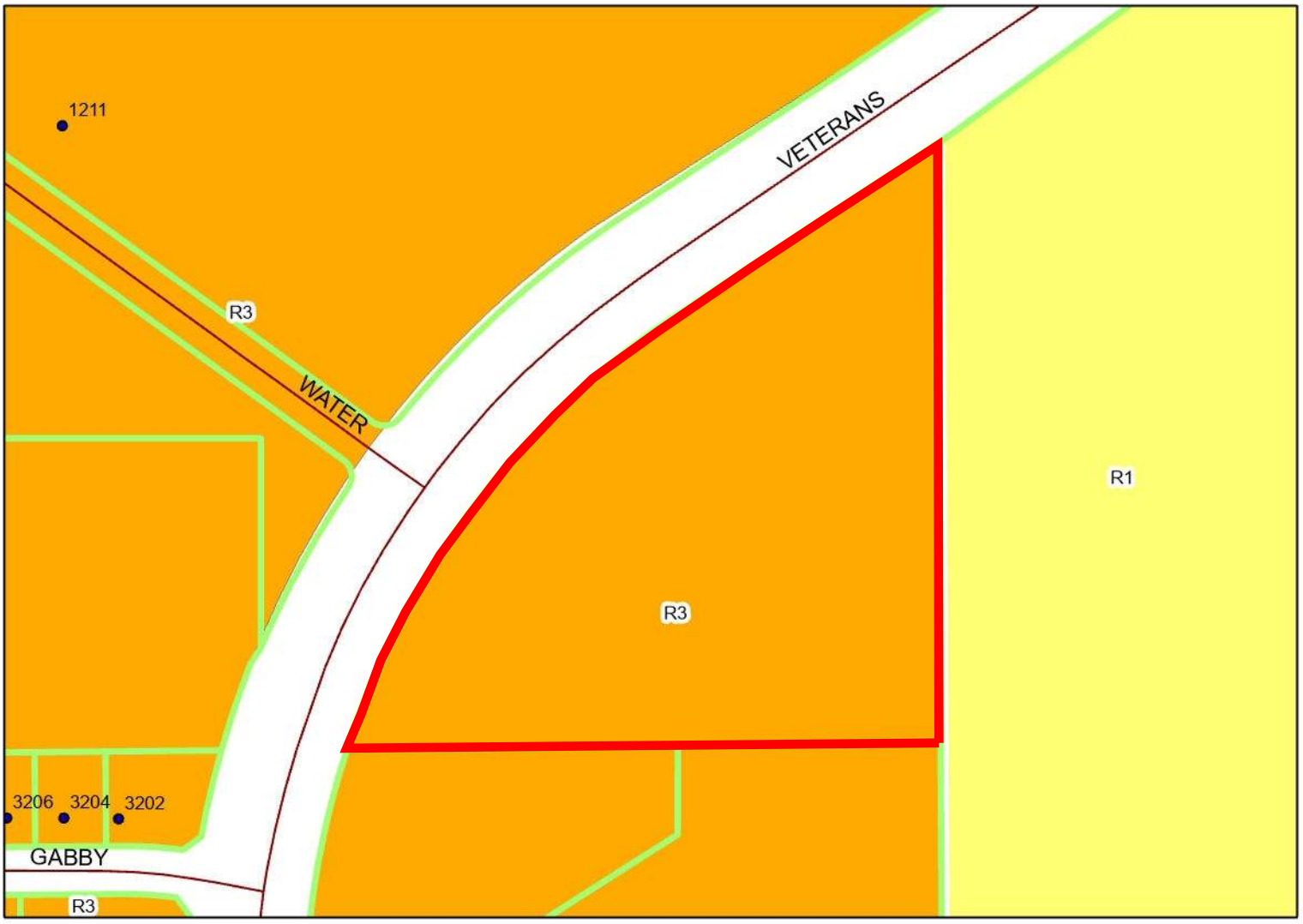
Opelika Water Report

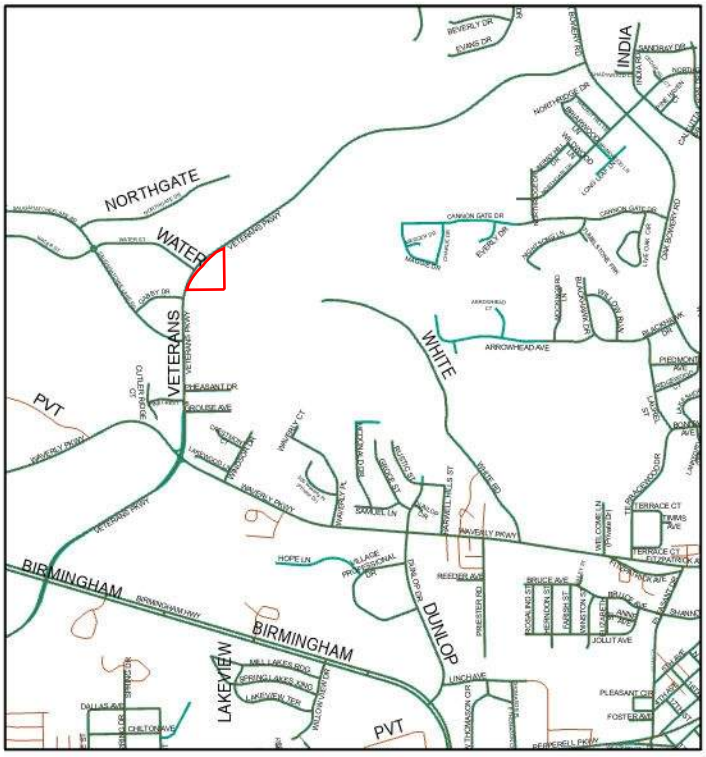
Opelika Water: Water is available from 18" on northern side of Veterans Parkway.

Opelika Power Services Report

This subdivision is outside the Opelika Power Service territory.

MIXED-USE DEVELOPMENT and VETERANS PARKWAY SUBDIVISION
1100 BLOCK VETERANS PARKWAY
CONDITIONAL USE & PRELIMINARY PLAT, B-3 & B-4





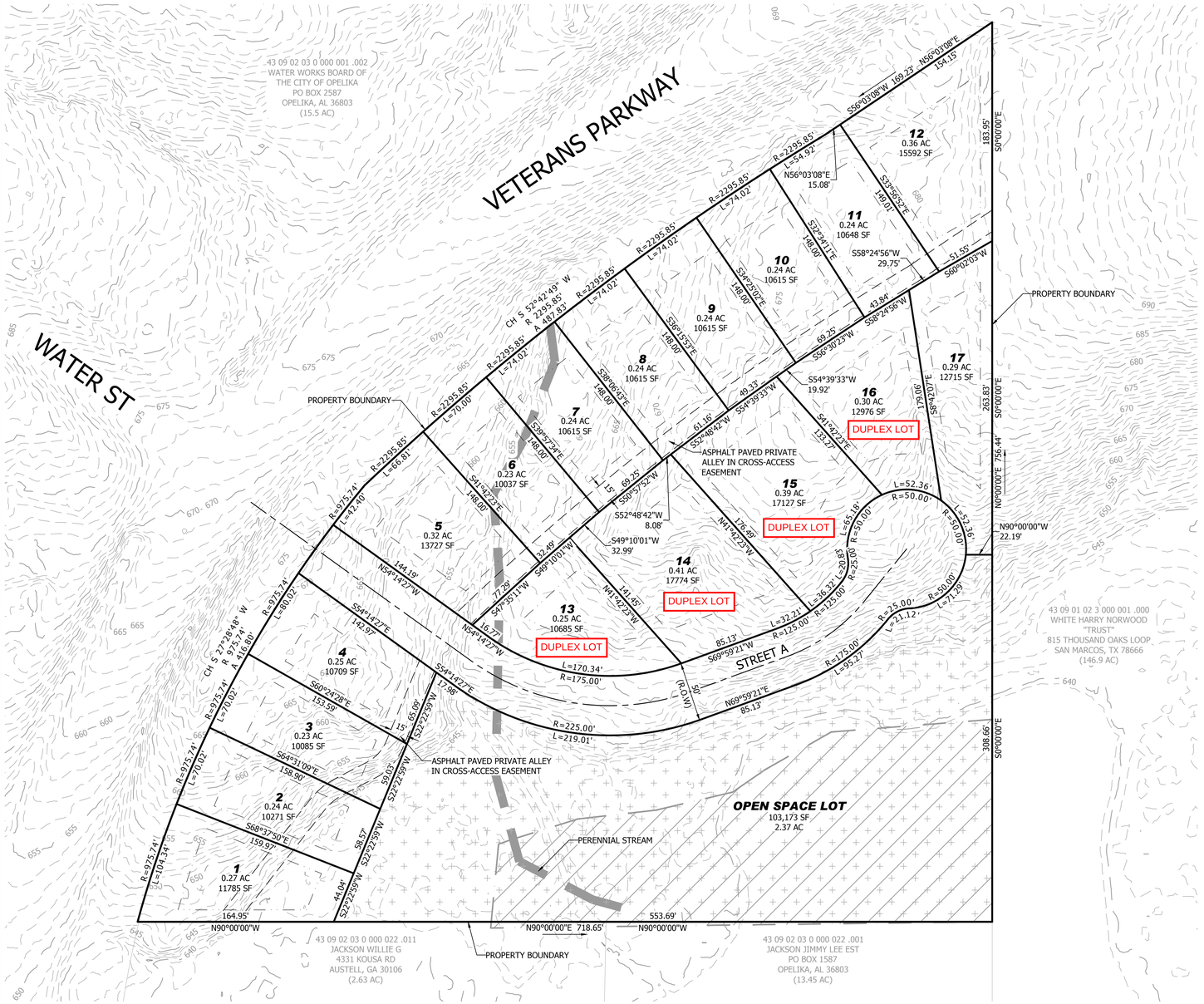
The applicant is requesting conditional use and preliminary approval for 18 lots (**Four** duplex lots, 15 single family lots, and a 2.3 acre open space lot.). The lots are accessed from a rear entry private easement.

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

VETERANS PARKWAY SUBDIVISION

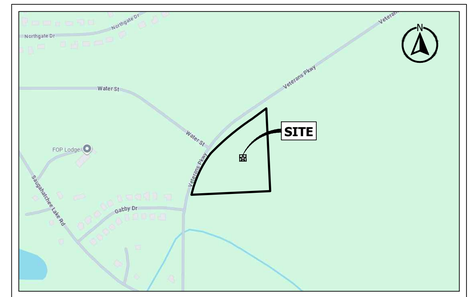
OPELIKA, AL



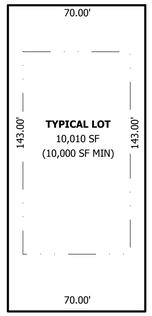
PROJECT CONTACTS:

ENGINEER

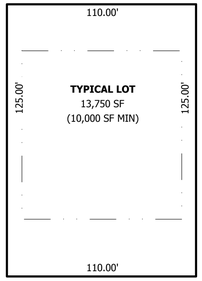
KADRE ENGINEERING
404 OPELIKA ROAD, SUITE A
AUBURN, AL 36830



VICINITY MAP
N.T.S.



TYPICAL 70' LOT LAYOUT
N.T.S



TYPICAL 110' LOT LAYOUT
N.T.S

PARCELS AREA TABLE		
PARCEL NO.	SQUARE FEET	ACRES
1	11,784.69	0.27
2	10,271.21	0.24
3	10,084.64	0.23
4	10,709.03	0.25
5	13,727.17	0.32
6	10,037.35	0.23
7	10,615.34	0.24
8	10,615.34	0.24
9	10,615.35	0.24
10	10,615.34	0.24
11	10,648.28	0.24
12	15,592.47	0.36
13	10,684.82	0.25
14	17,773.79	0.41
15	17,127.05	0.39
16	12,975.79	0.30
17	12,715.32	0.29
OPEN SPACE	103,173.19	2.37

SITE DATA TABLE	
STATE OF ALABAMA COUNTY OF LEE	
EXIST. TAX PARCEL ID:	0902030000001003
SITE AREA:	+/- 7.90 AC
ADDRESS:	0 VETERANS PARKWAY
ZONING:	R3
MIN. LOT SIZE:	10,000 SF
MIN. LOT WIDTH:	70'
TYPICAL LOT DIMENSIONS:	70' x 143' 110' x 125'
YARD SETBACK:	
FRONT:	30'
SIDE:	10'
STREET SIDE:	20'
REAR:	25'
TOTAL LOTS PROPOSED:	17
MAX BUILDING AREA:	40%
MAX IMPERVIOUS SURFACE EACH LOT:	35%
DWELLING UNITS PER ACRE ALLOWED:	3.5
DWELLING UNITS PER ACRE PROVIDED:	2.1 LOTS/AC
LF OF ROADWAY	645.65 LF
SMALLEST LOT	(LOTS 6) 10,037.35 SF
LARGEST LOT	(LOT 14) 17,773.79 SF

NOTES:

1. THIS PARCEL IS SUBJECT TO ANY EASEMENTS, RIGHT-OF-WAY, OR OTHER RESTRICTIONS OF RECORD THAT MAY EXIST.
2. NORTH IS BASED ON GRID NORTH.
3. ALL WATER LINES, SANITARY SEWERS, STORM SEWERS AND DRAINAGE, GRADING AND PAVING SHALL BE DESIGNED TO MEET THE SPECIFICATIONS OF THE CITY OF OPELIKA AND CONFORM WITH REQUIRES OF THE PUBLIC WORKS MANUAL
4. ACCORDING TO FEMA FIRM MAP NO. 1081C0066H, PANEL NO. 0066H, EFFECTIVE DATE JANUARY 17, 2025, THIS PARCEL OF LAND LIES IN ZONE X & ZONE AE; ZONE X BEING A MINIMAL FLOODING AREA, ZONE AE BEING AN AREA WITH A BASE 100 YEAR FLOOD ELEVATION.
5. HOMEOWNER'S ASSOCIATION WILL OWN AND MAINTAIN ALL OPEN SPACE LOTS.
6. THE PURPOSE OF THIS PLAT IS TO CREATE 180 SINGLE FAMILY DETACHED LOTS AND 6 OPEN SPACE LOTS.
7. THE OWNER INFORMATION: CITY OF OPELIKA WATER WORKS BOARD, PO BOX 2587, OPELIKA, AL 36803

UTILITY SERVICE INFORMATION:

SANITARY SEWER SERVICE: CITY OF OPELIKA PUBLIC SANITARY SEWER, ACCESSIBLE ON EASTERN PORTION OF PROPERTY

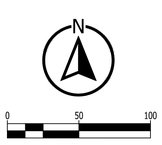
WATER SERVICE: CITY OF OPELIKA WATER WORKS BOARD, EXTENDED ALONG WILLIS AVENUE FROM S.UNIROYAL ROAD

POWER SERVICE: OPELIKA POWER SERVICE, SERVICED FROM MORRISON TRACE AND WILLIS AVENUE

ALL UTILITIES ARE TO BE PLACED UNDERGROUND

NOTES:

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



LEGEND

- PROPOSED LOT LINE
- SETBACK LINE
- 700 EXISTING MAJOR CONTOUR
- 699 EXISTING MINOR CONTOUR
- WETLAND AREA
- OPEN SPACE

PRELIMINARY NOT FOR CONSTRUCTION

KADRE ENGINEERING
BIRMINGHAM · AUBURN · ORANGE BEACH

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No.	Revision	Date (00/00/00)
-	-	

VETERANS PARKWAY SUBDIVISION
OPELIKA, AL

SHEET TITLE:
CONDITIONAL USE SITE PLAN

DRAWN BY: CLT
CHECKED BY: CLT
DATE: 8/27/2025
PROJECT NUMBER: 25095
SCALE: SEE PLAN
SHEET NUMBER: C0.1

Agenda Item

B4

Veterans Parkway Subdivision

AGENDA ITEM # _____

CITY OF OPELIKA

APPLICATION FOR SUBDIVISION APPROVAL

PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801

ALABAMA'S 1ST GIG CITY OPELIKA

DEADLINE: 8/27/2025 MEETING: 9/23/2025

SITE ADDRESS: 0 Veterans Parkway

PROPERY OWNER: Water Works Board of the City of Opelika

APPLICANT/AUTHORIZED REPRESENTATIVE: Lee Tharp (Kadre Engineering)

MAILING ADDRESS: 404 Opelika Road, Suite A, Auburn, AL 36830

PHONE NUMBER: 334-315-0239 **FAX NUMBER:** _____

EMAIL ADDRESS: ltharp@kadre-eng.com

TYPE OF PLAT APPROVAL REQUESTED Preliminary

☐ SKETCH PLAN	☐ ADMINISTRATIVE	■ PRELIMINARY ✔	☐ FINAL

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

☐ Annexation ☐ Rezoning ☐ Other _____

PARCEL INFORMATION

Subdivision Name: Veterans Opelika

Current Land Use: Vacant/

Current Zoning: R3

Proposed use of the Subdivision: Single Family Residential

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

Number of Lots: 22 x $3.00 = $66

Number of APO: 6 x $7.00 = $42
(Adjacent Property Owners)

Fee: $75.00

TOTAL = 183

PAID _____

I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) Veterans Opelika 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: L Thr

(PRINT NAME) Lee Tharp

8/27/2025
DATE

AGENDA ITEM # _____

AUTHORIZED TO ACT AS APPLICANT FOR PROPERTY OWNER

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

Lee Tharp (Kadre Engineering) 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 Jeffery A. Hilyer Date 8-27-27

STATE OF ALABAMA
COUNTY OF LEE

I, Erin K. Arrington, a Notary Public in and for said County and State, hereby certify

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

Given my hand and seal of office this 27 day of August 2025,

Erin K. Arrington
Notary Public

My Commission Expires: 4/9-27

ERIN K. ARRINGTON NOTARY PUBLIC ALABAMA STATE AT LARGE

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:	September 23, 2025
Subdivision:	Veteran Parkway SD
Agenda Item #:	B-4
Action Requested:	Preliminary Approval
Location of Property:	Veterans Parkway
Property Owner(s):	Water Works Board of Opelika Lee Tharp, PE, authorized representative
Current Land Use:	Undeveloped
Current Zoning:	Veterans Parkway SD
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 a development consisting of 13 single-family homes, 4 duplex lots, and a 2.3-acre open space lot in a R-3 zoning district. In the R-3 zone, minimum lot size is 10,000 square feet and minimum lot width is 70 feet. The 17 lots range from 10,037 sf to 15,592 sf. The lot widths range from 70 feet to 170 feet. The maximum density in the R-3 zone is 3.5 dwellings per acre. The density of the 21 dwellings (13 single family homes and 8 duplex dwellings) on 7.9 acres is 2.1 lots per acre.

Twelve of the 13 single family home lots front on Veterans Parkway, but access to the twelve lots is from a 20' private alley (easement) that runs parallel to or near the rear property line of the 12 single family lots. The four duplex lots are adjacent to single-family home lots but the duplex lots front on Street A. (Street A is a new cul de sac street that intersects with Veterans Parkway.) There are no driveways from the lots to Veterans Parkway. All 21 dwelling units have access to Veterans Parkway from Street A.

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).

Recommendations

Staff recommends preliminary plat approval subject to the following conditions:

1. Install underground utilities.
2. Install sidewalks on one side of Street A and along the 12 lots fronting on Veterans Parkway.
3. Add a note on final plat "No driveway access from lots to Veterans Parkway."
4. Exterior materials of all dwelling units must meet the exterior "Materials and Cladding" requirements of Section 7.6 Gateway Corridor District.
5. Note #5 on plat states the homeowner's association will own and maintain the open space lot.
6. Add note on final plat providing the uses allowed on open space lots.
7. A minimum of one street tree for each single-family home, two trees for each duplex lot, and at least two trees for corner lots are required. Street trees must be planted on private property unless right-of-way permission from City department is granted.

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.

- Turn lanes may be required on Veterans Parkway for this development. The type and extent of these turn lanes will be determined by Engineering Staff and/or a provided traffic study in this area.
- Construction of infrastructure and utilities will be monitored and approved prior to final plat acceptance.
- The road names shall be approved by the Engineering Department and are to be placed on the final plat for the public roadways to be accepted.

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

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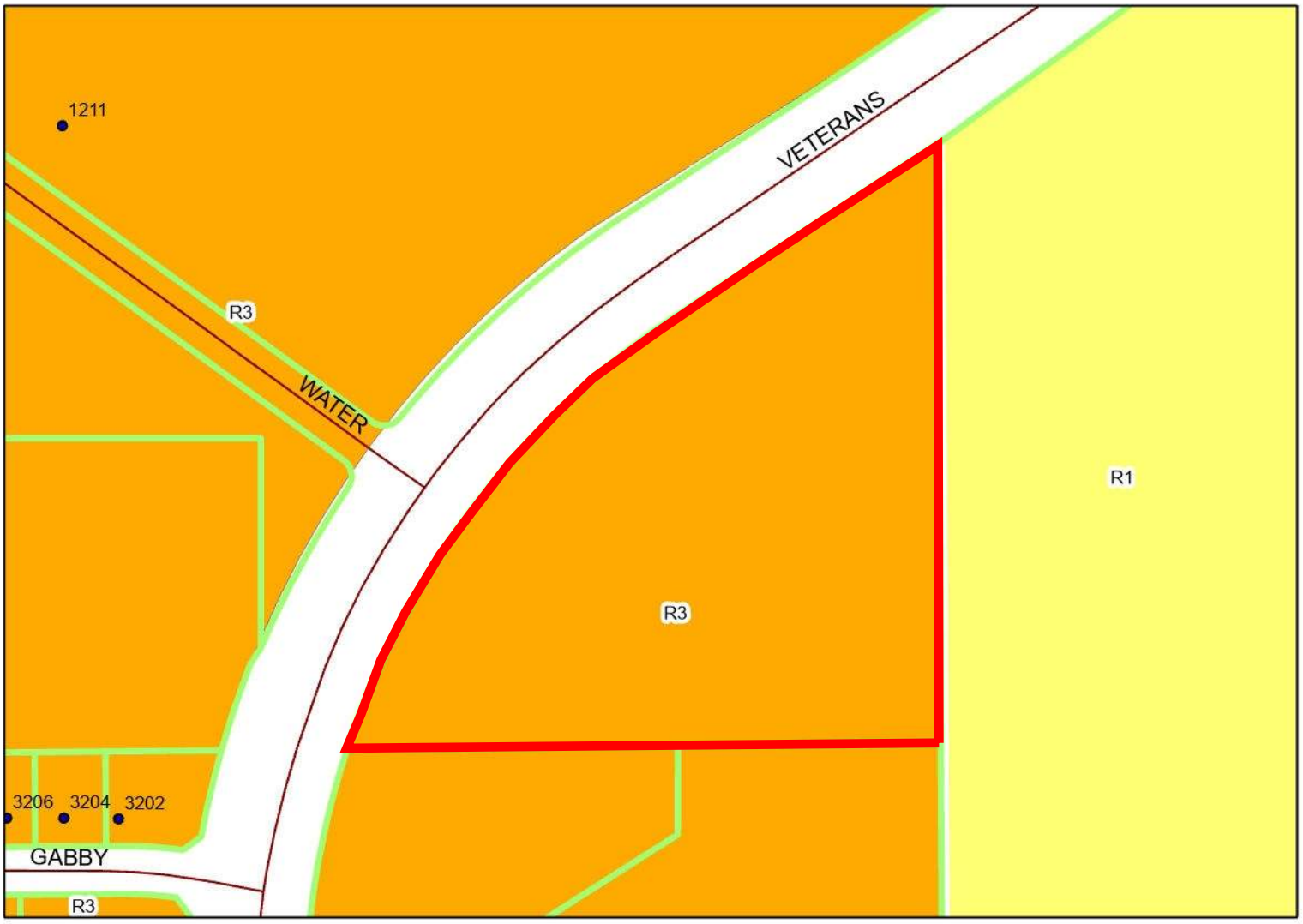
Opelika Water Report

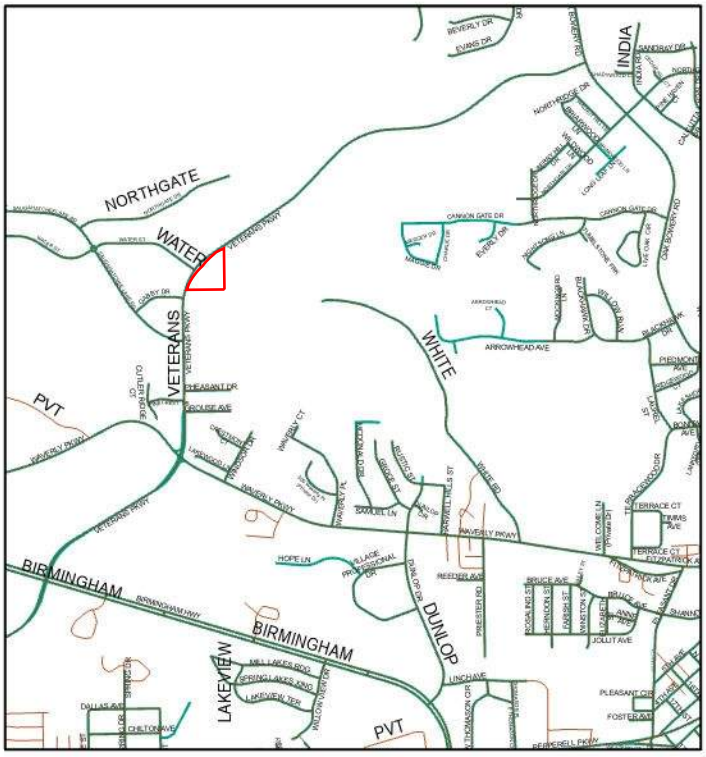
Water is available from 18” on northern side of Veterans Parkway.

Opelika Power Services Report

This subdivision is outside Opelika Power Service territory.

MIXED-USE DEVELOPMENT and VETERANS PARKWAY SUBDIVISION
1100 BLOCK VETERANS PARKWAY
CONDITIONAL USE & PRELIMINARY PLAT, B-3 & B-4





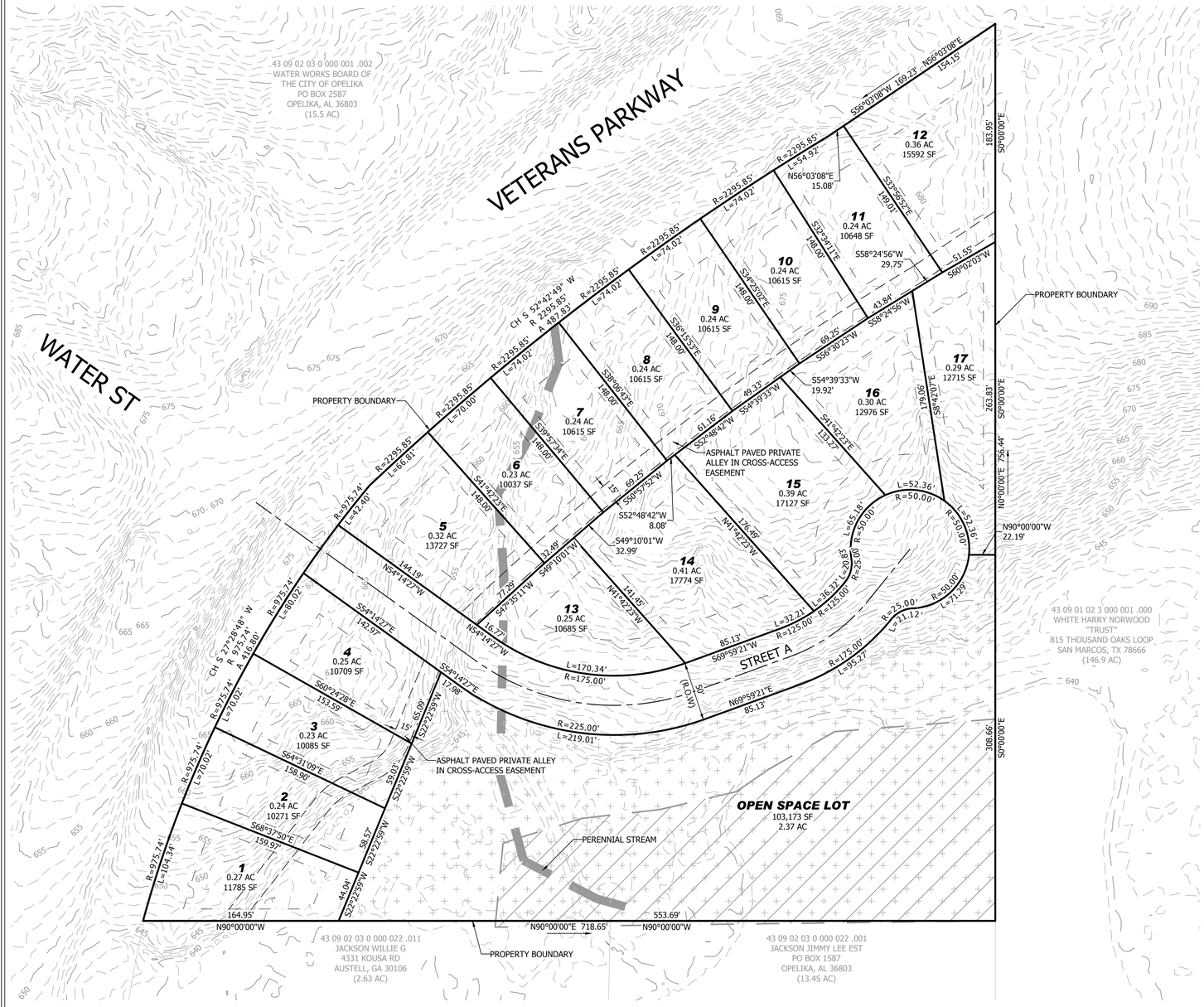
The applicant is requesting conditional use and preliminary approval for 18 lots (**Four** duplex lots, 15 single family lots, and a 2.3 acre open space lot.). The lots are accessed from a rear entry private easement.

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

VETERANS PARKWAY SUBDIVISION

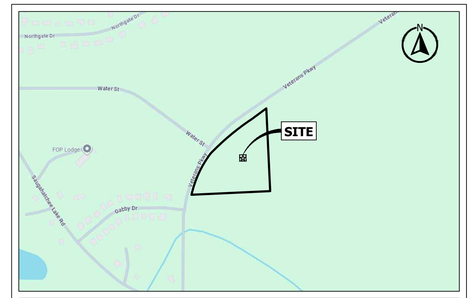
OPELIKA, AL



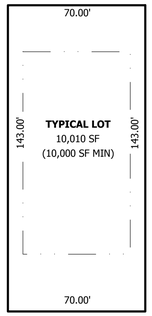
PROJECT CONTACTS:

ENGINEER

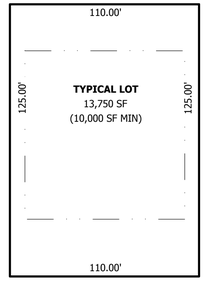
KADRE ENGINEERING
404 OPELIKA ROAD, SUITE A
AUBURN, AL 36830



VICINITY MAP
N.T.S.



TYPICAL 70' LOT LAYOUT
N.T.S



TYPICAL 110' LOT LAYOUT
N.T.S

PARCELS AREA TABLE		
PARCEL NO.	SQUARE FEET	ACRES
1	11,784.69	0.27
2	10,271.21	0.24
3	10,084.64	0.23
4	10,709.03	0.25
5	13,727.17	0.32
6	10,037.35	0.23
7	10,615.34	0.24
8	10,615.34	0.24
9	10,615.35	0.24
10	10,615.34	0.24
11	10,648.28	0.24
12	15,592.47	0.36
13	10,684.82	0.25
14	17,773.79	0.41
15	17,127.05	0.39
16	12,975.79	0.30
17	12,715.32	0.29
OPEN SPACE	103,173.19	2.37

SITE DATA TABLE	
STATE OF ALABAMA COUNTY OF LEE	
EXIST. TAX PARCEL ID:	0902030000001003
SITE AREA:	+/- 7.90 AC
ADDRESS:	0 VETERANS PARKWAY
ZONING:	R3
MIN. LOT SIZE:	10,000 SF
MIN. LOT WIDTH:	70'
TYPICAL LOT DIMENSIONS:	70' x 143' 110' x 125'
YARD SETBACK:	
FRONT:	30'
SIDE:	10'
STREET SIDE:	20'
REAR:	25'
TOTAL LOTS PROPOSED:	17
MAX BUILDING AREA:	40%
MAX IMPERVIOUS SURFACE EACH LOT:	35%
DWELLING UNITS PER ACRE ALLOWED:	3.5
DWELLING UNITS PER ACRE PROVIDED:	2.1 LOTS/AC
LF OF ROADWAY	645.65 LF
SMALLEST LOT	(LOTS 6) 10,037.35 SF
LARGEST LOT	(LOT 14) 17,773.79 SF

NOTES:

1. THIS PARCEL IS SUBJECT TO ANY EASEMENTS, RIGHT-OF-WAY, OR OTHER RESTRICTIONS OF RECORD THAT MAY EXIST.
2. NORTH IS BASED ON GRID NORTH.
3. ALL WATER LINES, SANITARY SEWERS, STORM SEWERS AND DRAINAGE, GRADING AND PAVING SHALL BE DESIGNED TO MEET THE SPECIFICATIONS OF THE CITY OF OPELIKA AND CONFORM WITH REQUIRES OF THE PUBLIC WORKS MANUAL
4. ACCORDING TO FEMA FIRM MAP NO. 1081C0066H, PANEL NO. 0066H, EFFECTIVE DATE JANUARY 17, 2025, THIS PARCEL OF LAND LIES IN ZONE X & ZONE AE; ZONE X BEING A MINIMAL FLOODING AREA, ZONE AE BEING AN AREA WITH A BASE 100 YEAR FLOOD ELEVATION.
5. HOMEOWNER'S ASSOCIATION WILL OWN AND MAINTAIN ALL OPEN SPACE LOTS.
6. THE PURPOSE OF THIS PLAT IS TO CREATE 180 SINGLE FAMILY DETACHED LOTS AND 6 OPEN SPACE LOTS.
7. THE OWNER INFORMATION: CITY OF OPELIKA WATER WORKS BOARD, PO BOX 2587, OPELIKA, AL 36803

UTILITY SERVICE INFORMATION:

SANITARY SEWER SERVICE: CITY OF OPELIKA PUBLIC SANITARY SEWER, ACCESSIBLE ON EASTERN PORTION OF PROPERTY

WATER SERVICE: CITY OF OPELIKA WATER WORKS BOARD, EXTENDED ALONG WILLIS AVENUE FROM S.UNIROYAL ROAD

POWER SERVICE: OPELIKA POWER SERVICE, SERVICED FROM MORRISON TRACE AND WILLIS AVENUE

ALL UTILITIES ARE TO BE PLACED UNDERGROUND

NOTES:

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

N

0 50 100

SCALE: 1"=50'

LEGEND

- PROPOSED LOT LINE
- SETBACK LINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- WETLAND AREA
- OPEN SPACE

PRELIMINARY NOT FOR CONSTRUCTION

KADRE ENGINEERING
BIRMINGHAM · AUBURN · ORANGE BEACH

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These drawings and design intent are the sole property of Kadre Engineering, LLC which may not be reproduced without the written permission.

No.	Revision	Date (00/00/00)
-	-	

VETERANS PARKWAY SUBDIVISION
PRELIMINARY PLAT
OPELIKA, AL

SHEET TITLE: PRELIMINARY PLAT

DRAWN BY: CLT
CHECKED BY: CLT
DATE: 8/27/2025
PROJECT NUMBER: 25095
SCALE: SEE PLAN
SHEET NUMBER: C0.1

Agenda Item
C5
Saint Mary's Catholic Church

AGENDA ITEM # _____

APPLICATION FOR CONDITIONAL USE APPROVAL

PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801

PC DEADLINE: 8/27/2025 PC MEETING: 9/23/2025

SITE ADDRESS: 0 Lake Condy Road (Corner of Lake Condy Road and Andrews Road)

PROPERY OWNER: Most Reverend Thomas J. Rodi

APPLICANT/ AUTHORIZED REPRESENTATIVE: Lee Tharp (Kadre Engineering)

MAILING ADDRESS: 404 Opelika Road, Suite A; Auburn, AL 36830

PHONE NUMBER: 334-315-0239 **FAX NUMBER:** _____

EMAIL ADDRESS: ltharp@kadre-eng.com

PARCEL INFORMATION

Project name: Saint Mary Catholic Church Address/Location: 0 Lake Condy Road

Current Land Use: Vacant Current Zoning: M1

Adjacent Zoning Districts: North: M1 South: I1 East: R3 West: M1/I1

Description of Proposed Use: Church Complex and Parsonage

AUTHORIZATION TO ACT AS APPLICANT (if applicable)

I, Most Revered Thomas J. Rodi, being owner of the property which is the subject of this conditional use application hereby authorize 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: _____ Date: 8/22/2025

STATE OF ALABAMA,
COUNTY OF LEE

I, Karen A. Carlisle , a Notary Public in and for said County and State, hereby certify that Most Revered Thomas J. Rodi, 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 22nd day of August, 2025,

_____
Notary Public

My Commission Expires: 11-09-2025

AGENDA ITEM # _____

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

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

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

1) How is the proposed use appropriate in the location for which it is proposed? The development of the church will complement the other institutional uses within the immediate area including Southern Union State Community College and Opelika High School. The church will provide a good transition from the co

2) Will the use result in a substantial adverse effect on adjacent properties, the character of the neighborhood, traffic conditions, public infrastructure, etc.? No adverse affects to adjacent properties are anticipated by the development of of the Church. Traffic impacts are not expected due to the off-peak uses of the facility that will not co

3) What precautions will be taken to minimize any adverse effects from the proposed use on surrounding property owners? Adequate bufferyards, eetbacks, and landscaping complying with the City of Opelika's zoning ordinance. Stormwater controls will also be implemented with the development to prevent any adverse affects of increased impervious area on downstream properties. Quality architecture and landscaping will provide a general improvemnet of aesthetics to the area.

APPLICATION REQUIREMENTS

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

AGENDA ITEM # _____

CERTIFICATION

I Lee Tharp, 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:** 8/27/2025
(PRINT NAME) Lee Tharp	

STATEMENT OF UNDERSTANDING

I, Lee Tharp (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:** 8/27/2025
(PRINT NAME) Lee Tharp	

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: September 23, 2025

Agenda Item #: C-5

Action Requested: Conditional Use – New Church Sanctuary, Parish Hall and Parish House

Location of Property: Corner Lake Condy Road and Andrews Road

Property Owner(s): Most Reverend Thomas J. Rodi, Archbishop of Mobile
Kadre Engineering, Lee Tharp, authorized representative

Current Land Use: Vacant

Current Zoning: M-1, GC-P

Surrounding Zoning Districts And Land Uses:

North	M-1	Undeveloped
South	I-1, GC-P	Southern Union State Community College
East	R-3	Residential (single family homes)
West	M-1, GC-P	Commercial

Proposal:

The applicant is requesting conditional use approval to construct a church sanctuary with kitchen expansion, and parish house buildings. The master plan shows a very detailed long-range plan of expansion that includes a future expansion attached to the church of a parish hall, future worship space detached from the church will be a future chapel, future admin space, future education building for dual use of the church class rooms and a potential preschool with play areas attached. In addition to the buildings, there will be a future recreation field for church or facilities. Churches are conditional in all zones. A similar plan was submitted and approved for Conditional Use on May 23, 2023. The lot is approximately 8.4 acres, located next to Southern Union College across Lake Condy Road. It will have access from Lake Condy Road, Andrews Road, and Industrial Blvd.

This project will be built in phases. The first phase will be the worship parish hall, kitchen expansion, and parish house with additional expansions and buildings in the future. The applicant has provided additional information not required at this time to show the Planning Commission a master plan for the site. The future uses will likely need to return to the Planning Commission for conditional use approval due to a general review of the plan and details for a full conditional use approval are not present at this time.

Surrounding Area:
The church site is primarily surrounded by a mix of uses including institutional, industrial, and residential. There are residential homes in the R-3 zoning district to the east. Southern Union State Community College is located across Lake Condy Road and is in the I-1, GC-P zoning district. There are existing industrial uses located to the west of the subject property.

Site Plan:

Phase One
The site plan shows a 10,800 sq. ft. church sanctuary building, a future rectory building or parish house. The buildings meet the setback requirements for the M-1, GC-P zoning districts.

Master Plan – General Review
The master plan outside of phase one shows an expansion of 46,000 sq. ft. total church (primary) building, with additions of church administration, class, and possible pre-school use building area of 27,500 sq. ft., a future chapel, and a future recreation field. The placement of the buildings meets the setback requirements for the M-1, GC-P zoning districts.

Parking:
Phase One
The off-street parking is based on the church's maximum capacity. While the final design has not been determined, the applicant has estimated the maximum capacity to be 283 people. Parking area requirements for a church are based on a ratio of one space per four seats. The site plan shows 93 parking spaces for the church sanctuary that would allow for an estimate of 372 occupants.

Master Plan
The off-street parking is based on the church's maximum capacity and pre-school uses maximum capacity. While the final design has not been determined, parking area requirements for a church are based on a ratio of one space per four seats. The master plan shows 468 total parking space. Based on the number of occupants listed as possible on the master plan the parking spaces appear to be adequate but with potential different uses other than church services, parking requirements may need to be revised as the future phases are constructed.

Landscaping:
Phase One
The applicant does not have a formal landscape plan specific to this site at this time. Most of the 8.4 acres are wooded. A natural undisturbed wooded buffer is shown located along the Industrial Blvd. side of the lot. The developed area requires 477 base landscape points and an additional 113 parking landscape points. The church's maximum capacity, which has not been finalized at this time, may change the parking space numbers required. In addition, the landscape regulations require a residential buffer along the east side. The residential buffer options provided must meet the requirements in the Zoning Ordinance in Section 10. 6. D. 1. a., b., or c. Off-street parking lots, fronting on the public rights-of-ways of a designated gateway corridor, shall provide a 15-foot-wide planting area between the property line and the edge of the parking lot. Landscaping shall consist of plants listed in Section 10.6, D.2. b. 2. of the Landscape Regulations. The trees preserved on the east side may serve as a residential buffer if the buffer is at least 20 feet wide and provides a near visual impervious barrier.

Master Plan – General Review
The applicant does not have a formal landscape plan for the future phases. Portions of the 8.4 acres are forested. The master plan shows 468 total parking space. Based on the number of occupants listed as possible on the master plan parking requirements may need to be as the future phases are constructed. All future phases will require additional landscape plans meeting the future landscape requirements for an M-1, GC-P zoning district in the future conditional use and construction phases of development. In addition, the landscape regulations require a residential buffer along the east side. The residential buffer options provided must meet the requirements in the Zoning Ordinance in Section 10. 6. D. 1. a., b., or c. Off-street parking lots, fronting on the public rights-of-ways of a designated gateway corridor, shall provide a 15-foot-wide planting area between the property line and the edge of the parking lot. Landscaping shall consist of plants listed in Section 10.6, D.2. b. 2. of the Landscape Regulations. The trees preserved on the east side may serve as a residential buffer if the buffer is at least 20 feet wide and provides a near visual impervious barrier.

Materials and Cladding in the Gateway Corridor Overlay District:
Phase One
The exterior building materials and elevation examples have been provided. The first phase shown on the provided rendering is primarily brick masonry, pre-cast stone, and EIFS. The example provides a photo of materials for a similar church sanctuary. The representative has agreed the exterior materials will comply with the Gateway Corridor standards. The side elevations and materials are not shown. Gateway Corridor standards state that the building materials shall extend from the front façade around the side of the building 20 feet or 20 percent of the wall length, whichever is greater. Staff recommends the entire eastern side meet the gateway corridor requirements with improved materials due to the orientation of the building and the visibility from Andrews Road. The applicant is aware that if a permit is issued, following the issuance of a conditional use permit pursuant to the provisions of the ordinance, such permit may be amended, varied, or altered only pursuant to the standards and procedures established by the Article for the original approval.

Master Plan – General Review
The exterior building materials and elevation example have not been provided. The “future worship space” shown in light blue on the overall master plan that will face Lake Condy Road would be the architectural center piece and will have significantly more brick, windows, and less EIFS. The applicant stated the architectural plans for these structures are not yet completed. The representative has stated they will comply with the Gateway Corridor materials and cladding standards. Staff recommend the eastern side have improved materials due to the orientation of the building and the visibility from Andrews Road. The applicant is aware that additional conditional uses request will be required for the additional buildings before construction.

Lighting and Equipment and Mechanical Screening:

Outside lighting must meet the Gateway Corridor requirements in Section 7.6, B., 6, a. All utility meters, air conditioning units, and similar mechanical units shall be screened so as not to be visible from a public right-of-way. All rooftop mechanical units shall be screened from the designated gateway corridor by a parapet wall or other means. Plans must be approved by the relevant utility company for safety.

The Planning Department recommends conditional use approval subject to the following:

1. **Front façade shall be consistent or equivalent to the example elevation provided in terms of architecture and materials. Approved materials shall be used on the east side due to the increased visibility of Andrews Road.**
2. **Add to the landscape plan a detailed residential buffer along the east side of the property by choosing an option provided in the zoning ordinance Section 10. 6. D. 1. a., b., or c.**
3. **Revise the landscape plan to meet the minimum base points and parking lot points based on the maximum capacity of the church and all the other future buildings and uses once architectural plans have been completed.**
4. **If a dumpster is to be added, the location will need to be reviewed by Planning and dumpster screening on all sides.**
5. **Outside lighting must meet the Gateway Corridor requirements in Section 7.6, B., 6, a.**

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.

A shred use path from the access of Lake Condy Road to Andrews Road will be provided along the right-of-way with this project.

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

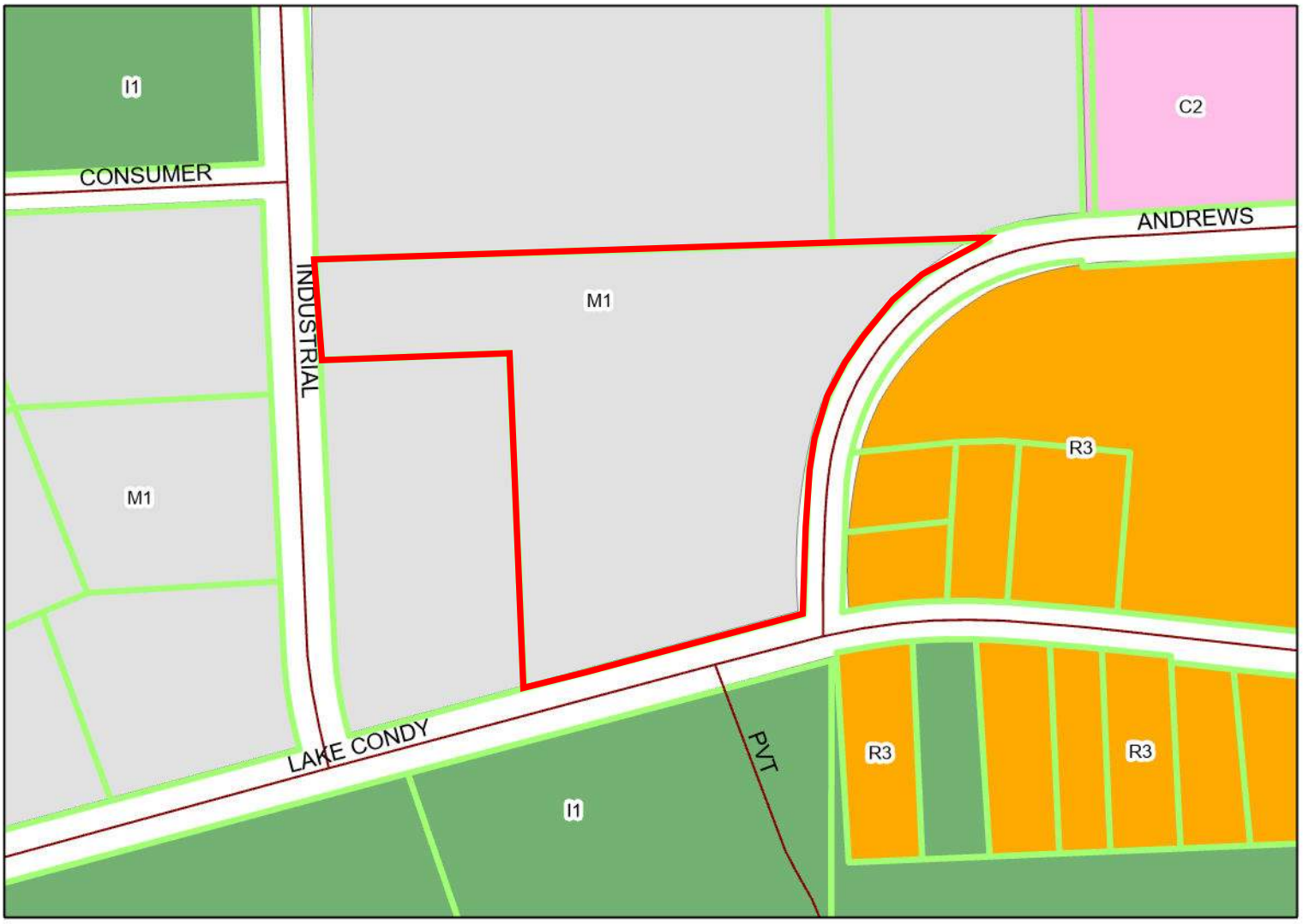
Opelika Water Board Report

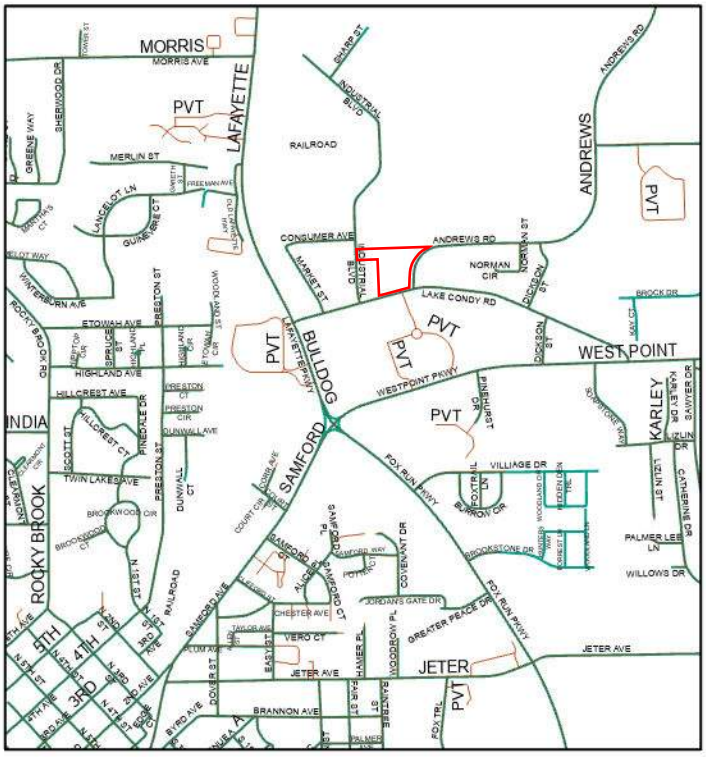
Water is available from 8" main along Lake Condy Rd and Industrial Blvd. Please be advised that sites with elevations above 805' will experience lower than normal pressure due to the existing hydraulic gradient of the distribution system (940'- 920').

Opelika Power Services Report

This is inside Opelika Power service territory.

ST. MARY'S CATHOLIC CHURCH COMPLEX and PARSONAGE
LAKE CONDY ROAD & ANDREWS ROAD
CONDITIONAL USE, C-5





The applicant is requesting conditional use approval for a Catholic church complex, worship parish hall and parsonage. Future additions include worship space, parish hall expansion, preschool to youth school & outside area, and admin building. Total area 8.4 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

PLOTTED BY: dentrekin 28 JUN 2024 \projectserver\Data\projects\1962-030 St. Mary's Opelika\SD-MP\1962-030_MP-01.dwg
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MP-01

REVISED:

ST. MARY'S CATHOLIC CHURCH

OPELIKA, ALABAMA

08-30-2024

1962-030

CONCEPTUAL MASTER PLAN

Corley Timothy Sweeney McCormac
CTSM ARCHITECTS, INC.
THREE RIVERCHASE OFFICE PLAZA / SUITE 124 / HOOVER, ALABAMA 35244
T 205.443.3720 F 205.443.3790 W ctsmarchitects.com

CorleyTimothySweeneyMcCormac
C T S M A R C H I T E C T S, I N C.
THREE RIVERCHASE OFFICE PLAZA / SUITE 124 / HOOVER, ALABAMA 35244
T 205.443.3720 F 205.443.3790 W ctsmarchitects.com

LANDSCAPE PLAN

08-29-25
1962

St. Mary's Catholic Church
PHASE 1
OPELIKA, AL

REVISED

NO.	DATE	DESCRIPTION

L200

PROPERTY LINE

PROPERTY LINE

INDUSTRIAL BLVD

PROPERTY LINE

SANITARY SEWER EASEMENT

DETENTION POND

PROPOSED
RESIDENCE

EXISTING TREELINE

LANDSCAPE AREA

LANDSCAPE AREA

WILLOW OAK (1)
(1) BALD CYPRESS

WILLOW OAK (1)

BALD CYPRESS (1)

MATCHLINE L210
MATCHLINE L220

MATCHLINE L210
MATCHLINE L220

NORTH

0 10' 20' 40'
SCALE IN FEET: 1"=20'

CorleyTimothySweeneyMcCormac
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LANDSCAPE PLAN

08-29-25
1962

St. Mary's Catholic Church
PHASE 1
OPELIKA, AL

REVISED

NO.	DATE	DESCRIPTION

L210

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LANDSCAPE PLAN

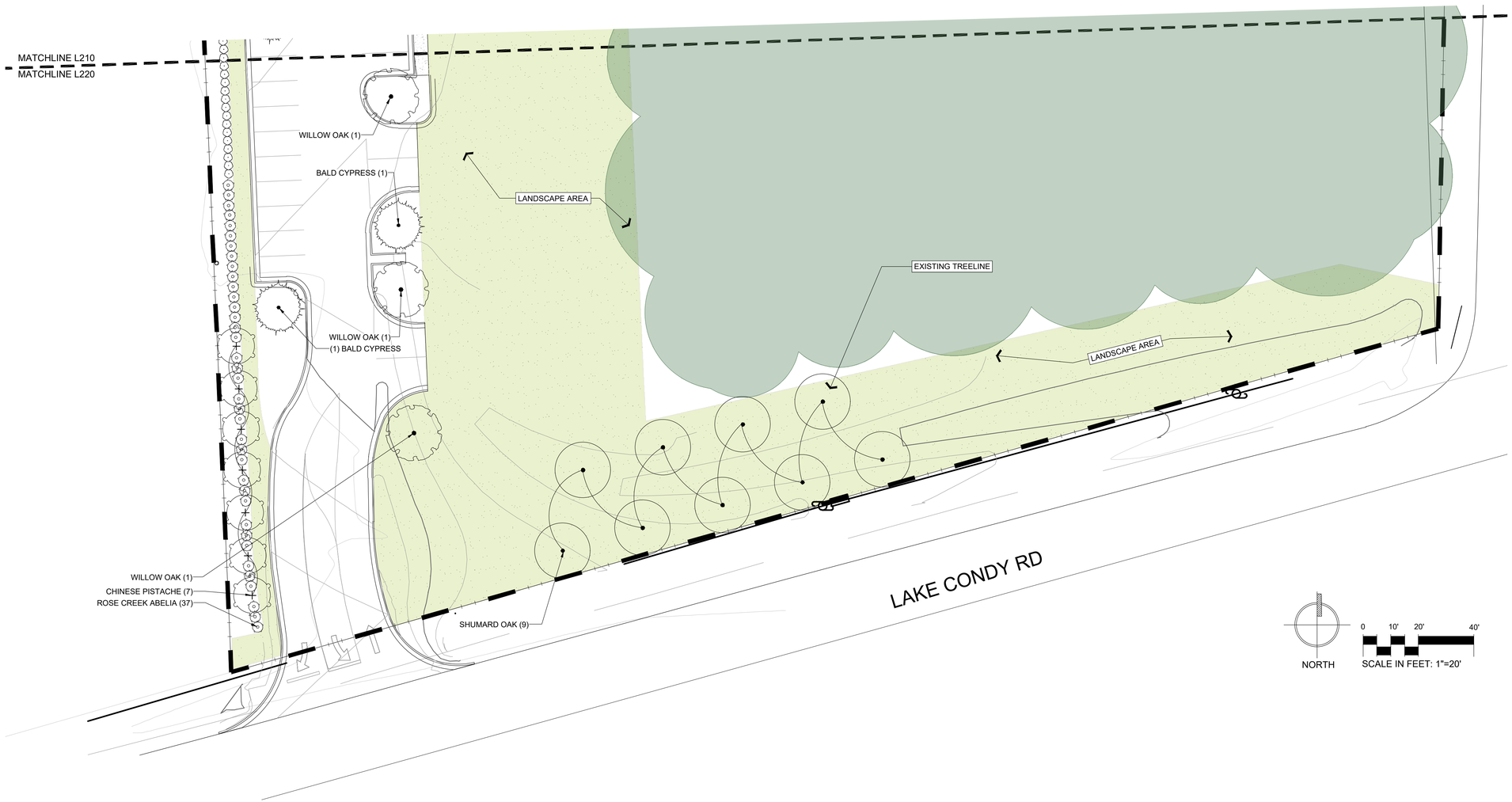
08-29-25
1962

St. Mary's Catholic Church
PHASE 1
OPELIKA, AL

REVISED

NO.	DATE	DESCRIPTION

L220



CorleyTimothySweeneyMcCormac
C T S M A R C H I T E C T S, I N C.
THREE RIVERCHASE OFFICE PLAZA / SUITE 124 / HOOVER, ALABAMA 35244
T 205.443.3720 F 205.443.3790 W ctsmarchitects.com

LANDSCAPE PLAN

08-29-25
1962

St. Mary's Catholic Church
PHASE 1
OPELIKA, AL

REVISED

NO.	DATE	DESCRIPTION

L230

Agenda Item
C6
Executive Park Townhomes

AGENDA ITEM # _____

CITY OF OPELIKA

APPLICATION FOR CONDITIONAL USE APPROVAL

PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801

ALABAMA'S 1ST GIG CITY OPELIKA

PC DEADLINE: _____ PC MEETING: _____

SITE ADDRESS: 2003 Executive Park Townhomes

PROPERY OWNER: SB Homes, LLC

APPLICANT/ AUTHORIZED REPRESENTATIVE: William D. Brady

MAILING ADDRESS: 215 Narrows Parkway, Suite C, Birmingham, AL 35242

PHONE NUMBER: 205-705-6545 **FAX NUMBER:** N/A

EMAIL ADDRESS: davidb@ridgecrestllc.com

PARCEL INFORMATION

Project name: Executive Park Townhomes Address/Location: 2003 Executive Park Dr.

Current Land Use: vacant Current Zoning: PUD

Adjacent Zoning Districts: North: PUD South: R2 East: C2&C3 West: C2

Description of Proposed Use: Townhomes

AUTHORIZATION TO ACT AS APPLICANT (if applicable)

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

Property Owner's Signature: _____ Date: 8/25/25

STATE OF ALABAMA,
COUNTY OF LEE

I, Leigh A. Shropshire, a Notary Public in and for said County and State, hereby certify that William D. Brady, 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 August,

_____
Notary Public

My Commission Expires: 8-4-2029

AGENDA ITEM # _____

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

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

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

1) How is the proposed use appropriate in the location for which it is proposed? It is going to be used for residential housing and that is what it the area is already zoned for.

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

3) What precautions will be taken to minimize any adverse effects from the proposed use on surrounding property owners? Will design according to the City of Opelika regulations.

APPLICATION REQUIREMENTS

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

AGENDA ITEM # _____

CERTIFICATION

I William D. Brady, 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) William D. Brady	8/25/25

STATEMENT OF UNDERSTANDING

I, William D. Brady (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) William D. Brady	8/25/25

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: September 23, 2025

Agenda Item #: C-6

Action Requested: Conditional Use – Townhomes - 16 units

Location of Property: Executive Park Drive

Property Owner(s): SB Homes, LLC
Ledge Nettles, Baseline Surveying and Design, LLC., representative

Current Land Use: Undeveloped

Current Zoning: PUD

Surrounding Zoning Districts And Land Uses:

North	C-3, GC-P	Commercial (Pepperell Pkwy)
South	R-3	Single-family homes
East	C-3 & C-2	Offices
West	C-2	Offices

History

In 1994, a PUD was approved including 28 townhome units. At that time 12 townhome units (two building groups with 6 units) were constructed, but the remaining 16 townhomes units located near the rear property line were not constructed. The applicant has applied to construct 16 townhomes. The minor amendments requested were approved in 2022. The number of townhomes is still the same density as requested from the original PUD creation in 1994 and 2022. The proposed site plan for the townhomes is most similar to the existing townhomes layout.

Proposal

The proposed development consists of three town-home-building groups: one four unit building group and two six-unit building groups. The minimum lot width for townhome units is 20 feet wide and the lot width provided is at least 25 feet. The townhomes meet the yard requirements for either a rear or side yard area. This is required to be 50% or more of the first-floor area for each unit. Each townhome group is at least 20 feet from another townhome group as required in the zoning ordinance. Lots 14 and 15 have much smaller rear yards but have a permanent detention pond behind them. This was previously approved design in the 2022 approved layout.

The applicant has provided elevations and listed building materials for the exterior. The materials are shown as brick, cement lap siding, vinyl soffits cornice, and dimensional asphalt shingles on the roof. The townhomes have a one car garage and two additional parking spaces per home.

A detailed landscape plan is provided showing trees and shrub location, size, species, and points. The landscape plan requires a total of 365 base points and 66 parking lot points. The plan provides 247 base points and 14 parking lot points (one point per parking space is required) the site plan shows 66 parking spaces by counting stacking in drive area. The size of trees and shrubs on landscape plan must meet the minimum size requirements as provided in the Landscape Regulation. This development plan was approved in 1994 before the landscape regulations were in place. The original plan shows a few large trees which appear to be in the open space area between the original phase and the current phase of development. Where possible, the existing natural vegetation is preferred to be kept. The applicant should add additional landscaping along the entrance road to meet the points requirements. A residential buffer is required along the southeast property line.

Staff recommends conditional use approval subject to:

1. Utilities must be underground.
2. Provide a landscape plan that meets minimum base and parking lot points and a residential buffer installed along the south property line as stated in Section 10 Landscape Regulations.
3. Label on site plan the common area and provide a note about the use allowed and maintenance responsibility of the common area for this townhome development.
4. If dumpsters are installed, 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.
5. Add on site plan who is responsible for maintaining the ponds and landscape buffer areas.

Engineering Department Report

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

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

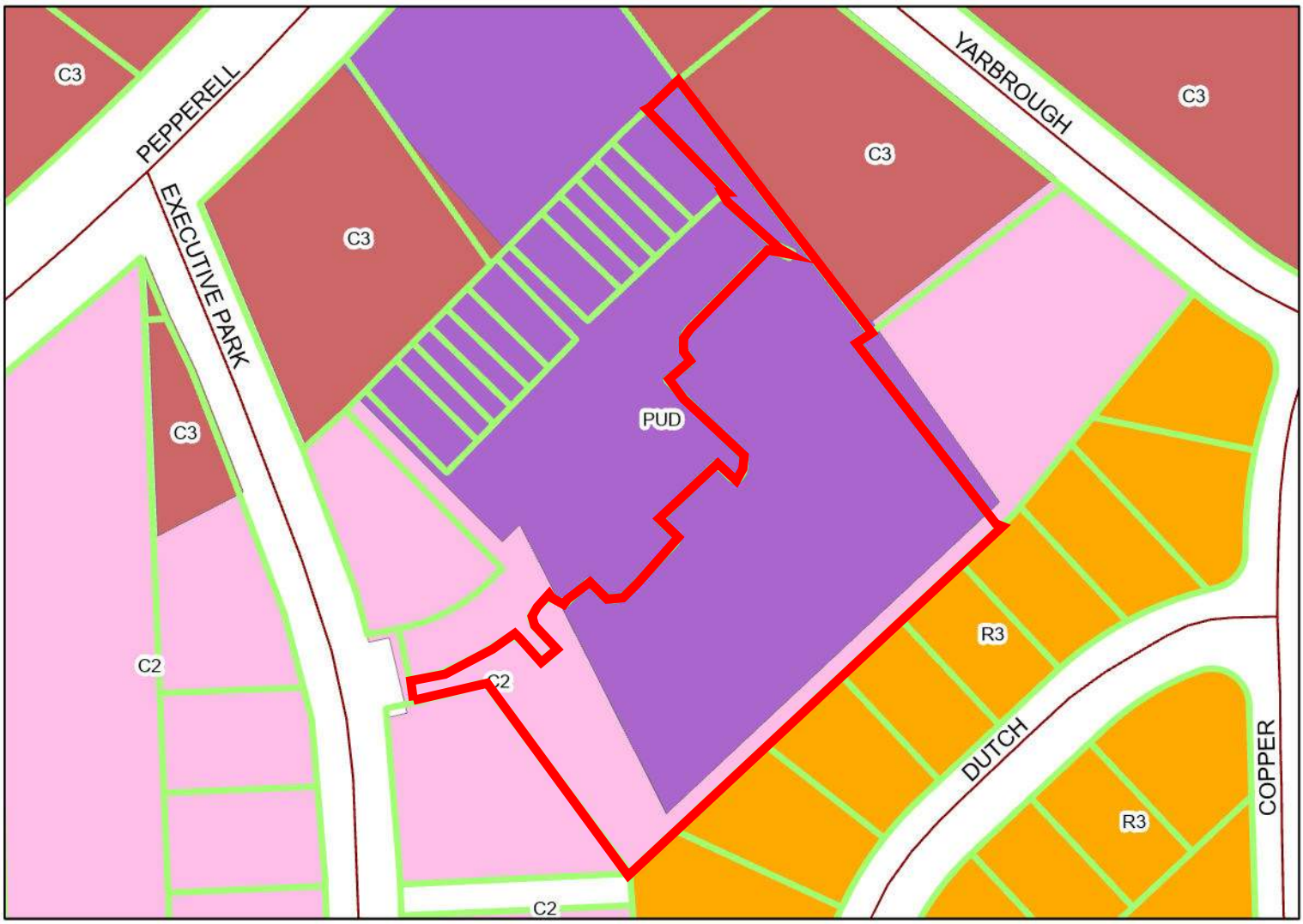
Opelika Water Board Report

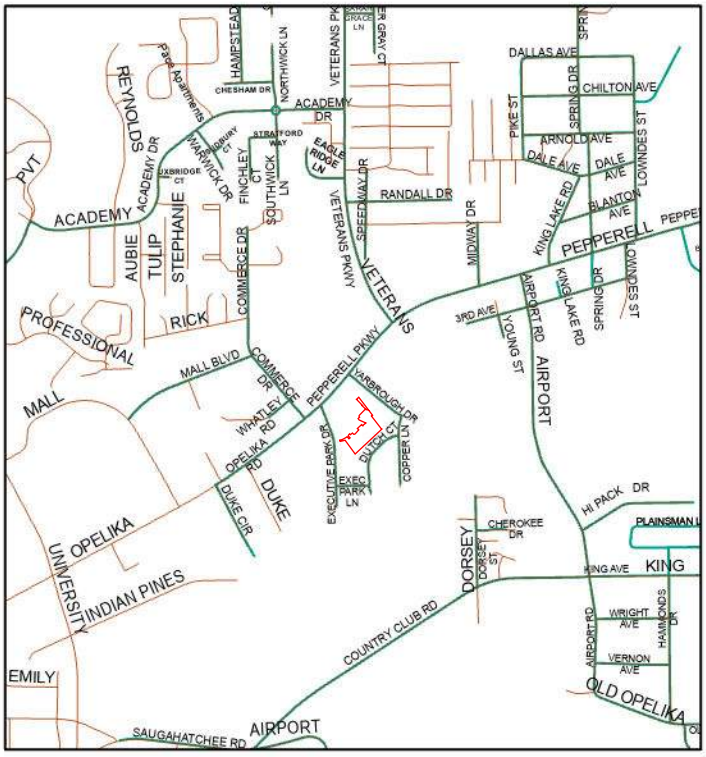
Water is available from 8” main on western side of Executive Park and from 6” main on the north side of the entrance to existing townhomes directly north of this site.

Opelika Power Services Report

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

EXECUTIVE PARK TOWNHOMES
2003 EXECUTIVE PARK DRIVE
CONDITIONAL USE, C-6



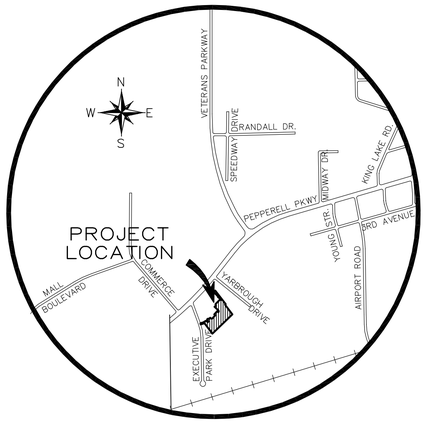


The applicant is requesting conditional use approval for 16 townhome units. In 1992 a PUD zone and 28 townhomes were approved; 12 townhomes constructed. Applicant requesting approval for the remaining 16 townhomes. In 2022 amendment approved to change townhome layout as presented today.

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

EXECUTIVE PARK TOWNHOMES
SITE PLAN



TOTAL SITE INFORMATION TABLE

LOT NAME: LOT 2, EXECUTIVE COMMERCIAL PARK S/D
LOT SIZE: 91,837.5 S.F. ± (2.11 AC. ±)
ZONING : PUD
PROPOSED USE: TOWNHOMES
TOTAL UNITS: 16
BEDROOMS PER UNIT (LOTS 1-12): 4
BEDROOMS PER UNIT (LOTS 13-16): 4
REQUIRED SPACES : 64
EACH UNIT HAS A GARAGE : 16 SPACES
PARKING LOT SPACES: 66 SPACES
PROVIDED SPACES (TOTAL) : 82
IMPERVIOUS SURFACE : 46,912 S.F.
I.S.R. ALLOWED: N/A
I.S.R ACTUAL: 0.51
STORIES: 2 (BASEMENT LOTS 13-16 HAVE 3)
TOTAL BUILDING AREA: 36,120 S.F.
TOTAL F.A.R. ALLOWED: N/A
TOTAL F.A.R. ACTUAL: 0.39
FLOOD HAZARD INFORMATION : ZONE X

FIELD MEASURED LINE TABLE

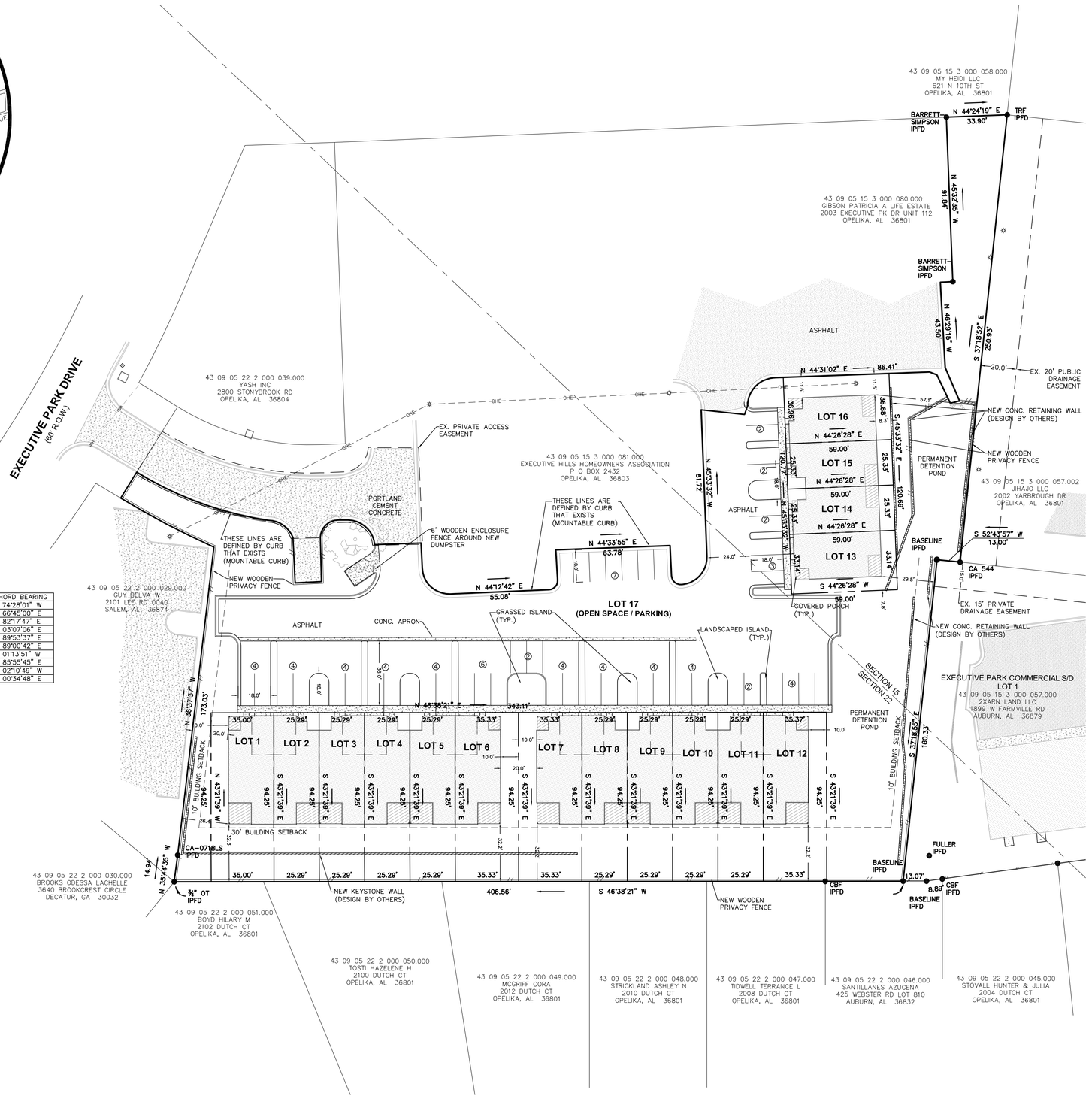
LINE	BEARING	DISTANCE
L1	N 11°41'41" W	16.92'
L2	S 45°58'46" E	25.11'
L3	N 43°44'47" E	14.81'
L4	N 44°47'56" W	24.75'
L5	N 46°30'52" E	5.69'
L6	N 44°46'37" E	25.93'
L7	S 46°11'17" E	14.12'
L8	N 46°40'23" W	16.96'
L9	S 46°01'17" E	16.83'
L10	N 52°54'44" E	24.39'
L11	N 24°09'47" W	5.10'
L12	N 68°08'24" E	4.45'
L13	S 68°33'01" E	17.49'
L14	N 32°07'05" E	5.37'
L15	N 66°39'17" W	20.23'
L16	N 44°22'13" E	6.89'

FIELD MEASURED CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	467.34'	58.77'	58.73'	S 74°28'01" W
C2	193.99'	78.82'	78.28'	N 66°45'00" E
C3	15.01'	17.82'	16.79'	N 82°17'47" E
C4	10.02'	15.18'	13.77'	N 03°07'06" E
C5	15.13'	21.81'	19.97'	N 89°53'37" E
C6	15.00'	23.46'	21.14'	N 89°00'42" E
C7	5.00'	7.94'	7.13'	N 01°13'51" W
C8	5.19'	8.68'	7.70'	N 85°55'45" E
C9	15.19'	23.01'	20.87'	N 02°10'49" W
C10	15.68'	24.05'	21.76'	N 00°34'48" E

LOT AREA TABLE

LOT #	Acres	Sq. Feet
1	0.08	3,298.75
2	0.05	2,383.74
3	0.05	2,383.74
4	0.05	2,383.74
5	0.05	2,383.74
6	0.08	3,330.23
7	0.08	3,330.23
8	0.05	2,383.74
9	0.05	2,383.74
10	0.05	2,383.74
11	0.05	2,383.74
12	0.08	3,329.85
13	0.04	1,955.36
14	0.03	1,494.67
15	0.03	1,494.67
16	0.05	2,178.34
17	1.22	53,127.86



NO.	REVISION	DATE	APPR.

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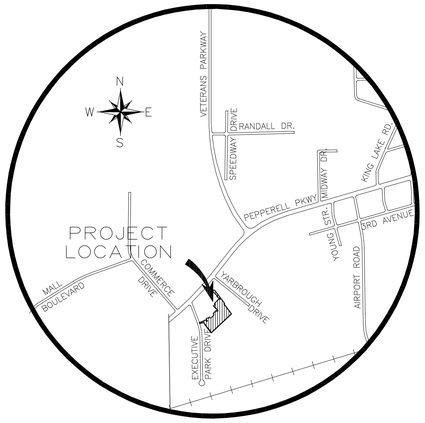
DESIGNED	DRAWN	DATE	JOB NO.
ARN	DMC	03/27/23	B74922.01

2004 Yarbrough Drive, Ste A
Opelika, Alabama 36801
Phone: 334.737.2000
Web: www.baseline-llc.com
BASELINE
SURVEYING & DESIGN, LLC

EXECUTIVE PARK TOWNHOMES
SITE PLAN
OPELIKA ALABAMA

SHEET
2 OF 13

EXECUTIVE PARK TOWNHOMES
LANDSCAPE PLAN

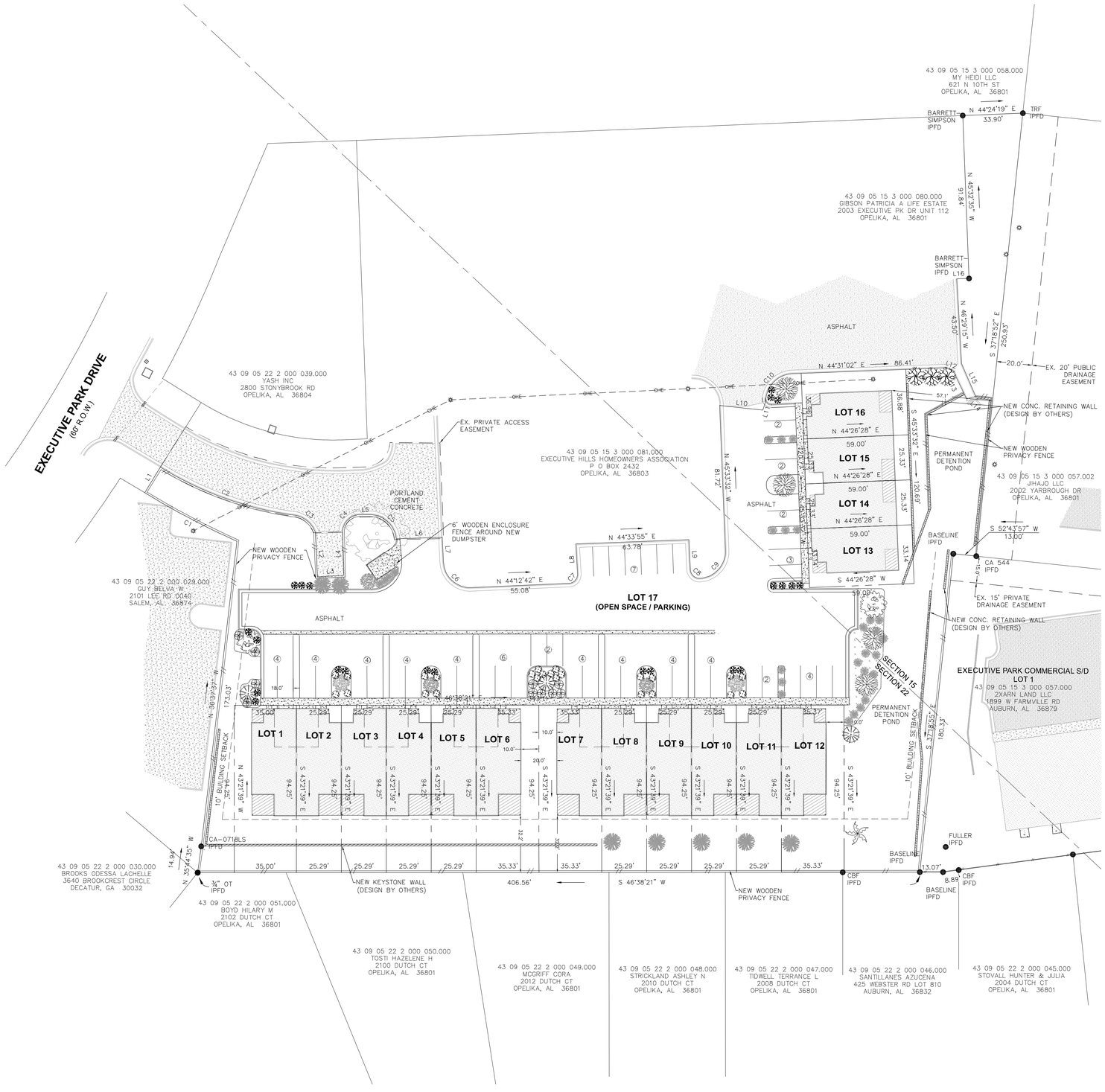


INFORMATION TABLE

LOT SIZE	172,464.50 S.F.(3.96 A.C.)
DEVELOPED AREA	26,000 S.F.(0.60 A.C.)
STREET BUFFER	NO
BASE POINTS REQUIRED	80
BASE POINTS PROVIDED	81
PARKING LOT POINTS REQUIRED	14
PARKING LOT POINTS OBTAINED	14
TOTAL POINTS REQUIRED (LESS RES. BUFFER)	94
TOTAL POINTS OBTAINED (LESS RES. BUFFER)	95

LEGEND

SYMBOL	NAME	SIZE	NO.	POINTS
	KALEIDOSCOPE ABELIA	1 GAL	24	24
	PURPLE DAYDREAM LOROPETALUM	1 GAL	10	10
	LIGUSTRUM	1 GAL	22	22
	DWARF BUFORD HOLLY	3 GAL	27	27
	AUTUMN BLAZE MAPLE	1.5" CAL.	4	32
	SHUMARD OAK	1.5" CAL.	2	16
	SOUTHERN MAGNOLIA	1.5" CAL.	1	8
	WHITE OAK	2" CAL.	2	22
	CHINESE ELM	2" CAL.	1	11
	GREEN GIANT ARBORVITAE	3 GAL	3	15
	NELLIE STEVENS HOLLY	3 GAL	7	35
	FLOWERING DOGWOOD	3 GAL	3	15
	EASTERN REDBUD	3 GAL	2	10
	TOTAL POINTS			247



SCALE: 1"= 30'

NO.	REVISION	DATE	APPR.

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JOB NO.	B74922.01
DATE	09/11/25
DRAWN	ARN
DESIGNED	ARN

2004 Yarbrough Drive, Ste A
Opelika, Alabama 36801
Phone: 334.745.3000
Web: www.baseline-llc.com
BASELINE
SURVEYING & DESIGN, LLC

EXECUTIVE PARK TOWNHOMES
LANDSCAPE PLAN
ALABAMA
OPELIKA

SHEET
2 OF 13

FRONT ELEVATION

SCALE:1"=1/8"

Agenda Item

C7

Flat Penny Junction

000367-2025

AGENDA ITEM # _____

CITY OF OPELIKA

APPLICATION FOR CONDITIONAL USE APPROVAL

PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801

ALABAMA'S 1ST GIG CITY OPELIKA

PC DEADLINE: _____ PC MEETING: _____

SITE ADDRESS: 915, 917, 921, 923 SOUTH RAILROAD AVENUE

PROPERY OWNER: _____

APPLICANT/ AUTHORIZED REPRESENTATIVE: PAUL GIBSON

MAILING ADDRESS: 1365 WARREN WILLIAMS RD. COLUMBUS, GA. 31901

PHONE NUMBER: 706-653-8142 **FAX NUMBER:** N/A

EMAIL ADDRESS: PAUL@STUDIOBGP.COM

PARCEL INFORMATION

Project name: FLAT PENNY JUNCTION Address/Location: 900 BLOCK SOUTH RAILROAD (915 & 925)

Current Land Use: VACANT RETAIL Current Zoning: C1

Adjacent Zoning Districts: North: C1 South: C1 East: C1 West: C2

Description of Proposed Use: A MIXED USE DEVELOPMENT WITH RETAIL, RESTAURANTS, AND RESIDENTIAL UNITS.

AUTHORIZATION TO ACT AS APPLICANT (if applicable)

I, _____, being owner of the property which is the subject of this conditional use application hereby authorize _____, 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: 8/27/2025

STATE OF ALABAMA,

COUNTY OF LEE

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

Given my hand and seal of office this 27th day of August 2025.

Molly M Flournoy
Notary Public

My Commission Expires: December 3, 2028

MOLLY M. FLOURNOY NOTARY PUBLIC LEE COUNTY GEORGIA EXPIRES DEC. 3, 2028

AGENDA ITEM #_____

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

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

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

1) How is the proposed use appropriate in the location for which it is proposed? A MIXED USE ENVIRONMENT WITH 20-25 STUDIO APARTMENTS WILL RESULT IN A RE ENERGIZED URBAN AREA

2) Will the use result in a substantial adverse effect on adjacent properties, the character of the neighborhood, traffic conditions, public infrastructure, etc.? NO, IN FACT, WE BELIEVE THIS DEVELOPMENT WILL HELP REVITALIZE AN UNDERUSED & VITAL CITY BLOCK

3) What precautions will be taken to minimize any adverse effects from the proposed use on surrounding property owners? THE CHARACTER OF THE STREET WILL BE MAINTAINED BY SETTING THE 3RD FLOOR BACK FROM THE FACADE. A LANDSCAPED COURTYARD WILL FACE SOUTH 10TH STREET AND HELP BUFFER PRIVATE TENANT PARKING.

APPLICATION REQUIREMENTS

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

AGENDA ITEM # _____

CERTIFICATION

I S. Carson Cummings, 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) S. Carson Cummings	8/27/2025

STATEMENT OF UNDERSTANDING

I, S. Carson Cummings (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) S. Carson Cummings	8/27/2025

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: September 23, 2025

Agenda Item #: C-7

Action Requested: Conditional Use – Residential in C-1 zone

Location of Property: 915 S. Railroad

Property Owner: 915 South Railroad, LLC

Current Zoning: C-1 (Downtown Zoning District)

Existing Land Use: Vacant commercial

Surrounding Zoning Districts And Land Uses:

North	C-1	Commercial
South	C-1	Commercial/Museum of East Alabama
East	C-1	Commercial
West	C-1	Commercial

Proposal

The applicant is requesting conditional use approval to provide 25 residential apartments at 915 South Railroad Avenue. The property is located on S. Railroad Ave between 9th and 10th Street near the 10th Street bridge.

Section 7.7 *Downtown Residential Living* in the Zoning Ordinance allows apartments in the C-1 zoning district on the second floor of buildings. Units may be allowed on the 1st floor if the front façade and at least 40 percent of the floor area on that level are reserved for office/retail. The development includes multiple suites over five buildings. The developer is proposing to remove two of the buildings that are not historically contributing and replace those buildings with a three-story building while adding a potential second story rooftop patio on the existing building closer to 10th Street.

Generally, 1st floor units would be reserved for the occupants of the non-residential space. However, this development provides access both from the front through a hallway and through the rear alleyway. There are five residential units on the first floor occupying approximately 50% of the floor. This includes four 1-bedroom units and one 2-bedroom unit. The one-bedroom units are approximately 600 square feet exceeding the minimum unit size. The second and third stories each include eight 1-bedroom units and two 2-bedroom units.

Zoning Ordinance: Section 7.7 Subsection C.
The Planning Commission shall use the following criteria in determining whether to grant conditional use approval:

1. *The proposed residential use shall not decrease the value of adjoining properties.*
2. *The proposed residential use shall not inhibit the economic growth or development of the downtown area.*
3. *The proposed residential use at the proposed location shall not endanger the public health or safety or create a nuisance. The proposed use shall promote and preserve decent, safe, and sanitary housing in the downtown area.*
4. *The proposed residential use shall not be approved if the combinations of residential and commercial uses are incompatible. Pertinent factors to be considered in evaluating any application are noise, smell, hours of commercial operation, and the impact of the proposed development on pedestrian and vehicular traffic.*
5. *The proposed residential use shall not be approved if the Planning Commission determines parking is adequate or on-street parking by the occupants and their guests will adversely affect nearby businesses. Parking for boats, campers, or trailers is prohibited in the C-1 district.*
6. *During site plan review and prior to the issuance of the conditional use permit, the Planning Commission may request repairs of any exterior surface or architecture which is deteriorated, decayed, or damaged. Routine maintenance or repairs of exterior surfaces or architecture may be required in subsequent years, if necessary, to sustain the existing form of the building in design, material, and outer appearance. The Historic Commission shall monitor the conditions of properties and shall initiate such appropriate action of proceeding as is necessary to prevent deterioration in accordance with the provisions of Section VI, VII, and VIII of the Historic Ordinance.*

There are no minimum parking requirements in the C-1 zoning district. The development is showing 30 parking spaces in the rear alley. This provides at least one space per bedroom. Staff are also examining ways that additional parking can be added along South Railroad Avenue. The storage of boats, campers, or trailers is prohibited in the C-1 zone. The elevations for this building need to be approved by the Opelika Historic Preservation Commission. They have given initial approval of the overall concept and the demolition of the two buildings.

The building includes a mix of brick, wood, and architectural metal. The amount and type of metal proposed has not been approved previously in downtown. The applicant is working with the Historic Commission to determine the most appropriate materials.

The proposed dumpsters and their location will need to be coordinated with the Environmental Services Department. The proposed location may also limit access to the remainder of the alleyway. However, staff have not found an easement over the alleyway.

Recommendation: Planning staff recommends conditional use approval.

Engineering Department Report

There is an option to provide additional parking along South Railroad Avenue that could be considered with this development (see attached sketch) as well as under the 10th Street bridge. Engineering has no other comments or concerns regarding the proposed Conditional Use approval.

Opelika Water Report

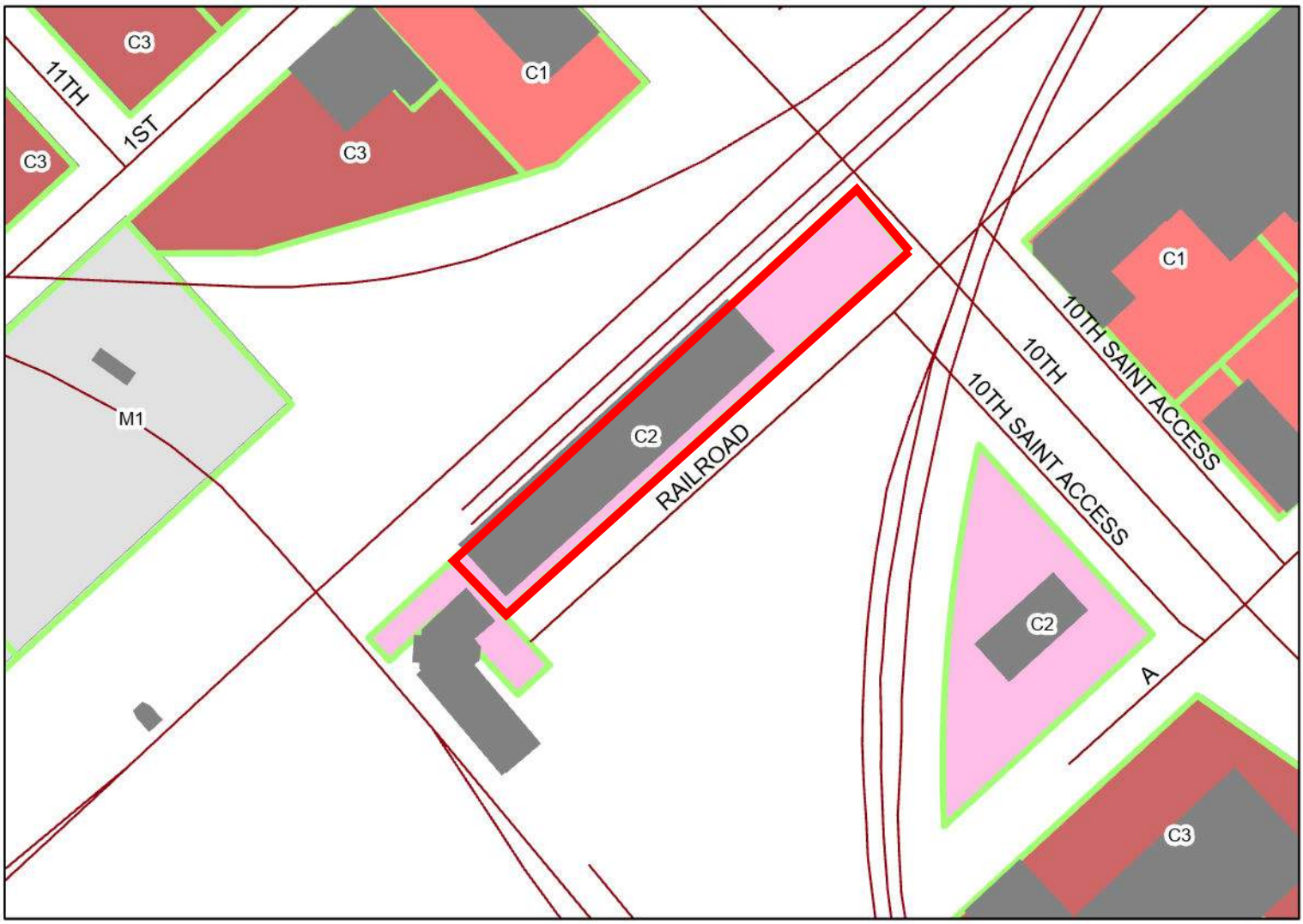
Water is available from a 10” main on S 10th St and 6” main along S Railroad Ave. Existing 2” galvanized main to this site (in back alley) will need to be abandoned at the main as part of this project.

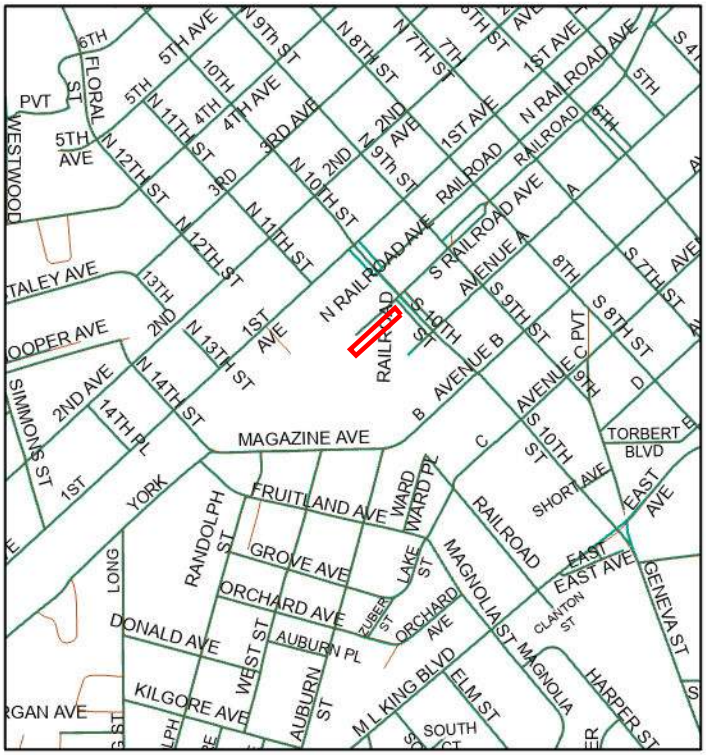
Opelika Power Services Report

This property is in Opelika Power service territory.

Existing Handicap Parking retain
Create 5 additional angled parking spaces and one handicap with loading area.
Create 17 parking spaces and one handicap with loading area.
Proposed ADA curb cut and ramp
S Railroad Ave
S 9Th St
Avenue A
12'-0"
12'-0"
12'-0"
24'-0"
12'-0"

FLAT PENNY JUNCTION
SOUTH RAILROAD AVENUE & SOUTH 10TH STREET
CONDITIONAL USE, C-7

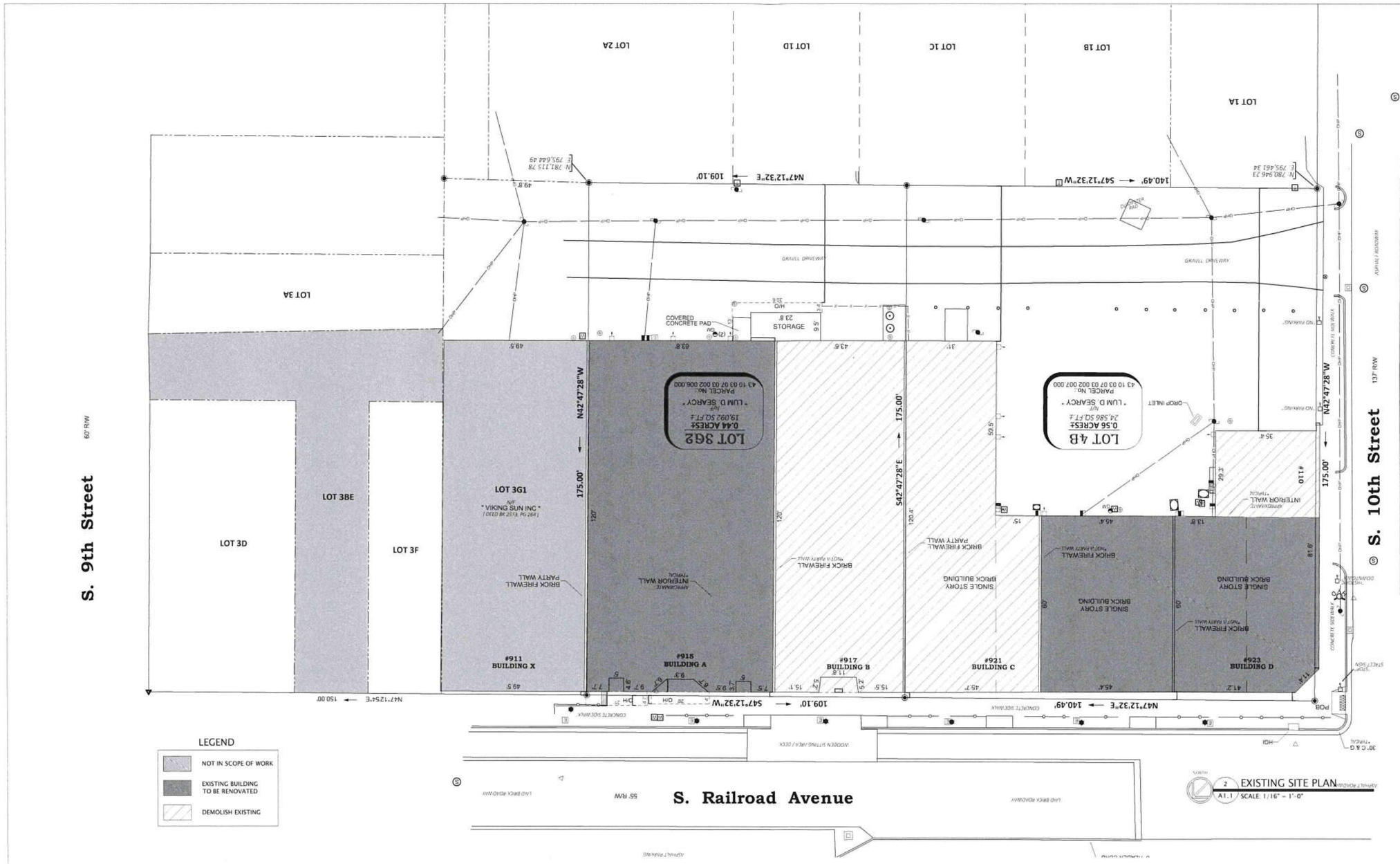




The applicant is requesting conditional use approval for a 3-story mixed use development consisting of 10 residential units, retail stores, and restaurants in the C-1 downtown district.

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



2 EXISTING SITE PLAN
A1.1 / SCALE: 1/16" = 1'-0"

1 EXISTING ELEVATIONS
A1.1 / SCALE: 1/16" = 1'-0"

studioBGP
1365 Warren Williams Road
Columbus, GA 31901
studiobgp.com 706.653.8142

RENOVATIONS AT FLAT PENNY JUNCTION

OPELIKA, ALABAMA

SCHEMATIC DESIGN

Revisions:

ISSUE DATE: 08/21/2025

EXISTING SITE PLAN & EXTERIOR ELEVATIONS

A1.1

24-055

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RENOVATIONS AT
FLAT PENNY JUNCTION
OPELIKA, ALABAMA

SCHEMATIC DESIGN

Revisions:
ISSUE DATE: 08/21/2025

CONCEPTUAL SITE PLAN & EXTERIOR ELEVATIONS

A2.1

24-055

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LEGEND

- NOT IN SCOPE OF WORK
- EXISTING BUILDING TO BE RENOVATED
- DEMOLISH EXISTING

2 CONCEPTUAL 2ND/3RD FLOOR PLAN
A2.2 SCALE: 1/16" = 1'-0"

1 CONCEPTUAL ELEVATIONS
A2.2 SCALE: 1/16" = 1'-0"

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RENOVATIONS AT FLAT PENNY JUNCTION

OPELIKA, ALABAMA

SCHEMATIC DESIGN

Revisions:
ISSUE DATE: 08/21/2025

CONCEPTUAL 2ND/3RD FLOOR PLAN

A2.2

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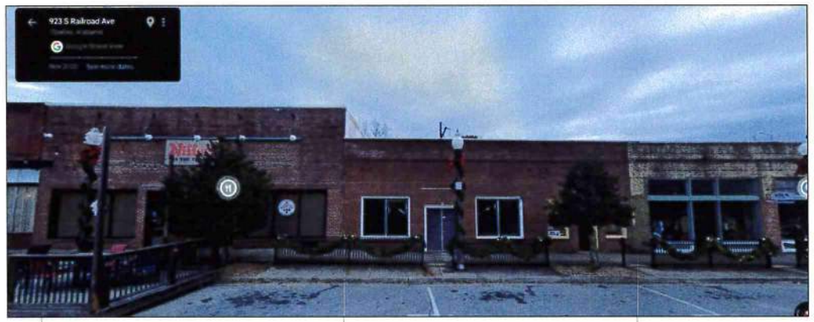
24-055

JEFFERSON'S | ALLEY DINING | #911 – BUILDING X NOT IN SCOPE

CONTRIBUTING STRUCTURE

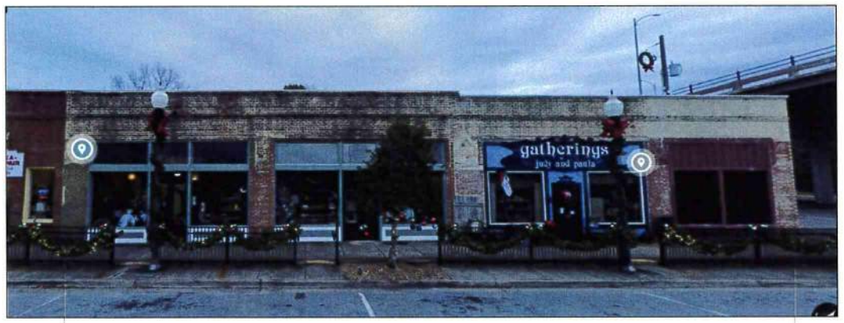
#915 – BUILDING A | #917 – BUILDING B

CONTRIBUTING STRUCTURE | CONDITIONALLY CONTRIBUTING STRUCT.



#917 – BUILDING B | #921 – BUILDING C

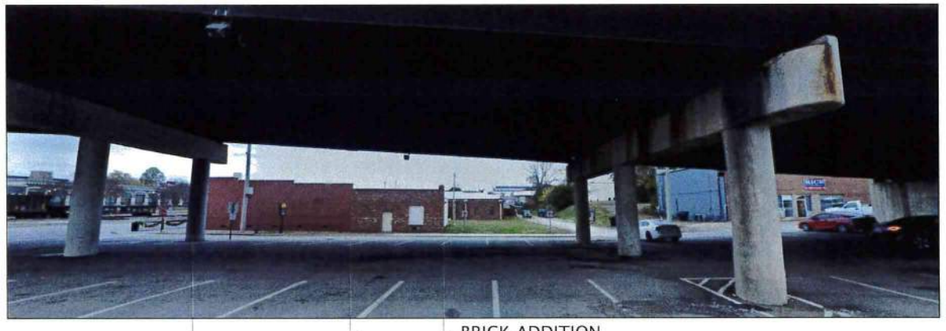
CONDITIONALLY CONTRIBUTING STRUCT. | NON-CONTRIBUTING STRUCTURE



#923 – BUILDING D

CONDITIONALLY CONTRIBUTING STRUCTURE

SOUTH RAILROAD AVENUE | SOUTH 10TH STREET



BRICK ADDITION

#923 – BUILDING D

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RENOVATIONS AT
FLAT PENNY JUNCTION
OPELIKA, ALABAMA

SCHEMATIC DESIGN

Revisions
ISSUE DATE 08/21/2025

EXISTING PHOTOS

A3.1

24-055

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CRAB DEPOT

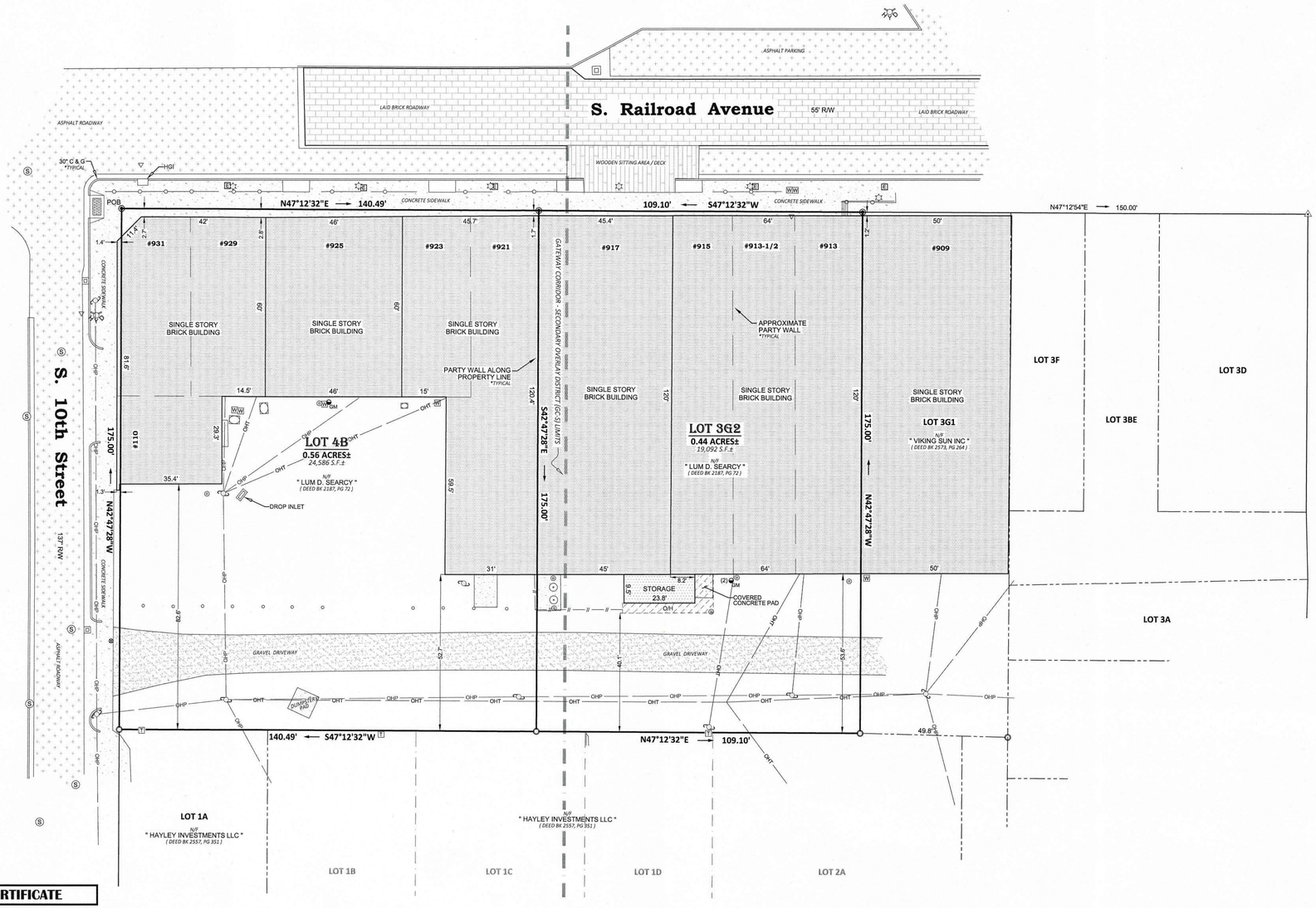
BRAU DEPOT

PETIT DÉJEUN
DÉJEUNE
& BRUNCH

APPROVED FOR RECORDING ONLY.

LEE COUNTY ENGINEER

DATE



SURVEYOR'S NOTES

1) THE LAND SURVEYOR WHOSE SEAL IS AFFIXED HEREON DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THIS PROPERTY ARE SHOWN.
2) BOUNDARY LINES SHOWN ARE PER MONUMENTATION FOUND AND REFERENCED MATERIAL ONLY. THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES.
3) SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD
4) ALL EASEMENTS ARE PRIVATELY MAINTAINED.
5) GIS TAX PARCEL NO. **43 10 03 07 3 002 006.000 & 007.000**
6) THIS SURVEY REPRESENTS ALL ABOVE GROUND IMPROVEMENTS AS OF THE FIELD SURVEY DATE OF MARCH 17, 2025, ONLY AND THE SURVEYOR MAKES NO GUARANTEES TO ANY IMPROVEMENTS MADE THEREAFTER. ANY UNDERGROUND IMPROVEMENTS SHOWN HEREON ARE PER DRAWINGS PROVIDED TO THE SURVEYOR AND ABOVE GROUND APPURTENANCES RECOVERED ONLY. NOT ALL UNDERGROUND IMPROVEMENTS ARE SHOWN.
7) BEARINGS SHOWN ARE RELATIVE TO GRID NORTH (NAD 83, 2011; AL. EAST ZONE) ESTABLISHED ON THE ALDOT CORS RTK NETWORK WITH A MINIMUM 3 MINUTE GPS OBSERVATION.
8) THIS IS A PROPERTY BOUNDARY SURVEY ONLY AND THERE ARE NO BOUNDARY LINE CHANGES.
9) SUBJECT PROPERTY & ADJACENT PROPERTY IS ZONED "**C-1**". SUBJECT PROPERTY IS PARTIALLY LOCATED IN THE ***GATEWAY CORRIDOR - SECONDARY OVERLAY DISTRICT (GC-2)*** AS SHOWN ON THIS SURVEY.

REFERENCES

1) DEED BK 2187, PG 72 *(SOURCE OF TITLE)*
2) DEED BK 2573, PG 264
3) TOTTEN'S MAP OF OPELIKA, AL
4) PLAT BK 33, PG 197
5) PLAT BK 38, PG 171

FLOOD CERTIFICATION

THE SUBJECT PROPERTY IS NOT LOCATED IN A FEMA DESIGNATED SFHA AS PER THE FLOOD INSURANCE RATE MAP OF THE CITY OF OPELIKA, LEE COUNTY, ALABAMA, MAP NUMBER 01081C0069H, EFFECTIVE: JAN. 17, 2025.

ZONING INFORMATION

PROPERTY IS ZONED C-1
(DOWNTOWN COMMERCIAL)

FRONT/STREET SETBACK: 0FT**
SIDE SETBACK: 0FT**
REAR SETBACK: 0FT**

** PROPERTY IS SUBJECT TO GC-S RESTRICTIONS (NOT SHOWN)

LEGEND

STANDARD ABBREVIATIONS

C & G	CURB & GUTTER
E	EAST
FT	FEET
HGI	HOODED GRATE INLET
N	NORTH
N/F	NOW OR FORMERLY
O/H	BUILDING OVERHANG
POB	POINT OF BEGINNING
R/W	RIGHT OF WAY
S	SOUTH
S.F.	SQUARE FEET
SFHA	SPECIAL FLOOD HAZARD AREA
W	WEST

STANDARD SYMBOLS & LINES

- 5/8" REBAR & CAP ("McCRORY") FOUND
- DRILL HOLE SET IN CONCRETE
- CALCULATED POINT
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- STORM DROP INLET
- GAS METER
- GREASE TRAP LID
- WATER METER
- FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- UTILITY POLE
- LIGHT POLE
- ELECTRIC BOX / EQUIPMENT
- TELEPHONE PEDESTAL
- A/C UNIT
- CLEAN OUT
- CONCRETE BOLLARD
- PROPERTY LINE
- ADJOINING PROPERTY LINE
- OHT — OVERHEAD TELECOMMUNICATIONS
- OHP — OVERHEAD POWER
- FENCE LINE (WROUGHT IRON)
- WOOD FENCE LINE

OWNER'S CERTIFICATE

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAT WITH MY FREE CONSENT.

OWNER / AGENT DATE:

PRINT NAME

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID STATE, HEREBY CERTIFY THAT THE OWNER, WHOSE NAME IS SIGNED TO THE FOREGOING, AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DAY, THAT BEING INFORMED OF THE CONTENTS OF SAID PLAT, THEY EXECUTED THE SAME VOLUNTARILY.

DATE OF EXECUTION NOTARY PUBLIC

MY COMMISSION EXPIRES

SURVEYORS CERTIFICATION

"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."

D. NATHAN McBRIDE DATE: 3/28/25
REG. NO. 23345

ALABAMA LICENSED No. 23345 PROFESSIONAL LAND SURVEYOR D. NATHAN McBRIDE

GRAPHIC SCALE

20 10 0 20 40
GRAPHIC SCALE
1 inch = 20 feet

Licensed Professionals in Alabama & Georgia!
McBride & Maxey, Inc.
Civil Engineering & Land Surveying
2505 Crawford Road, Phenix City, AL 36867
Office: (334) 297-5717 - Fax: (334) 297-1066
Email: comments@mcbridemaxey.com
Web: www.McBrideMaxey.com

REV	REVISION DESCRIPTION	DATE
1	*ADDED PARTY WALL NOTE & CORRECTED LEGEND*	3-28-2025

FIELD SURVEY DATE: MAR. 17, 2025

JOB NO: 1143.25 DRAWN BY: ***B. Harris***

THIS MEDIA SHALL NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND BEARS THE ORIGINAL SIGNATURE OF A REGISTERED PROFESSIONAL OF MCBRIDE & MAXEY, INC.

A
PROPERTY BOUNDARY SURVEY
OF
LOT 3G2 & LOT 4B
BLOCK 4
GRANT LANDS SURVEY
TOTTEN'S OFFICIAL REAL ESTATE
MAP OF OPELIKA, 1930
LYING IN
THE SOUTHWEST QUARTER OF SECTION 7,
TOWNSHIP 19 NORTH, RANGE 27 EAST,
OPELIKA, LEE COUNTY, ALABAMA

DATE: MAR. 27, 2025
SCALE: 1" = 20'
SHEET NO: *1 of 1*

Agenda Item
D8

a. Amendment to Future Land Use:
1401 Speedway Drive

b. Rezoning
Greg Harris, Farpoint Properties
1401 Speedway Drive

AGENDA ITEM # _____

CITY OF OPELIKA

REZONING APPLICATION

PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801

ALABAMA'S 1ST GIG CITY OPELIKA

PC DEADLINE: _____ PC MEETING: _____

PROPERTY OWNERS/
AUTHORIZED REPRESENTATIVE: FARPOINT PROPERTIES, LLC GREGG HARRIS
MAILING ADDRESS: 8333 LEE ROAD 146, OPELIKA, AL 36804
PHONE NUMBER: 334-319-3267 Email: FARPOINTPROPERTIESOPELIKA@GMAIL.COM

PARCEL INFORMATION

Site Address: 1401 SPEEDWAY DRIVE, OPELIKA AL 36801
Description of proposed use: CONTRACTOR OFFICE
PAINTER, SHEET ROCK, ELETRICAN, LAWN MAINTANCE ETC
Tax Parcel Number: 09051520000160000
Adjacent Zoning Districts: North: R5M South: R5M East: CZ West: R5M

Current Land Use: VACANT
Current Zoning: R5M
Proposed Zoning: CZ

Number of APO: 4 x $7.00 = $ 28
(Adjacent Property Owners)
Fee: $125.00

TOTAL = 153.00

PAID: _____

I hereby request my property located at (street address) 1401 SPEEDWAY DRIVE, OPELIKA
Tax Map parcel number 09051520000160000 be rezoned from R5M to CZ. 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: Gregg Harris	
(PRINT NAME) GREGG HARRIS	**DATE** 7-31-25

ALL SMALL
FARPOINTPROPERTIESOPELIKA@GMAIL.COM

AGENDA ITEM # _____

AUTHORIZED TO ACT AS APPLICANT FOR PROPERTY OWNER

I, GREGG HARRIS, 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 Gregg Harris Date 7-31-25

STATE OF ALABAMA

COUNTY OF LEE

I, Sandra C. DeRamus, a Notary Public in and for said County and State, hereby certify that GREGG HARRIS, 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 31 day of JULY, 2025

Sandra C DeRamus
Notary Public

My Commission Expires: 10/19/27

SANDRA C DERAMUS
State of Alabama
Notary Public
My Commission Expires
Oct. 19, 2027

REZONING APPLICATION REQUIREMENTS AND INFORMATION

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

1401 SPEEDWAY DRIVE
OPELIKA, AL 36801

AGENDA ITEM # _____

PETITION FOR REZONING

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

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

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

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

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

Come now the petitioners respectfully ask the City Council of the City of Opelika to amend its Zoning Ordinance to change the zoning designation of the area described from a R5M zoning district to a C2 zoning district.

Notary Public Sandra C DeRamus

My Commission Expires: 10/19/27

SANDRA C DERAMUS
State of Alabama
Notary Public
My Commission Expires
Oct. 19, 2027

AGENDA ITEM # _____

NOTARY SIGNATURES

Before me, SANDRA DERAMUS, a Notary Public in and for said County and State, hereby certify that GREGG HARRIS, whose name is signed to the foregoing petition as OWNER [President, Chairman, etc.] of FAIRPOINT PROPERTIES LLC, [Corporation, City], and who is known to me, acknowledged before me on this date that be executed the same voluntarily for and as the act of said corporation, being duly authorized to do so, all on the day they say bears date. Given under my hand and official seal of office this the 31st day of July, 2025.

Sandra C DeRamus Notary Public

GREGG HARRIS
(print name)

8333 LEE RD 146
(address)

OPELIKA, AL 36804
(city, state, zip)

BY: Gregg Harris
(signature)

ITS: OWNER
(title)

DATE: 7-31-25

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

_____,

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

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

_____ **Notary Public**

_____
(Signature)

_____
(print name)

_____

_____
(mailing address)

DATE: _____

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

_____,

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

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

_____ **Notary Public**

_____
(Signature)

_____
(print name)

_____

_____
(mailing address)

DATE: _____

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

_____,

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

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

_____ **Notary Public**

_____
(Signature)

_____
(print name)

_____

_____
(mailing address)

DATE: _____

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: September 23, 2025

Agenda Item #: F8a and F8b

Action Requested: Amendment to the Future Land Use Map and Rezoning: 1.933 acres
(a) Amendment to Future Land Use map - from high density residential to Light Commercial
(b) Rezoning - from R-5M to C-2 (1.933 acres)

Location of Property: 1401 Speedway Drive

Property Owner(s): Greg Harris, Farpoint Properties LLC

Current Zoning: R-5M (high density residential)

Proposed Zoning: C-2 (office-retail)

Existing Land Use: Undeveloped

Surrounding Zoning Districts And Land Uses:

North	R-5M	Mobile home park
South	R-5M	Mobile homes
East	R-5M	Mobile home park
West	C-2, GC-P	Mobile home

Amendment to the Future Land Use Map

The 2030 Future Land Use Map (FLUM) provides that the 1.93 acre rezoning property is in a "high density residential" land use category. The adjacent properties on the north, east, and south sides are also in a high density residential category. Mobile homes are adjacent to the rezoning property on all sides. The west side adjacent property at 33,200 square feet is in a light commercial land use category and has direct access to Veterans Parkway and Speedway Drive. A mobile home has occupied the property for at least 20 years. All properties on the west side of Veterans Parkway from Pepperell Parkway to Birmingham Highway are in a light commercial land use category. On the east side of Veterans Parkway, light commercial designated properties are on the corner of Veterans and Birmingham Highway, and a general commercial designation is on the corner of Veterans Parkway and Pepperell Parkway. Also, about 1,400 feet north of the rezoning property a rezoning to C-3 (general commercial) was approved for a commercial development accessed from Veterans Parkway. This development consists of 15 lots primarily for a contractor's office and warehouse space.

Staff Recommendation

The rezoning request to C-2 requires an amendment to the 2030 FLUM concerning the 'land use category.' If the rezoning request is approved by City Council to C-2, then the 2030 FLUM will be amended, and the parcel designated a "light commercial" land use category. On the east side of the rezoning property, the adjacent property that fronts on Veterans Parkway is currently in a "light commercial" land use category. A proposed "light commercia"' land use category for the rezoning property is consistent with other properties on Veterans Parkway or have immediate access to Veterans.

Staff recommends the Future Land Use map amended for the 1.933 acre rezoning property from a "high density residential" land use category to a "light commercial" land use category if the rezoning is approved.

Rezoning

The applicant is requesting to rezone 1.93 acres from R-5M to a C-2 zoning district. The adjacent properties on three sides of the rezoning property are mobile homes in a R-5M zone. (The R-5M zone outright allows mobile homes.). Midway Manor mobile home park was constructed in 1984 with 200 mobile home lots. Midway Manor borders the property on the north and east side. Mobile home lots in a R-5M zone are adjacent to the rezoning property on the south side. The west side adjacent property fronts on Veterans Parkway and is zoned C-2, GC-P (office-retail with Gateway Corridor overlay district). A mobile home has occupied the property for more than 20 years.

The property owner desires to construct office & warehouse space for contractors without outside storage of equipment or material yard. An "office of contractor without equipment or material yard" is outright allowed in the C-2 zone, but an office of contractor with equipment or material yard outside storage is prohibited. In the C-2 zone, other uses that need outside storage must have conditional use approval from the Planning Commission. The outside storage requirements for the C-2 zone (office-retail district) are to minimize any potential impacts to adjacent properties such as noise and neglected unsightly properties. (The C-3 zone allows with conditional use approval an office of contractor with equipment and material.)

The applicant provided a preliminary sketch plan with two 150x100 buildings that will be divided into tenant spaces. The number of tenant spaces is not determined at this time. If rezoning is approved, a detailed site plan and landscape plan is required with area requirements. Area requirements include building setbacks, minimum parking spaces for each tenant, minimum landscaping according to the Landscape Regulations that includes a residential buffer along all perimeter lot lines, and 40% maximum building area. Outside storage not related to selling products on site requires conditional use approval in a C-2 zone. The applicant plans for all tenants to store equipment and material in a warehouse. An office of contactor without equipment and material yard is outright allowed in a C-2 zone.

Staff Recommendation

Planning staff believes a rezoning from R-5M to C-2 zone for an office of contractor tenant space without equipment and material yard will be compatible with the adjacent residential uses. The applicant must be certain that a tenant's business activities are performed entirely indoors and the tenant does not need outside storage or use. All equipment, materials, products, or other items must be stored inside the warehouse, so the business is compatible with the C-2 zoning district. The typical tenant will be employees arriving at the office-warehouse for a short time and then departing to a job site, or perhaps, products that require indoor storage are loaded on a vehicle and employees deliver products to customers.

Planning Staff recommends Planning Commission send a positive recommendation to the City Council to rezone the 1.93-acre property from R-5M to C-2.

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 rezoning.

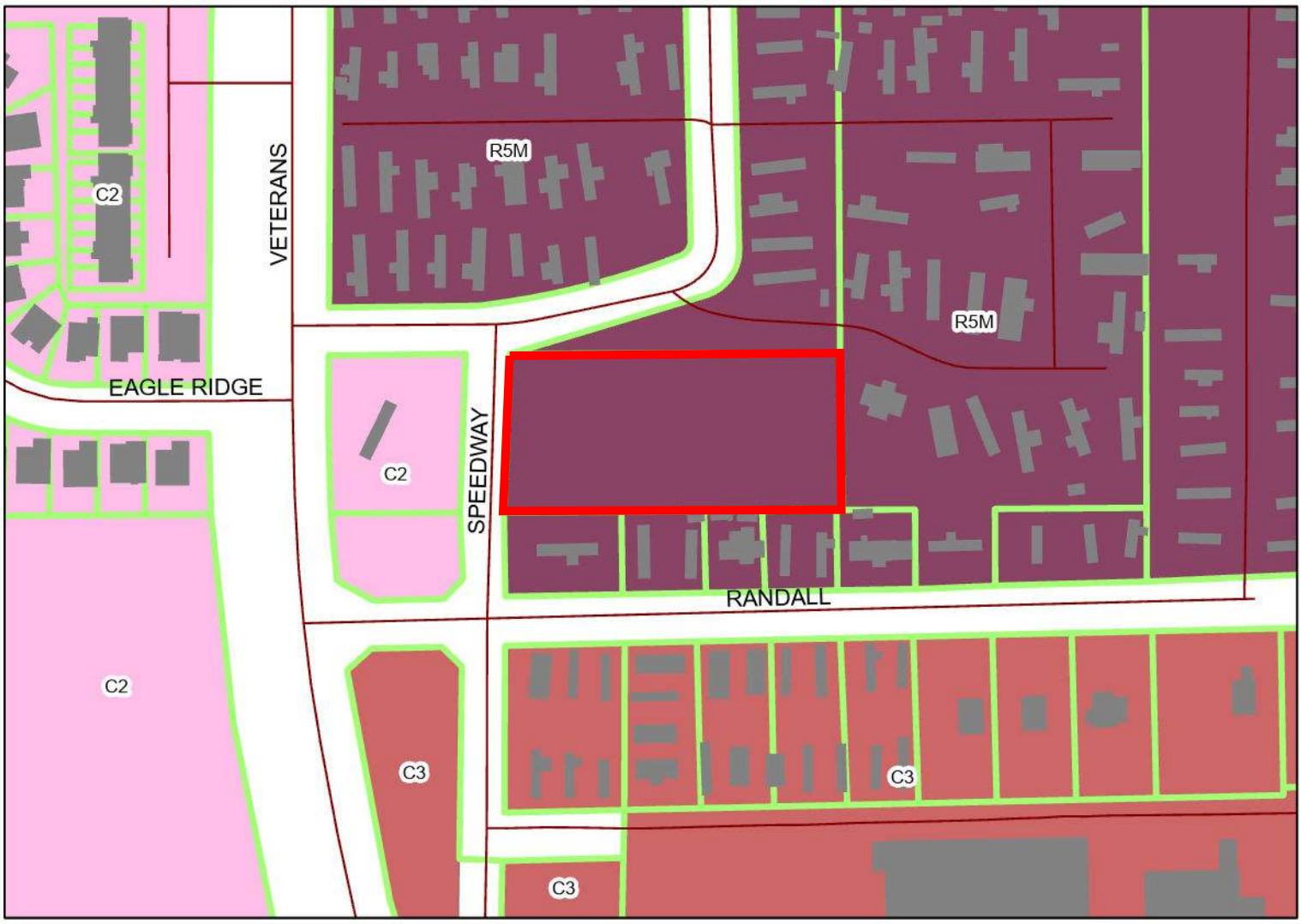
Opelika Water Report

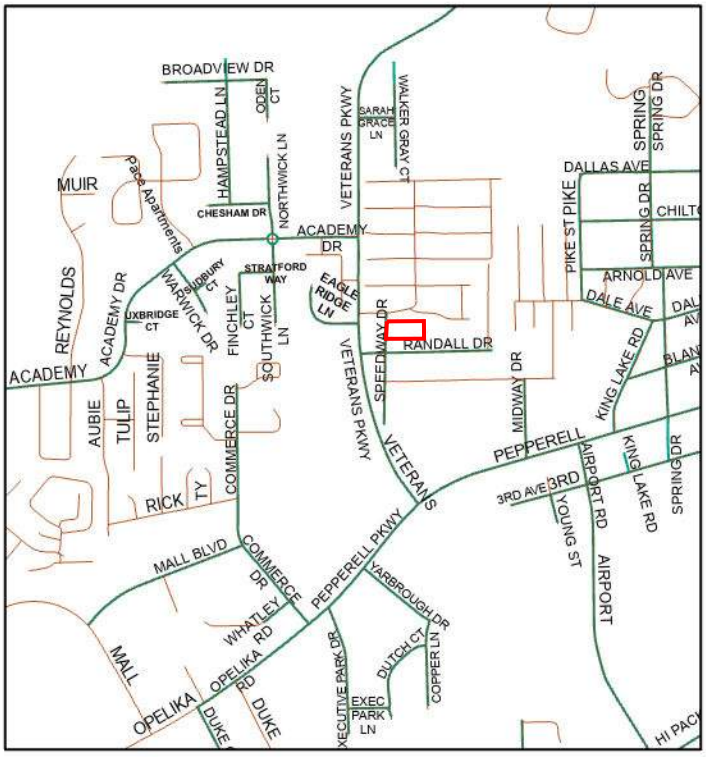
Opelika Water: Water service is available from a 12" main on Speedway Dr.

Opelika Power Services Report

This property is in Opelika Power service territory.

FARPOINT PROPERTIES LLC REZONING REQUEST
1401 SPEEDWAY DRIVE
R-5M TO C-2, D-8





The applicant is requesting rezoning of 1.93 acres from R-5M to C-2 for an office of contractor and warehouse without equipment and material yard. The property is undeveloped and adjacent to a mobile home park.

Subject Property

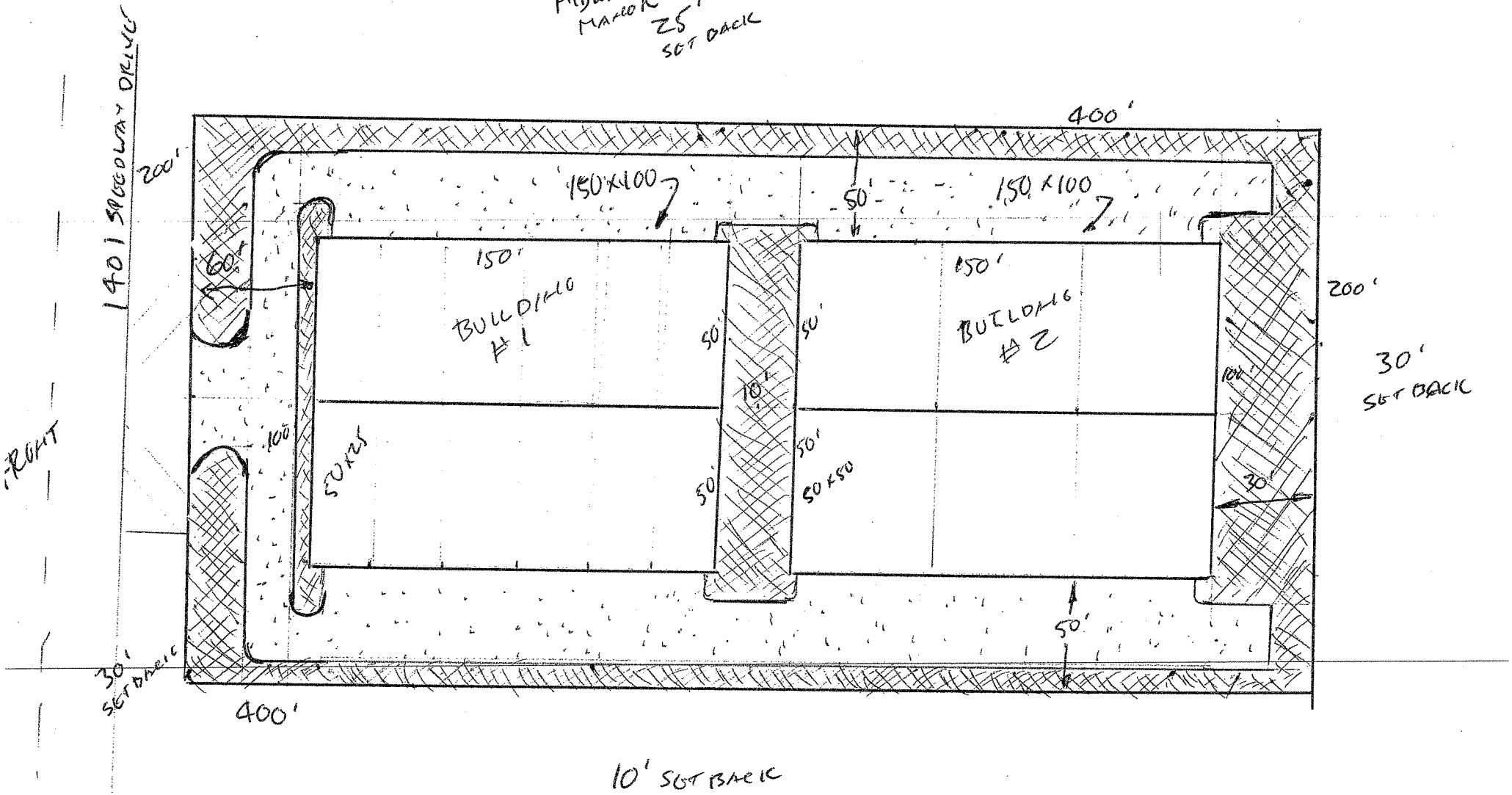
The City of Opelika does not guarantee this map to be free from errors or inaccuracies. The City of Opelika, Alabama disclaims any responsibility or liability for interpretations from this map or decisions based thereon. The information contained on this map is a general representation only and is not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

15,000 EA
30,000 TOTAL
BUILDING AREA

1401 SPEEDWAY DRIVE
OPELIKA, AL

80,000
40% 32000
MAX BUILDING AREA

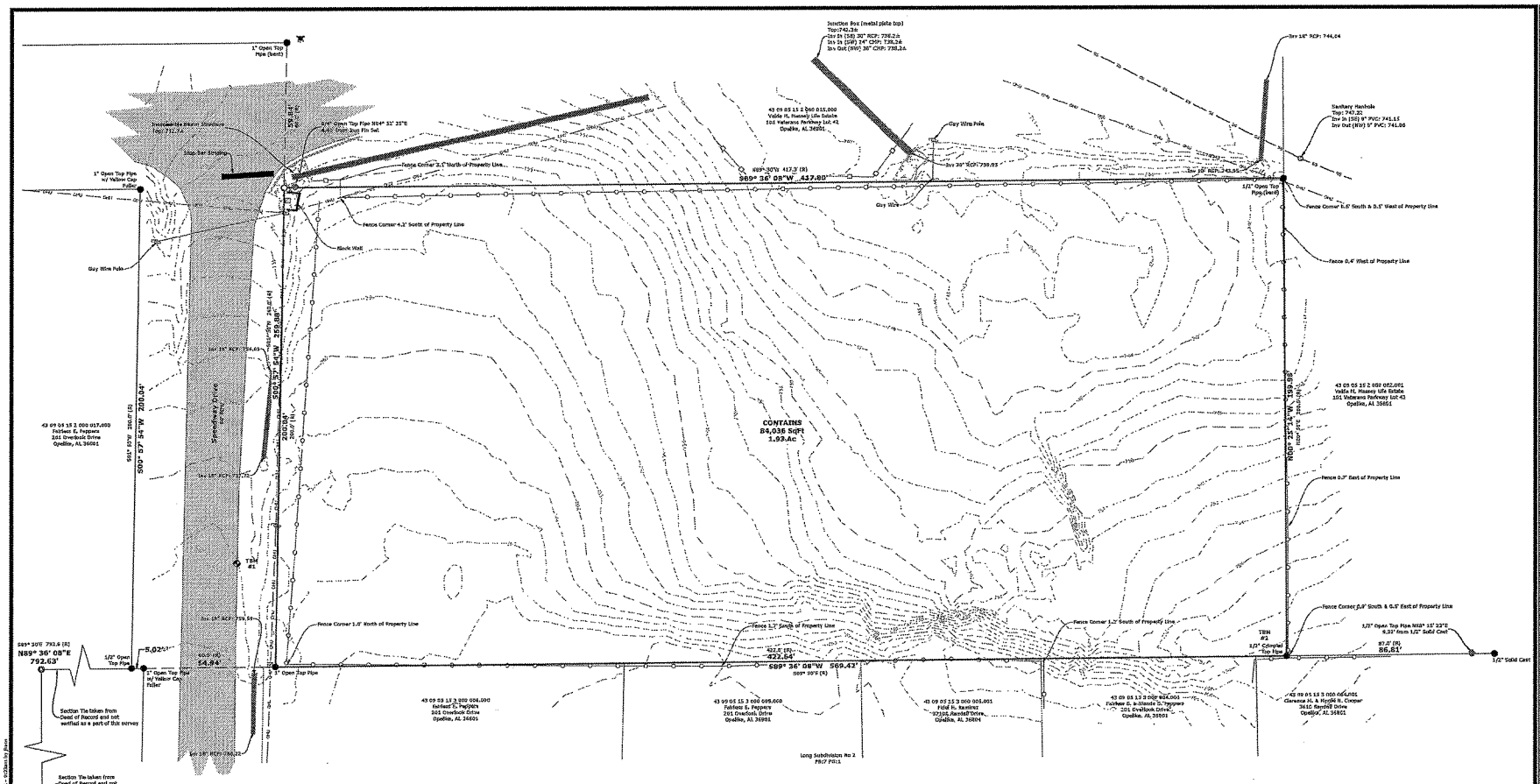
ROAD
HIGHWAY
MAJOR
25'
SET BACK



150

FARPOINT PROPERTIES

1401 SPEEDWAY DRIVE
7-31-25



NOTES

1. Survey North is Grid North based upon NAD83 State Plane Coordinates, Alabama East Zone, US FOOT, RTK GPS using the ALDOT CORS as reference.
2. Basis for Survey:
   -Deed Book 932, Page 257, Probate Office, Lee County, Alabama.
   -Deed Book 802, Page 206, Probate Office, Lee County, Alabama.
   -Long Subdivision No. 2, Plat Book 7, Page 1, Probate Office, Lee County, Alabama.
3. Datum is based upon NAD83 as determined using GEOID 12B by RTK GPS using the ALDOT CORS as reference.
4. According to the FEMA FIA NFIP Flood Insurance Map (FIRM), Map No. 01081C0060G, effective 11/02/2011, the subject property is located:
   -Zone X (No Shading) (Areas determined to be outside the 0.2% annual chance of floodplain).
5. 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.
6. There was no attempt in the field to determine the location of or the extent of possible encroachments beneath the surface.
7. This drawing becomes void if any alterations or changes are made by others.
8. This drawing may not be altered or added to without permission from Barrett-Simpson, INC.
9. Utilities shown on this survey are based on observed evidence by Barrett-Simpson, INC. personnel, at the time of the survey. All underground utilities, directions, sizes and types (if applicable), are based on observations in the field; some locations of underground utilities are based on locations marked and provided by utility companies and/or contract underground locators and should be considered approximate. No certification is made to the accuracy or thoroughness of this information concerning underground utilities and structures shown hereon by Barrett-Simpson, INC. Contractor should call Alabama 811 to verify utilities before any construction proceeds on this property. (Alabama One Location center 1-800-292-8525)

TBM

1. Mag Nail
   N: 777285.5220
   E: 778294.8271
   Elev.: 761.09
2. 1/2" Crimped Top Pipe
   N: 777245.1462
   E: 778723.9566
   Elev.: 759.39

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

Jonathan A. Ham, PLS
Alabama License No. 34703

Date

LEGEND

- Iron Pin Found and Type
- 1/2" Rebar Set - Orange Cap Stamped AL CA 718 LSP0000600
- Concrete Monument Found
- Concrete Monument Set with Plastic Identification Cap
- Calculated Point
- DB: Deed Book
- PB: Plat Book
- PG: Page
- (R) Record Distance or Bearing
- (TYP.) Typical Example
- POC Point of Commencement
- POB Point of Beginning
- ROW Right - of - Way
- N/F Now or Formerly
- Not to Scale
- Concrete
- Asphalt Paving
- TBM (Temporary Benchmark)
- Water Meter
- Water Valve
- Fire Hydrant (FH)
- Irrigation Control Valve
- Approx. Underground Water Line
- Electric Box / Meter
- Approx. Underground Power
- Overhead Utility Lines w/ Power Pole
- Light Pole
- Gas Marker
- Air Conditioning Unit
- Communication Box / Cabinet
- UG Comm. Line
- Storm Inlet w/Manhole
- Sewer Line w/Sanitary Sewer Manhole
- Sewer Clean Out
- Chain Link Fence
- Wire Fence
- Wooden Fence

Scale: 1" = 20'

BARRETT-SIMPSON, INC.
Engineers • Surveyors • Planners
(AUBURN, AL OFFICE)
700 S. 15th Street, Auburn City, AL 36830 PH: (334)521-0200 FAX: (334)521-0400
(BIRMINGHAM, AL OFFICE)
2151 Highland Ave S, Suite 310, Birmingham, AL 35205 PH: (205)933-8844 FAX: (205)933-8845
(MONTGOMERY, AL OFFICE)
201 Monroe Street, Montgomery, AL 36104 PH: (334)517-2743 FAX: (334)517-2746
(PENSACOLA, FL OFFICE)
226 Palafox Place, Suite 300, Pensacola, FL 32502 PH: (850)912-1251 FAX: (850)912-1253

FAR POINT PROPERTIES, LLC

SPEEDWAY DRIVE

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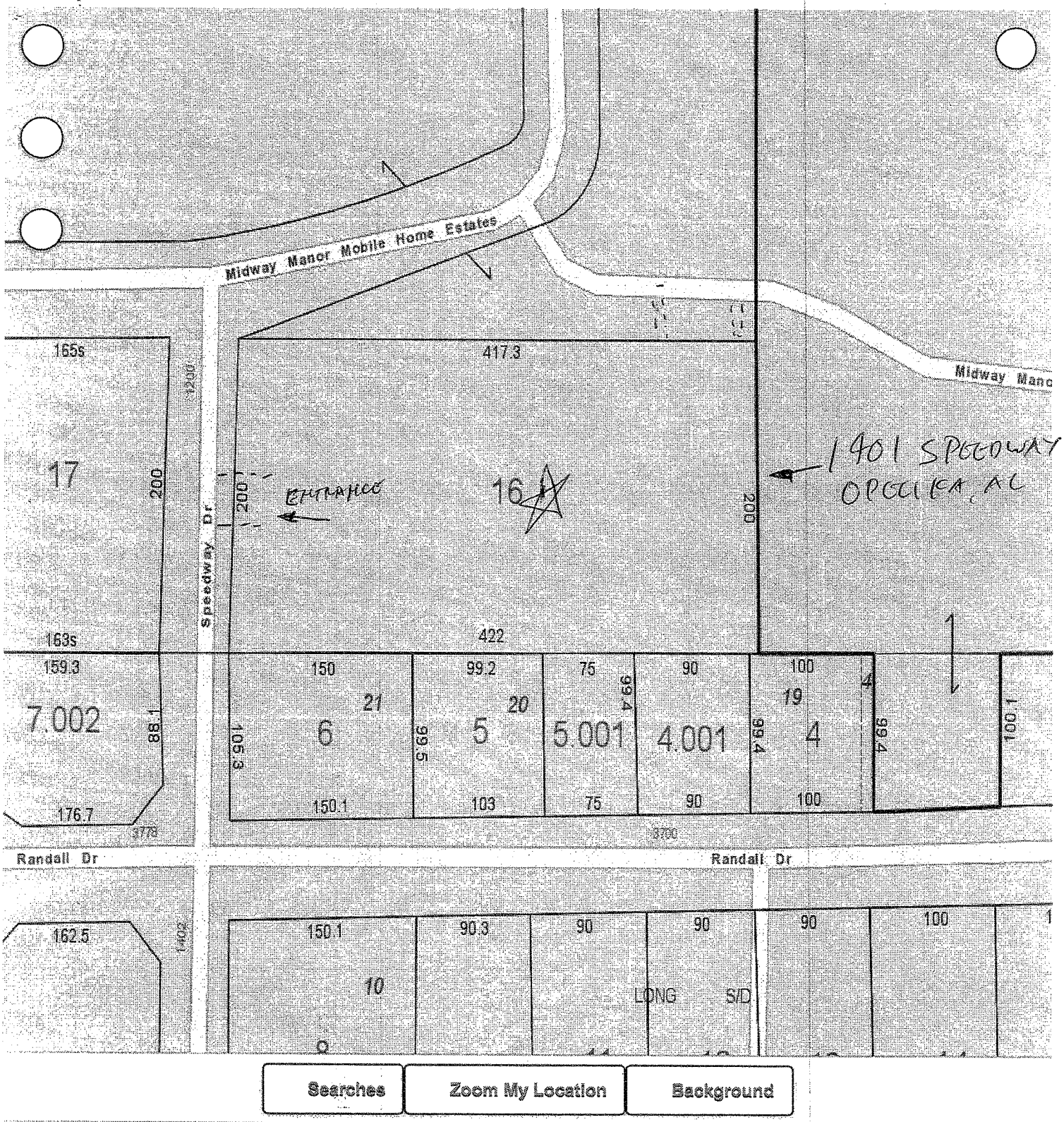
BOUNDARY & TOPOGRAPHIC SURVEY

DRAWN BY	LMW	05/21
FIELD BY	A.BURNS	05/21
REVIEWED BY	JAH	05/21
APPROVED BY	JAH	05/21

DATE: 25 May 2021

PROJECT JOB NO.: 21-0085

SHEET NUMBER: C_


Midway Manor Mobile Home Estates
Midway Manc
165s
417.3
17
16
200
200
Speedway Dr
Entrance
1401 SPEEDWAY D
OPELIKA, AL
163s
422
159.3
150
99.2
75
90
100
7.002
21
20
19
6
5
5.001
4.001
4
105.3
99.4
99.4
99.4
100
88.1
150.1
103
75
90
100
176.7
3778
3700
Randall Dr
Randall Dr
162.5
150.1
90.3
90
90
90
100
10
LONG
S/D
Searches
Zoom My Location
Background

Agenda Item

E9

Jim Chapman Communities

BSI
ENGINEERING | SURVEYING

September 2, 2005

Mr. Matt Mosley
Planning Director
City of Opelika
700 Fox Trail
Opelika, AL 36801

Re: **Conditional Use Extension**
Creekside Cottages
Society Hill Road, Opelika, Alabama
BSI Project # 24-0005

Dear Matt:

As you know, a Conditional Use request for the above referenced project was approved by the Opelika Planning Commission on September 24, 2024. Since that time, the developer has received approval on Civil/Site Construction Plans and is currently underway on the site work. They are very close to having a full building permit, but that permit may not be in place by the 1-year anniversary date of the original approval. As such, I would like to add a Conditional Use Extension request to the September 23, 2025 Planning Commission agenda.

Thank you for the assistance and please call me at 334.745.7026 with any questions or concerns.

Sincerely,
BSI Engineering Surveying, Inc.

M. Blake Rice, P.E.
President & CEO

000354-2024

AGENDA ITEM # _____

CITY OF OPELIKA

APPLICATION FOR CONDITIONAL USE APPROVAL

PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801

ALABAMA'S 1ST GIG CITY OPELIKA

PC DEADLINE: _____ PC MEETING: _____

SITE ADDRESS: Society Hill Road

PROPERY OWNER: Stephen & Shelby Ward

APPLICANT/ AUTHORIZED REPRESENTATIVE: Blake Rice, Barrett-Simpson, Inc.

MAILING ADDRESS: 223 S 9th Street Opelika, AL 36801

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

EMAIL ADDRESS: brice@barrett-simpson.com

PARCEL INFORMATION

Project name: Jim Chapman Communities Address/Location: Corporate Drive

Current Land Use: Vacant Current Zoning: C2

Adjacent Zoning Districts: North: N/A South: R1/C2 East: R1/PUD?C2 West: C2

Description of Proposed Use: 225 Unit Rental Townhome Development

AUTHORIZATION TO ACT AS APPLICANT (if applicable)

I, See Attached, being owner of the property which is the subject of this conditional use application hereby authorize Blake Rice, Barrett-Simpson, Inc, to act as my representative before the City of Opelika's Planning Commission, and if necessary, represent me before the Board of Zoning Adjustments and City Council.

Property Owner's Signature: _____ Date: 3 Sept 2024

STATE OF ALABAMA,
COUNTY OF LEE

I, Blake Rice, a Notary Public in and for said County and State, hereby certify that Stephen O Ward, 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 3 day of Sept 2024

_____
Notary Public

My Commission Expires: 10/28/24

BLAKE RICE NOTARY PUBLIC ALABAMA STATE AT LARGE

AGENDA ITEM # _____

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

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

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

1) How is the proposed use appropriate in the location for which it is proposed? _____
The proposed use is similar to surrounding uses in the area.

2) Will the use result in a substantial adverse effect on adjacent properties, the character of the neighborhood, traffic conditions, public infrastructure, etc.? _____
There will be no adverse affects from the proposed development.

3) What precautions will be taken to minimize any adverse effects from the proposed use on surrounding property owners? _____
Undisturbed buffers and landscaping will be utilized to minimize adverse affects on adjacent property owners.

APPLICATION REQUIREMENTS

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

AGENDA ITEM # _____

CERTIFICATION

I Blake Rice, 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) Blake Rice	9/3/24

STATEMENT OF UNDERSTANDING

I, Blake Rice (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) Blake Rice	9/3/24

City of Opelika
Planning Commission
Planning Department Report

Meeting Date:	Report from the September 24, 2024 Meeting
Agenda Item #:	E-9
Action Requested:	Conditional Use – Townhomes - 225 units
Location of Property:	2800 block Society Hill Road
Property Owner(s):	Stephen Ward Blake Rice, authorized representative
Current Land Use:	Undeveloped
Current Zoning:	C-2
Surrounding Zoning Districts And Land Uses:	North M-1 Lee County/Church South R-1 Residential/ Proposed Apartments East PUD/R-1 Coors/Residential West PUD Undeveloped

The applicant is requesting conditional use approval for a 225-unit townhouse development on 39 acres; a creek runs through the 39 acres, and adjacent to creek is a 25' wide natural undisturbed buffer and small ponds near the buffer. The townhomes are rental units not condo or fee simple ownership. One private entrance is shown and a second is shown in the future development area on the site plan. Townhome amenities include a clubhouse next to a swimming pool and dog walk area. Sidewalks are shown in front of all townhome units on both sides of all private streets.

The proposed development consists of 50 townhome building groups that range from two to seven units per group: a total of 224 townhome rental units. A townhome group exterior material is a combination of cement siding, board & baton siding, and stone. Photos of townhouse elevation are attached. A townhome unit minimum lot width is 20 feet wide; the lot width provided is at least 23 feet. At least one front, rear or side yard area for each unit is 50% or more of the first-floor area as required; each townhome group appears at least 20 feet from another townhome group as required. Townhome buildings 140 and 139 need to be 20 feet or more apart as required by the townhome regulations.

The landscape points meet the minimum requirements. A detailed landscape plan is required showing trees and shrub location, size, species, and points. A residential buffer is required along part of the south property line to buffer the adjacent properties in a R-1 residential zoning district from the multi-family

development. The buffer must consist of the options[1] provided in the Landscape Regulations. The landscape plan requires a total of 190 parking lot points (one point per parking space is required) the site plan shows 190 parking spaces. A landscape buffer is required along the clubhouse/guest parking spaces near the front property line as required and described in Section X. [2] The size of trees and shrubs on landscape plan must meet the minimum size requirements as provided in the Landscape Regulation. Where possible the existing natural buffers are preferred.

Staff recommends approval subject to the following:

1. Staff recommends extend the parking lot buffer near front property line to each side property line to connect with residential buffers.
2. Submit landscape plan add landscaping as required with minimum base points and parking lot points and added buffers are shown and met in detail required by the Landscape Ordinance.
3. If dumpsters are installed, 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.
4. Add on site plan who is responsible to maintain the creek buffer area and ponds.
5. All utilities shall be underground except overhead required transmission lines.
6. Townhome building ending in 140 and 139 are required to be 20 feet or more apart.
7. The OFD has requested the secondary access be built with this phase of development.
8. Any gate is required to be approved by the City of Opelika Fire Department.
9. Extend sidewalks to Society Hill Road.

---

a. [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;

b. 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;

c. 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.

a. [2] A six (6) foot wide single row of understory, medium, or large trees located between said property line and the off-street parking facilities (asphalt). The trees shall be spaced in a ratio of one (1) understory tree every fifteen (15) feet, or one (1) medium tree every thirty (30) feet, or one (1) large tree every forty-five (45) feet. Shrubbery shall be provided between the plantings.

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.

It is anticipated that turn lanes will be required on Society Hill Road for this phase of development.

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

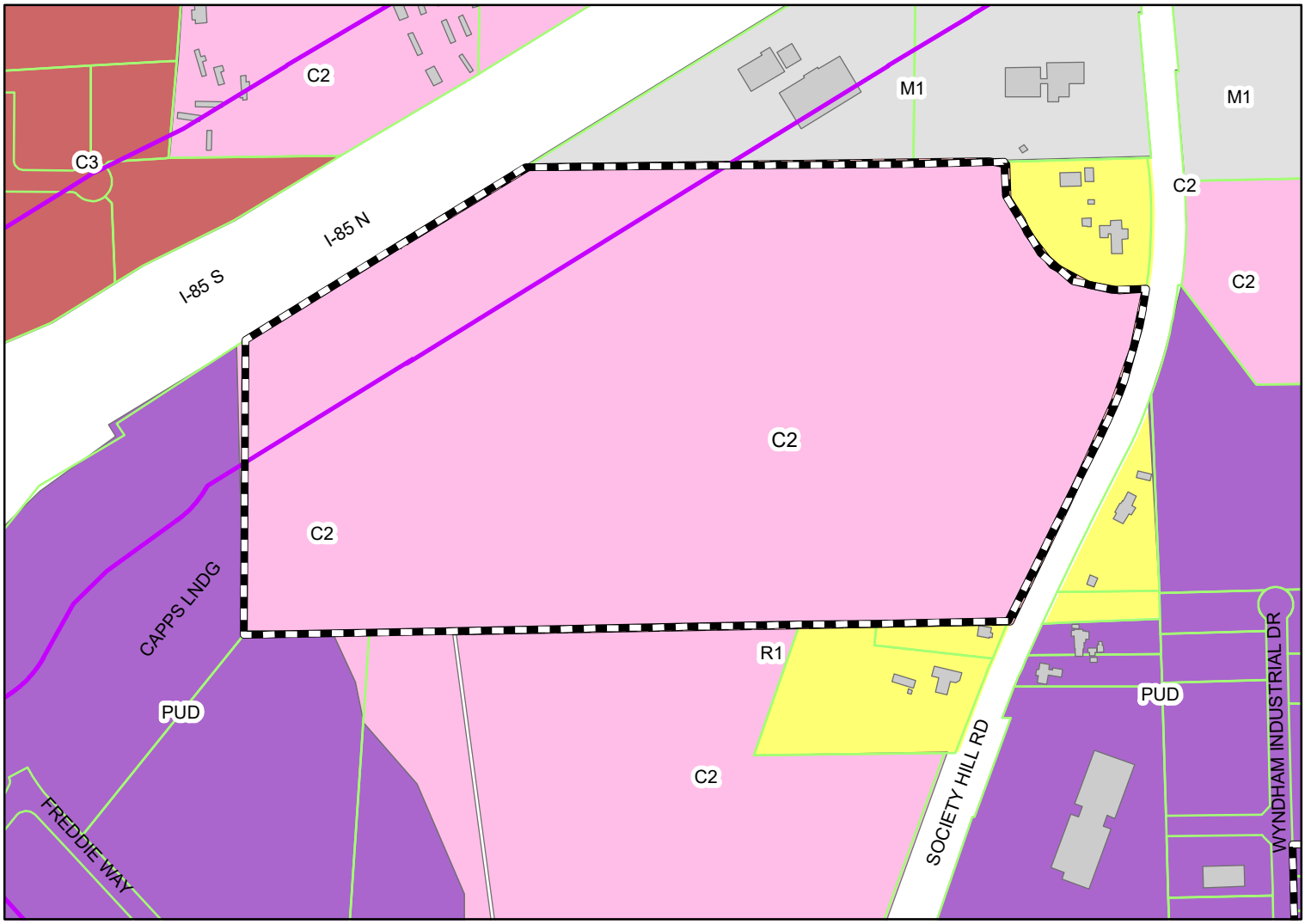
Opelika Water Board Report

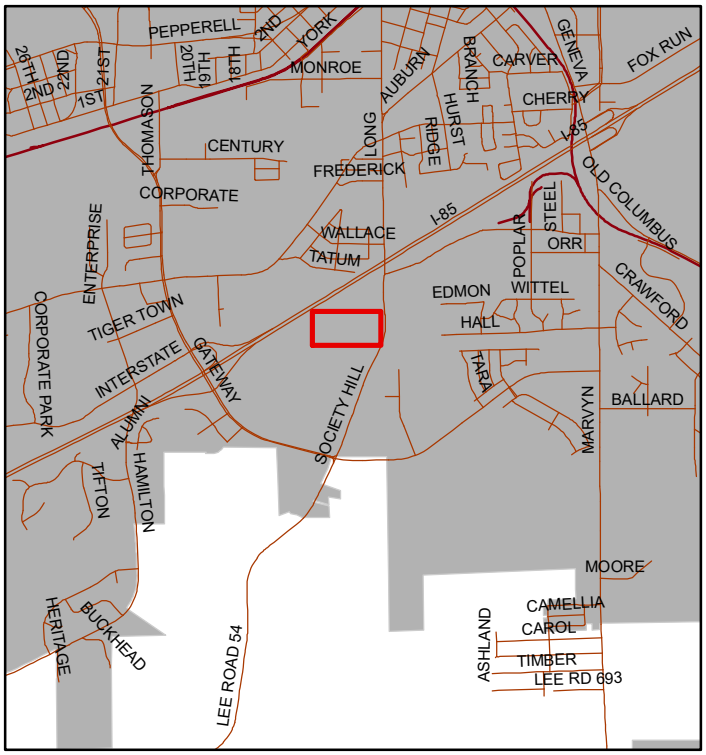
Water is available from a 16-inch main on Society Hill Road.

Opelika Power Services Report

This Property is located inside Opelika Power Services and Alabama Power service territory.

TOWNHOMES - 225 UNITS
2700 BLOCK SOCIETY HILL ROAD
CONDITIONAL USE, B-3





The applicant is requesting approval to construct 225 townhomes (Jim Chapman Communities) on 67.4 acres (5.8 units per acre). About 11 acres is open space and 18 acres reserved for future develoment. The property is zoned C-2, GC-P.

Subject Property

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

NOTES:

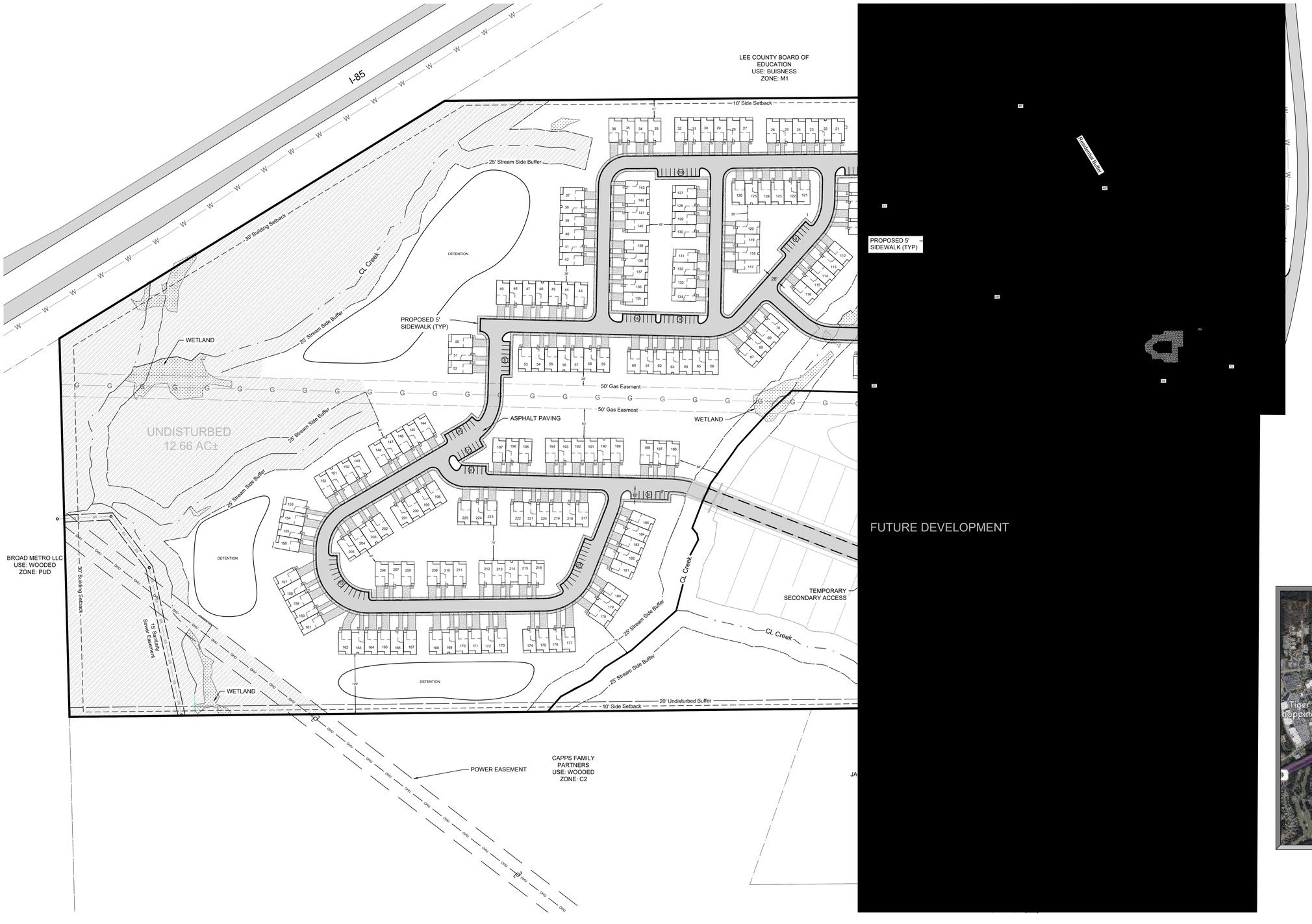
1. This drawing represents a conceptual plan for the development of the subject property. There may be factors that could affect the development, use and/or yield of the property which would only be disclosed by a thorough site assessment, including boundary survey, topographic survey, environmental assessment, wetlands delineation and utility availability, which may not have been performed for the purpose of this plan. There is no assurance by Barrett-Simpson, Inc. that the property can be developed according to this plan, or at a reasonable cost.

2. Property lines and contours shown were taken from various online data sources and are shown for informational and planning purposes only. Data not field verified by Barrett-Simpson, Inc. at this time.

SITE PLAN OF

CHAPMAN COMMUNITIES

BEING A PART OF SECTION 24, TOWNSHIP 16 NORTH, RANGE 26 EAST,
OPELIKA, LEE COUNTY, ALABAMA



SITE INFORMATION

TOTAL PROPERTY:	67.48 AC±
PROPOSED ZONING:	C2
CURRENT ZONING:	C2
CONDITIONAL USE:	
TOTAL UNITS:	225
UNITS/ACRE:	5.81
TOTAL ACREAGE:	38.67 AC±
REQUIRED PARKING:	450 SPACES
PROVIDED PARKING:	1,316 SPACES

LANDSCAPE REQUIREMENTS

DEVELOPED AREA	*38.83 AC*
BASE POINTS REQUIRED	*3,402*
PARKING POINTS REQUIRED	*1,316*
TOTAL POINTS	*4,718*

EACH PARKING LOT ISLAND SHALL HAVE ATLEAST ONE TREE

VICINITY MAP
NOT TO SCALE
SOCIETY HILL ROAD
OPELIKA, AL

100' 0' 100' 200'
Barscale 1" = 100'

BARRETT-SIMPSON, INC.
Engineers & Land Surveyors
706 12th STREET, PHENIX CITY, AL 36868 (PH 334-297-2423, FAX 334-297-2449)
121 W. BROAD STREET, EUFAULA, AL 36027 (PH 334-687-4257, FAX 334-687-8629)
223 SOUTH 9th STREET, OPELIKA, AL 36801 (PH 334-745-7026, FAX 334-745-4367)

PROJECT NO: 24-0005

DRAWN BY: KTW DRAW DATE: 08/29/2024

Drawing Name: W:\2024\24-0005 Jim Chapman - Society Hill Townhomes - Opelika\Dwg\24-0005 Conditional Use Application - 8.27.24.dwg Last Modified: Aug 29, 2024 - 5:00pm by Houk

Agenda Item
F10
Willow Park SD

AGENDA ITEM # _____

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

PROPERY 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

Current Land Use: Single Family

Current Zoning: C3

Proposed use of the Subdivision: To build a SFH community

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

Number of Lots: 153 x $3.00 = $ 459.00

Number of APO: 13 x $6.74 = $ 87.62
(Adjacent Property Owners)

Fee: $75.00

TOTAL = 621.62

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:	7/21/25
(PRINT NAME) Hayes Eiford	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 Houst 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

STATE OF ALABAMA NOTARY PUBLIC
KRISTINA H. BECKWITH
My Commission Expires
June 24, 2028

City of Opelika
Planning Commission
Planning Department Report

Meeting Date:	September 23, 2025 (Tabled at the August 26, 2025 Meeting)
Subdivision:	Willow Park
Agenda Item No.:	F-10
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

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Engineering Department Report

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

- The City 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

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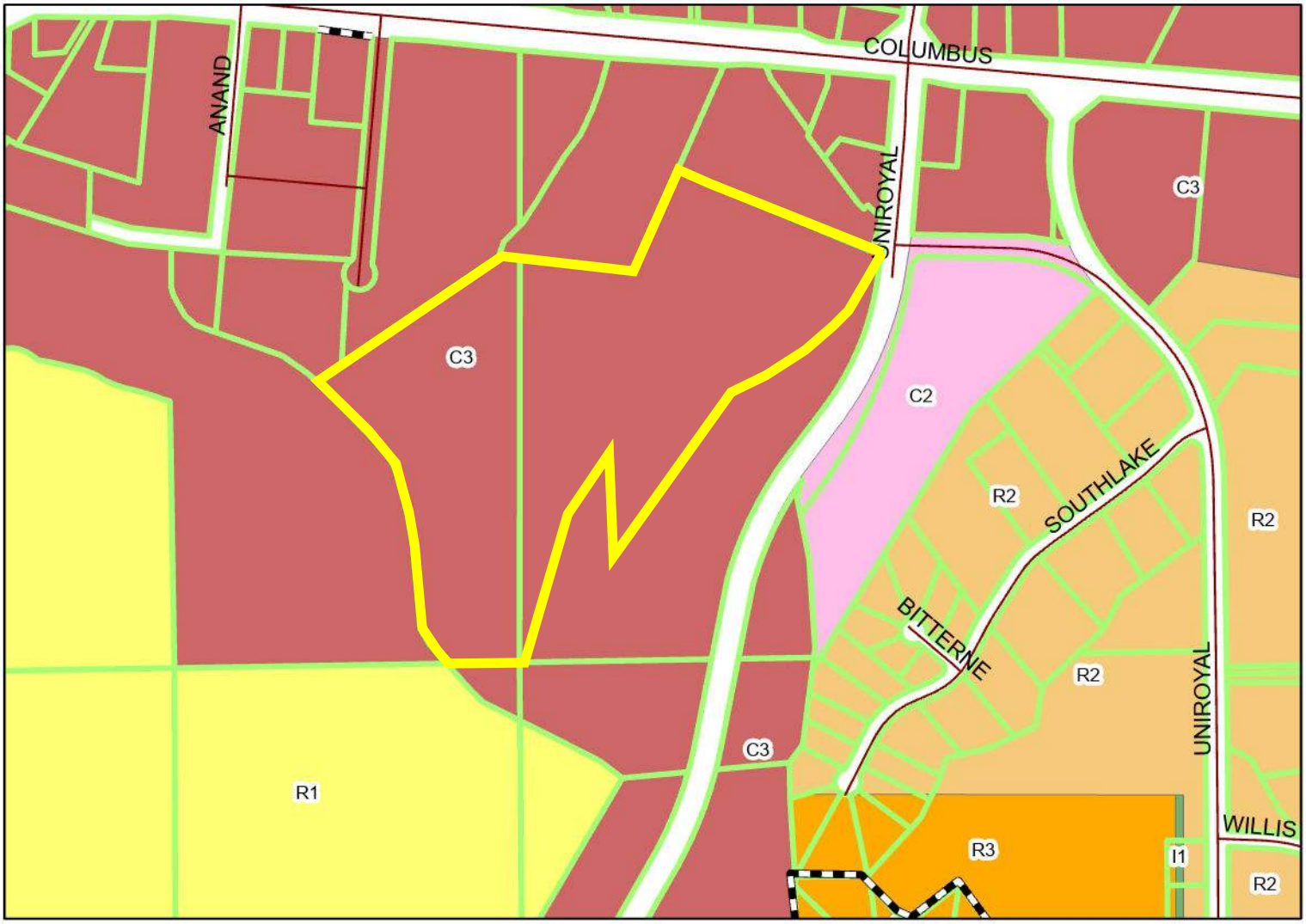
Opelika Water Report

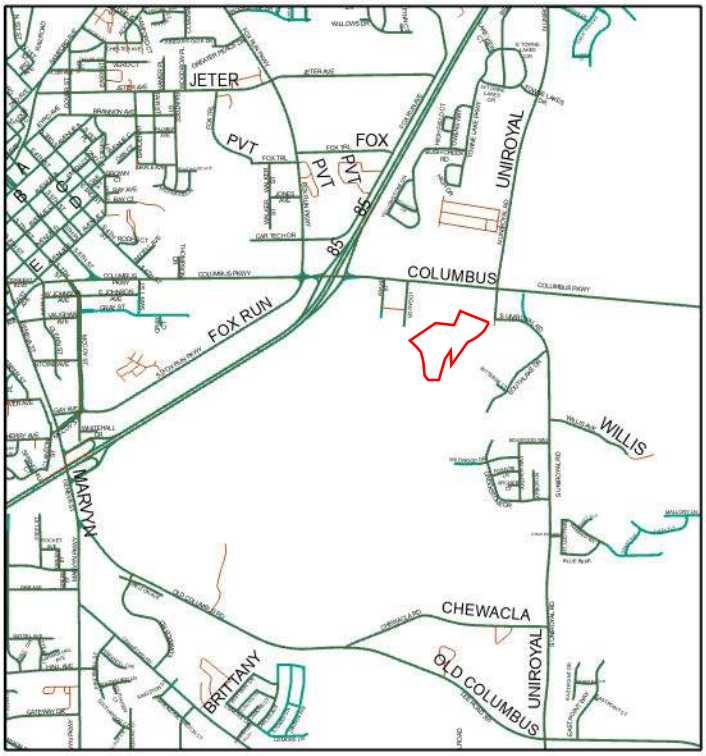
Water is available from 24-inch main on south side of Columbus Pkwy or eastern side of South Uniroyal Rd. Consideration for the water requirements of the planned Bridgewater Community Development will also be required as part of this development.

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 (60x125=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

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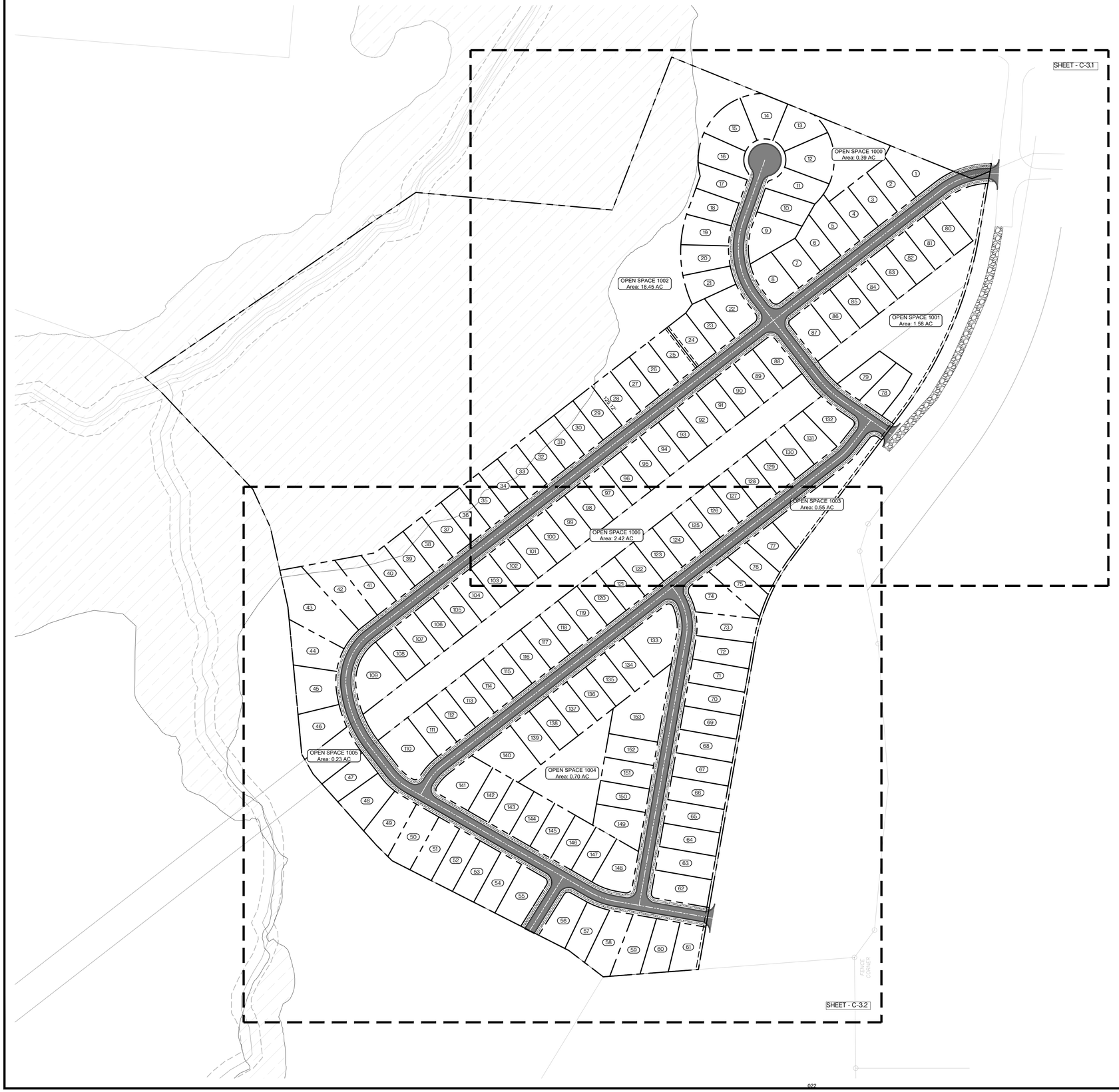


SITE INFORMATION:

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, 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:

ALABAMA LICENSED No. 53032 PROFESSIONAL ENGINEER GREGORY HAYES EIFORD

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

DESIGN TEAM:

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

SCALE & NORTH ARROW:

NORTH ARROW

0' 60' 120' 240'

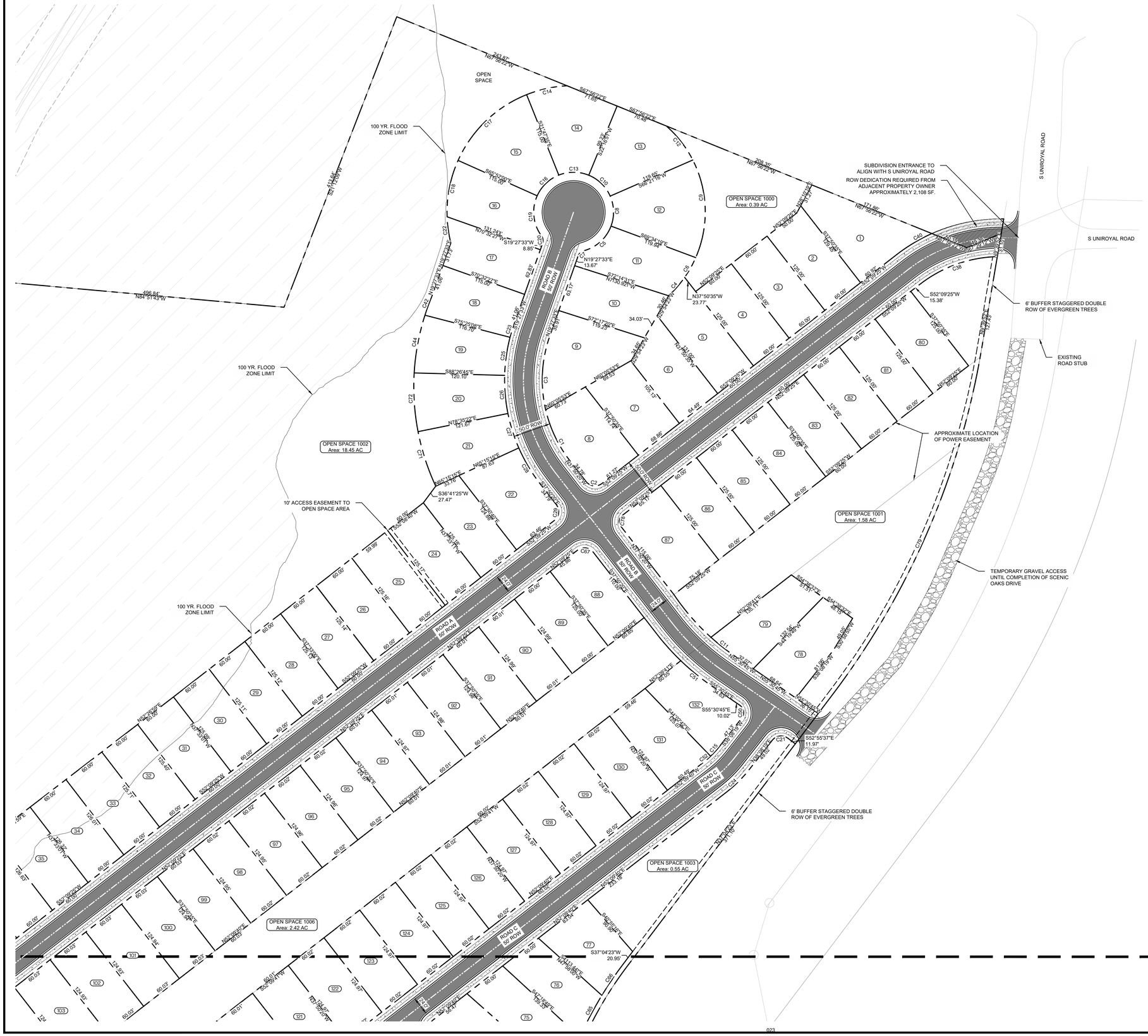
SCALE: 1" = 120'

JOB NUMBER:	001002
DATE:	7/30/2025

SHEET TITLE:

OVERALL SITE PLAN

C-3.0



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JURISDICTION:	CITY OF OPELIKA
EX. ZONING:	C-3

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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

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SEAL:

ALABAMA LICENSED No. 53032 PROFESSIONAL ENGINEER HAYES LEFORD RECORD

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

DESIGN TEAM:

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

SCALE & NORTH ARROW:

NORTH ARROW

0' 30' 60' 120'

SCALE: 1" = 60'

JOB NUMBER:	001002
DATE:	7/30/2025

SHEET TITLE:

SITE PLAN

C-3.1

SITE INFORMATION:

SITE AREA

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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, 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 COPYWRITE LAWS.

SEAL:

ALABAMA LICENSED No. 53032 PROFESSIONAL ENGINEER HAYES LEFORD

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

DESIGN TEAM:

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

SCALE & NORTH ARROW:

NORTH ARROW

0' 30' 60' 120'

SCALE: 1" = 60'

JOB NUMBER:	001002
DATE:	7/30/2025

SHEET TITLE:

SITE PLAN

C-3.2

924

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	11.19'	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.

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 COPYWRITE LAWS.

SEAL:

811

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

DESIGN TEAM:

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

SCALE & NORTH ARROW:

JOB NUMBER:	001002
DATE:	7/30/2025

SHEET TITLE:

SITE PLAN NOTES

C-3.3

Agenda Item
F11
Bridgewater Community SD

00298-2025

AGENDA ITEM # _____

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

PROPERY 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

Current Land Use: Single Family

Current Zoning: PUD

Proposed use of the Subdivision: To build a single family home community

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

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

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

Fee: $75.00

TOTAL = $1,805.84

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:	7/22/25
(PRINT NAME) Hayes Eiford	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: [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

[signature]
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:	September 23, 2025 (Tabled at the August 26, 2025 Meeting)
Subdivision:	Bridgewater Community SD
Agenda Item #:	F-11
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 Bridgwater. 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 Bridgwater is granted final plat approval, a permanent secondary street must be provided to Bridgwater. 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. Provie 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

---

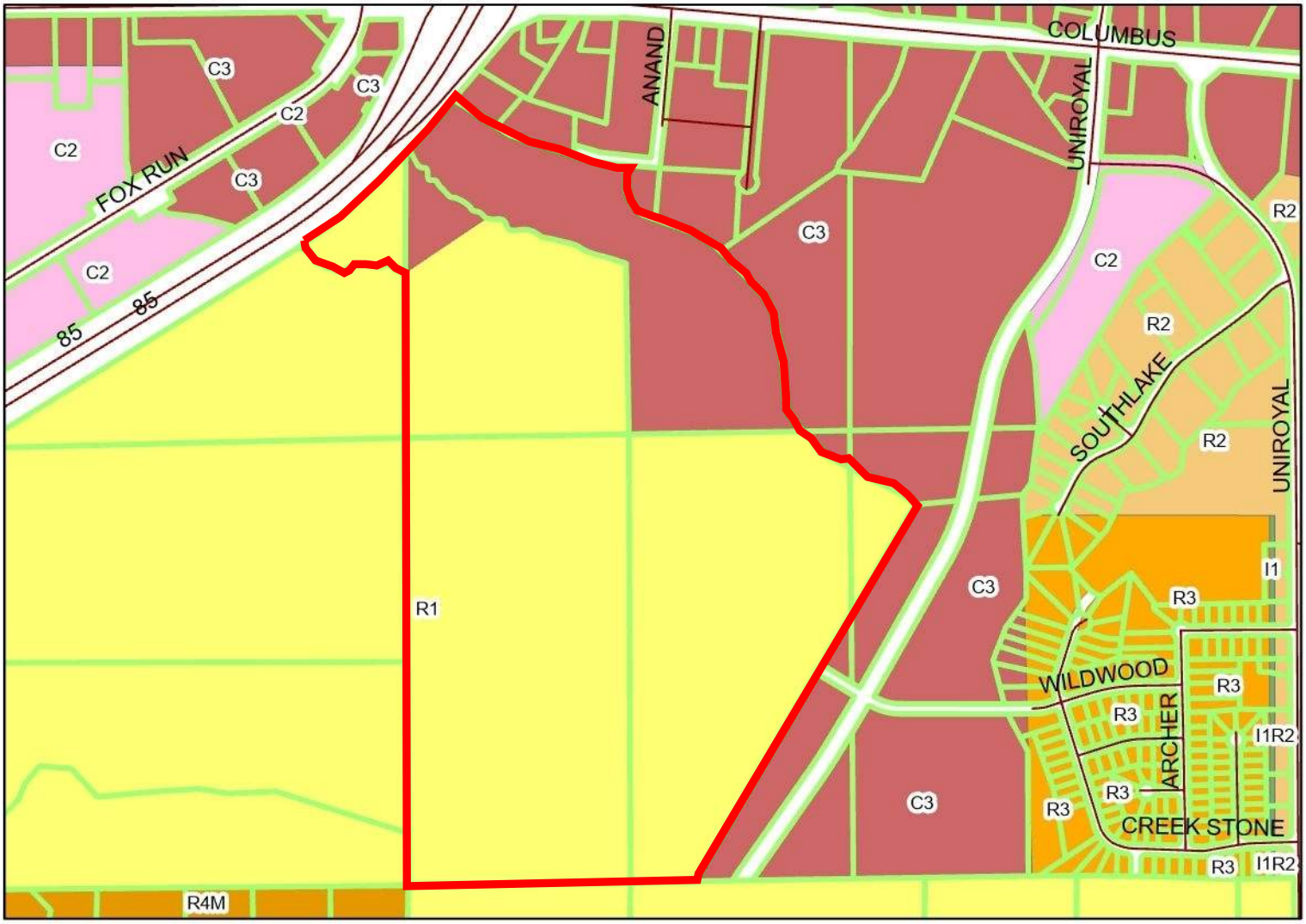
Opelika Water Report

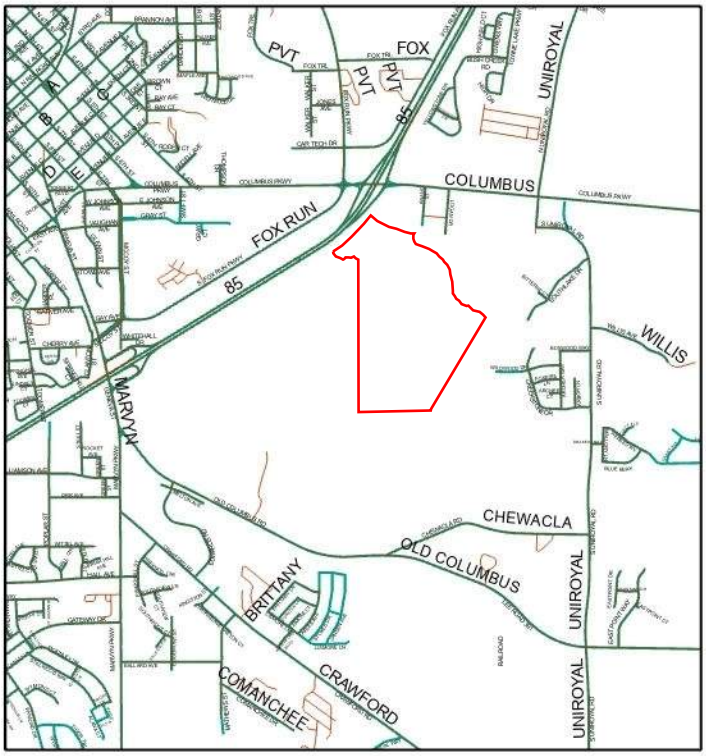
There is not sufficient water capacity from Columbus Parkway, Logan Drive, and Wildwood Drive to support the full development. The connection at Columbus Parkway and Logan Drive can support approximately 75 homes and the connection at Wildwood Drive can support approximately 150 more homes. A connection 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

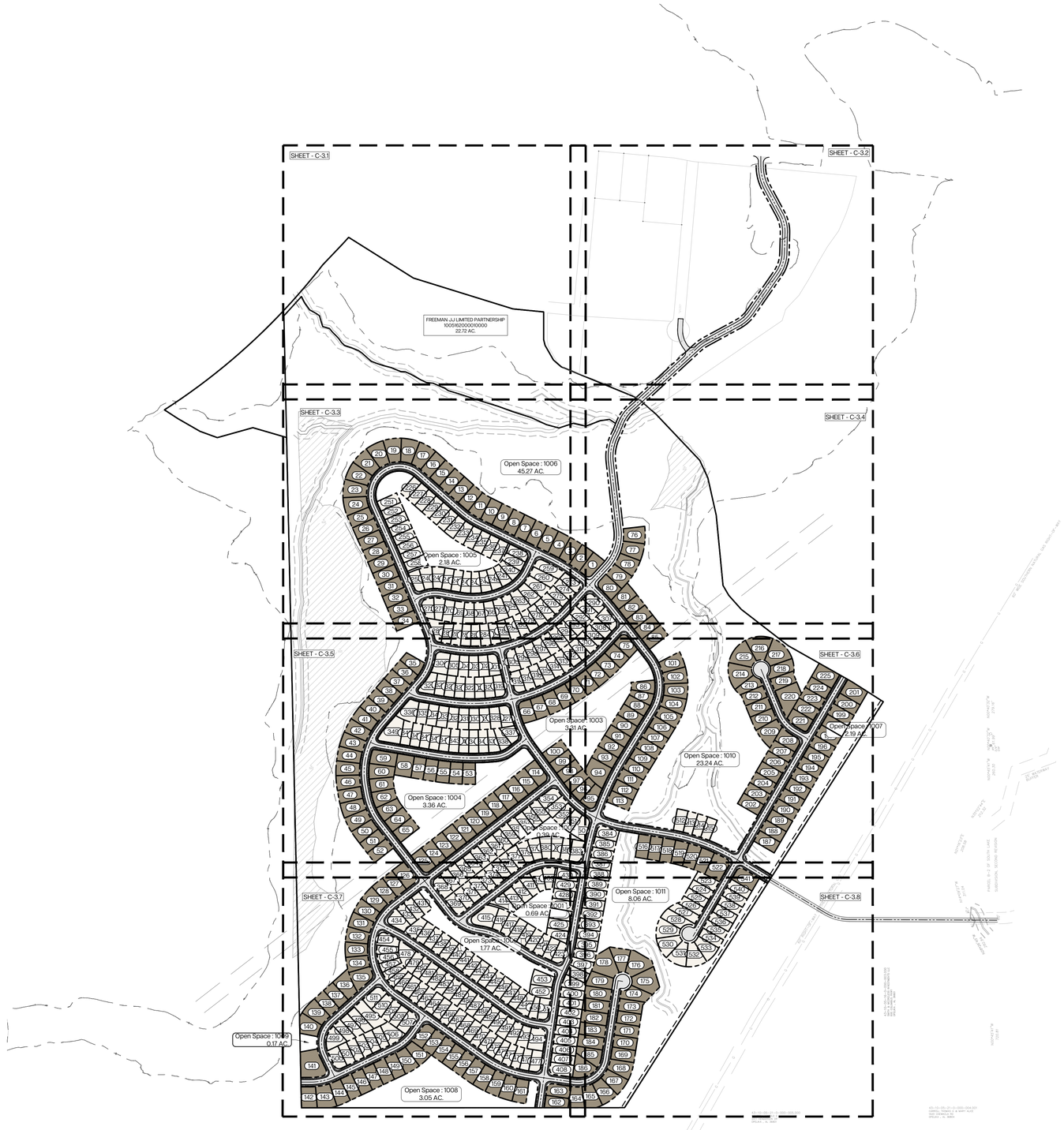




The preliminary plat is for 541 single family home lots at 50' or 65' lot widths. The 211 acre development is zoned Bridgewater PUD.

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



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.

LOT LEGEND

- SINGLE FAMILY DETACHED LOTS (50' WIDE TYP)
- SINGLE FAMILY DETACHED LOTS (65' WIDE TYP)

SAMFORD GROUP

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

SAMFORDGROUPLLC.COM

REV.	DATE:	DESCRIPTION:

BRIDGEWATER

CITY OF OPELIKA, LEE COUNTY, AL

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SEAL:

ALABAMA LICENSED PROFESSIONAL ENGINEER
No. 53032
JEFFERY HAYES EIFORD

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

DESIGN TEAM:

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

SCALE & NORTH ARROW:

NORTH ARROW

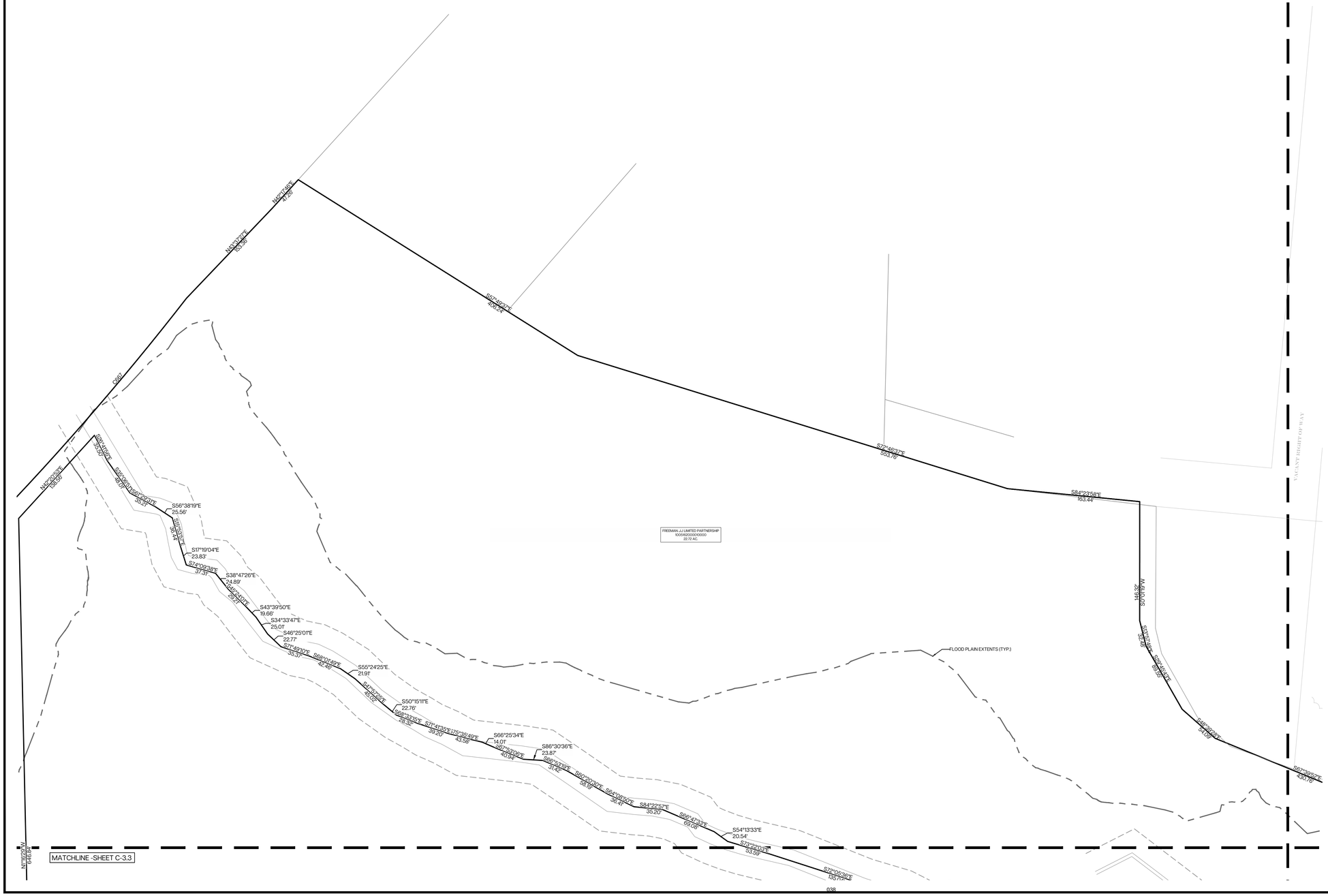
0 300 600
150 450
SCALE: 1"=300'

JOB NUMBER: 002001
DATE: 7/29/2025

SHEET TITLE:

OVERALL SITE PLAN

C-3.0



SITE INFORMATION:

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OPEN SPACE:	±93.74

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

SCALE & NORTH ARROW:

NORTH ARROW

0 60 120
30 90
SCALE: 1"=60'

JOB NUMBER: 002001
DATE: 7/29/2025

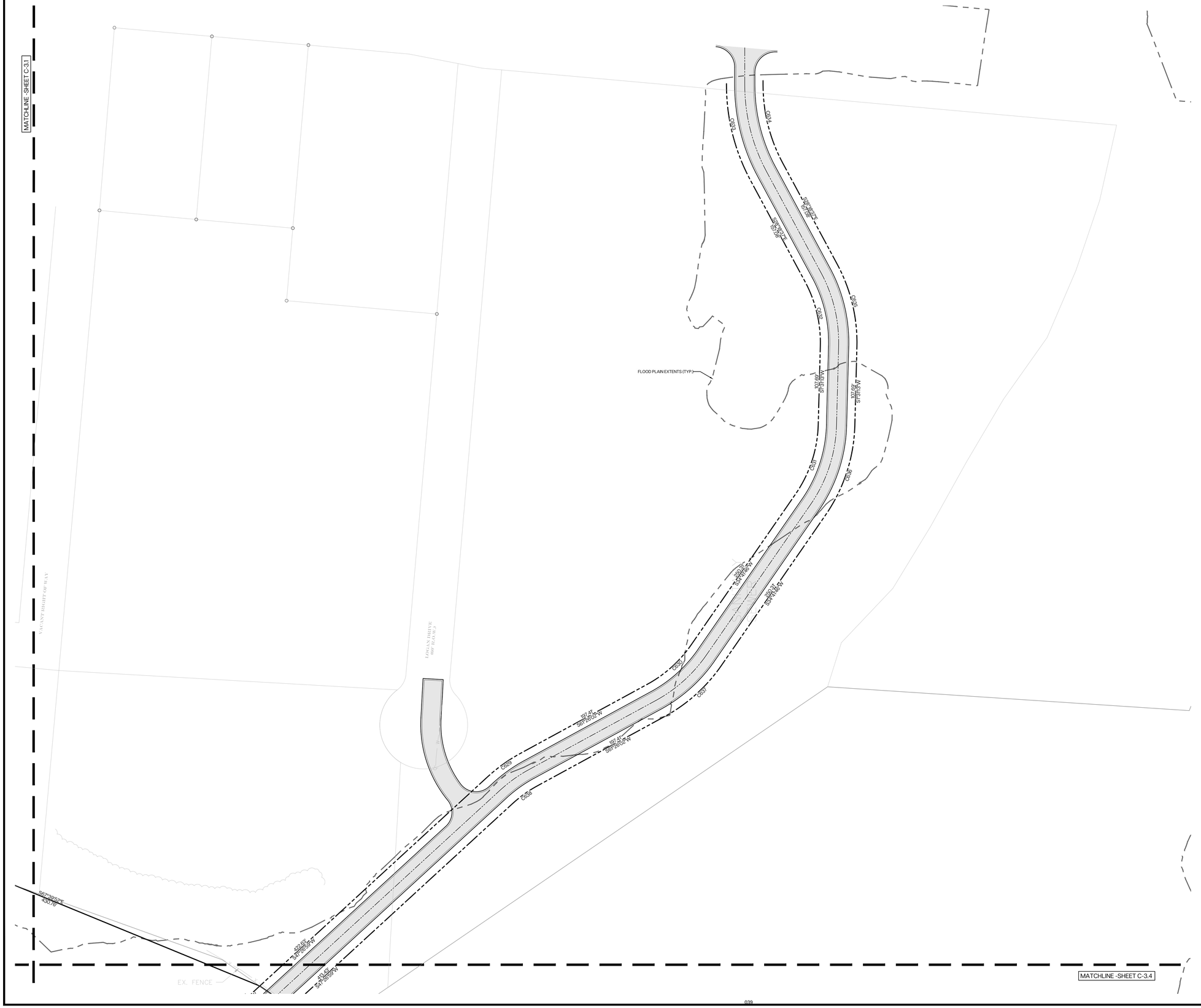
SHEET TITLE:

SITE PLAN

C-3.1

KEY MAP

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


MATCHLINE -SHEET C-3.1
VACANT RIGHT OF WAY
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197.4'
S87°49'02"W
197.4'
S87°49'02"W
197.4'
S87°49'02"W

MATCHLINE -SHEET C-3.1

MATCHLINE -SHEET C-3.4

MATCHLINE -SHEET C-3.5

646.84'

N1°16'29"W
3030.49'

EXISTING STREAM

25' STREAM BUFFER

FLOOD PLAIN EXTENTS (TYP.)

W2
14.12 AC
Wetland

Open Space : 1006
45.27 AC.

Open Space : 1005
2.18 AC.

ROAD A

ROAD B

ROAD C

50.0' ROW

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.

KEY MAP

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

SAMFORD GROUP

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

SAMFORDGROUPLLC.COM

REV.	DATE:	DESCRIPTION:

BRIDGEWATER

CITY OF OPELIKA, LEE COUNTY, AL

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SEAL:

ALABAMA LICENSED No. 53032 PROFESSIONAL ENGINEER REGINALD HAYES STEPHENS

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DESIGN TEAM:

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

SCALE & NORTH ARROW:

NORTH ARROW

0 30 60 90 120

SCALE: 1"=60'

JOB NUMBER: 002001
DATE: 7/29/2025

SHEET TITLE:

SITE PLAN

C-3.3

MATCHLINE -SHEET C-3.2

MATCHLINE -SHEET C-3.3

EX. FENCE

ROAD A

ROAD B

ROAD D

50.0' ROW

28.0'

FLOOD PLAIN EXTENTS (TYP.)

W1
1.50 AC
Wetland

25' STREAM BUFFER

EXISTING STREAM

75' POWER EASEMENT

MATCHLINE -SHEET C-3.6

SITE INFORMATION:

SITE AREA

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

ZONING INFORMATION:

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KEY MAP

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

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ALABAMA LICENSED
No. 53032
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ENGINEER
JACOB HAYES EIFORD

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EVERY DIG. EVERY TIME.

DESIGN TEAM:

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

SCALE & NORTH ARROW:

NORTH ARROW

0 60 120
30 90
SCALE: 1"=60'

JOB NUMBER: 002001
DATE: 7/29/2025

SHEET TITLE:

SITE PLAN

C-3.4

MATCHLINE -SHEET C-3.3

MATCHLINE -SHEET C-3.6

MATCHLINE -SHEET C-3.7

25' STREAM BUFFER

EXISTING STREAM

W2
14.12 AC
Wetland

FLOOD PLAIN EXTENTS (TYP.)

75' POWER EASEMENT

ROAD A

ROAD B

ROAD D

ROAD E

ROAD H

ROAD J

ROAD K

ROAD L

ROAD M

ROAD N

50.0' ROW

Open Space : 1003
3.31 AC.

Open Space : 1004
3.36 AC.

Open Space : 1002
0.39 AC.

SITE INFORMATION:

SITE AREA

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

ZONING INFORMATION:

JURISDICTION:	CITY OF OPELIKA
ZONING:	PUD

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SIDE SETBACK (STREET):	10 FT.

KEY MAP

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

SAMFORD GROUP

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

SAMFORDGROUPLLC.COM

DESCRIPTION:

DATE:

REV:

BRIDGEWATER

CITY OF OPELIKA, LEE COUNTY, AL

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SEAL:

ALABAMA LICENSED No. 53032 PROFESSIONAL ENGINEER HAYES EIDORUS

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

DESIGN TEAM:

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

SCALE & NORTH ARROW:

NORTH ARROW

0 60 120
30 90
SCALE: 1"=60'

JOB NUMBER: 002001
DATE: 7/29/2025

SHEET TITLE:

SITE PLAN

C-3.5

MATCHLINE -SHEET C-3.6

MATCHLINE -SHEET C-3.5

MATCHLINE -SHEET C-3.8

15' POWER EASEMENT

25' STREAM BUFFER

FLOOD PLAIN EXTENTS (TYP.)

EXISTING STREAM

Open Space : 1003
3.31 AC.

Open Space : 1010
23.24 AC.

Open Space : 1007
2.19 AC.

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.

KEY MAP

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

SAMFORD GROUP

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SUITE 120
AUBURN, AL 36830

SAMFORDGROUPLLC.COM

REV. | DATE: | DESCRIPTION:

BRIDGEWATER

CITY OF OPELIKA, LEE COUNTY, AL

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SEAL:

ALABAMA LICENSED No. 53032 PROFESSIONAL ENGINEER GREGORY HAYES LEFORD

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DESIGN TEAM:

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

SCALE & NORTH ARROW:

NORTH ARROW

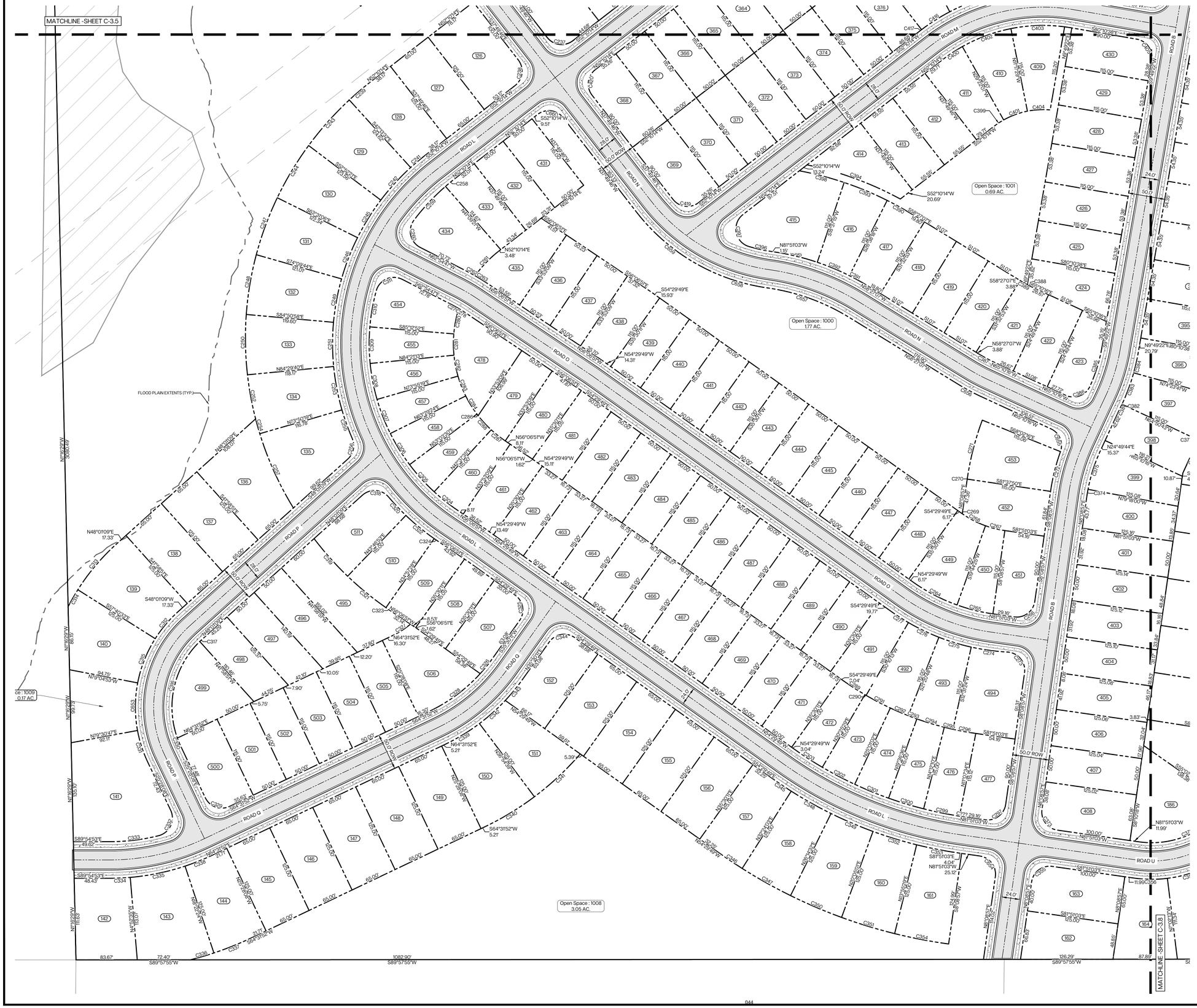
0 60 120
30 90
SCALE: 1"=60'

JOB NUMBER: 002001
DATE: 7/29/2025

SHEET TITLE:

SITE PLAN

C-3.6



SITE INFORMATION:

SITE AREA

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OPEN SPACE:	±93.74

ZONING INFORMATION:

JURISDICTION:	CITY OF OPELIKA
ZONING:	PUD

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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.

KEY MAP

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

SAMFORD GROUP

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

SAMFORDGROUPLLC.COM

REV.	DATE:	DESCRIPTION:

BRIDGEWATER

CITY OF OPELIKA, LEE COUNTY, AL

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DESIGN TEAM:

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

SCALE & NORTH ARROW:

NORTH ARROW

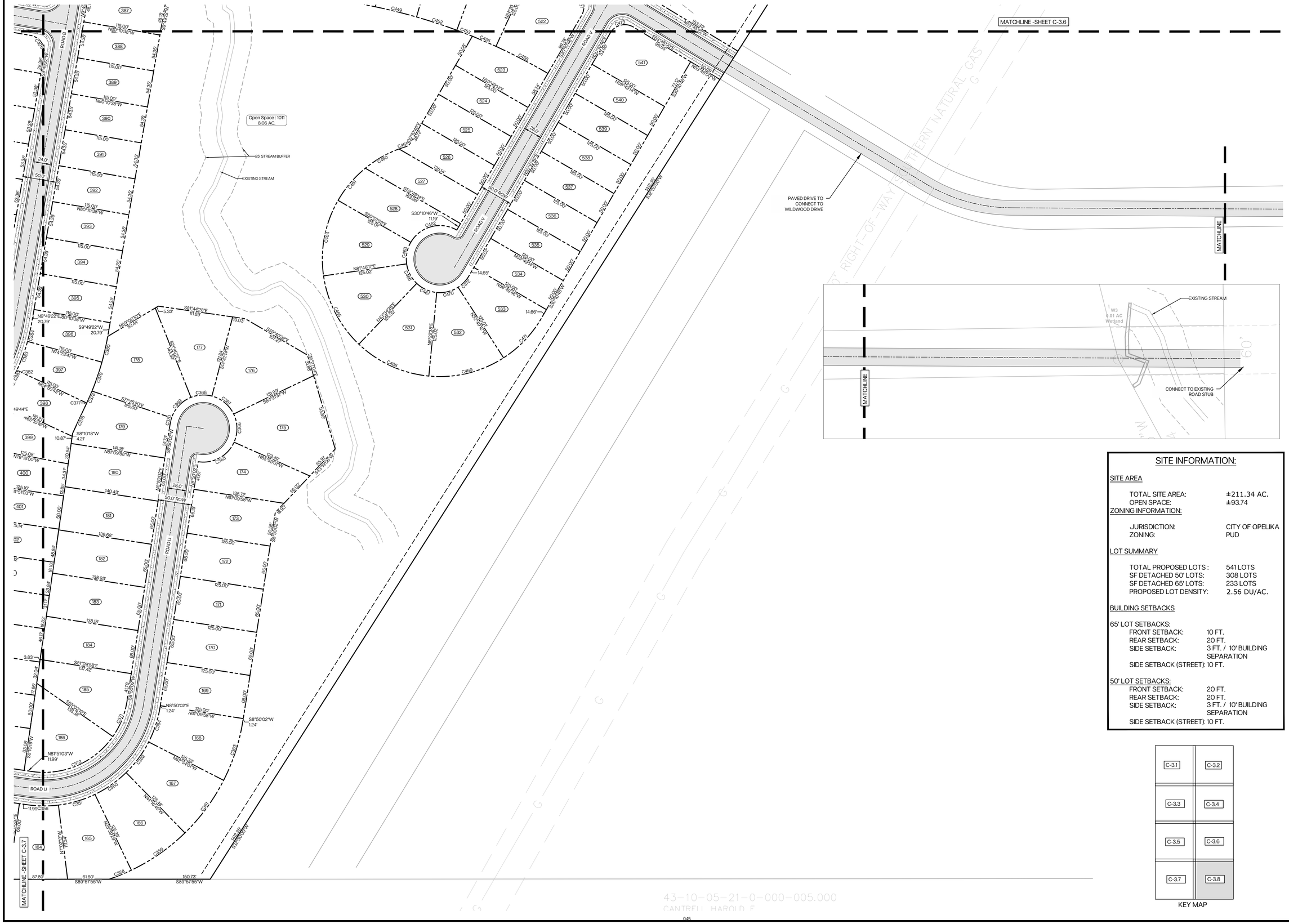
0 60 120
30 90
SCALE: 1"=60'

JOB NUMBER: 002001
DATE: 7/29/2025

SHEET TITLE:

SITE PLAN

C-3.7



SITE INFORMATION:

SITE AREA

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

ZONING INFORMATION:

JURISDICTION:	CITY OF OPELIKA
ZONING:	PUD

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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.

KEY MAP

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

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REV:	DATE:	DESCRIPTION:

BRIDGEWATER

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SEAL:

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

DESIGN TEAM:

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

SCALE & NORTH ARROW:

NORTH ARROW

0 60 120
30 90
SCALE: 1"=60'

JOB NUMBER: 002001
DATE: 7/29/2025

SHEET TITLE:

SITE PLAN

C-3.8

43-10-05-21-0-000-005.000
CANTRELL HAROLD E

Parcel Area Table		
PARCEL #	AREA	DESCRIPTION
1	8713.03	65' WIDE SDF
2	8607.65	65' WIDE SDF
3	8607.65	65' WIDE SDF
4	8538.31	65' WIDE SDF
5	8310.83	65' WIDE SDF
6	8310.83	65' WIDE SDF
7	8310.83	65' WIDE SDF
8	8310.83	65' WIDE SDF
9	8310.83	65' WIDE SDF
10	8310.83	65' WIDE SDF
11	8310.83	65' WIDE SDF
12	8310.83	65' WIDE SDF
13	8310.83	65' WIDE SDF
14	8310.83	65' WIDE SDF
15	8310.83	65' WIDE SDF
16	8415.52	65' WIDE SDF
17	9840.81	65' WIDE SDF
18	9867.45	65' WIDE SDF
19	9867.45	65' WIDE SDF
20	9867.45	65' WIDE SDF
21	9867.45	65' WIDE SDF
22	9867.45	65' WIDE SDF
23	9867.45	65' WIDE SDF
24	9867.45	65' WIDE SDF
25	8469.28	65' WIDE SDF
26	8309.43	65' WIDE SDF
27	8309.43	65' WIDE SDF
28	8309.43	65' WIDE SDF
29	8309.43	65' WIDE SDF
30	8309.43	65' WIDE SDF
31	8309.43	65' WIDE SDF
32	8309.43	65' WIDE SDF
33	8309.43	65' WIDE SDF
34	8309.43	65' WIDE SDF
35	7522.88	65' WIDE SDF
36	8124.17	65' WIDE SDF
37	8125.02	65' WIDE SDF
38	8125.01	65' WIDE SDF
39	8125.01	65' WIDE SDF
40	8216.39	65' WIDE SDF
41	8802.08	65' WIDE SDF
42	8802.08	65' WIDE SDF
43	8802.08	65' WIDE SDF
44	8802.08	65' WIDE SDF
45	8802.08	65' WIDE SDF
46	8802.08	65' WIDE SDF
47	8368.34	65' WIDE SDF
48	8886.72	65' WIDE SDF
49	8886.72	65' WIDE SDF
50	8643.09	65' WIDE SDF
51	8125.00	65' WIDE SDF
52	8125.00	65' WIDE SDF
53	7814.29	65' WIDE SDF
54	7814.29	65' WIDE SDF
55	7814.29	65' WIDE SDF
56	7683.98	65' WIDE SDF
57	7475.00	65' WIDE SDF
58	10380.49	65' WIDE SDF
59	10278.83	65' WIDE SDF
60	9344.24	65' WIDE SDF
61	8436.55	65' WIDE SDF
62	8798.14	65' WIDE SDF
63	8745.47	65' WIDE SDF
64	8837.04	65' WIDE SDF
65	8837.04	65' WIDE SDF
66	8185.27	65' WIDE SDF
67	8185.27	65' WIDE SDF
68	8185.27	65' WIDE SDF
69	8185.27	65' WIDE SDF
70	8185.27	65' WIDE SDF
71	8185.27	65' WIDE SDF
72	8185.27	65' WIDE SDF
73	8185.27	65' WIDE SDF
74	8185.27	65' WIDE SDF
75	8185.27	65' WIDE SDF
76	9158.07	65' WIDE SDF
77	9158.07	65' WIDE SDF
78	9158.07	65' WIDE SDF
79	8998.28	65' WIDE SDF
80	8965.58	65' WIDE SDF
81	9157.32	65' WIDE SDF
82	8379.23	65' WIDE SDF
83	8379.23	65' WIDE SDF
84	8379.23	65' WIDE SDF
85	8379.23	65' WIDE SDF
86	7139.58	65' WIDE SDF
87	5877.72	65' WIDE SDF
88	7574.43	65' WIDE SDF
89	8125.00	65' WIDE SDF
90	8125.00	65' WIDE SDF

Parcel Area Table		
PARCEL #	AREA	DESCRIPTION
91	8125.00	65' WIDE SDF
92	8190.74	65' WIDE SDF
93	8458.63	65' WIDE SDF
94	13272.66	65' WIDE SDF
95	7992.65	65' WIDE SDF
96	7061.44	65' WIDE SDF
97	7451.32	65' WIDE SDF
98	8125.00	65' WIDE SDF
99	8125.00	65' WIDE SDF
100	8125.00	65' WIDE SDF
101	9085.92	65' WIDE SDF
102	9158.60	65' WIDE SDF
103	9158.60	65' WIDE SDF
104	9158.60	65' WIDE SDF
105	8876.72	65' WIDE SDF
106	8125.00	65' WIDE SDF
107	8125.00	65' WIDE SDF
108	8125.00	65' WIDE SDF
109	8124.47	65' WIDE SDF
110	7975.96	65' WIDE SDF
111	7915.53	65' WIDE SDF
112	7915.53	65' WIDE SDF
113	7915.53	65' WIDE SDF
114	8650.66	65' WIDE SDF
115	8646.33	65' WIDE SDF
116	8646.33	65' WIDE SDF
117	8646.33	65' WIDE SDF
118	8646.33	65' WIDE SDF
119	8646.33	65' WIDE SDF
120	8646.33	65' WIDE SDF
121	8646.33	65' WIDE SDF
122	8646.33	65' WIDE SDF
123	8646.33	65' WIDE SDF
124	8646.33	65' WIDE SDF
125	8576.47	65' WIDE SDF
126	9636.50	65' WIDE SDF
127	8125.00	65' WIDE SDF
128	8480.44	65' WIDE SDF
129	8932.50	65' WIDE SDF
130	8837.21	65' WIDE SDF
131	8730.46	65' WIDE SDF
132	8621.89	65' WIDE SDF
133	8500.45	65' WIDE SDF
134	8383.63	65' WIDE SDF
135	9847.99	65' WIDE SDF
136	10380.38	65' WIDE SDF
137	8125.00	65' WIDE SDF
138	8125.00	65' WIDE SDF
139	10298.70	65' WIDE SDF
140	9645.38	65' WIDE SDF
142	8951.09	65' WIDE SDF
143	10909.36	65' WIDE SDF
144	8712.43	65' WIDE SDF
145	8125.00	65' WIDE SDF
146	8125.00	65' WIDE SDF
147	8125.00	65' WIDE SDF
148	8125.00	65' WIDE SDF
149	8125.00	65' WIDE SDF
150	9076.52	65' WIDE SDF
151	8324.69	65' WIDE SDF
152	7856.39	65' WIDE SDF
153	8125.00	65' WIDE SDF
154	8125.00	65' WIDE SDF
155	8125.00	65' WIDE SDF
156	8125.00	65' WIDE SDF
157	8380.03	65' WIDE SDF
158	8632.77	65' WIDE SDF
159	8632.77	65' WIDE SDF
160	8632.77	65' WIDE SDF
161	8601.33	65' WIDE SDF
162	7230.20	65' WIDE SDF
163	7990.87	65' WIDE SDF
164	8064.79	65' WIDE SDF
165	9178.49	65' WIDE SDF
166	9688.45	65' WIDE SDF
167	9692.99	65' WIDE SDF
168	9639.64	65' WIDE SDF
169	8125.00	65' WIDE SDF
170	8125.00	65' WIDE SDF
171	8125.00	65' WIDE SDF
172	8125.00	65' WIDE SDF
173	8352.24	65' WIDE SDF
174	9171.08	65' WIDE SDF
175	13662.85	65' WIDE SDF
176	12663.98	65' WIDE SDF
177	9266.21	65' WIDE SDF
178	14064.54	65' WIDE SDF
179	9646.35	65' WIDE SDF
180	9152.29	65' WIDE SDF
181	9103.46	65' WIDE SDF

Parcel Area Table		
PARCEL #	AREA	DESCRIPTION
182	9054.64	65' WIDE SDF
183	9005.81	65' WIDE SDF
184	8956.99	65' WIDE SDF
185	9256.12	65' WIDE SDF
186	10147.60	65' WIDE SDF
187	8125.00	65' WIDE SDF
188	8125.00	65' WIDE SDF
189	8125.00	65' WIDE SDF
190	8125.00	65' WIDE SDF
191	8125.00	65' WIDE SDF
192	8125.00	65' WIDE SDF
193	8125.00	65' WIDE SDF
194	8125.00	65' WIDE SDF
195	8125.00	65' WIDE SDF
196	8125.00	65' WIDE SDF
197	8125.00	65' WIDE SDF
198	8125.00	65' WIDE SDF
199	8125.00	65' WIDE SDF
200	8125.00	65' WIDE SDF
201	10258.37	65' WIDE SDF
202	8126.85	65' WIDE SDF
203	8126.57	65' WIDE SDF
204	8126.30	65' WIDE SDF
205	8126.03	65' WIDE SDF
206	8125.75	65' WIDE SDF
207	8125.48	65' WIDE SDF
208	8876.63	65' WIDE SDF
209	10733.10	65' WIDE SDF
210	8638.86	65' WIDE SDF
211	8125.00	65' WIDE SDF
212	8137.11	65' WIDE SDF
213	7404.67	65' WIDE SDF
214	12187.50	65' WIDE SDF
215	12187.50	65' WIDE SDF
216	12187.50	65' WIDE SDF
217	12187.50	65' WIDE SDF
218	8638.46	65' WIDE SDF
219	8125.00	65' WIDE SDF
220	14247.50	65' WIDE SDF
221	8998.55	65' WIDE SDF
222	8133.76	65' WIDE SDF
223	8131.34	65' WIDE SDF
224	8128.91	65' WIDE SDF
225	10407.30	65' WIDE SDF
226	5995.64	50' WIDE SDF
227	5995.28	50' WIDE SDF
228	5995.28	50' WIDE SDF
229	5995.28	50' WIDE SDF
230	5995.28	50' WIDE SDF
231	6010.17	50' WIDE SDF
232	6403.60	50' WIDE SDF
233	6403.60	50' WIDE SDF
234	6155.61	50' WIDE SDF
235	5993.51	50' WIDE SDF
236	5993.51	50' WIDE SDF
237	5945.39	50' WIDE SDF
238	5629.84	50' WIDE SDF
239	5689.68	50' WIDE SDF
240	5513.26	50' WIDE SDF
241	5530.68	50' WIDE SDF
242	5617.68	50' WIDE SDF
243	5617.68	50' WIDE SDF
244	5617.68	50' WIDE SDF
245	5641.50	50' WIDE SDF
246	5764.24	50' WIDE SDF
247	5764.24	50' WIDE SDF
248	6573.94	50' WIDE SDF
249	6596.85	50' WIDE SDF
250	6099.85	50' WIDE SDF
251	6320.98	50' WIDE SDF
252	5750.00	50' WIDE SDF
253	5750.00	50' WIDE SDF
254	5750.00	50' WIDE SDF
255	5750.00	50' WIDE SDF
256	5888.70	50' WIDE SDF
257	5750.00	50' WIDE SDF
258	6098.42	50' WIDE SDF
259	7914.18	50' WIDE SDF
260	7818.21	50' WIDE SDF
261	7591.01	50' WIDE SDF
262	7029.89	50' WIDE SDF
263	6735.78	50' WIDE SDF
264	6487.35	50' WIDE SDF
265	6484.56	50' WIDE SDF
266	6484.56	50' WIDE SDF
267	6484.56	50' WIDE SDF
268	6484.56	50' WIDE SDF
269	6276.22	50' WIDE SDF
270	6045.67	50' WIDE SDF
271	5858.48	50' WIDE SDF

Parcel Area Table		
PARCEL #	AREA	DESCRIPTION
272	5779.18	50' WIDE SDF
273	5553.32	50' WIDE SDF
274	5803.32	50' WIDE SDF
275	5800.21	50' WIDE SDF
276	5727.50	50' WIDE SDF
277	5727.50	50' WIDE SDF
278	5727.50	50' WIDE SDF
279	5727.50	50' WIDE SDF
280	5727.50	50' WIDE SDF
281	5727.50	50' WIDE SDF
282	5727.50	50' WIDE SDF
283	5727.50	50' WIDE SDF
284	5727.50	50' WIDE SDF
285	5727.50	50' WIDE SDF
286	5727.50	50' WIDE SDF
287	5746.76	50' WIDE SDF
288	5803.39	50' WIDE SDF
289	6757.68	50' WIDE SDF
290	5732.57	50' WIDE SDF
291	5982.57	50' WIDE SDF
292	5995.12	50' WIDE SDF
293	6250.75	50' WIDE SDF
294	6250.75	50' WIDE SDF
295	6250.75	50' WIDE SDF
296	6250.75	50' WIDE SDF
297	6250.75	50' WIDE SDF
298	6250.75	50' WIDE SDF
299	6250.75	50' WIDE SDF
300	6183.40	50' WIDE SDF
301	6175.82	50' WIDE SDF
302	6084.64	50' WIDE SDF
303	6084.64	50' WIDE SDF
304	6084.64	50' WIDE SDF
305	6073.02	50' WIDE SDF
306	8951.60	50' WIDE SDF
307	6696.06	50' WIDE SDF
308	6177.85	50' WIDE SDF
309	6152.30	50' WIDE SDF
310	6124.54	50' WIDE SDF
311	6124.54	50' WIDE SDF
312	6124.54	50' WIDE SDF
313	6124.54	50' WIDE SDF
314	6124.54	50' WIDE SDF
315	6124.54	50' WIDE SDF
316	6124.54	50' WIDE SDF
317	6124.54	50' WIDE SDF
318	5970.21	50' WIDE SDF
319	5773.55	50' WIDE SDF
320	5966.62	50' WIDE SDF
321	5966.62	50' WIDE SDF
322	5966.62	50' WIDE SDF
323	5966.62	50' WIDE SDF
324	5968.76	50' WIDE SDF
325	6019.30	50' WIDE SDF
326	7168.59	50' WIDE SDF
327	6537.63	50' WIDE SDF
328	6432.01	50' WIDE SDF
329	6432.01	50' WIDE SDF
330	6432.01	50' WIDE SDF
331	6432.01	50' WIDE SDF
332	6432.01	50' WIDE SDF
333	6373.17	50' WIDE SDF
334	6230.52	50' WIDE SDF
335	6282.10	50' WIDE SDF
336	9513.87	50' WIDE SDF
337	5677.82	50' WIDE SDF
338	5718.48	50' WIDE SDF
339	6055.18	50' WIDE SDF
340	6382.13	50' WIDE SDF
341	6382.13	50' WIDE SDF
342	6382.13	50' WIDE SDF
343	6382.13	50' WIDE SDF
344	6382.13	50' WIDE SDF
345	6427.43	50' WIDE SDF
346	6452.00	50' WIDE SDF
347	6452.95	50' WIDE SDF
348	6592.47	50' WIDE SDF
349	12849.32	50' WIDE SDF
350	7862.90	50' WIDE SDF
351	6381.38	50' WIDE SDF
352	6381.65	50' WIDE SDF
353	6387.34	50' WIDE SDF
354	7354.58	50' WIDE SDF
355	6061.18	50' WIDE SDF
356	5750.00	50' WIDE SDF
357	5750.00	50' WIDE SDF
358	5750.00	50' WIDE SDF
359	5750.00	50' WIDE SDF
360	5750.00	50' WIDE SDF
361	5750.00	50' WIDE SDF

Parcel Area Table		
PARCEL #	AREA	DESCRIPTION
362	5750.00	50' WIDE SDF
363	5750.00	50' WIDE SDF
364	5750.00	50' WIDE SDF
365	5750.00	50' WIDE SDF
366	5750.00	50' WIDE SDF
367	5750.00	50' WIDE SDF
368	6795.21	50' WIDE SDF
369	6795.21	50' WIDE SDF
370	5750.00	50' WIDE SDF
371	5750.00	50' WIDE SDF
372	5750.00	50' WIDE SDF
373	5750.00	50' WIDE SDF
374	5750.00	50' WIDE SDF
375	5750.00	50' WIDE SDF
376	5750.01	50' WIDE SDF
377	6421.69	50' WIDE SDF
378	6380.32	50' WIDE SDF
379	6401.65	50' WIDE SDF
380	6380.32	50' WIDE SDF
381	6326.83	50' WIDE SDF
382	5750.00	50' WIDE SDF
383	6997.18	50' WIDE SDF
384	6990.28	50' WIDE SDF
385	6250.00	50' WIDE SDF
386	6250.00	50' WIDE SDF
387	6250.00	50' WIDE SDF
388	6250.00	50' WIDE SDF
389	6250.00	50' WIDE SDF
390	6250.00	50' WIDE SDF
391	6250.00	50' WIDE SDF
392	6250.00	50' WIDE SDF
393	6250.00	50' WIDE SDF
394	6250.00	50' WIDE SDF
395	6250.00	50' WIDE SDF
396	6250.00	50' WIDE SDF
397	6372.92	50' WIDE SDF
398	6250.00	50' WIDE SDF
399	6793.33	50' WIDE SDF
400	6383.37	50' WIDE SDF
401	6257.64	50' WIDE SDF
402	6256.66	50' WIDE SDF
403	6255.67	50' WIDE SDF
404	6254.69	50' WIDE SDF
405	6253.70	50' WIDE SDF
406	6252.72	50' WIDE SDF
407	6251.73	50' WIDE SDF
408	7751.06	50' WIDE SDF
409	6031.64	50' WIDE SDF
410	6077.48	50' WIDE SDF
411	6260.83	50' WIDE SDF
412	6388.26	50' WIDE SDF
413	6388.26	50' WIDE SDF
414	6068.01	50' WIDE SDF
415	11529.40	50' WIDE SDF
416	6396.54	50' WIDE SDF
417	6193.82	50' WIDE SDF
418	5873.55	50' WIDE SDF
419	5873.55	50' WIDE SDF
420	5873.55	50' WIDE SDF
421	5772.40	50' WIDE SDF
422	5874.06	50' WIDE SDF
423	5366.55	50' WIDE SDF
424	5906.88	50' WIDE SDF
425	6138.32	50' WIDE SDF
426	6138.32	50' WIDE SDF
427	6138.32	50' WIDE SDF
428	6138.32	50' WIDE SDF
429	6138.32	50' WIDE SDF
430	6004.19	50' WIDE SDF
431	5750.00	50' WIDE SDF
432	5750.00	50' WIDE SDF
433	5365.71	50' WIDE SDF
434	7873.35	50' WIDE SDF
435	6857.04	50' WIDE SDF
436	5776.06	50' WIDE SDF
437	5750.00	50' WIDE SDF
438	5937.11	50' WIDE SDF
439	5750.00	50' WIDE SDF
440	5750.00	50' WIDE SDF
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442	5750.00	50' WIDE SDF
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445	5750.00	50' WIDE SDF
446	5750.00	50' WIDE SDF
447	5750.00	50' WIDE SDF
448	5750.00	50' WIDE SDF
449	6800.06	50' WIDE SDF
450	4478.44	50' WIDE SDF
451	6094.65	50' WIDE SDF

Parcel Area Table		
PARCEL #	AREA	DESCRIPTION
452	6850.16	50' WIDE SDF
453	8011.61	50' WIDE SDF
454	6490.11	50' WIDE SDF
455	4554.01	50' WIDE SDF
456	4554.01	50' WIDE SDF
457	4554.01	50' WIDE SDF
458	4554.01	50' WIDE SDF
459	4554.01	50' WIDE SDF
460	4748.20	50' WIDE SDF
461	5937.09	50' WIDE SDF
462	5750.00	50' WIDE SDF
463	5750.00	50' WIDE SDF
464	5750.00	50' WIDE SDF
465	5750.00	50' WIDE SDF
466	5750.00	50' WIDE SDF
467	5750.00	50' WIDE SDF
468	5750.00	50' WIDE SDF
469	5750.00	50' WIDE SDF
470	5750.00	50' WIDE SDF
471	5750.00	50' WIDE SDF
472	5165.99	50' WIDE SDF
473	5128.08	50' WIDE SDF
474	5128.08	50' WIDE SDF
475	5128.08	50' WIDE SDF
476	5397.25	50' WIDE SDF
477	6438.47	50' WIDE SDF
478	7382.98	50' WIDE SDF
479	5617.81	50' WIDE SDF
480	5318.55	50' WIDE SDF
481	5750.04	50' WIDE SDF
482	5750.00	50' WIDE SDF
483	5750.00	50' WIDE SDF
484	5750.00	50' WIDE SDF
485	5750.00	50' WIDE SDF
486	5750.00	50' WIDE SDF
487	5750.00	50' WIDE SDF
488	5750.00	50' WIDE SDF
489	5750.00	50' WIDE SDF
490	5750.00	50' WIDE SDF
491	6100.61	50' WIDE SDF
492	6331.25	50' WIDE SDF
493	6331.25	50' WIDE SDF
494	9279.83	50' WIDE SDF
495	10583.68	50' WIDE SDF
496	7380.23	50' WIDE SDF
497	6639.13	50' WIDE SDF
498	5897.88	50' WIDE SDF
499	7957.79	50' WIDE SDF
500	6835.32	50' WIDE SDF
501	5750.00	50' WIDE SDF
502	5750.00	50' WIDE SDF
503	5750.00	50' WIDE SDF
504	5750.00	50' WIDE SDF
505	5750.00	50' WIDE SDF
506	8521.08	50' WIDE SDF
507	6751.40	50' WIDE SDF
508	5737.33	50' WIDE SDF
509	5687.07	50' WIDE SDF
510	6774.00	50' WIDE SDF
511	7277.01	50' WIDE SDF
512	6396.64	50' WIDE SDF
513	5927.98	50' WIDE SDF
514	5927.98	50' WIDE SDF
515	5927.98	50' WIDE SDF
516	8125.00	65' WIDE SDF
517	8125.00	65' WIDE SDF
518	8106.42	65' WIDE SDF
519	8469.32	65' WIDE SDF
520	8469.32	65' WIDE SDF
521	8469.32	65' WIDE SDF
522	11525.73	65' WIDE SDF
523	6994.77	50' WIDE SDF
524	6250.00	50' WIDE SDF
525	6250.00	50' WIDE SDF
526	6308.86	50' WIDE SDF
527	7569.66	50' WIDE SDF
528	8572.74	50' WIDE SDF
529	9376.18	50' WIDE SDF
530	9377.48	50' WIDE SDF
531	9377.94	50' WIDE SDF
532	9377.37	50' WIDE SDF
533	8460.59	50' WIDE SDF
534	6250.72	50' WIDE SDF
535	6250.00	50' WIDE SDF
536	6250.00	50' WIDE SDF
537	6250.00	50' WIDE SDF
538	6250.00	50' WIDE SDF
539	6250.00	50' WIDE SDF
540	6250.00	50' WIDE SDF
541	9643.95	65' WIDE SDF

Parcel Area Table		
PARCEL #	AREA	DESCRIPTION
1000	77318.66	OPEN SPACE
1001	30062.48	OPEN SPACE
1002	17051.22	OPEN SPACE
1003	144008.20	OPEN SPACE
1004	146337.36	OPEN SPACE
1005	94745.76	OPEN SPACE
1006	1971977.89	OPEN SPACE
1007	95467.18	OPEN SPACE
1008	132906.93	OPEN SPACE
1009	7427.31	OPEN SPACE
1010	1012308.17	OPEN SPACE
1011	350995.68	OPEN SPACE

Curve Table						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C???	530.00'	5.98'	N81°31'40"W	5.98'	0°38'47"	2.99'
C1	1150.00'	77.06'	S51°44'55"E	77.04'	3°50'21"	38.54'
C2	225.00'	15.41'	S40°43'40"W	15.40'	3°55'23"	7.71'
C3	25.00'	37.48'	S85°38'28"W	34.07'	85°54'14"	23.27'
C4	1025.00'	40.45'	N52°32'15"W	40.45'	2°15'41"	20.23'
C5	1150.00'	72.82'	S55°28'56"E	72.81'	3°37'41"	36.42'
C6	1025.00'	64.90'	N55°28'56"W	64.89'	3°37'41"	32.46'
C7	1025.00'	64.90'	N59°06'37"W	64.89'	3°37'41"	32.46'
C8	1150.00'	72.82'	S59°06'37"E	72.81'	3°37'41"	36.42'
C9	1150.00'	55.81'	S62°18'52"E	55.80'	2°46'50"	27.91'
C10	1025.00'	49.74'	N62°18'52"W	49.74'	2°46'50"	24.88'
C11	275.00'	1.12'	S63°35'18"E	1.12'	0°13'59"	0.56'
C12	400.00'	1.63'	N63°35'18"W	1.63'	0°13'59"	0.81'
C13	400.00'	78.80'	N57°49'41"W	78.67'	11°17'14"	39.53'
C14	275.00'	54.17'	S57°49'41"E	54.09'	11°17'14"	27.18'
C15	275.00'	17.30'	S50°22'57"E	17.30'	3°36'15"	8.65'
C16	400.00'	25.16'	N50°22'57"W	25.16'	3°36'15"	12.58'
C17	175.00'	3.91'	N49°13'13"W	3.91'	1°16'47"	1.95'
C18	300.00'	6.70'	S49°13'13"E	6.70'	1°16'47"	3.35'
C19	300.00'	99.44'	S59°21'23"E	98.99'	18°59'33"	50.18'
C20	175.00'	58.01'	N59°21'23"W	57.74'	18°59'33"	29.27'
C21	175.00'	58.17'	N78°22'28"W	57.90'	19°02'38"	29.35'
C22	300.00'	99.71'	S78°22'28"E	99.25'	19°02'38"	50.32'
C23	300.00'	99.71'	N82°34'54"E	99.25'	19°02'38"	50.32'
C24	175.00'	58.17'	S82°34'54"W	57.90'	19°02'38"	29.35'
C25	175.00'	58.17'	S63°32'17"W	57.90'	19°02'38"	29.35'
C26	300.00'	99.71'	N63°32'17"E	99.25'	19°02'38"	50.32'
C27	300.00'	99.71'	N44°29'39"E	99.25'	19°02'38"	50.32'
C28	175.00'	58.17'	S44°29'39"W	57.90'	19°02'38"	29.35'
C29	175.00'	58.17'	S25°27'01"W	57.90'	19°02'38"	29.35'
C30	300.00'	99.71'	N25°27'01"E	99.25'	19°02'38"	50.32'
C31	300.00'	99.71'	N6°24'23"E	99.25'	19°02'38"	50.32'
C32	175.00'	58.17'	S6°24'23"W	57.90'	19°02'38"	29.35'
C33	300.00'	99.71'	N12°38'14"W	99.25'	19°02'38"	50.32'
C34	175.00'	58.17'	S12°38'14"E	57.90'	19°02'38"	29.35'
C35	175.00'	5.97'	S23°08'10"E	5.97'	1°57'14"	2.98'
C36	125.00'	14.47'	N20°47'49"W	14.46'	6°37'57"	7.24'
C37	125.00'	5.61'	S49°51'58"E	5.61'	2°34'17"	2.81'
C38	450.00'	0.52'	S48°36'49"E	0.52'	0°03'59"	0.26'
C39	565.00'	0.65'	N48°36'49"W	0.65'	0°03'59"	0.33'
C40	565.00'	61.99'	N51°47'24"W	61.96'	6°17'12"	31.03'
C41	450.00'	49.37'	S51°47'24"E	49.35'	6°17'12"	24.71'
C42	450.00'	49.37'	S58°04'36"E	49.35'	6°17'12"	24.71'
C43	565.00'	61.99'	N58°04'36"W	61.96'	6°17'12"	31.03'
C44	565.00'	24.50'	N62°27'44"W	24.50'	2°29'06"	12.25'
C45	450.00'	19.52'	S62°27'44"E	19.51'	2°29'06"	9.76'
C46	25.00'	39.27'	S18°42'17"E	35.36'	90°00'00"	25.00'
C47	200.00'	17.23'	S28°45'45"W	17.22'	4°56'05"	8.62'
C48	85.00'	7.32'	N28°45'45"E	7.32'	4°56'05"	3.66'
C49	85.00'	28.60'	N40°52'04"E	28.46'	19°16'34"	14.43'
C50	200.00'	67.29'	S40°52'04"W	66.

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Curve Table

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C474	15.00'	23.56'	S75°10'46"W	21.21'	90°00'00"	15.00'
C475	175.00'	72.48'	N47°57'21"W	71.96'	23°43'47"	36.77'
C476	175.00'	42.20'	N29°11'00"W	42.09'	13°48'54"	21.20'
C477	175.00'	18.41'	S5°42'50"W	18.40'	6°01'33"	9.21'
C478	175.00'	66.60'	S8°12'03"E	66.19'	21°48'13"	33.71'
C479	15.00'	13.62'	N3°44'03"E	13.16'	52°01'12"	7.32'
C480	50.00'	42.63'	N5°19'15"E	41.35'	48°50'50"	22.71'
C481	50.00'	43.33'	N43°55'51"W	41.99'	49°39'23"	23.13'
C482	175.00'	151.67'	S43°55'51"E	146.96'	49°39'23"	80.97'
C483	175.00'	151.67'	N86°24'46"E	146.96'	49°39'23"	80.97'
C484	50.00'	43.33'	S86°24'46"W	41.99'	49°39'23"	23.13'
C485	50.00'	43.33'	S36°45'23"W	41.99'	49°39'23"	23.13'
C486	175.00'	151.67'	N36°45'23"E	146.96'	49°39'23"	80.97'
C487	175.00'	151.67'	N12°54'00"W	146.96'	49°39'23"	80.97'
C488	50.00'	43.33'	S12°54'00"E	41.99'	49°39'23"	23.13'
C489	50.00'	31.91'	S56°00'43"E	31.37'	36°34'04"	16.52'
C490	175.00'	40.06'	N44°17'10"W	39.97'	13°06'58"	20.12'
C491	175.00'	7.44'	N52°03'41"W	7.43'	2°26'04"	3.72'
C492	15.00'	13.62'	S48°17'09"E	13.16'	52°01'12"	7.32'
C493	225.00'	24.67'	S25°25'02"E	24.66'	6°16'58"	12.35'
C494	350.34'	38.38'	N25°25'37"W	38.36'	6°16'35"	19.21'
C495	350.34'	120.24'	N38°23'51"W	119.65'	19°39'53"	60.72'
C496	225.00'	51.34'	S35°05'41"E	51.23'	13°04'22"	25.78'
C497	225.00'	71.43'	S50°43'33"E	71.13'	18°11'22"	36.02'
C498	25.00'	39.27'	S14°49'14"E	35.36'	90°00'00"	25.00'
C499	1140.00'	54.29'	S69°43'30"E	54.28'	2°43'42"	27.15'
C500	1025.00'	48.81'	N69°43'30"W	48.80'	2°43'42"	24.41'
C501	1025.00'	48.81'	N72°27'12"W	48.80'	2°43'42"	24.41'
C502	1140.00'	54.29'	S72°27'12"E	54.28'	2°43'42"	27.15'
C503	1140.00'	54.29'	S75°10'54"E	54.28'	2°43'42"	27.15'
C504	1025.00'	48.81'	N75°10'54"W	48.80'	2°43'42"	24.41'
C505	1025.00'	52.67'	N78°01'04"W	52.66'	2°56'39"	26.34'
C506	1140.00'	58.58'	S78°01'04"E	58.57'	2°56'39"	29.30'
C507	1350.00'	60.52'	S23°14'58"W	60.52'	2°34'07"	30.27'
C508	1475.00'	66.13'	N23°14'58"E	66.12'	2°34'07"	33.07'
C509	1475.00'	66.13'	N25°49'05"E	66.12'	2°34'07"	33.07'
C510	1350.00'	60.52'	S25°49'05"W	60.52'	2°34'07"	30.27'
C511	1350.00'	60.52'	S28°23'12"W	60.52'	2°34'07"	30.27'
C512	1475.00'	66.13'	N28°23'12"E	66.12'	2°34'07"	33.07'
C513	1475.00'	47.21'	N30°35'17"E	47.21'	1°50'02"	23.61'
C514	1350.00'	43.21'	S30°35'17"W	43.21'	1°50'02"	21.61'
C515	400.00'	63.19'	S26°58'45"W	63.13'	9°03'06"	31.66'
C516	275.00'	43.45'	N26°58'45"E	43.40'	9°03'06"	21.77'
C517	400.00'	86.84'	S16°14'02"W	86.67'	12°26'19"	43.59'
C518	275.00'	59.70'	N16°14'02"E	59.58'	12°26'19"	29.97'
C519	400.00'	86.84'	S3°47'44"W	86.67'	12°26'19"	43.59'
C520	275.00'	59.70'	N3°47'44"E	59.58'	12°26'19"	29.97'
C521	275.00'	59.70'	N8°38'35"W	59.58'	12°26'19"	29.97'
C522	400.00'	86.84'	S8°38'35"E	86.67'	12°26'19"	43.59'
C523	400.00'	86.15'	S21°01'56"E	85.98'	12°20'23"	43.24'
C524	275.00'	59.23'	N21°01'56"W	59.11'	12°20'23"	29.73'
C525	225.00'	75.23'	S1°17'57"W	74.88'	19°09'27"	37.97'
C526	100.00'	39.01'	N0°17'49"W	38.76'	22°20'58"	19.75'
C527	100.00'	28.94'	N19°10'03"E	28.84'	16°34'46"	14.57'
C528	225.00'	65.11'	S19°10'03"W	64.88'	16°34'46"	32.78'
C529	225.00'	15.90'	S29°28'52"W	15.89'	4°02'52"	7.95'
C530	100.00'	7.06'	N29°28'52"E	7.06'	4°02'52"	3.53'
C531	1650.00'	13.88'	N31°15'50"E	13.88'	0°28'55"	6.94'
C532	1525.00'	12.83'	S31°15'50"W	12.83'	0°28'55"	6.41'
C533	1525.00'	65.00'	S29°48'06"W	65.00'	2°26'32"	32.51'
C534	1650.00'	70.33'	N29°48'06"E	70.33'	2°26'32"	35.17'
C535	1650.00'	83.72'	N27°07'37"E	83.72'	2°54'26"	41.87'
C536	350.00'	30.33'	S38°43'24"E	30.32'	4°57'56"	15.18'
C537	350.00'	47.93'	S45°07'46"E	47.89'	7°50'48"	24.00'
C538	1525.00'	119.87'	S26°19'44"W	119.84'	4°30'13"	59.97'
C539	350.00'	45.48'	S52°46'30"E	45.44'	7°26'40"	22.77'
C540	1525.00'	96.18'	S22°16'12"W	96.17'	3°36'49"	48.11'
C541	25.00'	45.27'	S72°20'28"W	39.33'	103°45'20"	31.86'
C542	475.00'	55.78'	N52°25'01"W	55.75'	6°43'43"	27.92'
C543	475.00'	65.05'	N45°07'46"W	65.00'	7°50'48"	32.58'
C544	475.00'	41.17'	N38°43'24"W	41.15'	4°57'56"	20.60'
C545	1095.00'	72.85'	S73°52'33"W	72.84'	3°48'44"	36.44'
C546	475.00'	91.91'	N16°23'09"W	91.77'	11°05'11"	46.10'
C547	25.00'	37.26'	N31°51'26"E	33.91'	85°23'59"	23.07'
C548	980.00'	44.25'	N73°15'48"E	44.25'	2°35'14"	22.13'
C549	980.00'	67.23'	N70°00'16"E	67.22'	3°55'51"	33.63'
C550	1095.00'	75.12'	S70°00'16"W	75.11'	3°55'51"	37.58'
C551	1095.00'	75.12'	S66°04'26"W	75.11'	3°55'51"	37.58'
C552	980.00'	67.23'	N66°04'26"E	67.22'	3°55'51"	33.63'
C553	980.00'	67.23'	N62°08'35"E	67.22'	3°55'51"	33.63'
C554	1095.00'	75.12'	S62°08'35"W	75.11'	3°55'51"	37.58'
C555	1095.00'	75.12'	S58°12'45"W	75.11'	3°55'51"	37.58'
C556	980.00'	67.23'	N58°12'45"E	67.22'	3°55'51"	33.63'
C557	980.00'	67.23'	N54°16'54"E	67.22'	3°55'51"	33.63'
C558	1095.00'	75.12'	S54°16'54"W	75.11'	3°55'51"	37.58'
C559	1095.00'	75.12'	S50°21'04"W	75.11'	3°55'51"	37.58'
C560	980.00'	67.23'	N50°21'04"E	67.22'	3°55'51"	33.63'
C561	980.00'	67.23'	N46°25'13"E	67.22'	3°55'51"	33.63'
C562	1095.00'	75.12'	S46°25'13"W	75.11'	3°55'51"	37.58'
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'	S41°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'	S14°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'	21°39'17"	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'	18.02'	S25°06'50"W	18.01'	5°53'58"	9.02'
C628	225.00'	110.90'	S36°17'02"W	109.78'	28°14'22"	56.60'
C629	225.00'	54.92'	S54°26'30"W	54.78'	13°59'03"	27.59'
C630	175.00'	81.67'	S48°03'54"W	80.93'	26°44'16"	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"	69.36'
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°44'16"	53.47'
C638	175.00'	42.71'	S54°26'30"W	42.61'	13°59'03"	21.46'
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°32'59"	59.34'
C646	475.00'	98.76'	N27°53'08"W	98.58'	11°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	96.89'	32°08'32"	50.42'
C651	1270.00'	113.66'	S86°52'36"W	113.62'	5°07'40"	56.87'
C653	175.00'	65.38'	N0°12'57"E	65.00'	21°24'20"	33.08'
C654	25.00'	39.27'	N36°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'	211.29'	N59°50'25"W	206.13'	44°01'16"	111.17'

Curve Table

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C659	275.00'	211.29'	N59°50'25"W	206.13'	44°01'16"	111.17'
C660	25.00'	39.27'	N82°49'46"W	35.36'	90°00'00"	25.00'
C661	525.00'	16.95'	N79°49'28"W	16.95'	1°51'01"	8.48'
C664	25.00'	38.77'	S74°36'15"W	35.00'	88°50'59"	24.50'
C665	1025.00'	132.20'	N64°39'57"W	132.11'	7°23'23"	66.19'
C666	1025.00'	22.54'	N80°07'11"W	22.54'	1°15'35"	11.27'
C668	25.00'	38.66'	N24°20'55"W	34.92'	88°36'29"	24.40'
C669	1475.00'	51.74'	N20°57'37"E	51.73'	2°00'35"	25.87'
C670	275.00'	51.01'	N32°30'57"W	50.94'	10°37'39"	25.58'
C672	225.00'	162.03'	N2°17'03"W	158.55'	41°15'35"	84.71'

SAMFORD GROUP

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

SAMFORDGROUPLLC.COM

REV.	DATE:	DESCRIPTION:

BRIDGEWATER

CITY OF OPELIKA, LEE COUNTY, AL

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SEAL:

811

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

DESIGN TEAM:

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

SCALE & NORTH ARROW:

JOB NUMBER: 002001
DATE: 7/29/2025

SHEET TITLE:

SITE PLAN NOTES

C-3.10

Agenda Item

G12

Dave King

Northwest Corner of Dunlap Drive & 280

#[redacted]8401
5-28-25
$ 125.00

000218-2025

AGENDA ITEM # _____

CITY OF OPELIKA

APPLICATION FOR CONDITIONAL USE APPROVAL

PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801

ALABAMA'S 1ST GIG CITY OPELIKA

PC DEADLINE: _____ PC MEETING: _____

Northwest Corner Improvement

SITE ADDRESS: Dunlop Dr.

PROPERY OWNER: King Automobiles, Inc.

APPLICANT/ AUTHORIZED REPRESENTATIVE: Dave King

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

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

EMAIL ADDRESS: [redacted] Edaveking111@yahoo.com

PARCEL INFORMATION

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

Current Land Use: commercial Current Zoning: C3

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

Description of Proposed Use: commercial retail

AUTHORIZATION TO ACT AS APPLICANT (if applicable)

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

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

STATE OF ALABAMA,

COUNTY OF LEE

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

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

Tara Johnson
Notary Public

My Commission Expires: 7/27/27

TARA JOHNSON NOTARY PUBLIC CHAMBERS COUNTY, ALABAMA

AGENDA ITEM # _____

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

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

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

1) How is the proposed use appropriate in the location for which it is proposed? It is going to be used for commercial retail and that is what it is zoned for already.

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

3) What precautions will be taken to minimize any adverse effects from the proposed use on surrounding property owners? Will design according to city of opelika regulations.

APPLICATION REQUIREMENTS

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

AGENDA ITEM # _____

CERTIFICATION

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

OWNERS/AUTHORIZED REPRESENTATIVE SIGNATURE:	DATE:
(PRINT NAME) Dave King	5/28/2025

STATEMENT OF UNDERSTANDING

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

OWNERS/AUTHORIZED REPRESENTATIVE SIGNATURE:	DATE:
(PRINT NAME) Dave King	5/28/2025

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: September 23, 2025 (Tabled at the June 24, 2025 Meeting)

Agenda Item #: G-**12**

Action Requested: Conditional Use – Auto Sales and Display

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

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

Current Land Use: Auto display and sales

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

Surrounding Zoning Districts And Land Uses:

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

Proposal

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

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

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

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

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

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

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

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

Engineering Department Report

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

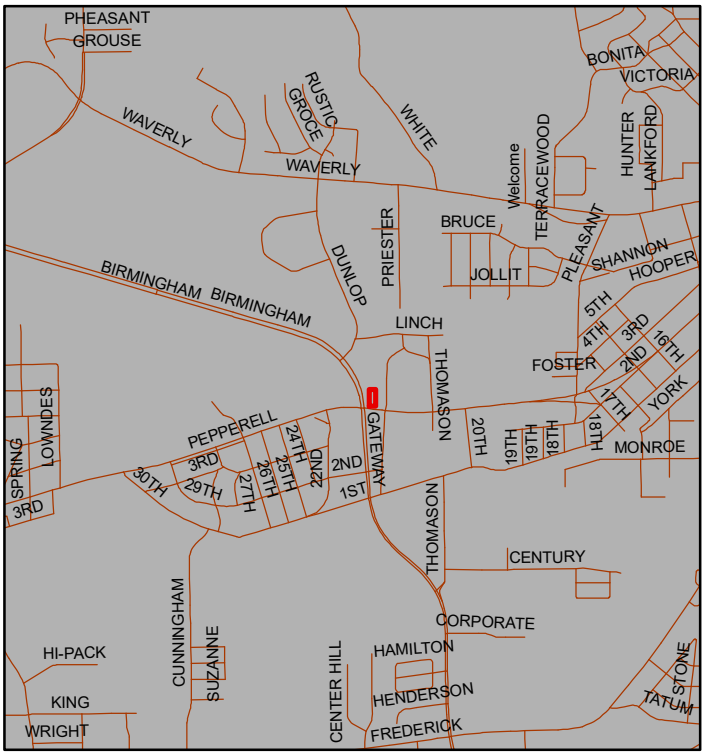
Opelika Water Report

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

Opelika Power Services Report

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

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



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

Subject Property

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

King Honda
existing used car building

existing plantings

existing King Honda drive

EAMC

Gateway Drive

new LED
light pole

new gravel display parking

new LED
light pole

new display pad
(concrete)

new parts
delivery (w/
glass front)

new planter (w/ flowers)

new parking
(concrete)

existing display pads
(w/ new concrete)

new LED
light pole

existing car carrier unloading
(w/ new asphalt)

W Thomason Circle

EAMC

NEW FOUNTAIN

new horizontal sign
(w/ stone)

NEW WELCOME
HOUSE (in brick)

new vertical sign

Pepperell Parkway

0’ 25’ 50’ 75’

March 28, 2025

King Honda Front Corner Improvement

Proposed Welcome House (in brick)

Northwest Corner 3/2025 (simulated)

Northwest Corner 11/2021

April 28, 2025

King Honda Improvements

Agenda Item

G13

Dave King

Front corner of Highway 280

#8402
5-28-25
$125.00

000217-2025

AGENDA ITEM # _____

CITY OF OPELIKA

APPLICATION FOR CONDITIONAL USE APPROVAL

PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801

ALABAMA'S 1ST GIG CITY OPELIKA

PC DEADLINE: _____ PC MEETING: _____

Front Corner improvement

SITE ADDRESS: Dunlop Dr.

PROPERY OWNER: King Automobiles, Inc.

APPLICANT/ AUTHORIZED REPRESENTATIVE: Dave King

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

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

EMAIL ADDRESS: [redacted] Edavekingiii@yahoo.com

PARCEL INFORMATION

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

Current Land Use: commercial Current Zoning: C3

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

Description of Proposed Use: commercial retail

AUTHORIZATION TO ACT AS APPLICANT (if applicable)

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

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

STATE OF ALABAMA,
COUNTY OF LEE

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

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

Tara Johnson
Notary Public

My Commission Expires: 7/27/27

TARA JOHNSON NOTARY PUBLIC CHAMBERS COUNTY, ALABAMA

AGENDA ITEM # _____

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

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

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

1) How is the proposed use appropriate in the location for which it is proposed? It is going to be used for commercial retail and that is what it is zoned for already.

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

3) What precautions will be taken to minimize any adverse effects from the proposed use on surrounding property owners? Will design according to city of opelika regulations.

APPLICATION REQUIREMENTS

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

AGENDA ITEM # _____

CERTIFICATION

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

OWNERS/AUTHORIZED REPRESENTATIVE SIGNATURE:	DATE:
(PRINT NAME) Dave King	5/24/2025

STATEMENT OF UNDERSTANDING

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

OWNERS/AUTHORIZED REPRESENTATIVE SIGNATURE:	DATE:
(PRINT NAME) Dave King	5/25/2025

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: September 23, 2025 (Tabled at the June 24, 2025 Meeting)

Agenda Item #: G-13

Action Requested: Conditional Use – Auto Sales and Display

Location of Property: Corner of Birmingham Highway and Dunlop Drive

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

Current Land Use: Commercial Retail Auto display and sales

Current Zoning: C-3, GC-P

Surrounding Zoning Districts And Land Uses:

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

Proposal

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

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

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

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

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

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

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

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

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

Engineering Department Report

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

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

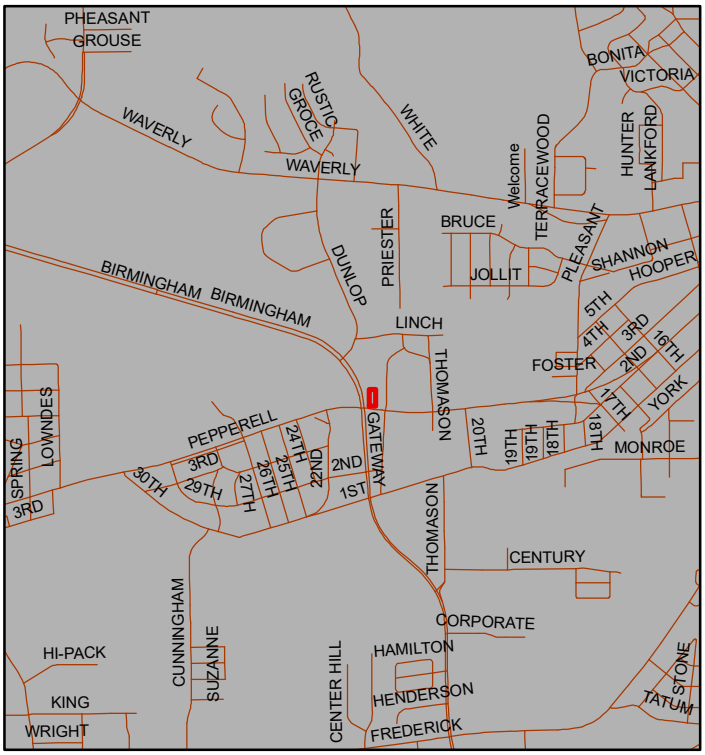
Opelika Water Report

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

Opelika Power Services Report

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

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



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

Subject Property

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proposed shop (metal); exact location may change

proposed parking (asphalt)

proposed drive (gravel)

proposed curbs (concrete)

existing trees

proposed fence (iron)

proposed parking (concrete)

proposed drive (gravel)

proposed drive (gravel)

proposed parking (gravel)

proposed curbs (concrete)

proposed 14'x48' LED billboard

U.S. Highway 280

Linch Ave.

Dunlop Drive

King Honda
existing building

0' 25' 50' 75'

April 28, 2025

King Honda Northwest Corner Improvement

Proposed Welcome House (in brick)

Northwest Corner 3/2025 (simulated)

Northwest Corner 11/2021

April 28, 2025

King Honda Improvements

Agenda Item

G14

L.A.M.E. LLC

706 Geneva Street

000301-2025

AGENDA ITEM # _____

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
PROPERY 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 polices of the Comprehensive Plan, this ordinance, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice, by the City or other governmental agency having jurisdiction to guide growth and development.
5. The proposed use in the proposed area will be adequately served by and will not impose an undue burden on any of the improvements, facilities, utilities, and services specified in this subsection. Where any such improvements, facilities, utilities, or services are not available or adequate to service the proposed use in the proposed location, the applicant shall, as part of the application and as a condition to approval of the proposed conditional use permit, be responsible for establishing ability, willingness and binding commitment to provide such improvements, facilities, utilities, and services in sufficient time and in a manner consistent with the Comprehensive Plan, this ordinance, the other plans, programs, maps and ordinances adopted by the City to guide its growth and development. The approval of the conditional use permit shall be conditional upon such improvements, facilities, utilities, and services being provided and guaranteed by the applicant.

AGENDA ITEM # _____

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:	**DATE:** 7/29/25
(PRINT NAME) Hayes Eiford	

AGENDA ITEM # _____

STATEMENT OF UNDERSTANDING

I, Hayes Elford (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:	**DATE:** 7/29/25
(PRINT NAME) Hayes Elford	

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,

SITE INFORMATION:

SITE AREA

TOTAL SITE AREA:	1.04 AC.

ZONING INFORMATION:

JURISDICTION:	CITY OF OPELIKA
EX. ZONING:	C-2

LOT SUMMARY

FEE SIMPLE CONDOS:	8 UNITS
MAX DENSITY	16 DU./AC.
PROPOSED DENSITY	7.6 DU./AC

SETBACKS

FRONT	30 FT.
BACK	30 FT.
SIDE	10 FT.

PLANT SCHEDULE

TREE TYPE	QTY
2-2.5" CALIPER SHADE TREE	3 (33 PTS)
1.25-1.5" CALIPER EVERGREEN TREE	9 (72 PTS)
1.25-1.5" CALIPER UNDERSTORY TREE	14 (70 PTS)
SHRUB TYPE	QTY
SMALL EVERGREEN SHRUB	4 (4 PTS)
MEDIUM EVERGREEN SHRUB	15 (15 PTS)

CALCULATIONS:

SF OF DEVELOPED AREA:	45,056 SF. (1.03 AC.)
POINTS REQUIRED	143 PTS
POINTS PROVIDED	194 PTS

SAMFORD GROUP

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

SAMFORDGROUPLLC.COM

REV.	DATE:	DESCRIPTION

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

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

DESIGN TEAM:

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

SCALE & NORTH ARROW:

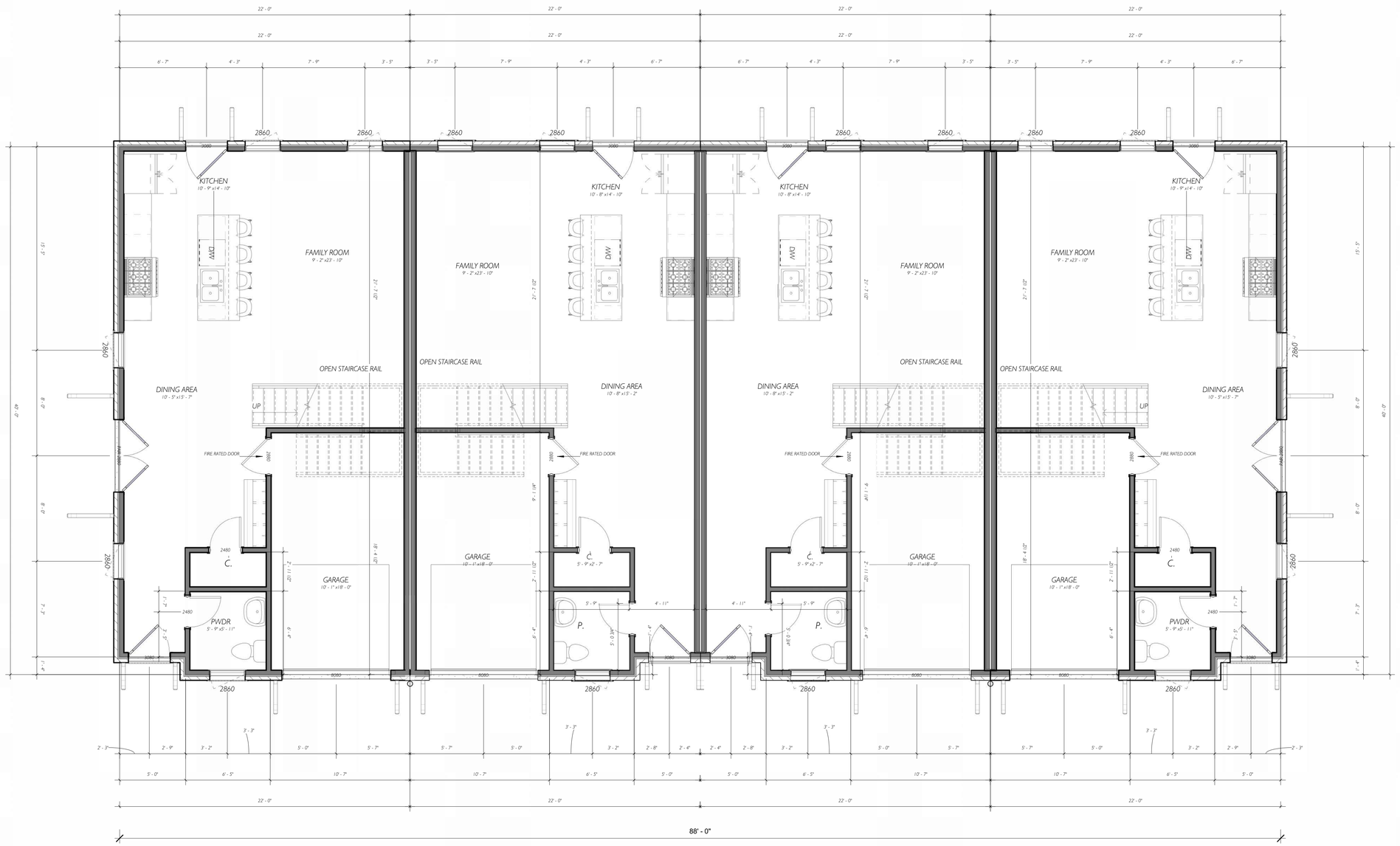
NORTH ARROW

0 20 40
10 30
SCALE: 1"=20'

JOB NUMBER:	009
DATE:	7/30/2025

SHEET TITLE:
LANDSCAPE PLAN

L-1.0



1 MAIN FLOOR
1/4" = 1'-0"

CITY APPROVAL STAMP

APEX ARCHITECTURE

RIVERWOOD

2310 Riverwood Drive,
Auburn, AL 36830

CLIENT

HARTWOOD DEVELOPMENT

#	DESCRIPTION	DATE

STATE OF ALABAMA
TATE LAUDERDALE
8967
REGISTERED ARCHITECT

GROUND FLOOR

A101

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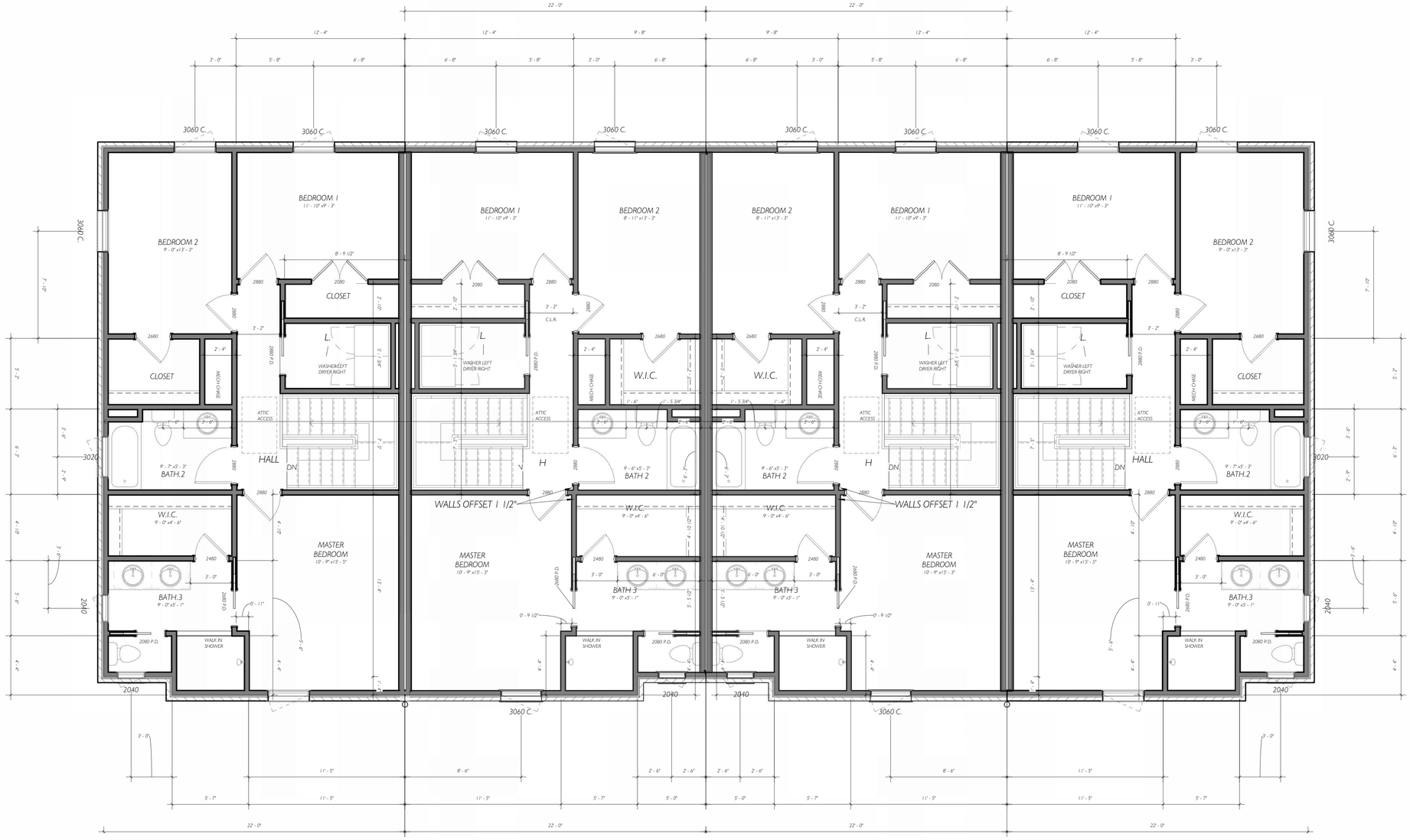

1 SECOND FLOOR
1/4" = 1'-0"

CITY APPROVAL
STAMP

APEX ARCHITECTURE

RIVERWOOD

2310 Riverwood Drive,
Auburn, AL 36830

CLIENT

HARTWOOD
DEVELOPMENT

#	DESCRIPTION	DATE

STATE OF ALABAMA
TATE LAUDERDALE
8967
REGISTERED ARCHITECT

UPPER
FLOOR

A101.1

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Agenda Item

H 15

a. Amendment To Future Land Use

1300 block Crawford Road

b. Rezoning

1300 block Crawford Road

AGENDA ITEM # _____

CITY OF OPELIKA

REZONING APPLICATION

PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801

ALABAMA'S 1ST GIG CITY OPELIKA

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) Hayes Eiford	**DATE**

AGENDA ITEM # _____

AUTHORIZED TO ACT AS APPLICANT FOR PROPERTY OWNER

I, David N. Rhyne, 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 N. Rhyne Date 7/28/25

STATE OF ALABAMA

COUNTY OF Houston

I, Zach Jones, a Notary Public in and for said County and State, hereby certify that David Rhyne, 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

ZACH JONES NOTARY PUBLIC ALABAMA STATE AT LARGE MY COMM EXP. 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
David Rhyne,
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
28 **day of** July, 2025

Zach Jones **Notary Public**

ZACH JONES NOTARY PUBLIC ALABAMA STATE AT LARGE

David N. Rhyne
(Signature)

David N. Rhyne
(print name)

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

DATE: 7/28/25

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

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

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

_____ **Notary Public**

_____
(Signature)

_____
(print name)

_____
(mailing address)

DATE: _____

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

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

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

_____ **Notary Public**

_____
(Signature)

_____
(print name)

_____
(mailing address)

DATE: _____

City of Opelika
Planning Commission
Planning Department Report

Meeting Date:	September 23, 2025 (Tabled at the August 26, 2025 Meeting)
Agenda Item #:	H15a-H15b
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.

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.

   <u>Typical Lots</u>

   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.

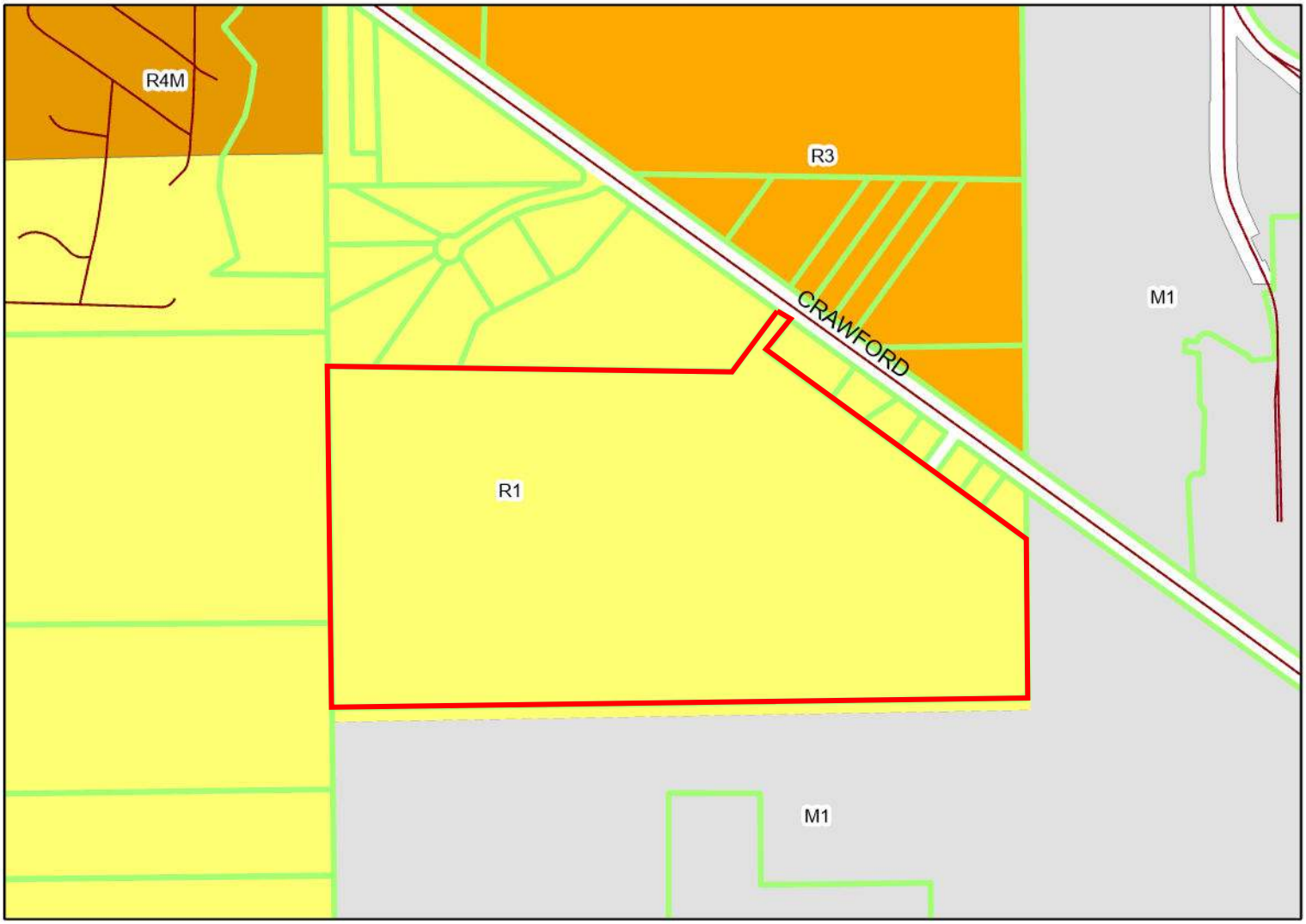
   Storm Sewer: The Concept Master Plan identifies three proposed detention ponds designed to manage stormwater runoff generated by the development. These ponds will discharge into two on-site tributaries, which ultimately convey flow to Chewacla Creek. All detention facilities will be designed in accordance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

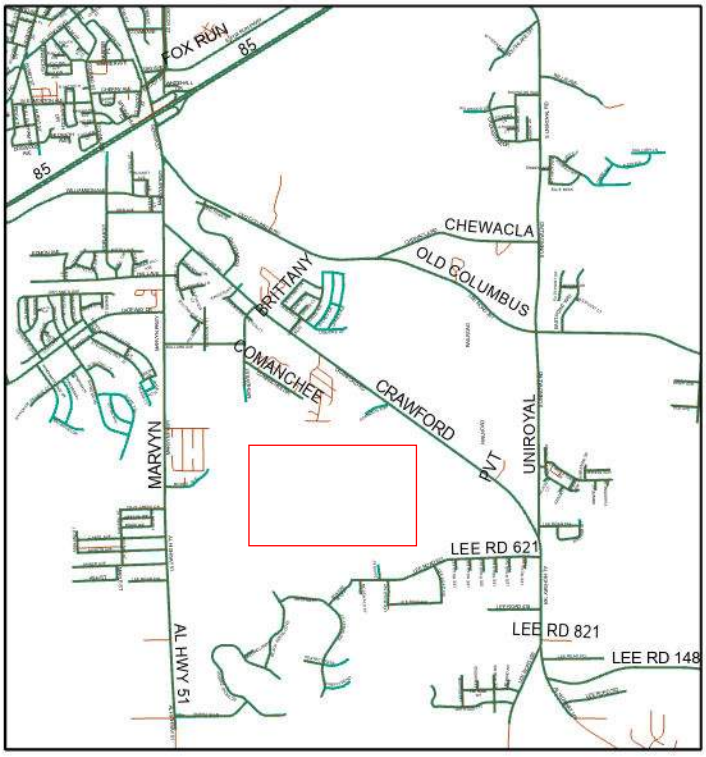
   Power, Gas, and Internet: Installed by respective utility providers across the site.

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.

CRAWFORD RESERVE REZONING
1300 CRAWFORD ROAD
R-1 TO PUD, G-14a-14b





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

SITE INFORMATION:

SITE AREA	
TOTAL SITE AREA:	73.30 AC.
ZONING INFORMATION:	
JURISDICTION:	CITY OF OPELIKA
EX. ZONING:	R-1
PROPOSED ZONING:	PUD
LOT SUMMARY	
TOTAL PROPOSED LOTS:	223 LOTS
TYP. LOT SIZES:	50' x 115' (5,750 SF)
	60' x 115' (6,900 SF)
PROPOSED LOT DENSITY:	3.04 DU/AC
PROPOSED OPEN SPACE:	17.5 ACRES
SETBACKS	
FRONT	20 FT.
REAR	20 FT.
SIDE	5 FT.
SIDE CORNER	10 FT.

LOT LEGEND

SINGLE FAMILY DETACHED LOTS (50' WIDE TYP)	125 LOTS
SINGLE FAMILY DETACHED LOTS (60' WIDE TYP)	98 LOTS

SAMFORD GROUP

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

SAMFORDGROUPLLC.COM

REV.	DATE:	DESCRIPTION

CRAWFORD ROAD

1275 CRAWFORD ROAD
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 APPROVED FOR CONSTRUCTION

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

DESIGN TEAM:

DRAWN BY:	JM
DESIGNED BY:	
REVIEWED BY:	

SCALE & NORTH ARROW:

NORTH ARROW

0 100 200
50 150
SCALE: 1"=100'

JOB NUMBER:	001003
DATE:	7/29/2025

SHEET TITLE:

CONCEPT PLAN

1 OF 1

CRAWFORD

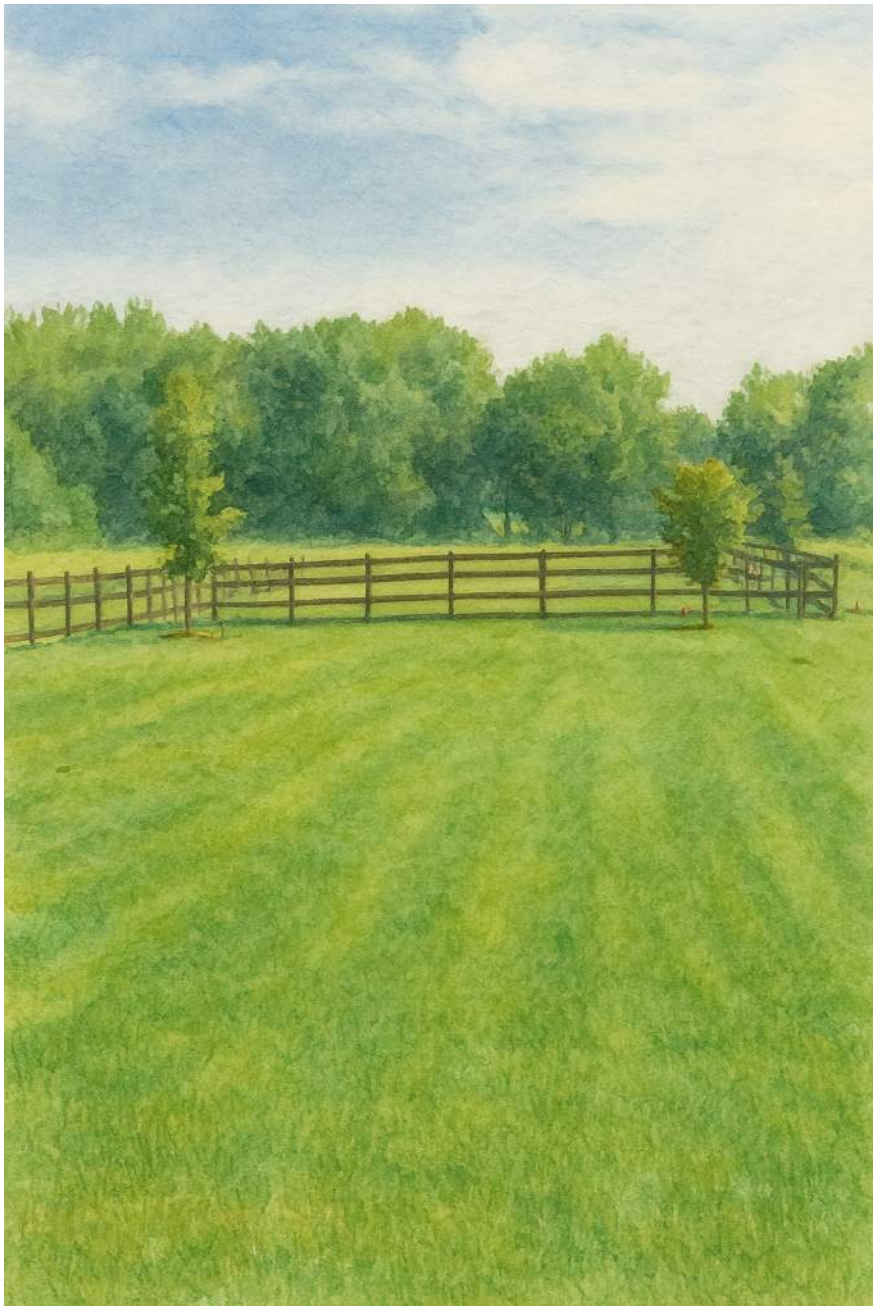
APPROX. CENTERLINE OF STREAM
APPROX. LOCATION OF EXISTING WATER LINE PER OPELIKA GIS
REROUTE EXISTING WATERMAIN
OPEN SPACE
STORMWATER MANAGEMENT POND
OPEN SPACE / AMENITY AREA
POCKET PARK
AMENITY AREA
STORMWATER MANAGEMENT POND
STORMWATER MANAGEMENT POND
OPEN SPACE
PROPOSED 15' BUFFER
APPROX. CENTERLINE OF STREAM
APPROX. LOCATION OF EXISTING OVERHEAD POWER LINE
20' SANITARY SEWER EASEMENT
APPROX. LOCATION OF EXISTING SEWER LINE PER OPELIKA GIS
OPEN SPACE
APPROX. CENTERLINE OF STREAM
25' STREAM BUFFER
20' SANITARY SEWER EASEMENT
APPROX. LOCATION OF EXISTING SEWER LINE PER OPELIKA GIS
APPROX. LOCATION OF EXISTING OVERHEAD POWER LINE
OPEN SPACE
OPEN SPACE
PROPOSED 15' BUFFER
POCKET PARK
REROUTE EXISTING WATERMAIN
APPROX. LOCATION OF EXISTING WATER LINE PER OPELIKA GIS
OPEN SPACE

ACTIVE OPEN SPACES

DOG PARK

PLAYGROUND / PAVILION

POCKET PARKS



PRESERVED OPEN SPACE

WALKABILITY

UTILITY ACCESS POINTS

SFH ELEVATIONS