CITY OF OPELIKA
PLANNING COMMISSION
REGULAR MEETING AGENDA

300 Martin Luther King Blvd.

October 28, 2025

TIME: 3:00 PM

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

II. APPROVAL OF MINUTES

III. UPDATE ON PREVIOUS CASES

IV. NEW BUSINESS

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

1. E.E.B. SD, 3 lots, Hayes Eiford, authorized representative for FTC Investments LLC and Watson & Downs Investments II, LLC, property owners, Columbus Parkway & Logan Drive.

B. **FINAL PLAT**

2. Wyndham Village SD, Phase 3, Section 3, 38 lots, Mark Strozier, authorized representative for Wyndham Gateway, LLC, property owner, Wyndham Lane, final approval

3. Blackberry Reserve SD, Phase 1, 67 lots, Blake Rice, BSI, Inc., authorized representative of Trademark Quality Homes, Inc., property owner, Hwy 431 (Lafayette Parkway), final approval.

4. National Village SD, Phase 1E, 38 lots, Steve Timms-Ab Conner-Mike Maher, authorized representatives for Retirement Systems of Alabama, property owner, 3200 block Grand National Parkway.

5. The Hamlet at Wyndham Gates SD, Pod 10, Phase 1-C, 37 lots, Val Akins - Mike Maher, authorized representative for DFH Liberty, LLC, property owner, Hamlet Drive, final approval.

C. **CONDITIONAL USE – Public Hearing**

6. Hayes Eiford Samford Group, LLC, authorized representative for L.A.M.E LLC, property owner, 706 Geneva Street, C-2, GC-S zoning district, office building and eight condominiums.

D. **CONDITIONAL USE EXTENSION — Public hearing**

7. Lee Tharp, Kadre Engineering, authorized representative for Terry McCollum, property owner, accessed at 20 Veterans Parkway, C-2, GC-P, 128 apartment units.

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

8. (a) Amendment to Future Land Use Map, 2051 Highway 169, 48 acres, from a low density residential land use category to a general commercial land use category.

   (b) Rezoning request, Antione Sr & Raven Harvis Living Trust, property owner, 2051 Highway 169, 48 acres, from R-1 to C-3

F. **TEXT AMENDMENTS TO THE ZONING ORDINANCE — Public Hearing**

9. (a) Section 7.3A - Revision of Minimum Lot Width in the C-1 zone
   (b) Revision to Section 7.3. C. Use Categories (matrix table) to Package Liquor Store and Section 8.28.5 Package Liqour Store Standards for Use - A public hearing to consider a recommendation to the City Council on proposed amendment to the Zoning Ordinance

V. OLD BUSINESS

G. **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.)*

H. **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 September 23rd 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 September 23rd Planning Commission meeting*.)

I. **AMENDMENT TO COMPREHENSIVE PLAN and REZONING – Public Hearing**

14. (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. OTHER BUSINESS

Approve dates for November and December Planning Commission meetings.

VII. 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."

PLANNING COMMISSION
MINUTES
300 Martin Luther King Blvd.
September 23, 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 September 23, 2025 in the Meeting Chambers, located at the Opelika Municipal Court. Certified letters have been mailed to all adjacent property owners for related issues.

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

MEMBERS ABSENT: Dr. Arturo Menefee

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

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

Chair Cannon announced that Commissioner Mike Hilyer had resigned. She introduced Tom Penton as the new appointment, taking Mike Hilyer's place.

Approval of Planning Commission Minutes August 26, 2025

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

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,

Mr. Mosley presented the staff report to the Planning Commission for the preliminary plat request for a 108-lot subdivision, located at 3001 Columbus Parkway. He stated that this application had been before the commission previously. The subject property is located in the R-3 zone and meets the requirements, which is 10,000 sq. feet in area and 70 feet in width. The lots range from 10,000 and 20,000 sq. feet. He stated that in speaking with the applicant it was noted that some of the property is outside the city limits and that part of the property is located in a conservation easement land trust, and therefore protected from much development.
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 the 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.**

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

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

Motion to grant preliminary plat approval with staff recommendations

RESULT:	**Passed**
MOVER:	Director John Sweatman
SECONDER:	Jay Walters
DISCUSSION	**Chair Cannon** asked if the buffer would be plantings or a fence. **Mr. Mosley** stated that the buffer would be plantings with a possibility of a fence. The minimum would require a landscaping buffer.

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

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.

Mr. Mosley presented the staff report to the Planning Commission for the proposed preliminary plat approval of 90 lots in the PUD of Mayfair Subdivision Phase 1. He stated that this development had previously been before the commission as a rezoning that the City Council approved at the September 2nd meeting. 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 the adjacent home
- 10' side on street

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.**

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

Chair Cannon opened the public hearing.
Cameron Price, 227 Old Columbus Road, stated that he lives on this property and the land has been in his family for over 100 years. Has there been an environmental impact study been done for this land? He stated that he would like to make sure that it's an environmentally sound idea and the water on the land that feeds into the Chattahoochee River is protected for future generations.
Josh Mura, representing the Samford Group, stated he wanted to address Mr. Price's concerns that a stream and wetland delineation has been performed on this site, which shows no impact on phase one of the development. If there are impacts in phases two or three, guidelines will be followed. He also wanted to note that the plat submitted was for 91 lots instead of the 90 that are listed on the agenda.
Chair Cannon closed the public hearing.

Motion to grant preliminary plat approval with staff recommendations

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

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.

Mr. Mosley presented the staff report to the Planning Commission for the proposed conditional use request for four duplex lots in an R-3 zoning district. He stated that the duplex lots are part of a larger development which includes 13 single-family lots and a 2.3 acre open space lot.. The maximum density for an R-3 zone is 3.5 dwellings per acre. The density of the proposed 22 dwellings on 7.9 acres would be 2.78 units per acre. Mr. Mosley stated that the applicant has proposed rear alleyways, which would assist with traffic flow and congestion on Veterans Parkway. The surrounding area is single family and mostly zoned R-3, with some mixed-use developments on Waverly Parkway. Based on the general density and open space provided, the Planning staff are recommending approval subject to the following conditions:

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).**

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

Chair Cannon opened the public hearing.
Lee Tharp, the authorized applicant, stated if approval of the conditional use is not granted, they would dismiss the next subdivision agenda item. They are trying to be as efficient as possible with the property due to the navigation of the flood plain present.
Chair Cannon closed the public hearing.

Motion to grant conditional use approval with staff recommendations

RESULT:	**Passed**
MOVER:	Director John Sweatman
SECONDER:	Mayor Gary Fuller
DISCUSSION	**Chair Cannon** stated her opinion that the lots are too tight for a duplex and is also concerned about the flood plain. **Mr. Whittlesey** stated that he would defer to Mr. Parker. **Mr. Parker** stated that certainly there would have to be some gradients to protect the wetlands and the streams. A stream might have to be moved with some mitigation to fit the lots. He stated that there is enough property on the site in order to get the proper grading. The applicant is aware of the work that it will take to make the site work. **Mr. Whittlesey** asked if the holding pond's water went into the city lake? **Mr. Parker** affirmed. **Chair Cannon** inquired about Lot 17. **Mr. Mosley** stated that Lot 17 was not a duplex lot, but a single family unit. He stated that Lots 13–16 are duplex lots. Lots 14–16 are duplex-sized lots, but Lot 13 will have to be laid out properly for a duplex to fit. He stated that it helps to have alleyways in the rear of the lots, to avoid driveways that would take up space in the lot. He stated that these are all things for the developers to work out, but assured that the Planning Staff would not recommend a variance before the zoning board, that would cause a self-created hardship. **Mr. Sweatman** asked if Lot 17 would be accessed through the alleyway. **Mr. Mosley** stated that all the units would be accessed through the alley. **Mr. Walters** asked if the conditional use request was only applicable to Lots 13–16. **Mr. Mosley** stated that it is primarily applicable to those lots. However, because they are showing some of the features associated with the other lots, they will all be tied together. The subject of the review should be the four lots and how they interact with the rest of the development. **Mr. Whittlesey** asked if there would be additional duplex lots in the future.

	Mr. Mosley stated that any duplexes would have to come back through the conditional use process.
AYES:	Chair Cannon, Walters, Whittelsey, Penton, Mayor Fuller, Councilman Ward 1 Allen, Director Sweatman
NAYS:	Councilwoman Ward 3 Whatley
ABSTAIN:	None

4. Veterans Parkway SD, 22 lots, Veterans Parkway, Lee Tharp (Kadre Engineering), authorized representative for Water Works Board of the City of Opelika.

Mr. Mosley presented the staff report to the Planning Commission for the proposed 22 lots of Veterans Parkway Subdivision. He stated the applicant, Lee Tharp, representing the Water Works Board of the City of Opelika, is requesting preliminary plat approval for 13 single family lots, 4 duplex lots and a 2.3 acre open space lot in the R-3 zone. The lots meet and exceed the minimum size requirements of 10,000 sq. feet and 70' lot widths. The Planning Staff have noted that Lot 17 might be difficult to site a house on.
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 the 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.**

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

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

Motion to grant preliminary plat approval with staff recommendations

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

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.

Mr. Mosley presented the staff report to the Planning Commission for the proposed conditional use request to construct a church on Lake Condy Road. He stated that the proposed building site is zoned M-1. Churches and houses of worship are allowed as conditional uses in all zoning districts. The applicant is proposing to construct a church sanctuary, parish house and a kitchen. They have provided a long-range plan showing the potential use of the entire property, which includes future expansion of a chapel, administration space, and an education building for a potential pre-school with playground. The current site plan is for a 10,800 sq. ft sanctuary building, a parking lot that would accommodate 372 people and a landscaping plan. The Planning Staff is recommending conditional use approval subject to the requirements of the Gateway Corridor and the following staff recommendations:

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.**

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

Chair Cannon opened the public hearing.

Lee Tharp stated that Kadre Engineering has been in communication with Opelika Water, working on a plan to supply adequate water pressure to the facilities. He also stated that the phase one build out will maintain as much of the existing vegetation as possible.

Chair Cannon closed the public hearing.

Motion to grant conditional use approval with staff recommendations

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

6. William D. Brady, authorized representative for SB Homes, LLC, property owner, 2003 Executive Park Drive, PUD zoning district, Executive Park Townhomes.

Mr. Mosley presented the staff report to the Planning Commission for the request of conditional use approval of townhomes located on Executive Park Drive. He stated the subject property is part of a 28-unit PUD which was approved in 1994 with amendments approved again in 2022. 12 units have been constructed. The applicant has applied to construct the remaining 16 townhomes which will be located near the rear property line. He stated the 16 new townhomes would be constructed in three units: one four-unit building and two six-unit buildings. The townhomes meet the minimum lot width as well as the yard requirements. Mr. Mosley stated that the staff recommends conditional use approval subject to the following:

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.**

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

Chair Cannon opened the public hearing.
Ledge Nettles, Baseline Surveying offered to answer any questions that the commission might have.
Chair Cannon closed the public hearing.

Motion to grant conditional use approval with staff recommendations

RESULT:	**Passed**
MOVER:	Sheldon Whittelsey
SECONDER:	Mayor Gary Fuller
DISCUSSION:	**John Sweatman** asked if the units would have shared entries. **Mr. Mosley** stated that they intend to be single car garages with single entries.
AYES:	Chair Cannon, Walters, Whatley, Whittelsey, Penton, Mayor Fuller, Councilman Ward 1 Allen, Director Sweatman
NAYS:	None
ABSTAIN:	None

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.

Mr. Mosley presented the staff report to the Planning Commission for the proposed conditional use of residential dwellings in the C-1 zone. The proposed development, Flat Penny Junction,

will be located on South Railroad Avenue in the C-1 zone. The currently vacant buildings extend from the corner building next to the 10th Street bridge, to the building positioned before the former Twice Baked Restaurant. The applicant, having gained approval from the Historic Preservation Commission, is proposing demolition of two and half buildings to construct a new three-story retail and residential building. In addition, a new rooftop patio will be added above two of the existing smaller buildings, which will also be revitalized. At this time, the Commission is being asked to consider granting conditional use for twenty-one residential units to be built in the new structure. This new development would consist of four 1-bedroom units and one 2-bedroom unit on the first floor. The second and third floors would each include eight 1-bedroom units and two 2-bedroom units per floor. He stated that one thing of note in the plan will be improvements to the alley which will create 30 new parking spaces, (one for each bedroom of the proposed residential building). The Planning and Engineering departments are considering new parking configurations on South Railroad to increase parking spaces as well. The Planning Department is recommending conditional use approval, subject to any approval by the Historic Preservation Commission regarding the building's facade and elevations.

Mr. Parker provided the reports for 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:	Director John Sweatman
SECONDER:	Mayor Gary Fuller
DISCUSSION:	**Mr. Walters** inquired about the downtown height restrictions. **Mr. Mosley** stated that the C-1 zone allows buildings up to 75 feet tall. Most of the C-1 zone is regulated by the Historic District, which state that buildings should be in scale with surrounding buildings. In this case, the 10th Street bridge creates a vertical component that falls in line with this. The proposed three-story structure would fall around the base of the bridge. **Mr. Walters** asked if there were other three-story buildings in the surrounding area. **Mr. Mosley** stated that the Agricola building is three stories, as well as the Courthouse. Historically, there have been 3 hotels that were 3–4 stories in height in and around the downtown area, which are unfortunately not present today. **Mr. Whittlesey** asked if the sewers would be adequate for the new development. **Mr. Parker** stated that this will be analyzed. He is not aware of any current problems and believes it would be adequate for any new additions. **Mr. Whittlesey** stated that going forward a new parking structure should be considered. **Mr. Mosley** stated that parking is monitored frequently and on rare occasions there is limited space available. He stated that projects like this allow for additional parking to be built through the use of their alley. There do not appear to be any deficits at this time, but it will need to be monitored as we continue to grow.

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

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.

Mr. Mosley presented the staff report to the Planning Commission for the request for amendment to future land use and re-zoning for Greg Harris, Farpoint Properties, LLC. He stated that the subject 1.93 acre undeveloped property located on 1401 Speedway Drive, is currently zoned R-5M, (high density mobile homes) to be re-zoned to C-2, (office retail use). The applicant has stated that he would like to have office/warehouse uses built on the property with an entrance from Speedway Drive. Because there is existing commercial use in this area, the proposed property could be accessed without going through the residential areas. The Planning Staff is recommending the amendment to future land use and also recommending a positive recommendation to the Opelika City Council.

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

Motion to approve the amendment to future land use map with staff recommendations.

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

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

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

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).

This agenda item was removed by the applicant.

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.)*

No action and the item remains on the table for the October 28, 2025 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.)*

No action and the item remains on the table for the October 28, 2025 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.)*

No action and the item remains on the table for the October 28, 2025 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*.)

No action and the item remains on the table for the October 28, 2025 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.)*

No action and the item remains on the table for the October 28, 2025 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.)*

No action and these items remain on the table for the October 28, 2025 meeting.

VI. ADJOURN

Motion to adjourn at 4:08 p.m.

RESULT: Passed

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

_____Lucinda Cannon, Commissioner

_____Matt Mosley

Agenda Item

A-1

(Preliminary Plat)

E.E.B. 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: 10/01/25 MEETING: 10/28/25

SITE ADDRESS: Parcel ID: 43 10 05 16 2 000 002.000, 43 10 05 16 1 000 012.002, 43 10 05 16 2 000 002.006

PROPERY OWNER: FTC Investments LLC, Watson & Downs Investments II LLC

APPLICANT/AUTHORIZED REPRESENTATIVE: Hayes Eiford

MAILING ADDRESS: 2449 Moores Mill Road, Ste 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: EEB Subdivision

Current Land Use: Commercial/Vacant

Current Zoning: C3 - General Commercial District

Proposed use of the Subdivision: Commercial

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

Number of Lots: 3 x $3.00 = $ 9

Number of APO: 13 x $7.00 = $ 91
(Adjacent Property Owners)

Fee: $75.00

TOTAL = 175.00

PAID _____

I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) E.E.B. 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: _____ 09/30/2025 DATE

(PRINT NAME) Hayes Eiford

City of Opelika

Planning Commission

Planning Department Report

Meeting Date:	October 28, 2025
Subdivision:	E.E.B. Subdivision
Agenda Item #:	A-1
Action Requested:	Preliminary Plat Approval
Location of Property:	Columbus Parkway and Logan Drive
Property Owner(s):	FTC Investments, LLC & Watson & Downs Investments, LLC. Hayes Eiford, authorized representative
Current Land Use:	Undeveloped
Current Zoning:	C-3, GC-P (general commercial, gateway corridor overlay - primary)
Flood Zone:	FEMA – Nov 2, 2011 – MAP#01081C0088G - Property is in a Flood Zone "AE" and Flood Zone "X" as shown on plat. "AE" area is considered high risk of flooding with at least a 1% chance of flooding annually. "X" area is outside the 0.2% annual chance of flooding.

Staff Comments:

The applicant is requesting preliminary plat approval for three lots and the dedication of right of way. The right-of-way dedication provides access to the Bridgewater PUD development, a mixed-residential development with 541-unit single family homes. At the August 2025 PC meeting, preliminary plat approval was granted for the lots. The right of way dedication is about 1,100 feet long extending from Columbus Road toward Bridgewater (see street highlighted on next page). The lot area for the three lots are 6 acres, 7.8 acres, and 3.7 acres.

Recommendation:

Planning staff recommends preliminary plat approval subject to the following:

1. Add a vicinity map.
2. Add the name and address of the owner/developer on the plat.
3. Change the title block from Auburn to the City of Opelika.
4. Add on plat the names and recordation data for existing adjoining recorded subdivisions.
5. Add the FEMA Panel No. and effective date.

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 is working on a development agreement with the applicant to participate in the construction of this roadway.
- The final approval of this plat will be contingent on an access permit to Columbus Parkway (US 431/280) provided by ALDOT
- Construction of infrastructure and utilities will be monitored and approved prior to final plat acceptance.

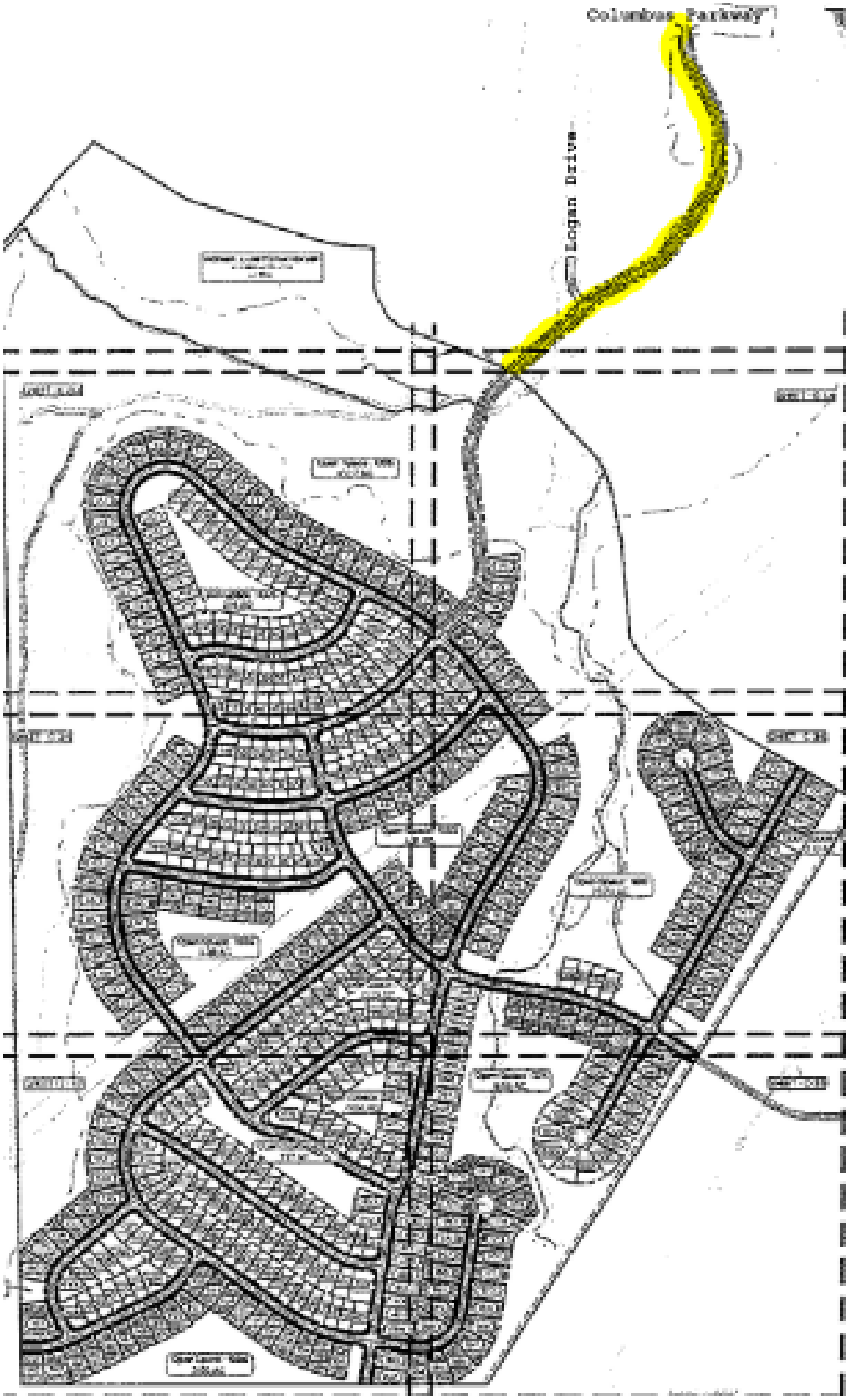
The Engineering Department has no other comments or concerns with this proposed Preliminary Plat

Opelika Water Report

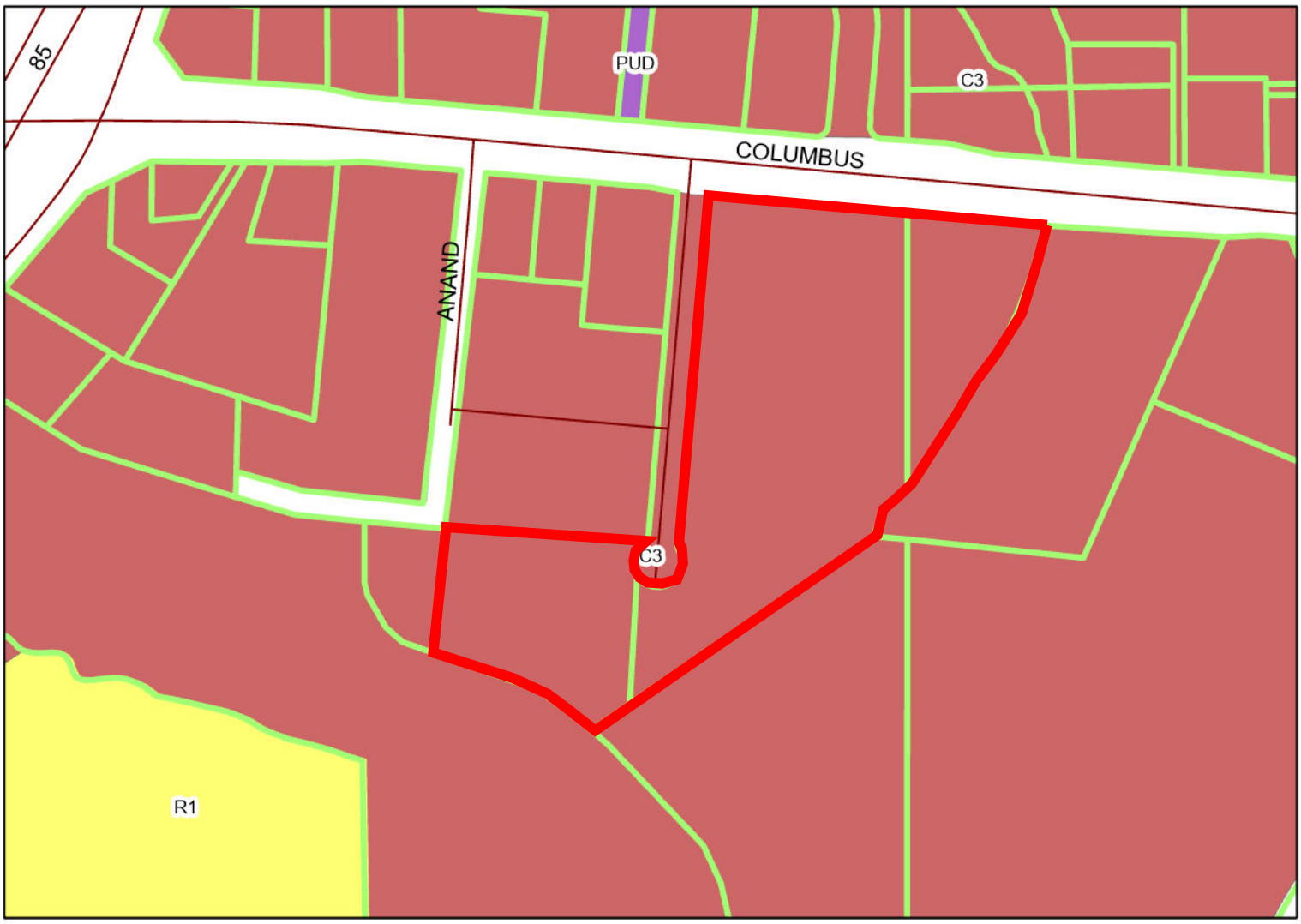
Opelika Water: The 8" main on the eastern side of Logan Dr currently terminates at a fire hydrant south of the cul-de-sac. Water infrastructure will likely need to be relocated if a roadway is built to connect Logan Drive to Bridgewater Blvd. Water is also available from Columbus Parkway where it is intersected by Bridgewater Blvd.

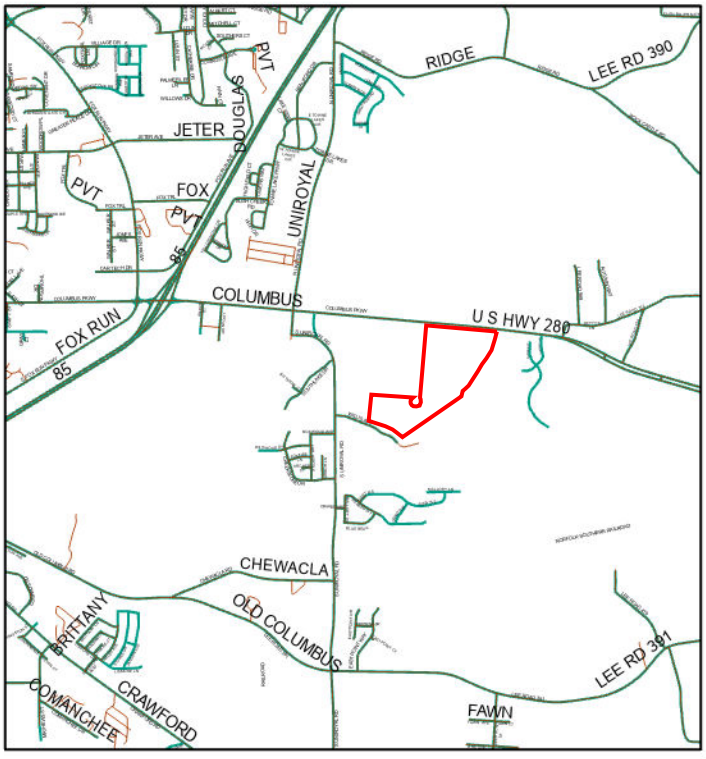
Opelika Power Services Report

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


Columbus Parkway
Logan Drive

E.E.B. SUBDIVISION
1500 BLOCK COLUMBUS PRKWAY
PRELIMINARY PLAT, A-1



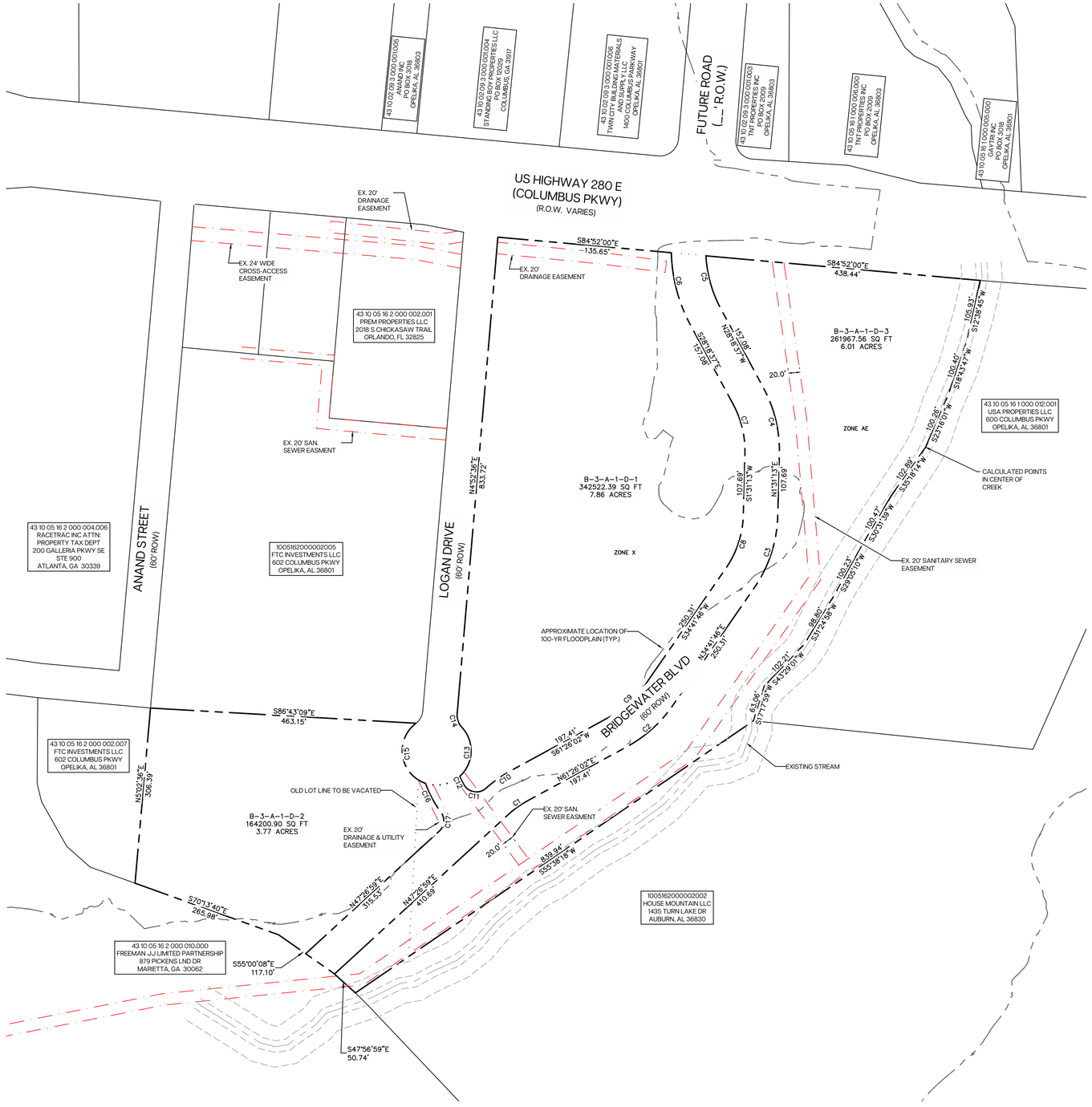


The applicant is requesting preliminary approval for 3 lots that includes a future street that provides access to the Bridgewater subdivision.

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

Curve Table						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	170.00'	41.49'	N54°26'30"E	41.39'	13°59'03"	20.85'
C2	230.00'	107.33'	N48°03'54"E	106.36'	26°44'16"	54.66'
C3	230.00'	133.18'	N18°06'29"E	131.32'	33°10'33"	68.51'
C4	230.00'	119.75'	N13°23'42"W	118.40'	29°49'49"	61.26'
C5	220.00'	96.77'	N15°42'32"W	95.99'	25°12'10"	49.18'
C6	280.00'	131.84'	S14°49'18"E	130.62'	26°58'38"	67.16'
C7	170.00'	88.51'	S13°23'42"E	87.51'	29°49'49"	45.28'
C8	170.00'	98.43'	S18°06'29"W	97.07'	33°10'33"	50.64'
C9	170.00'	79.33'	S48°03'54"W	78.61'	26°44'16"	40.40'
C10	230.00'	53.56'	S54°45'48"W	53.43'	13°20'28"	26.90'
C11	25.00'	44.10'	N81°22'33"W	38.60'	101°03'47"	30.36'
C12	120.00'	16.79'	N26°50'14"W	16.77'	8°00'52"	8.41'
C13	60.00'	95.55'	N2°19'46"E	85.77'	91°14'50"	61.32'
C14	30.00'	25.21'	N19°06'07"W	24.48'	48°09'06"	13.40'
C15	60.00'	130.11'	S9°04'15"E	106.08'	124°14'53"	113.44'
C16	180.00'	56.81'	N28°06'32"W	56.58'	18°05'02"	28.64'
C17	25.00'	36.91'	N5°08'58"E	33.65'	84°36'02"	22.75'



SAMFORD GROUP

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

SAMFORDGROUPLLC.COM

REV:	DATE:	DESCRIPTION:

E.E.B. SUBDIVISION

370 LOGAN DRIVE
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:

PRELIMINARY

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

DESIGN TEAM:

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

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

JOB NUMBER:	--
DATE:	10/1/2025

E.E.B. SUBDIVISION, SEVENTH REDIVISION OF PARCEL B, REDIVISION OF PARCELS B-3-A-1 AND B-3-A-1-D OF A REDIVISION OF A PORTION OF PARCEL B

Agenda Item

B-2

(Final Plat)

Wyndham Village 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: _____ MEETING: _____

SITE ADDRESS: Wyndham Lane

PROPERY OWNER: Wyndham Gateway, LLC

APPLICANT/AUTHORIZED REPRESENTATIVE: Mark Strozier

MAILING ADDRESS: 6009 Business Park Dr. Columbus GA 31909

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

EMAIL ADDRESS: Markde strozier surveying.com

TYPE OF PLAT APPROVAL REQUESTED

☐ SKETCH PLAN ☐ ADMINISTRATIVE ☐ PRELIMINARY ☒ FINAL

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

☐ Annexation ☐ Rezoning ☐ Other _____

PARCEL INFORMATION

Subdivision Name: Phase 3 Section 3 Wyndham Village

Current Land Use: undeveloped

Current Zoning: PUD

Proposed use of the Subdivision: residential subdivision

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

Number of Lots: _____ x $3.00 = $_____

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

Fee: $75.00

TOTAL = _____

PAID _____

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

OWNERS/AUTHORIZED REPRESENTATIVE SIGNATURE: Mark Strozier 01 OCT 2025

(PRINT NAME) MARK STROZIER DATE

AGENDA ITEM # _____

AUTHORIZED TO ACT AS APPLICANT FOR PROPERTY OWNER

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

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

Property Owner's Signature _____ Date 10-1-2025

STATE OF ~~ALABAMA~~ GEORGIA
COUNTY OF ~~LEE~~ MUSCOGEE

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

Given my hand and seal of office this 1st day of October,

Jessie P. Smith
Notary Public

My Commission Expires: June 11, 2029

JESSIE P SMITH NOTARY PUBLIC HARRIS COUNTY, GEORGIA MY COMMISSION EXPIRES JUNE 11, 2029

SUBDIVISION APPLICATION REQUIREMENTS AND INFORMATION

1. Application due 1st Tuesday of each month. (Meeting 4th Tuesday of each month at 3:00 PM CT; Work Session is 4th Tuesday each month at between 2:00 and 2:45 PM CT before each PC Meeting, start times may vary depending on what must be covered during the Work Session. Times for each session are given in the agenda documents).
2. Application signed by property owner and/or authorized applicant.
3. Complete the 'Authorization to Act as Applicant', if applicable
4. Provide copy of the current Deed for the subdivision property
5. Provide a List of adjacent property owners on separate sheet.
6. Submit 26 copies of the plat (21 - 11 x 17 if legible; 4 – 24 x 36; 1 - 8 x 11). Copies must accompany and be made part of this application.
7. For preliminary plat approval only or preliminary & final approval combined, if allowed: **$75 application fee, plus $7.00 each certified letter, plus $3 each lot** in subdivision. Checks payable to City of Opelika. For final plat approval only or administrative plat approval only: $75 application fee.
8. Approval of a preliminary plat by the Planning Commission shall expire in one year after approval date; approval of a final plat by the Planning Commission shall be null and void if the plat is not recorded within 120 days after approval date.
9. Final plat approval shall not be given at the same Planning Commission meeting when preliminary approval is requested if public infrastructure improvements are required. When public improvements are required 20 days must lapse between preliminary and final approval.

City of Opelika
Planning Commission
Planning Department Report

Meeting Date:	October 28, 2025
Subdivision:	Wyndham Village, Phase 3, Section 3
Agenda Item #:	B-2
Action Requested:	Final Approval
Location of Property:	Wyndham Lane and Prosperity Way
Property Owner(s):	Wyndham Gateway, LLC, Mark Strozier, Strozier Surveying, Surveyor
Current Land Use:	Undeveloped
Current Zoning:	PUD
Flood Zone:	FEMA – Nov 2, 2011 – Map 01081C0207G and 01081C0230G Zone X – An area 0.2% or less annual chance of flood

Staff Comments:

The applicant is requesting final plat approval for a 38-lot subdivision. These 38 residential lots are part of a 523-lot development shown as Pod of the amended Wyndham PUD approved in January 2020. The lots in Pod 11 are designated as 65-foot-wide lots with a minimum area of 7,500 square feet. All these lots exceed the minimum lot size and generally meet the requirements for the larger 75-foot lots. The preliminary plat of 100 lots designates these lots to all have minimum front lot width of 75 feet.

The pool, pavilion, and park area are located in the previously approved Phase 2 portion of this development on Lot 1000. Lots 1-9 adjoin the dedicated open space required by the master plan. The utilities in Phase 3 will be underground. Sidewalks are required on at least one side of each street. Wyndham Village Drive and Rolling Hill Drive will connect a proposed future development in the proposed master plan of the 100 lots planned in Phase 3.

Recommendation:

Staff recommend preliminary plat approval subject to the following:

1. **Sidewalks are required on at least one side of the street.**
2. **All utilities shall be underground.**
3. **The FEMA flood panel numbers and date should be updated.**

Engineering Department Report

The Engineering Department has been inspecting the construction and testing of the infrastructure in this subdivision. A Certification of Completion will be completed and signed by the Engineering and Public Works Directors as soon as all the infrastructure completion items below have been met and a positive recommendation for approval will be given:

- All drainage structures, aggregate base and pavement have been completed.
- All stop and roadway signs will need to be installed.
- Maintenance Bond of 25% of the infrastructure construction cost will need to be submitted.
- Performance Bond of 125% of the estimated cost to place the remaining roadway surface and sidewalks will need to be submitted.
- As-built documents of the roadway, and storm drain in the form of an Autocad and PDF digital file will need to be submitted to the Engineer Department. The required data should include location and elevations of all the inverts of the systems.
- The ROW and lots have been graded, and stabilized with seed and mulch, and other erosion/sediment control items have been added to protect against erosion and sediment issues.

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

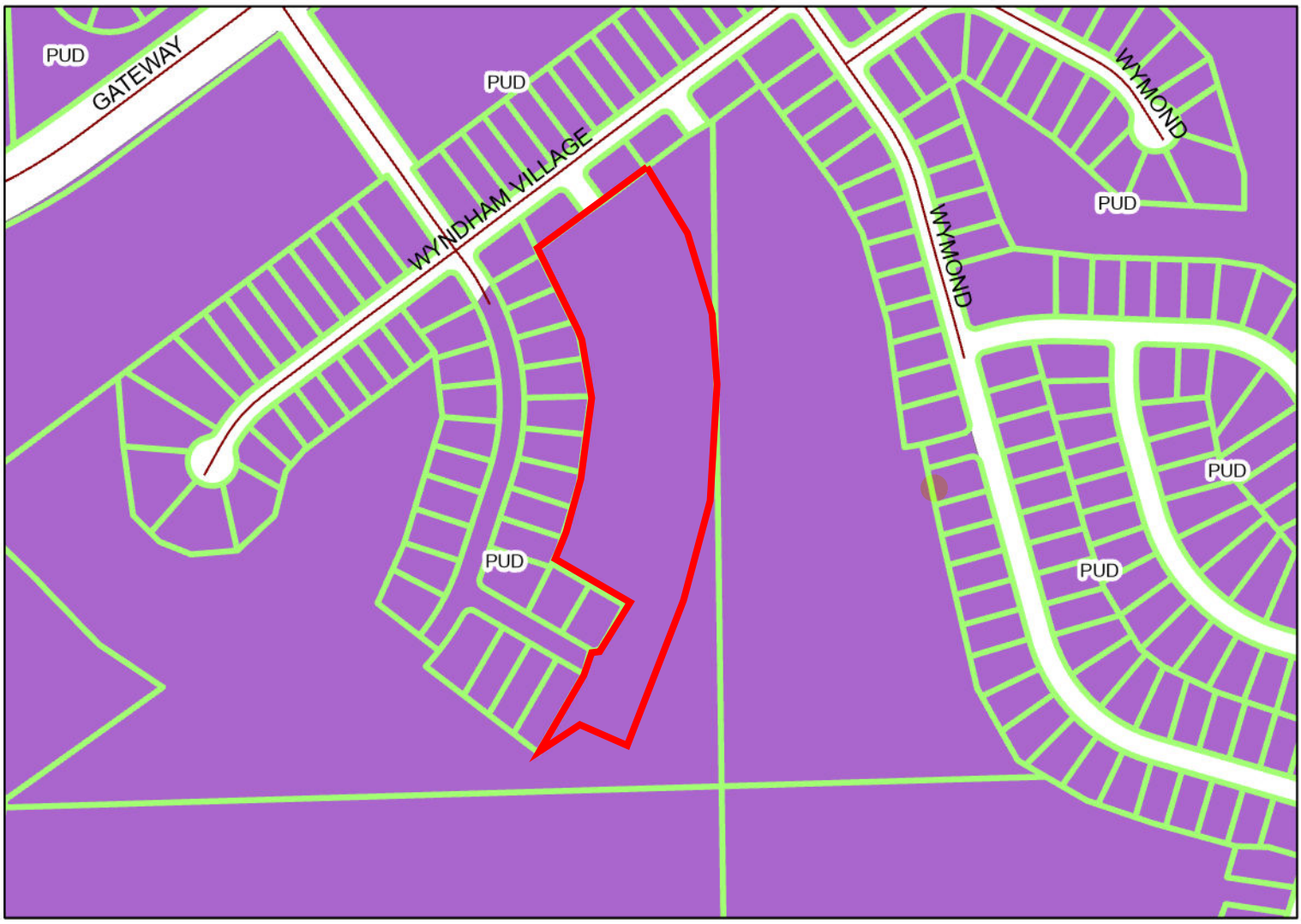
Opelika Water Report

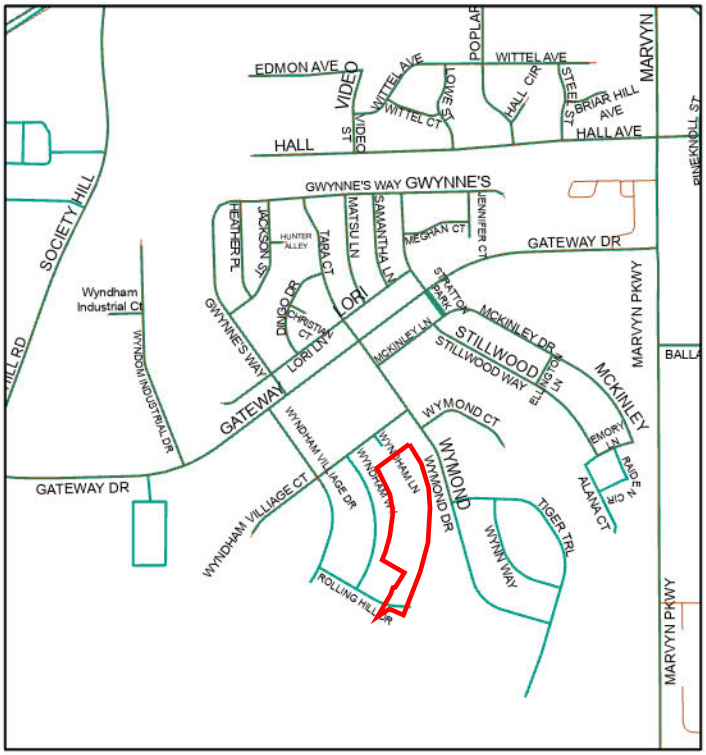
Opelika Water: Water infrastructure must be inspected and accepted by Opelika Water before the final plat can be approved.

Opelika Power Services Report

This property is in Opelika Power and Alabama Power service territory

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





The applicant is requesting final approval for 38 single family home lots. Preliminary plat for Phase 3 was approved May 2024.

Subject Property

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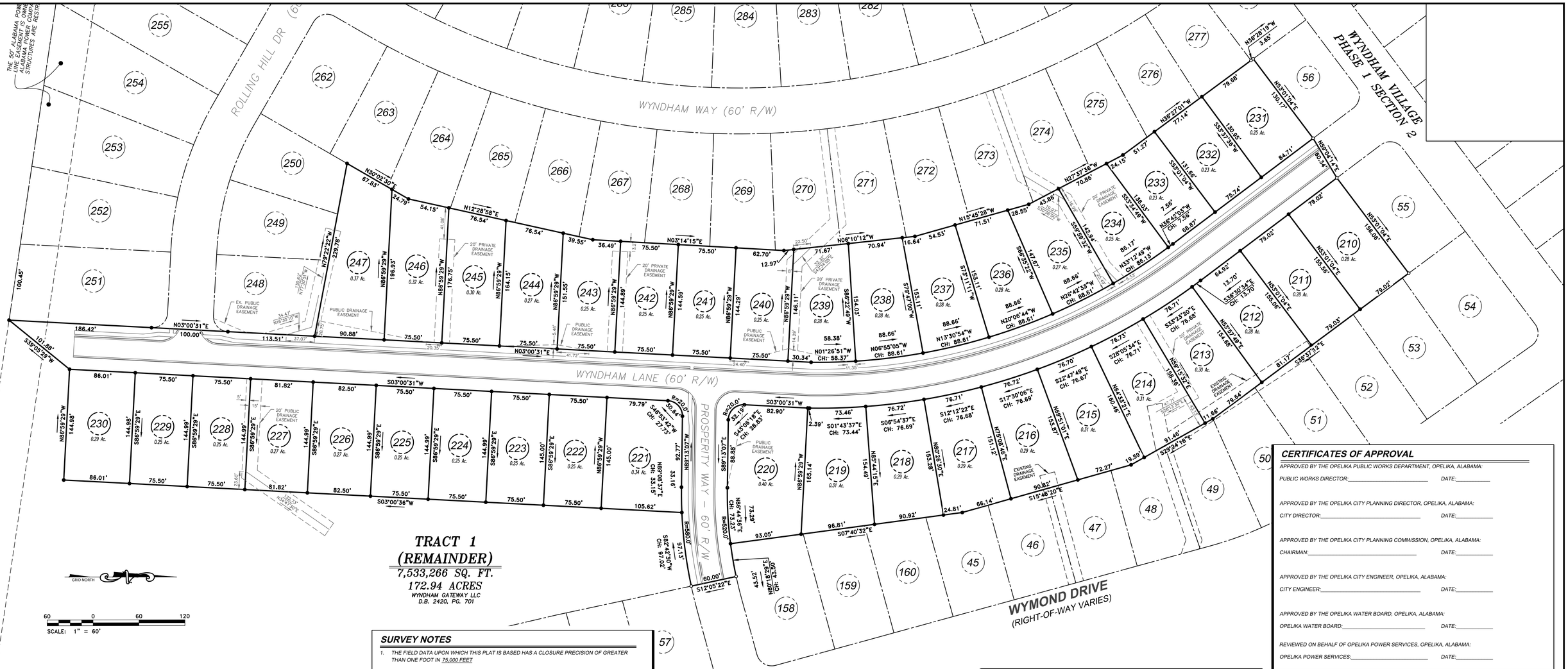
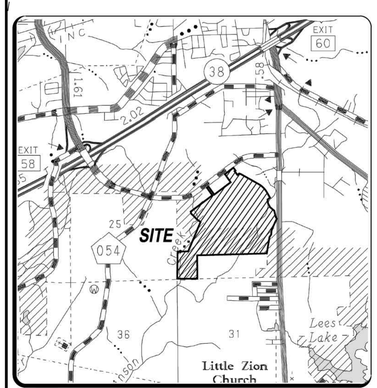




VICINITY MAP
NOT TO SCALE

LEGEND

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

SURVEY NOTES

1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF GREATER THAN ONE FOOT IN 75,000 FEET
2. THE FOLLOWING TYPE OF EQUIPMENT WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT: TOPCON GT-503 & CARLSON RT4 DATA COLLECTOR.
3. I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR LEE COUNTY, ALABAMA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 01081C0207D AND 01081C0230G, EFFECTIVE DATE NOVEMBER 2, 2011 AND FOUND NO PORTIONS OF THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE.
4. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 491,869 FEET.
5. ALL PROPERTY CORNERS REFERENCED AS "IPS" INDICATES A 1/2" REBAR WITH A BLUE PLASTIC CAP STAMPED "STROZIER CA-1133-LS", UNLESS OTHERWISE NOTED.
6. PROPERTY DEED: DEED BOOK 2420, PAGE 701
7. TAX PARCEL ID: 43-10-09-30-2-000-004.000
8. PROPERTY OWNER: WYNDHAM GATEWAY LLC
   8219 NORTH CROSSING CT
   FORTSON, GA 31808
9. TOTAL LOTS: 38 LOTS
10. LOT AREA (THIS SECTION): 10.62 ACRES
11. PHASE 3 SECTION 3 AREA: 13.40 ACRES
12. R/W AREA (THIS SECTION): 2.78 ACRES
13. PROPERTY HAS ACCESS TO PUBLIC RIGHT-OF-WAY:
    - WYNDHAM LANE
    - PROSPERITY WAY
    - ROLLING HILL DR
14. PROPERTY ZONED: PUD (LOW DENSITY RESIDENTIAL)
    NOTE: 75' LOTS ARE SINGLE FAMILY DWELLING UNITS THAT HAVE A RESPECTIVE MINIMUM LOT WIDTH AS MEASURED AT THE BUILDING LINE.
    SETBACKS:
    FRONT = 25 FEET
    SIDE = 8 FEET (75' LOTS)
    SIDE STREET = 25 FEET
    REAR = 20 FEET
    MAXIMUM BUILDING HEIGHT: 40 FEET
    MAXIMUM BUILDING AREA: 40%
    MINIMUM LOT SIZE: 10,000 SQUARE FEET (75' LOTS)
15. UTILITIES PROVIDED BY:
    ELECTRIC: OPELIKA POWER SERVICES & ALABAMA POWER
    WATER: OPELIKA WATER BOARD
    SEWER: OPELIKA PUBLIC WORKS - WASTEWATER DIVISION

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

CERTIFICATES OF APPROVAL

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

PUBLIC WORKS DIRECTOR:_____ DATE:_____

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

CITY DIRECTOR:_____ DATE:_____

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

CHAIRMAN:_____ DATE:_____

APPROVED BY THE OPELIKA CITY ENGINEER, OPELIKA, ALABAMA:

CITY ENGINEER:_____ DATE:_____

APPROVED BY THE OPELIKA WATER BOARD, OPELIKA, ALABAMA:

OPELIKA WATER BOARD:_____ DATE:_____

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

OPELIKA POWER SERVICES:_____ DATE:_____

SURVEYOR'S CERTIFICATION

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

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

09/30/2025

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

UTILITY STATEMENT

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

OWNER CERTIFICATE

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

SIGNED AND SEALED IN THE PRESENCE OF:

_____
PROPERTY OWNER

STATE OF GEORGIA
COUNTY OF MUSCOGEE

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

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

_____
NOTARY PUBLIC MY COMMISSION EXPIRES: _____

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

FINAL SUBDIVISION PLAT
FOR
PHASE THREE SECTION THREE
WYNDHAM VILLAGE

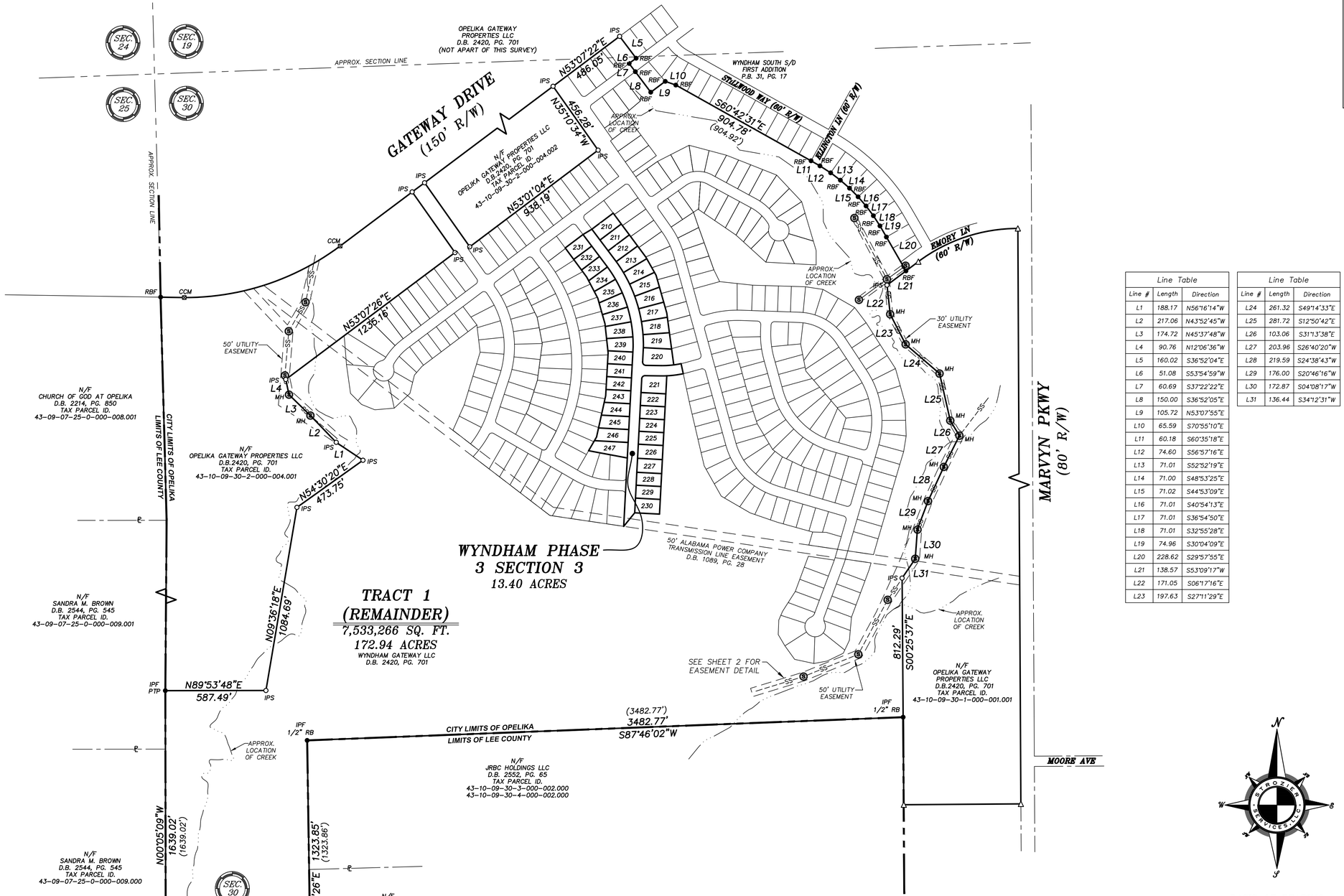
SECTION 30, TOWNSHIP 19 NORTH
RANGE 27 EAST
SCALE: 1"=60'

LEE COUNTY
OPELIKA, ALABAMA
DATE: 09/30/2025

STRO°ZI'ER" SERVICES, LLC
6009 BUSINESS PARK DRIVE – COLUMBUS, GEORGIA – 31909 – (706)573-1525

ALABAMA REGISTERED No. 22999 09/30/2025 LAND SURVEYOR MARK D. STROZIER

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



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

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

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

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

FINAL SUBDIVISION PLAT
FOR
PHASE THREE SECTION THREE
WYNDHAM VILLAGE

SECTION 30, TOWNSHIP 19 NORTH
RANGE 27 EAST
SCALE: 1"=300'

LEE COUNTY
OPELIKA, ALABAMA
DATE: 09/30/2025

STRO°ZI'ER" SERVICES, LLC
6009 BUSINESS PARK DRIVE – COLUMBUS, GEORGIA – 31909 – (706)573-1525

ALABAMA REGISTERED No. 22999 09/30/2025 LAND SURVEYOR MARK D. STROZIER

FILE NO.: 24-114

DRAWN BY: MB
CHECKED BY: MDS

PAGE: 2 OF 2

Agenda Item

B-3

(Final Plat)

Blackberry Reserve 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: 10/1/25 MEETING: 10/28/25

SITE ADDRESS: U. S. Hwy 431 (LaFayette Pkwy.)

PROPERY OWNER: Trademark Quality Homes, Inc.

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

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

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

EMAIL ADDRESS: brice@bsies.com

TYPE OF PLAT APPROVAL REQUESTED

☐ SKETCH PLAN ☐ ADMINISTRATIVE ☐ PRELIMINARY ■ FINAL

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

☐ Annexation ☐ Rezoning ☐ Other _____

PARCEL INFORMATION

Subdivision Name: Blackberry Reserve, Phase 1

Current Land Use: Vacant

Current Zoning: PUD

Proposed use of the Subdivision: Single-family Residential

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

Number of Lots: 67 x $3.00 = $ N/A

Number of APO: 8 x $7.00 = $ N/A
(Adjacent Property Owners)

Fee: $75.00

TOTAL = _____

PAID _____

I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) Blackberry Reserve, Phase 1 Subdivision. I understand that I must provide certain information as noted in Section 4.2, Section 4.3, and/or Section 4.4 of the Opelika Subdivision Regulations in order for the Planning Commission to review my plans. The City may require additional information or requirements, or waive certain requirements, at any time during the process. Failure to provide accurate and complete information may result in disapproval by the Planning Department and/or Planning Commission. This application, plat, and all other information are submitted with the full authorization and knowledge of the property owner(s). The undersigned below hereby swears to be the authorized applicant designated by the property owner(s) as representative or agent for the property owner(s) and therefore authorized to make said application and submit said documents on this request. The undersigned authorizes the City to inspect the subject property as necessary in reviewing the above referenced request.

OWNERS/AUTHORIZED REPRESENTATIVE SIGNATURE: Blake Rice

10/1/25

(PRINT NAME) Blake Rice, BSI, Inc.

DATE

AGENDA ITEM # _____

AUTHORIZED TO ACT AS APPLICANT FOR PROPERTY OWNER

I, Trademark Quality Homes, Inc., being owner/authorized manager of the property(s) as described in this Subdivision Application hereby authorize

Blake Rice, BSI, Inc. 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 9/30/25

STATE OF ALABAMA
COUNTY OF LEE

I, Kristin Nicole Wyrosdick, a Notary Public in and for said County and State, hereby certify

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

Given my hand and seal of office this 30th day of September 2025.

_____
Notary Public

My Commission Expires: 7-1-27

KRISTIN NICOLE WYROSDICK NOTARY PUBLIC EXPIRES GEORGIA July 01, 2027 MERIWETHER COUNTY

SUBDIVISION APPLICATION REQUIREMENTS AND INFORMATION

1. Application due 1st Tuesday of each month. (Regular Meeting 4th Tuesday of each month at 3:00 PM CT; Work Session is 3rd Tuesday each month at 3:00 PM CT before each PC Meeting).
2. Application signed by property owner and/or authorized applicant.
3. Complete the 'Authorization to Act as Applicant', if applicable
4. Provide copy of the current Deed for the subdivision property
5. Provide a List of adjacent property owners on separate sheet.
6. Submit 26 copies of the plat (21 - 11 x 17 if legible; 4 - 24 x 36; 1 - 8 x 11). Copies must accompany and be made part of this application.
7. For preliminary plat approval only or preliminary & final approval combined, if allowed: **$75 application fee, plus $7.00 each certified letter, plus $3 each lot** in subdivision. Checks payable to City of Opelika. For final plat approval only or administrative plat approval only: $75 application fee.
8. Approval of a preliminary plat by the Planning Commission shall expire in one year after approval date; approval of a final plat by the Planning Commission shall be null and void if the plat is not recorded within 120 days after approval date.
9. Final plat approval shall not be given at the same Planning Commission meeting when preliminary approval is requested if public infrastructure improvements are required. When public improvements are required 20 days must lapse between preliminary and final approval.

City of Opelika
Planning Commission
Planning Department Report

Meeting Date:	October 28, 2025
Subdivision:	Blackberry Reserve
Agenda Item #:	B-3
Action Requested:	Final Approval
Location of Property:	Lafayette Parkway and Cusseta Road
Property Owner(s):	Trademark Quality Homes Blake Rice, BSI, Inc., authorized representative
Current Land Use:	Undeveloped
Current Zoning:	PUD
Flood Zone:	FEMA – Nov 2, 2011 – MAP#01081C0080G. No portion of property is in in 100-year flood zone. Property in Flood Zone "X" which is outside the 0.2% annual chance flood plain

Staff Comments:
The applicant is requesting final plat approval for a 68-lot subdivision Phase One in the 166-acre Blackberry Reserve PUD development (245 lots total). The development is on the corner of Lafayette Parkway and Cusseta Road. The development is accessed from Lafayette Parkway. Dewberry Street, Rubus Lane, and Blackberry Drive will be constructed within this phase. Dewberry Street and Rubus Lane will extend to the north in future phases of the development. Blackberry Drive will stub to adjacent property to the south.

The density for the entire 166-acre PUD development is 1.45 dwelling units per acre. The 242 single family lots range in size from 11,968 square feet (sf) to 67,100 sf. The larger lots are on the north and east side of the development; the 114 larger lots are a minimum 120 feet wide and lot sizes ranging from 24,000 sf to 67,100 sf (R-1A zone = 30,000 sf min.). The smaller lots are on the west side. The 128 smaller lots are a minimum 80 feet wide and range in size from 11,968 sf to 24,000 sf (R-2 zone = 15,000 sf min.).

Phase One will be 66 single family home lots. Lots 301 is noted as cemetery to reflect the true size of the cemetery. Lot 300 is reserved as future development areas. The 65 single family lots in Phase One range in size from 12,451 square feet (sf) to 34,011 sf. These are the smaller lots with a minimum 80 feet wide and range in size from 11,968 sf to 24,000 sf (R-2 zone = 15,000 sf min.).

The minimum building setbacks are 25'front, 7' side yard, 25' rear yard, and 15' side on street (corner lots). For irregularly shaped lots where the minimum lot width at the street less than 80' (smaller lots) or 120' (larger lots), the front building setback line (25 ft) must meet the minimum lot width requirements.

A residential buffer[1] is required along the rear lot lines of lots that border an adjacent property that is not part of the PUD development. If an existing natural buffer or staggered evergreen row is selected rather than a 6' high fence option, the plant material should provide a near impervious visual barrier in three years.

A 25-foot natural buffer shown along the 18 lots adjacent to Cusseta Road must be preserved to provide a visual buffer along Cusseta Road. If the property owners of the 18 lots desire to install a fence, the fence must be installed between the 25-foot buffer and residential home.

Yancey Cemetery is shown on the north side of the final plat with an additional boundary Lot 301. This represents areas of the cemetery that did not lie within the original parcel. The preliminary plat approval required the boundaries of the cemetery must be identified on site, and the cemetery protected.

Recommendation

Staff recommends final plat approval subject to the following:

1. Install underground utilities.
2. Install sidewalks on at least one side of all streets.
3. Update the Flood information to 2025.
4. Add the minimum building setbacks on plat: 25'front yard, 7' side yard, 25' rear yard, and 15' side on street (corner lots) on the final plat.
5. Install a residential buffer along the perimeter property line of the PUD property as required from the buffer options as provided in Section IX Landscape Regulations. The buffer option selected must be shown on the site plan when a building permit is requested for approval.
6. As provided on the master plan, preserve the 25-foot natural buffer along the rear lot lines of those lots that border Cusseta Road. If a fence is proposed, then fence must be installed between the 25-foot buffer and residential home. Buffers must be shown on the site plan when building permit is requested.
7. The cemetery must be protected.

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

Engineering Department Report

The Engineering Department has been inspecting the construction and testing of the infrastructure in this subdivision. A Certification of Completion will be completed and signed by the Engineering and Public Works Directors as soon as all the infrastructure completion items below have been met and a positive recommendation for approval will be given:

- All drainage structures, aggregate base and pavement have been completed.
- All stop and roadway signs will need to be installed.
- Maintenance Bond of 25% of the infrastructure construction cost will need to be submitted.
- Performance Bond of 125% of the estimated cost to place the remaining roadway surface and sidewalks will need to be submitted.
- As-built documents of the roadway, and storm drain in the form of an Autocad and PDF digital file will need to be submitted to the Engineer Department. The required data should include location and elevations of all the inverts of the systems.
- The ROW and lots have been graded, and stabilized with seed and mulch, and other erosion/sediment control items have been added to protect against erosion and sediment issues.

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

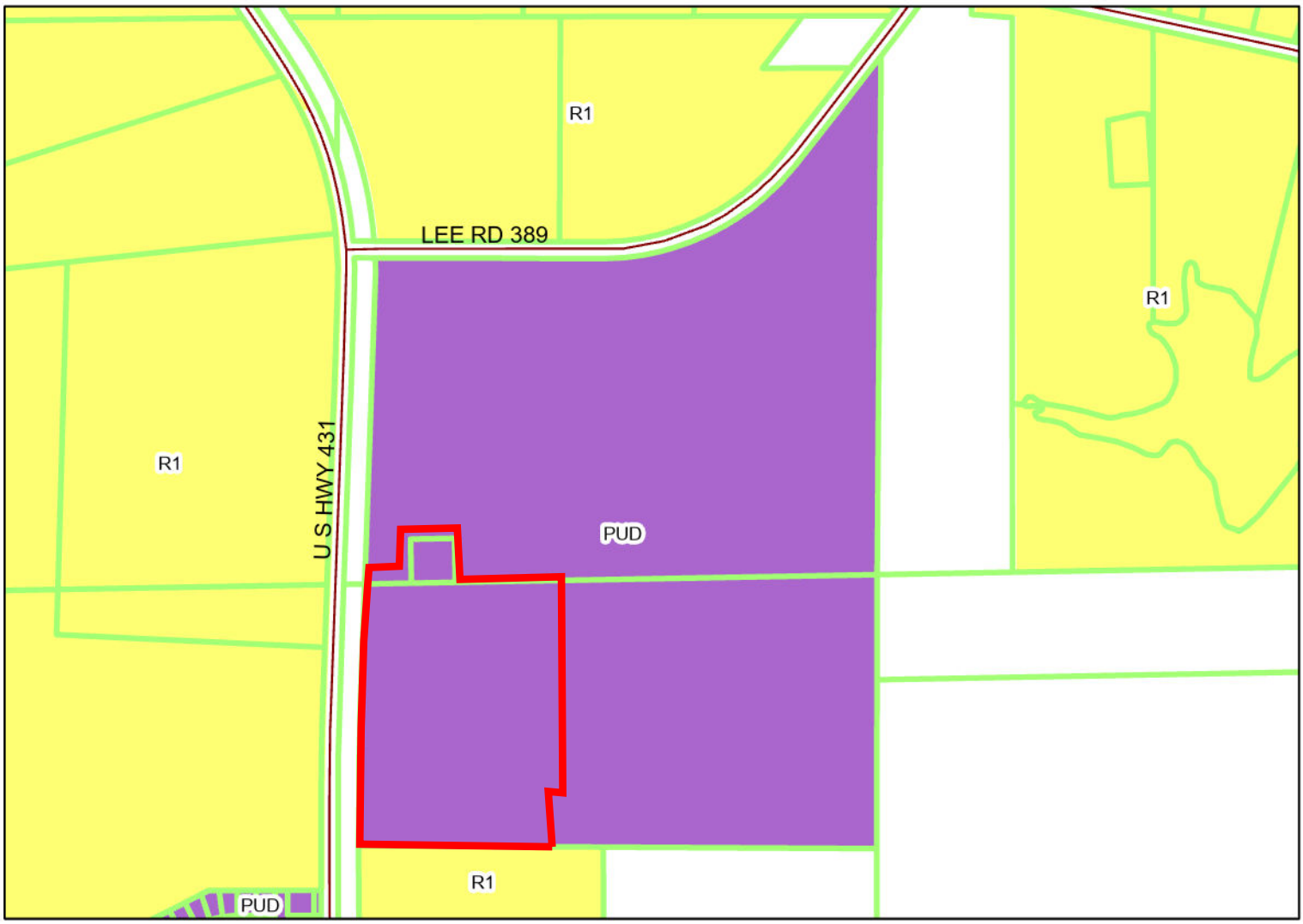
Opelika Utilities Board Report

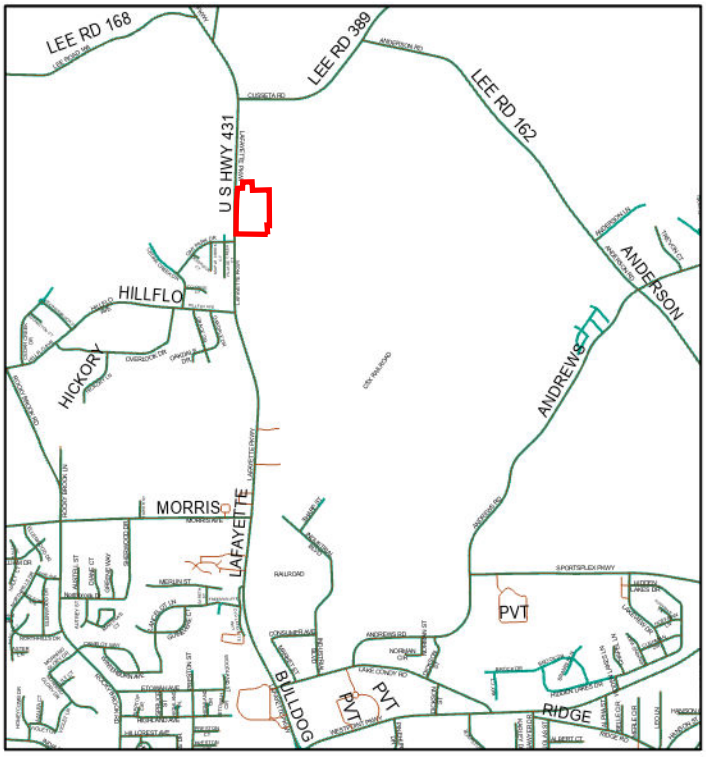
Opelika Water: Water infrastructure has been accepted by Opelika Water.

Opelika Power Services Report

This subdivision is outside the Opelika Power Service territory.

BLACKBERRY RESERVE PHASE 1 SUBDIVISION
LAFAYETTE PARKWAY
FINAL APPROVAL, B-3





The applicant is requesting final approval for 67 single family home lots of a 541 lot subdivision. City Council approved the PUD zone at the September 2, 2025 Council meeting.

Subject Property

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

FINAL PLAT OF

BLACKBERRY RESERVE - PHASE 1

BEING A PART OF SECTION 20, TOWNSHIP 20 NORTH, RANGE 27 EAST,
OPELIKA, LEE COUNTY, ALABAMA

SHEET 1 OF 2

NOTES:

1. Survey North: Grid North based upon NAD83 State Plane Coordinates, Alabama East Zone, US FOOT, RTK GPS using the ALDOT Cors as reference.
2. Basis for Survey:
   -Deed Book 159, Page 110, Probate Office, Lee County, Alabama.
   -Deed Book 2652, Page 882, Probate Office, Lee County, Alabama.
   -Boundary survey by Boles Engineering, INC. *The Heirs of Lurline B. Lowe*, Dated January 25, 2000.
3. According to the FEMA FIA NFIP Flood Insurance Map (FIRM), Map No. 01081C0080G, effective November 02,2011, the subject property is located:
   -Zone X (not shaded) - Areas determined to be outside the 0.2% annual chance floodplain.
4. Any common areas shown on this plat shall be maintained by the Homeowners Association adopted and/or established with this plat.
5. An easement is hereby granted to the City of Opelika and to any utility company serving the City of Opelika for the purpose of installing, operating, and maintaining poles, lines, guy wires, and other facilities. Total easement width is ten (10) feet wide with five (5) feet off each side of front and side lot lines.
6. There is a ten (10) foot utility and drainage easement along the right-of-way of each lot.
7. This survey was made without the benefit of an attorney's title opinion of title commitment. The surveyor's search of public records was limited to those matters affecting the boundaries of the subject property only. There may be matters of record, such as conveyances, easements, rights-of-way, etc., that affect the title to the subject property which are not known to the surveyor and not disclosed by this survey.
8. There was no attempt in the field to determine the location of or the extent of possible encroachments beneath the surface.
9. This drawing becomes void if any alterations or changes are made by others.
10. This drawing may not be altered or added to without permission from BSI Surveying Engineering, Inc.
11. Development Data:
    -Total Number of Lots: 67
    -Area of Largest Lot: Lot 300 - 136.53 Acres (5,947,447 Sq. Ft.)
    -Area of Smallest Lot: Lot 86 - 0.29 Acres (12,450 Sq. Ft.)
    -Total Acreage: 167.41 Acres (7,292,516 Sq. Ft.)
12. Owner/Developer: Trademark Quality Homes
    PO Box 926
    Greenville, GA 30222

Preliminary - For Review Only. Not For Construction, Recording Purposes, or Implementation
Date: 09/30/2025

I, Jeffrey S. 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.

Jeffrey S. Ham, PLS — Date
Alabama License No. 21775

DEDICATION

The State of Alabama
Lee County }

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

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

_____
Authorized Signature for
Trademark Quality Homes, Inc

ACKNOWLEDGEMENT

The State of Alabama
Lee County }

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

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

_____
Notary Public:
My Commission Expires:

VICINITY MAP

not to scale

OPELIKA CERTIFICATES

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

Chairman: _____ Date:_____

Accepted by the Opelika City Planner, Opelika, Alabama:

Planner: _____ Date: _____

Approved by the Opelika City Engineer, Opelika, Alabama:

City Engineer: _____ Date: _____

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

Public Works Director: _____ Date: _____

Accepted by the Opelika Water Board, Opelika, Alabama:

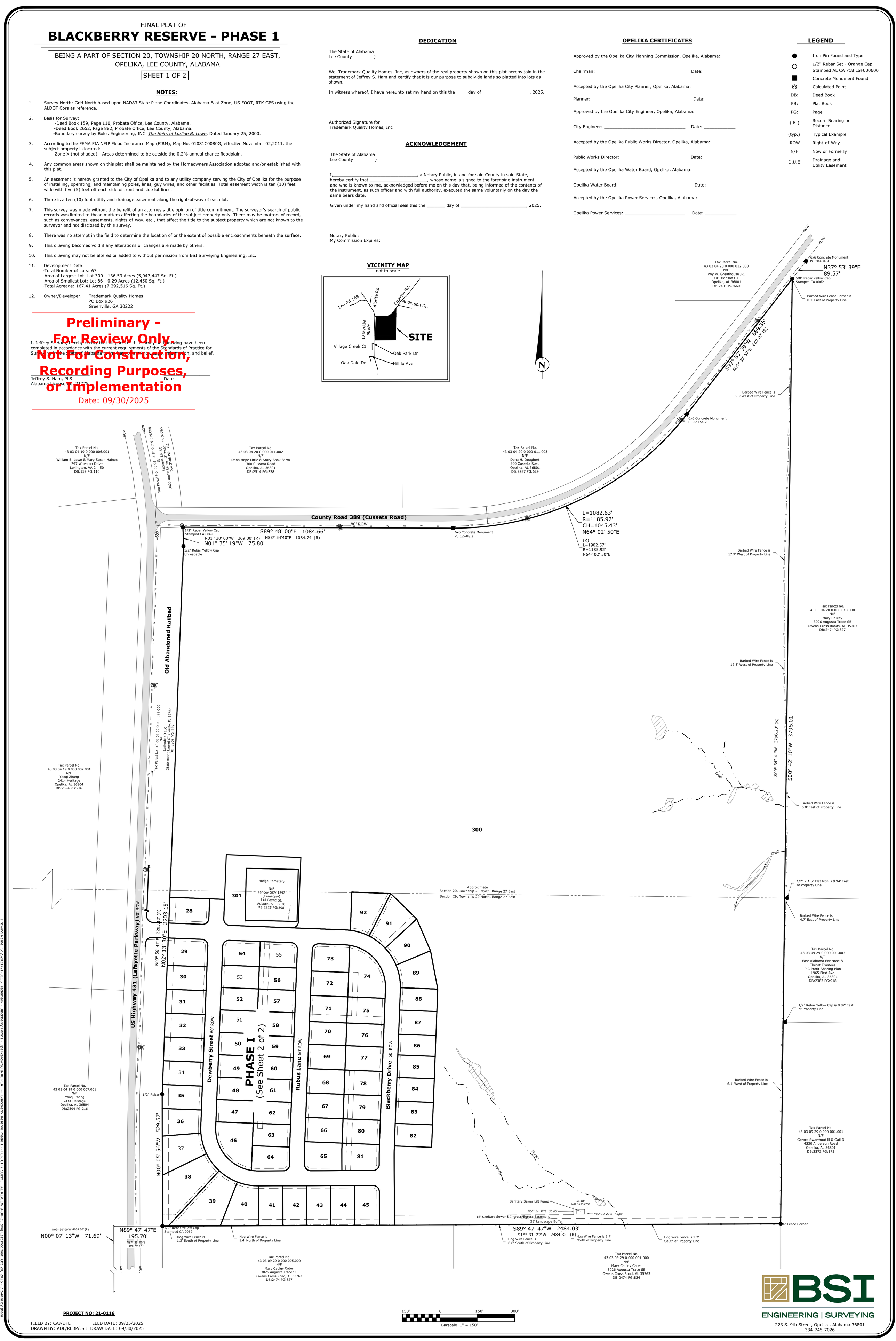
Opelika Water Board: _____ Date: _____

Accepted by the Opelika Power Services, Opelika, Alabama:

Opelika Power Services: _____ Date: _____

LEGEND

●	Iron Pin Found and Type
○	1/2" Rebar Set - Orange Cap Stamped AL CA 718 LSF000600
■	Concrete Monument Found
◬	Calculated Point
DB:	Deed Book
PB:	Plat Book
PG:	Page
(R)	Record Bearing or Distance
(typ.)	Typical Example
ROW	Right-of-Way
N/F	Now or Formerly
D.U.E	Drainage and Utility Easement



PROJECT NO: 21-0116

FIELD BY: CAJ/DFE FIELD DATE: 09/25/2025
DRAWN BY: ADL/REBP/JSH DRAW DATE: 09/30/2025

150' 0' 150' 300'
Barscale 1" = 150'

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

Drawing Name: S:\S2021\21-0116 Trademark - Blackberry Farms - Opelika\dwg\FINAL PLAT -- Blackberry Reserve Phase 1 -- FOR CITY SUBMITTAL REVIEW 9-30-25.dwg Last Modified: Oct 20, 2025 - 7:54am by jham

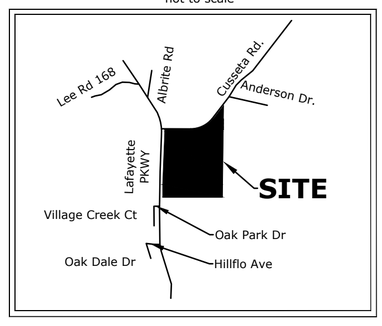
FINAL PLAT OF

BLACKBERRY RESERVE - PHASE 1

BEING A PART OF SECTION 20, TOWNSHIP 20 NORTH, RANGE 27 EAST,
OPELIKA, LEE COUNTY, ALABAMA

SHEET 2 OF 2

VICINITY MAP
not to scale



N

Curve Table				
Curve #	Arc Length	Radius	Chord Bearing	Chord Distance
C1	39.27'	25.00'	S47° 13' 30"W	35.36'
C2	361.28'	230.00'	N42° 46' 30"W	325.27'
C3	79.21'	230.00'	N72° 55' 14"W	78.82'
C4	81.18'	230.00'	N52° 56' 37"W	80.76'
C5	81.18'	230.00'	N32° 43' 18"W	80.76'
C6	93.09'	230.00'	N11° 00' 56"W	92.46'
C7	6.60'	230.00'	N01° 24' 08"E	6.60'
C8(t)	361.28'	230.00'	N42° 46' 30"W	325.27'
C9	52.97'	1610.00'	N00° 44' 20"E	52.96'
C10	39.27'	25.00'	S45° 12' 13"E	35.36'
C11	85.93'	230.00'	S79° 30' 03"E	85.43'
C12	86.05'	230.00'	S58° 04' 47"E	85.55'

Curve Table				
Curve #	Arc Length	Radius	Chord Bearing	Chord Distance
C13	85.85'	230.00'	S36° 40' 06"E	85.35'
C14	86.19'	230.00'	S15° 14' 24"E	85.69'
C15	27.01'	230.00'	S01° 08' 23"E	27.00'
C16(t)	371.03'	230.00'	S43° 59' 22"E	332.09'
C17	39.27'	25.00'	S42° 46' 30"E	35.36'
C18	39.27'	25.00'	N47° 13' 30"E	35.36'
C19	246.99'	170.00'	N39° 23' 49"W	225.83'
C20	27.25'	170.00'	N85° 36' 41"W	27.22'
C21(t)	274.24'	170.00'	S43° 59' 22"E	245.46'
C22	39.27'	25.00'	S44° 47' 47"W	35.36'
C23	49.64'	2030.00'	S00° 29' 49"W	49.64'
C24	36.41'	2030.00'	S01° 42' 40"W	36.41'

Curve Table				
Curve #	Arc Length	Radius	Chord Bearing	Chord Distance
C25	39.27'	25.00'	S42° 46' 30"E	35.36'
C26	39.27'	25.00'	N47° 13' 30"E	35.36'
C27	71.26'	1970.00'	N00° 49' 57"E	71.25'
C28	39.27'	25.00'	N45° 12' 13"W	35.36'
C29	39.27'	25.00'	S44° 47' 47"W	35.36'
C30	58.54'	1670.00'	S00° 48' 02"W	58.54'
C31	12.24'	1670.00'	S02° 00' 53"W	12.24'
C33	246.99'	170.00'	S39° 23' 49"E	225.83'
C34	20.05'	170.00'	S84° 23' 49"E	20.03'
C35(t)	267.04'	170.00'	N42° 46' 30"W	240.42'
C36	39.27'	25.00'	S42° 46' 30"E	35.36'
C37	39.27'	25.00'	S47° 13' 30"W	35.36'

Line Table		
Line #	Length	Direction
L1	20.58'	S00° 12' 13"E
L2	20.58'	N00° 12' 13"W
L3	26.61'	N00° 10' 50"W

LEGEND

●	Iron Pin Found and Type
○	1/2" Rebar Set - Orange Cap Stamped AL CA 718 LSF000600
■	Concrete Monument Found
⌀	Calculated Point
DB:	Deed Book
PB:	Plat Book
PG:	Page
(R)	Record Bearing or Distance
(typ.)	Typical Example
ROW	Right-of-Way
N/F	Now or Formerly
D.U.E	Drainage and Utility Easement

300
Future Development
5,988,606 SqFt
137.48 Ac

301
Cemetery
41,160 SqFt
0.94 Ac

Hodge Cemetery
N/F
Yancey SCV 1592
(Cemetery)
315 Payne St.
Auburn, AL 36830
DB:2225 PG:398

Approximate
Section 20, Township 20 North, Range 27 East,
Lee County, Alabama

Approximate
Section 29, Township 20 North, Range 27 East,
Lee County, Alabama

Tax Parcel No.
43 03 04 19 0 000 007.001
N/F
Yaoqi Zhang
2414 Heritage
Opelika, AL 36804
DB:2594 PG:216

Tax Parcel No.
43 03 09 29 0 000 015.000
N/F
Trademark Quality Homes
PO Box 926
Greenville, AL 36037
DB:2686 PG:169

US Highway 431 (Lafayette Parkway) 80' ROW

Old Abandoned Railbed

Dewberry Street 60' ROW

Rubus Lane 60' ROW

Blackberry Drive 60' ROW

28 16,454 SqFt 0.38 Ac
29 17,466 SqFt 0.40 Ac
30 15,341 SqFt 0.35 Ac
31 15,341 SqFt 0.35 Ac
32 15,341 SqFt 0.35 Ac
33 15,341 SqFt 0.35 Ac
34 15,341 SqFt 0.35 Ac
35 15,275 SqFt 0.35 Ac
36 15,909 SqFt 0.37 Ac
37 20,279 SqFt 0.47 Ac
38 34,011 SqFt 0.78 Ac
39 30,820 SqFt 0.71 Ac
40 20,175 SqFt 0.46 Ac
41 15,564 SqFt 0.36 Ac
42 15,352 SqFt 0.35 Ac
43 15,352 SqFt 0.35 Ac
44 15,352 SqFt 0.35 Ac
45 15,866 SqFt 0.36 Ac
46 22,408 SqFt 0.51 Ac
47 13,500 SqFt 0.31 Ac
48 13,500 SqFt 0.31 Ac
49 13,500 SqFt 0.31 Ac
50 13,500 SqFt 0.31 Ac
51 13,500 SqFt 0.31 Ac
52 13,500 SqFt 0.31 Ac
53 13,500 SqFt 0.31 Ac
54 14,953 SqFt 0.34 Ac
55 14,953 SqFt 0.34 Ac
56 13,500 SqFt 0.31 Ac
57 13,500 SqFt 0.31 Ac
58 14,475 SqFt 0.33 Ac
59 12,525 SqFt 0.29 Ac
60 13,500 SqFt 0.31 Ac
61 13,500 SqFt 0.31 Ac
62 13,500 SqFt 0.31 Ac
63 13,504 SqFt 0.31 Ac
64 14,797 SqFt 0.34 Ac
65 16,905 SqFt 0.39 Ac
66 14,700 SqFt 0.34 Ac
67 14,700 SqFt 0.34 Ac
68 14,700 SqFt 0.34 Ac
69 14,700 SqFt 0.34 Ac
70 13,650 SqFt 0.31 Ac
71 15,750 SqFt 0.36 Ac
72 14,700 SqFt 0.34 Ac
73 16,421 SqFt 0.38 Ac
74 25,069 SqFt 0.58 Ac
75 15,750 SqFt 0.36 Ac
76 13,650 SqFt 0.31 Ac
77 14,700 SqFt 0.34 Ac
78 14,700 SqFt 0.34 Ac
79 14,700 SqFt 0.34 Ac
80 14,700 SqFt 0.34 Ac
81 15,972 SqFt 0.37 Ac
82 13,568 SqFt 0.31 Ac
83 13,515 SqFt 0.31 Ac
84 14,285 SqFt 0.33 Ac
85 13,551 SqFt 0.31 Ac
86 12,451 SqFt 0.29 Ac
87 14,551 SqFt 0.33 Ac
88 13,501 SqFt 0.31 Ac
89 17,985 SqFt 0.41 Ac
90 17,124 SqFt 0.39 Ac
91 20,001 SqFt 0.46 Ac
92 19,243 SqFt 0.44 Ac

Hog Wire Fence is
1.3' South of Property Line

Hog Wire Fence is
1.4' North of Property Line

1/2" Rebar

1/2" Rebar Yellow Cap
Stamped CA 0062

SW Corner of Section 29,
Township 20 North, Range 27 East
(not verified in this survey)

Preliminary - For Review Only. Not For Construction, Recording Purposes, or Implementation
Date: 09/30/2025

I, Jeffrey S. Hamm, hereby certify that 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.

Jeffrey S. Hamm, PLS Date
Alabama License No. 21775

PROJECT NO: 21-0116

FIELD BY: CAJ/DFE FIELD DATE: 09/25/2025
DRAWN BY: ADL/REBP/JSH DRAW DATE: 09/30/2025

Barscale 1" = 60'

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

Drawing Name: S:\S2021\21-0116 Trademark - Blackberry Farms - Opelika\dwg\FINAL PLAT -- Blackberry Reserve Phase 1 -- FOR CITY SUBMITTAL REVIEW 9-30-25.dwg Last Modified: Oct 20, 2025 - 7:54am by jham

Agenda Item

B-4

(Final Plat)

National Village 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: _____ MEETING: _____

SITE ADDRESS: On Grand nationsl Parkway North of Robert Trent Jones Trail

PROPERY OWNER: RSA

APPLICANT/AUTHORIZED REPRESENTATIVE: Steve Timms - Ab Conner - Mike Maher

MAILING ADDRESS: 739 Opelika Rd, Auburn, AL 36830

PHONE NUMBER: 334-821-1470 **FAX NUMBER:** 334-821-4044

EMAIL ADDRESS: mike.precisionsurv@gmail.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: National Village 1E

Current Land Use: Vacant

Current Zoning: PUD

Proposed use of the Subdivision: Single Family Residential

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

Number of Lots: 38 x $3.00 = $ 114

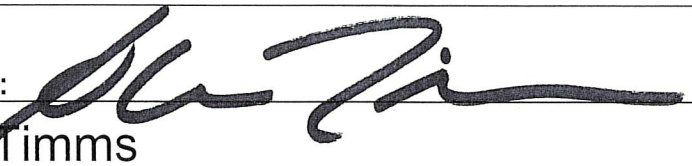
Number of APO: 19 x $7.00 = $ _____
(Adjacent Property Owners)

Fee: $75.00

TOTAL = _____

PAID _____

I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) National Village 1E Subdivision. I understand that I must provide certain information as noted in Section 4.2, Section 4.3, and/or Section 4.4 of the Opelika Subdivision Regulations in order for the Planning Commission to review my plans. The City may require additional information or requirements, or waive certain requirements, at any time during the process. Failure to provide accurate and complete information may result in disapproval by the Planning Department and/or Planning Commission. This application, plat, and all other information are submitted with the full authorization and knowledge of the property owner(s). The undersigned below hereby swears to be the authorized applicant designated by the property owner(s) as representative or agent for the property owner(s) and therefore authorized to make said application and submit said documents on this request. The undersigned authorizes the City to inspect the subject property as necessary in reviewing the above referenced request.

OWNERS/AUTHORIZED REPRESENTATIVE SIGNATURE: 

(PRINT NAME) Steve Timms

DATE 10-1-2025

AGENDA ITEM # _____

AUTHORIZED TO ACT AS APPLICANT FOR PROPERTY OWNER

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

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

Property Owner's Signature _____ Date _____

STATE OF ALABAMA
COUNTY OF LEE

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

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

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

_____
Notary Public

My Commission Expires: _____

SUBDIVISION APPLICATION REQUIREMENTS AND INFORMATION

1. Application due 1st Tuesday of each month. (Meeting 4th Tuesday of each month at 3:00 PM CT; Work Session is 4th Tuesday each month at between 2:00 and 2:45 PM CT before each PC Meeting, start times may vary depending on what must be covered during the Work Session. Times for each session are given in the agenda documents).
2. Application signed by property owner and/or authorized applicant.
3. Complete the 'Authorization to Act as Applicant', if applicable
4. Provide copy of the current Deed for the subdivision property
5. Provide a List of adjacent property owners on separate sheet.
6. Submit 26 copies of the plat (21 - 11 x 17 if legible; 4 – 24 x 36; 1 - 8 x 11). Copies must accompany and be made part of this application.
7. For preliminary plat approval only or preliminary & final approval combined, if allowed: **$75 application fee, plus $7.00 each certified letter, plus $3 each lot** in subdivision. Checks payable to City of Opelika. For final plat approval only or administrative plat approval only: $75 application fee.
8. Approval of a preliminary plat by the Planning Commission shall expire in one year after approval date; approval of a final plat by the Planning Commission shall be null and void if the plat is not recorded within 120 days after approval date.
9. Final plat approval shall not be given at the same Planning Commission meeting when preliminary approval is requested if public infrastructure improvements are required. When public improvements are required 20 days must lapse between preliminary and final approval.

City of Opelika
Planning Commission
Planning Department Report

Meeting Date:	October 28, 2025
Subdivision:	National Village Subdivision, Plat 1E
Agenda Item #:	B-4
Action Requested:	Final Approval
Location of Property:	Robert Trent Jones Trail and Grand National Parkway
Property Owner(s):	Retirement Systems of Alabama (Steve Timms & Ab Conner) Mike Maher, Precision Survey, authorized representative
Current Land Use:	Undeveloped
Current Zoning:	PUD (Grand National Planned Unit Development)
Flood Zone:	FIRM Panel #01081C0055G dated 11-01-2011, all areas in Zone X

Staff Comments:

The applicant is requesting final approval for a 38-lot subdivision. This property received preliminary plat approval at the August 2024 meeting with 36 single family home lots and two open space lots. The 38 lots take access from a new street that connects to Grand National Parkway. The open space area is 13.3 acres combined. The 100-foot-wide open space buffer between the single-family home lots and Grand National Parkway as shown on master plan remains in place.

The lots on the final plat are slightly larger and wider than the approved preliminary plat. The lots on the final plat range from 8,719 sf to 27,510 sf and most lots at least 57 feet wide. The approved preliminary plat ranges from 6,501 sf to 13,464 sf and most lots are 49 to 50 feet wide. A common open space is along the rear lot lines of each lot as provided in other phases. The minimum setbacks noted on the plat are 10-foot front yard, 5' side yard and 15' rear setbacks.

The preliminary approval recommended that walking trails and cart paths added on plat and labeled 'access easements' linking Phase 1E to Phase 1D on a pedestrian level.

Staff recommend preliminary approval subject to the following:

1. Install sidewalks on at least one side of all streets.
2. Add walking trails and cart paths and label them pedestrian access easements across the open space lots Lot 37 and 38 to link the adjacent Phase 1D subdivision to Phase 1E.
3. Update Flood Information to 2025.
4. Show sewer line easement and ensure the widths are correct. They do not currently align with the construction plans.

Engineering Department Report

The Engineering Department has been inspecting the construction and testing of the infrastructure in this subdivision. A Certification of Completion will be completed and signed by the Engineering and Public Works Directors as soon as all the infrastructure completion items below have been met and a positive recommendation for approval will be given:

- All drainage structures, aggregate base and pavement have been completed.
- All stop and roadway signs will need to be installed.
- Maintenance Bond of 25% of the infrastructure construction cost will need to be submitted.
- Performance Bond of 125% of the estimated cost to place the remaining roadway surface and sidewalks will need to be submitted.
- As-built documents of the roadway, and storm drain in the form of an Autocad and PDF digital file will need to be submitted to the Engineer Department. The required data should include location and elevations of all the inverts of the systems.
- The ROW and lots have been graded, and stabilized with seed and mulch, and other erosion/sediment control items have been added to protect against erosion and sediment issues.

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

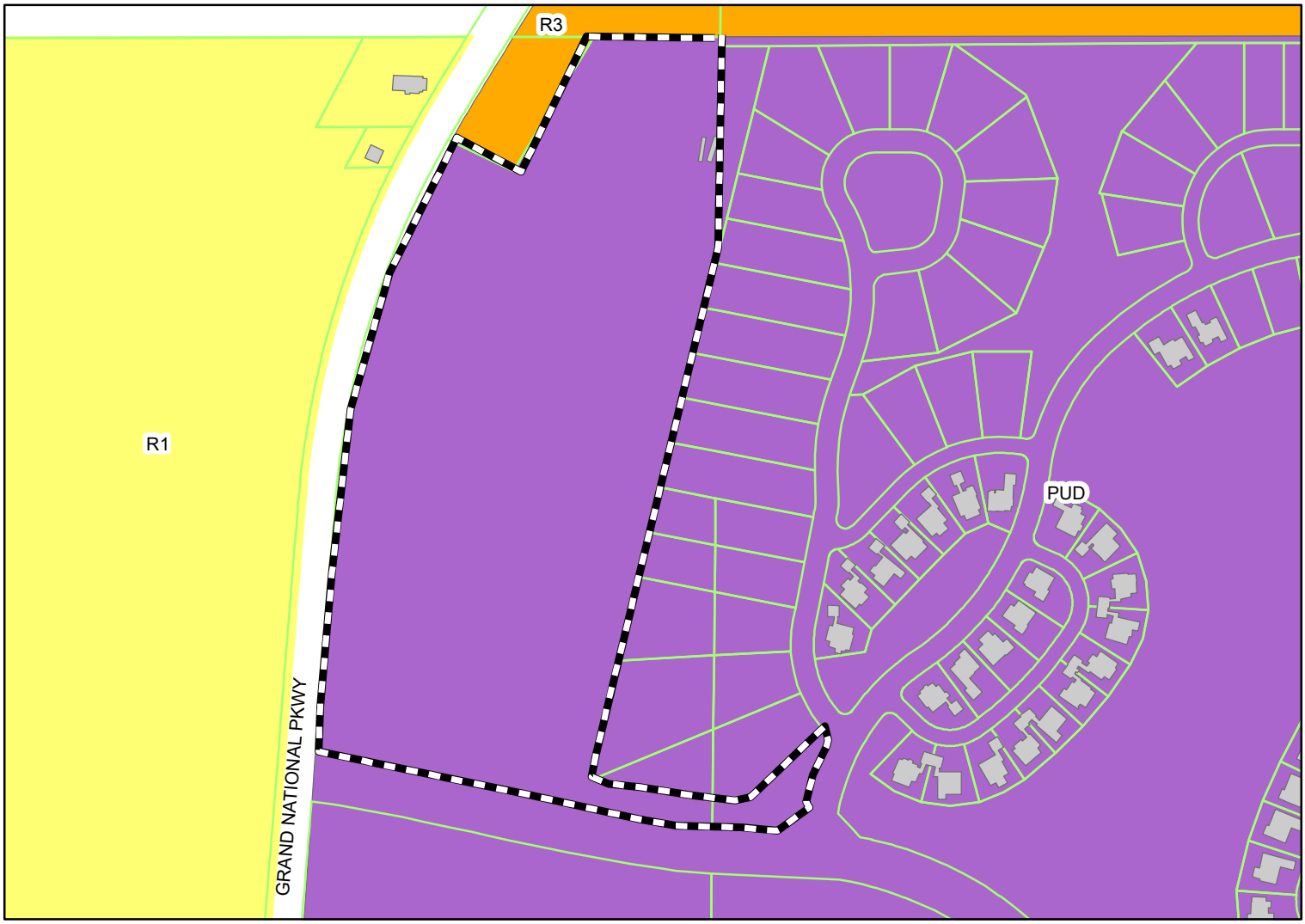
Opelika Water Board Report

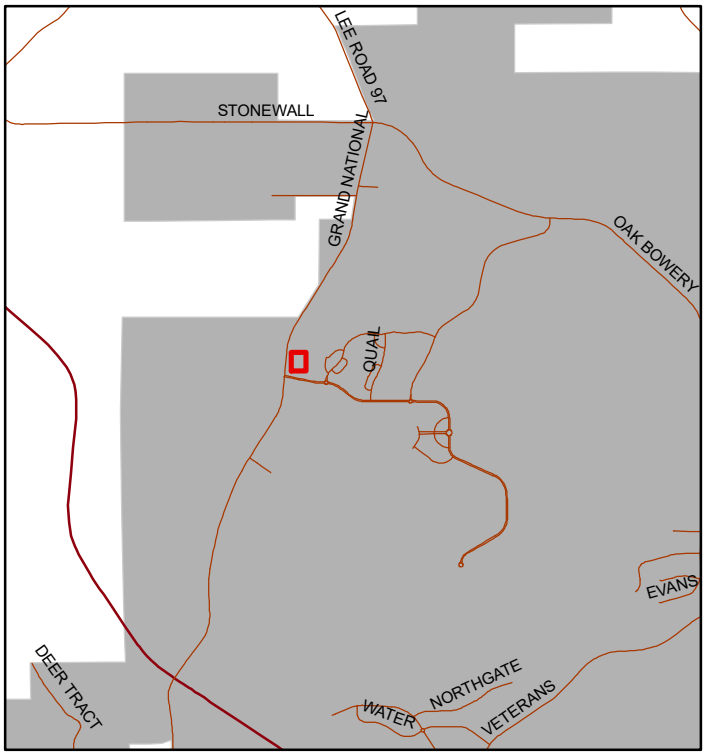
Opelika Water: Water infrastructure has been accepted by Opelika Water.

Opelika Power Services Report

This subdivision is outside the Opelika Power Service territory.

NATIONAL VILLAGE PHASE 1E SUBDIVISION
GRAND NATIONAL PARKWAY AND ROBERT TRENT JONES TRAIL
PRELIMINARY APPROVAL, B-4





The applicant is requesting final approval for 38 single family home lots. The property is located in the National Village PUD zoning district.

Subject Property

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

State of Alabama
Lee County

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

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

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

State of Alabama
Lee County

Teachers Retirement System of Alabama and The Employees Retirements Systems of Alabama, collectively known as The Retirement Systems of Alabama, owner of the real property shown on this plat, hereby joins in the statement of Michael T Maher, and certify that it was and is my purpose to subdivide the lands so platted as shown,

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

_____
Steven D. Timms, Assistant Director of RSA Investments
on behalf of The Retirement Systems of Alabama

State of Alabama
Lee County

I, _____, a Notary Public, in and for said County in said State, hereby certify that Steven D. Timms, whose name as Assistant Director of RSA Investments on behalf of The Retirement Systems of Alabama FOR Teachers Retirement System of Alabama and The Employees Retirements Systems of Alabama, collectively known as The Retirement Systems of Alabama is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

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

the _____ day of _____, 2025.

Notary Public: _____ My commission expires: _____

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

Director: _____ Date: _____

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

Chairman: _____ Date: _____

Approved by the Opelika Utilities Board, Opelika, Alabama:

Opelika Utilities Board: _____ Date: _____

Approved by the Opelika City Engineer, Opelika, Alabama:

Engineer: _____ Date: _____

Reviewed by Opelika Power Services, Opelika, Alabama:

Opelika Power Services: _____ Date: _____

Approved by the Opelika Public Works Department:

Public Works Director: _____ Date: _____

NATIONAL VILLAGE
Phase 1E
SECTIONS 247 AND 28 T 15 N R 26 E
OPELIKA LEE COUNTY ALABAMA

NOTES:

1. SOURCE OF INFORMATION: DEED BOOK 1743, PAGE 244; NATIONAL VILLAGE PHASE 1D PLAT BOOK 43, PAGE 65; NATIONAL VILLAGE PHASE 1D PLAT BOOK 43, PAGE 65; NATIONAL VILLAGE PHASE 1D PLAT BOOK 44, PAGE 135.
2. DATE OF FIELD SURVEY: 8-30-2025; DATE OF OFFICE WORK: 9-30-2025.
3. BEARINGS BASED ON STATE PLANE COORDINATES, NAD 1983, ALABAMA EAST ZONE, US FOOT. COORDINATES SET USING RTK GPS, ALDOT CORS AS CONTROL.
4. ELEVATIONS BASED ON STATE PLANE COORDINATES, NAVD 1988, ALABAMA EAST ZONE, US FOOT. COORDINATES SET USING RTK GPS, ALDOT CORS AS CONTROL.
5. AN EASEMENT IS HEREBY GRANTED TO THE CITY OF OPELIKA AND TO ANY UTILITY COMPANIES SERVING THE CITY OF OPELIKA FOR THE PURPOSE OF INSTALLING, OPERATING, AND MAINTAINING POLE LINES, GUY WIRES AND OTHER FACILITIES. EASEMENT TO BE TEN (10) FEET WIDE AND SHALL BE CENTERED ALONG THE FRONT AND SIDE LOT LINES OF EACH LOT.
6. NO PORTION OF THIS SITE LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA PER FEMA FIRM 01081C0055G DATED SEPTEMBER 2, 2011.
7. SETBACKS FOR THESE LOTS: 10' FRONT SETBACK, 5' SIDE SETBACK AND 15' REAR SETBACK.
8. OUT PARCELS LOTS 37, 38 AND 39 ARE OPEN SPACE PARCELS AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
9. THIS SITE SERVED BY OPELIKA WATER SERVICES.
10. THIS SITE IS LOCATED IN THE SAUGHAHATCHEE WATERSHED.

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

GRAPHIC SCALE 1"=80'
80' 0 80' 160' 240'

OWNER – DEVELOPER
EMPLOYEES RETIRE SYSTEM AL
135 S UNION ST
MONTGOMERY, AL 36130

PARCEL 2, ROLLING ACRES SD
PLAT BOOK 14, PAGE 178
43 04 08 28 0 000 003.000
YOUNG WILLIAM M & JANICE B
1701 MORRIS AVE
OPELIKA, AL 36801

43 04 08 27 2 000 008.000
YOUNG WILLIAM M & JANICE M
1701 MORRIS AVE
OPELIKA, AL 36801

43 04 08 28 0 000 004.000
FITTENS CHAPEL METHODIST
HWY 35
OPELIKA, AL 36801

43 04 08 28 0 000 008.001
0 GRAND NATIONAL PKWY
WATER WORKS BOARD
CITY OPELIKA
CITY HALL
OPELIKA, AL 36801

43 04 08 28 0 000 005.000
SHADY GROVE MASONIC LODGE
#793 HWY 35
AUBURN, AL 36830

43 04 08 28 0 000 006.000
MARTINO MARY D T &
ETAL C CLAY TORBERT III
PO BOX 2887
OPELIKA, AL 36803

GRAND NATIONAL PKWY – 80' ROW

National Village Heights

38
87,755 SF±
OPEN SPACE

FIELD CURVE
R=1872.45
L=566.24,
CHB=S21°09'42"W
CHD=564.09

FIELD CURVE
R=1872.45
L=163.26,
CHB=S06°59'11"W
CHD=163.21

13 27,510 SF±
12 14,288 SF±
14 21,166 SF±
15 11,170 SF±
16 9,068 SF±
17 9,131 SF±
18 9,071 SF±
19 9,060 SF±
20 9,180 SF±
21 9,036 SF±
22 9,135 SF±
23 9,048 SF±
24 9,230 SF±
25 9,027 SF±
26 9,097 SF±
27 8,719 SF±
28 10,432 SF±
29 12,115 SF±
30 12,930 SF±
31 12,522 SF±
32 12,336 SF±
33 12,333 SF±
34 11,470 SF±
35 9,947 SF±
36 10,710 SF±
1 11,831 SF±
2 9,250 SF±
3 9,263 SF±
4 9,288 SF±
5 9,263 SF±
6 8,893 SF±
7 9,294 SF±
8 9,192 SF±
9 8,982 SF±
10 9,254 SF±
11 9,210 SF±

55' RAD
35' ROW
20' DRAINAGE & UTILITY EASEMENT
ABERDONIA WATER LINE LOCATION
GRAVEL DRIVE
POWER BOXES AND METERS
POSTS & CHAIN
STONE/WOOD GATE
SIGN
TRANSFORMER
CMF
OPEN SPACE
37
493,591 SF±

LOT 14
43 04 08 27 3 000 123.000
ADVANCED MASONRY CONCEPTS INC
P O BOX 7421
COLUMBUS,GA,31908

LOT 13

LOT 12
43 04 08 27 3 000 118.000
43 04 08 27 3 000 119.000
43 04 08 27 3 000 120.000
43 04 08 27 3 000 121.000
EMPLOYEES RETIREMENT SYSTEM OF ALABAMA &
135 S UNION ST
MONTGOMERY, AL 36130

LOT 11

LOT 10

43 04 08 27 3 000 117.000
SWECKER PATRICIA H & GERALD B
3290 TURKEY HILL CIR
OPELIKA, AL 36801

LOT 9

43 04 08 27 3 000 116.000
VITKIN MARILYN F
3266 TURKEY HILL CIRCLE
OPELIKA, AL 36801

LOT 8

43 04 08 27 3 000 115.000
KIRKHAM STEVE J & CASSANDRA
3248 TURKEY HILL CIR
OPELIKA, AL 36801

43 04 08 28 0 000 010.000
GERST GERALD GARRETT JR & KATHERINE BLAK
3224 TURKEY HILL CIR
OPELIKA, AL 36801

LOT 6

43 04 08 28 0 000 011.000
DANLEY JACK V & GABRIELLA I
3218 TURKEY HILL CIR
OPELIKA, AL 36801

LOT 5-A
NATIONAL VILLAGE PHASE 1D
PLAT BOOK 46 PAGE 11

43 04 08 28 0 000 012.000
CLARK EARL E III & MARGITA K
3210 TURKEY HILL CIR
OPELIKA, AL 36801

LOT 4

LOT 3

43 04 08 28 0 000 013.000
DEMENT CRIT S & MARY C
3208 TURKEY HILL CIR
OPELIKA, AL 36801

43 04 08 27 3 000 031.000
EMPLOYEES RETIREMENT
SYSTEM OF ALABAMA &
135 SOUTH UNION ST
MONTGOMERY, AL 36104

LOT 2

30' Storm Drain. Esm't

NATIONAL VILLAGE PHASE 1D PLAT BOOK 44 PAGE 135

EX. 100' ALABAMA POWER COMPANY ESMT

43 04 08 27 3 000 113.000
GRACE WILLIAM B & ELAINE W
3200 TURKEY HILL CIR
OPELIKA, AL 36801

LOT 1-A
NATIONAL VILLAGE PHASE 1D
PLAT BOOK 44 PAGE 135

20' B/L/UTIL ESMT

20' DRAINAGE AND UTILITY EASEMENT

20' Drainage and Utility Easement

National Village Loop

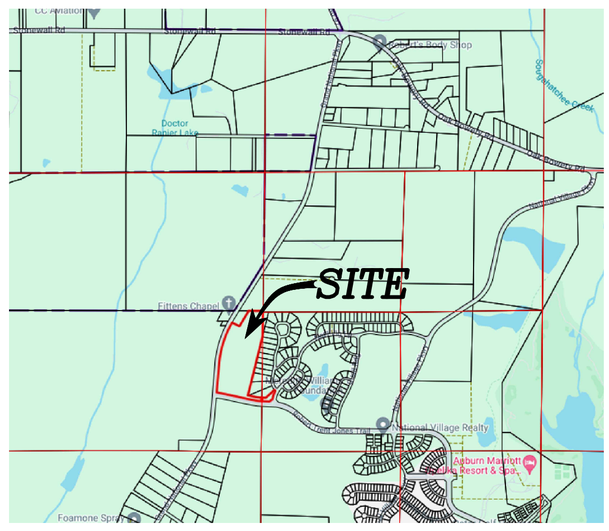
POC
CALCULATED POINT AT THE
SE COR OF SECTION 27,
T15N, R27E, OPELIKA,
LEE COUNTY, ALABAMA

43 04 08 27 3 000 057.000
EMPLOYEES RETIREMENT SYSTEM OF ALABAMA
135 SOUTH UNION STREET
MONTGOMERY, AL 36104

ROBERT TRENT JONES TRAIL – 100' ROW

43 04 08 27 3 000 001.002
EMPLOYEES RETIREMENT SYSTEM OF ALABAMA &
135 SOUTH UNION ST
MONTGOMERY, AL 36104

VICINITY MAP NOT TO SCALE



Curve Table					Curve Table				
Curve #	Radius	Length	Chord Bearing	Chord Dist	Curve #	Radius	Length	Chord Bearing	Chord Dist
C1	1872.45	98.51	S10°59'29"W	98.50	C32	1082.50	65.65	S14°16'50"W	65.64
C2	30.00	43.24	S28°47'28"E	39.59	C33	1082.50	64.08	S10°50'50"W	64.07
C3	217.50	60.93	N62°03'21"W	60.73	C34	1082.50	67.43	S07°22'01"W	67.42
C4	182.50	89.22	S68°02'08"E	88.33	C35	1082.50	63.63	S03°53'55"W	63.62
C5	182.50	22.02	S85°29'49"E	22.01	C36	1082.50	64.91	S00°29'48"W	64.90
C6	15.50	23.45	N47°42'13"E	21.28	C37	1082.50	55.72	S02°41'45"E	55.72
C7	1117.50	53.78	S05°44'22"W	53.78	C38	517.50	2.28	N04°02'38"W	2.28
C8	1117.50	57.94	S08°36'13"W	57.94	C39	517.50	48.81	N01°12'56"W	48.79
C9	1117.50	57.94	S11°34'28"W	57.93	C40	15.50	15.33	S26°50'29"E	14.71
C10	1117.50	57.94	S14°32'42"W	57.93	C41	50.00	4.38	N52°39'37"W	4.38
C11	1117.50	57.95	S17°30'58"W	57.95	C42	50.00	60.15	N15°41'11"W	56.59
C12	1117.50	57.99	S20°29'18"W	57.99	C43	50.00	38.38	N40°46'16"E	37.45
C13	1117.50	57.16	S23°26'26"W	57.15	C44	50.00	36.86	N83°52'55"E	36.03
C14	1117.50	57.09	S26°22'09"W	57.08	C45	50.00	36.17	S54°16'25"E	35.39
C15	1117.50	56.45	S29°16'48"W	56.45	C46	50.00	36.17	S12°49'31"E	35.38
C16	1117.50	70.01	S32°31'20"W	70.00	C47	50.00	49.15	S36°03'25"W	47.19
C17	1117.50	37.43	S35°16'36"W	37.43	C48	15.50	17.09	N32°38'14"E	16.23
C18	20.00	19.58	N08°10'59"E	18.81	C49	482.50	26.15	N00°29'45"W	26.15
C19	50.00	17.84	S09°38'50"E	17.75	C50	482.50	17.87	N03°06'34"W	17.87
C20	50.00	64.58	S37°34'30"W	60.18	C51	1117.50	48.42	S02°55'45"E	48.42
C21	50.00	55.54	N73°36'17"W	52.73	C52	1117.50	52.84	S00°20'00"E	52.83
C22	50.00	50.58	N12°48'17"W	48.45	C53	15.50	24.34	N43°57'58"W	21.92
C23	50.00	69.07	N55°44'48"E	63.70	C54	217.50	18.92	S86°27'42"E	18.91
C24	20.00	10.14	S80°47'18"W	10.04	C55	217.50	113.65	S69°00'02"E	112.36
C25	20.00	10.52	S51°11'40"W	10.40	C56	182.50	33.09	N59°13'33"W	33.05
C26	1082.50	54.69	S34°41'01"W	54.69	C57	30.00	55.55	S62°31'54"W	47.95
C27	1082.50	65.85	S31°29'37"W	65.84	C58	275.00	8.56	S42°57'47"E	8.56
C28	1082.50	64.57	S28°02'31"W	64.56	C59	20.00	24.46	N08°48'49"W	22.97
C29	1082.50	64.23	S24°37'59"W	64.23	C60	535.00	155.37	S17°54'27"W	154.83
C30	1082.50	66.65	S21°10'10"W	66.64	C61	1095.92	186.59	S83°11'15"E	186.36
C31	1082.50	64.00	S17°42'42"W	64.00	C62	1027.92	175.01	N83°11'15"W	174.80

Seal

Drawn By: MTM
Scale: 1"=80'
File Name: 24-322-SD1
Date: 8-22-2024

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

Sheet Title:
NATIONAL VILLAGE
PHASE 1E
PRELIMINARY PLAT

\\PRECISION-NAS\Precision\Jobs\2023\23-0737\23-0737-SD1 PH1E final.dwg, 9/30/2025 4:09:56 PM, 1:80

Agenda Item

B-5

(Final Plat)

The Hamlet at Wyndham Gates 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: _____ MEETING: _____

SITE ADDRESS: On Hamlet Drive, South of Gateway Drive

PROPERY OWNER: DFH

APPLICANT/AUTHORIZED REPRESENTATIVE: Val Akins- Mike Maher

MAILING ADDRESS: 714701 PHILIPS HIGHWAY, SUITE 300 JACKSONVILLE, FL 32256

PHONE NUMBER: 334-821-0105 **FAX NUMBER:** 334-821-4044

EMAIL ADDRESS: mike.precisionsurv@gmail.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: ~~National Village 1E~~ The Hamlet at Wyndham Gates

Current Land Use: Vacant

Current Zoning: PUD

Proposed use of the Subdivision: Single Family Residential

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

Number of Lots: 37 x $3.00 = $111

Number of APO: 7 x $7.00 = $_____
(Adjacent Property Owners)

Fee: $75.00

TOTAL = _____

PAID _____

I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) Hamlet Phase 1C 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: RWW

(PRINT NAME) Robert Koelbl

10-1-2025
DATE

AUTHORIZED TO ACT AS APPLICANT FOR PROPERTY OWNER

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

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

Property Owner's Signature _____ Date _____

STATE OF ALABAMA
COUNTY OF LEE

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

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

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

_____
Notary Public

My Commission Expires: _____

SUBDIVISION APPLICATION REQUIREMENTS AND INFORMATION

1. Application due 1st Tuesday of each month. (Meeting 4th Tuesday of each month at 3:00 PM CT; Work Session is 4th Tuesday each month at between 2:00 and 2:45 PM CT before each PC Meeting, start times may vary depending on what must be covered during the Work Session. Times for each session are given in the agenda documents).
2. Application signed by property owner and/or authorized applicant.
3. Complete the 'Authorization to Act as Applicant', if applicable
4. Provide copy of the current Deed for the subdivision property
5. Provide a List of adjacent property owners on separate sheet.
6. Submit 26 copies of the plat (21 - 11 x 17 if legible; 4 – 24 x 36; 1 - 8 x 11). Copies must accompany and be made part of this application.
7. For preliminary plat approval only or preliminary & final approval combined, if allowed: **$75 application fee, plus $7.00 each certified letter, plus $3 each lot** in subdivision. Checks payable to City of Opelika. For final plat approval only or administrative plat approval only: $75 application fee.
8. Approval of a preliminary plat by the Planning Commission shall expire in one year after approval date; approval of a final plat by the Planning Commission shall be null and void if the plat is not recorded within 120 days after approval date.
9. Final plat approval shall not be given at the same Planning Commission meeting when preliminary approval is requested if public infrastructure improvements are required. When public improvements are required 20 days must lapse between preliminary and final approval.

City of Opelika
Planning Commission
Planning Department Report

Meeting Date:	October 28, 2025
Subdivision:	The Hamlet at Wyndham Gates, Pod 10 Phase 1-C
Agenda Item #:	B-5
Action Requested:	Final Approval
Location of Property:	3200-3434 Hamlet Drive (accessed at 4000 block Gateway Drive)
Property Owner(s):	DFH Liberty, LLC Mike Maher, authorized representative
Current Land Use:	Undeveloped
Current Zoning:	PUD

Proposal

At the September 2022 Planning Commission meeting, the Hamlet preliminary plat was approved for 104 townhome lots. At the April and May 2025 Planning Commission meetings, final plat approval for 33 townhome lots were approved. The applicant is now requesting final approval for an 24 additional townhome lots. The final plat locates the shared lot lines on the common wall that connects townhome lots and townhome units. The construction of public sewer, water, and private streets with curb are complete for the 24 lots. The sidewalks and landscaping will be installed before a certificate of occupancy is issued.

Lots 205, 206, 207, and 208 are between 17,280 and 17,281 square feet each lot. These lots will be subdivided into eight townhome lots. Lot 205, 206, 207, and 208 range from 17,280 sf to 17,296 sf. Later, each lot will be subdivided into 8 townhome lots after streets and utilities are installed. Lot 201 (61' wide) is for a future street for townhome lots.

This phase includes three buildings, each with eight townhome units for a total of 24 townhomes. The lots front on a private street. Each lot includes a front and rear yard for a fee-simple lot. The 16 lots exceed the 1,800-sf minimum lot size and 20-foot lot width required for a townhouse development. The lot area ranges from 1,920 square feet (sf) to 2,886 sf. Lot widths range from 20.3

feet to 30.5 feet. The 24 lots meet the minimum yard size requirement of one yard area (either front or rear yard) being at least 50% the size of a townhome unit's first floor. The plat shows the first floor area of townhomes ranging from 602 square feet to 990 sf; the smallest yard area of the 24 townhome lots is 920 square feet. The first-floor -square footage exceeds 50% of the yard area. Each unit has two parking spaces as required.

Underground utilities are installed and sidewalks are required on one side of the street. A note should be added to the plat that the Wyndham POD 10 HOA (Homeowner's Association) is responsible for the maintenance of private streets and open space. The minimum setbacks for the townhome lots in this PUD are 22 feet from the rear property line, 20 feet from the perimeter property lines, and a 10-foot side setback for end townhome units.

The exterior building material is a mix of brick and hardie board as presented at the September 2022 PC preliminary plat review. The landscaping for the 24 townhome lots must include the plant material as shown on the landscape plan (see page 3).

Staff recommends final approval subject to the following

1. **Add a note about the ownership, use, and maintenance of any open space and amenity lots.**
2. **Landscaping and sidewalks must be installed before a Certificate of Occupancy is issued.**
3. **A landscape plan for a townhome group must be provided when a building permit for a townhome group is requested.**

Engineering Department Report

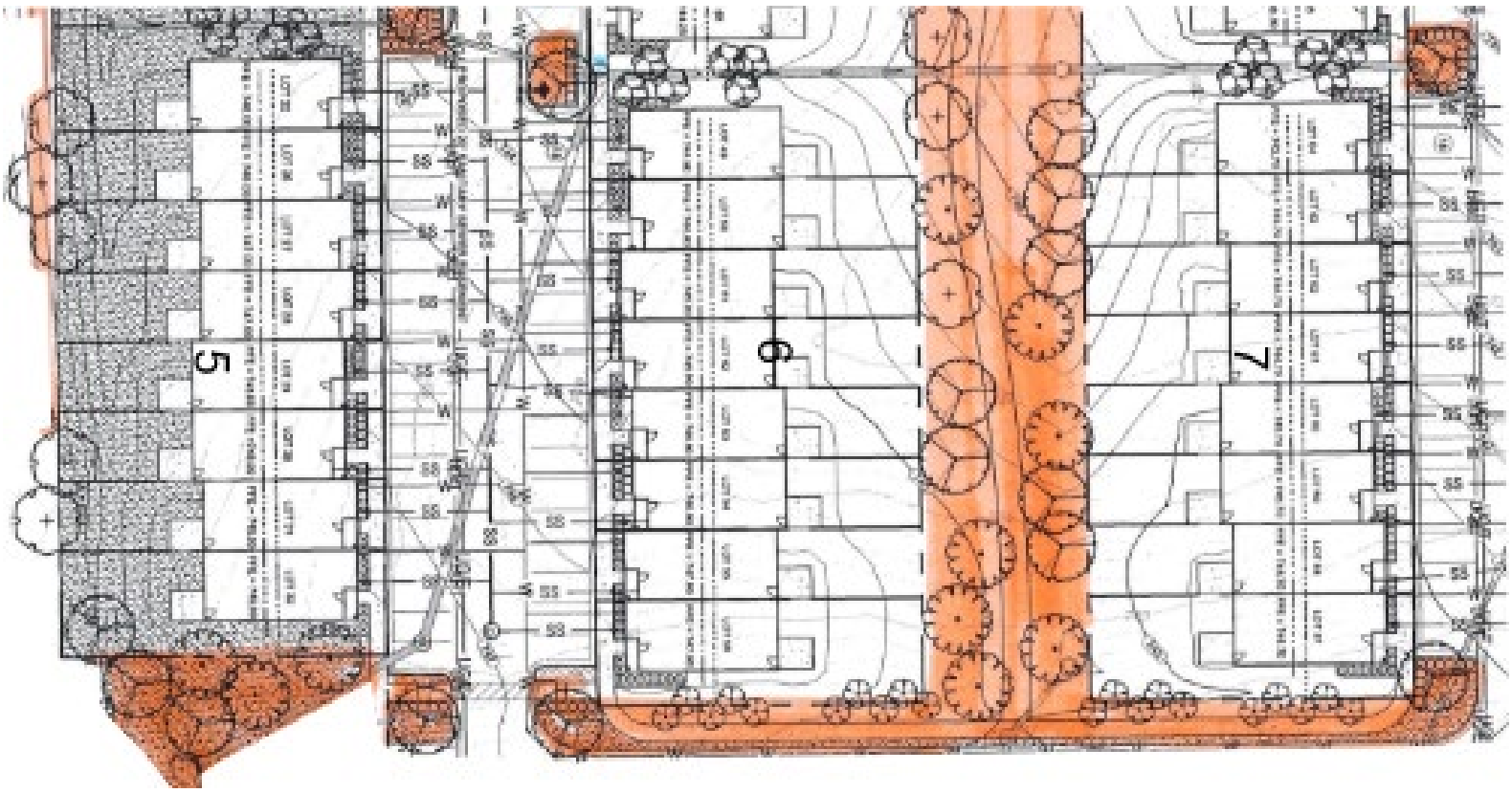
The Engineering Department has no other comments or concerns with this proposed final plat.

Opelika Water Report

Opelika Water: Water infrastructure within The Hamlet at Wyndham Gates subdivision is private and therefore is not inspected by Opelika Water and does not require approval.

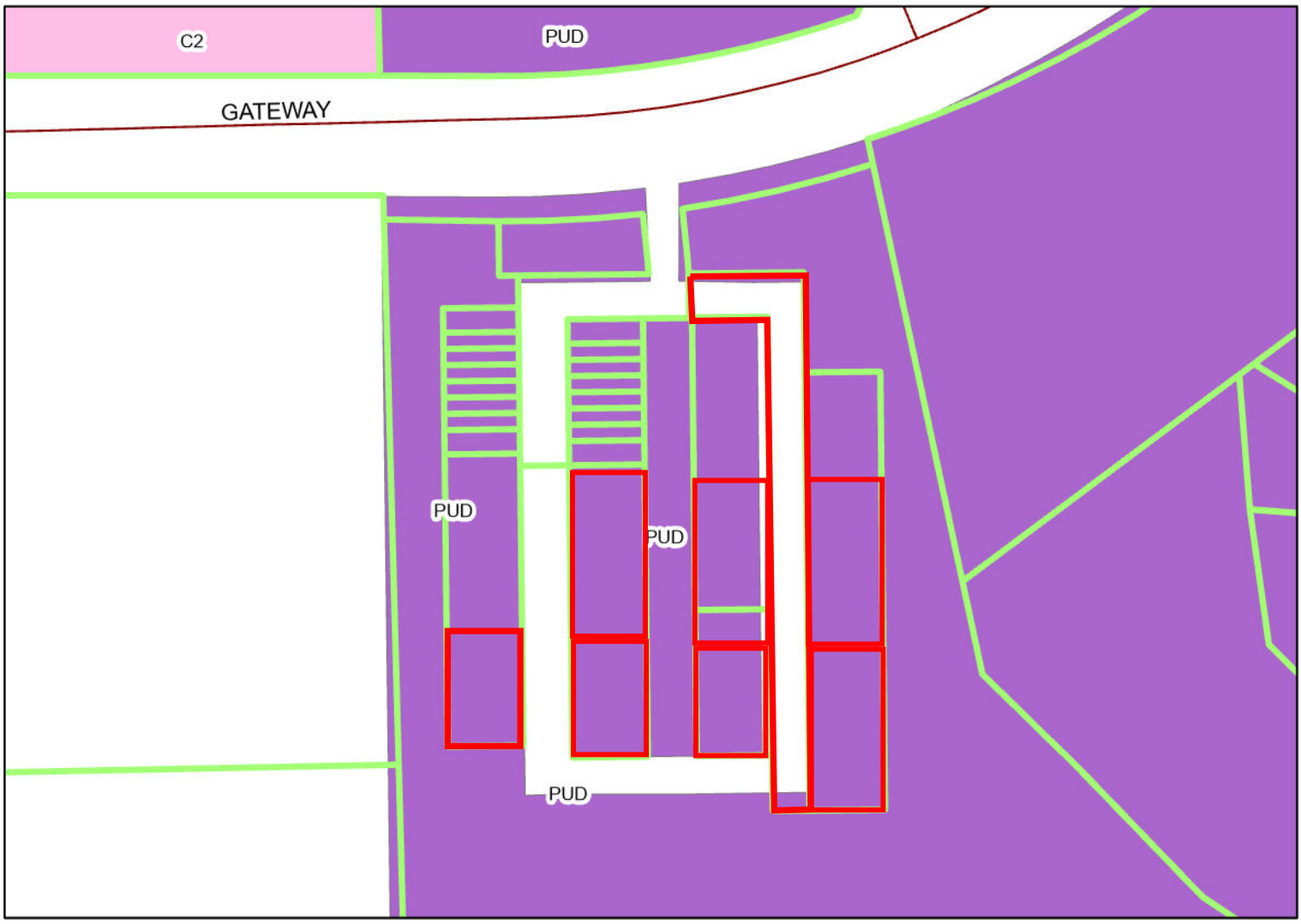
Opelika Power Services Report

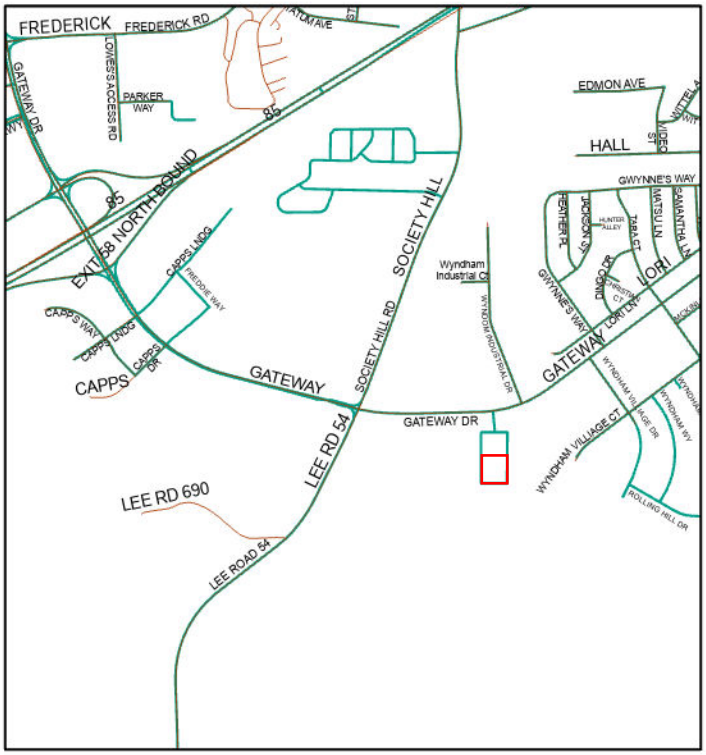
This subdivision is outside the Opelika Power Service territory.



3200 to 3228 Hamlet Drive **3201 to 3229 Hamlet Drive** **3393 to 3421 Hamlet Drive**

THE HAMLET AT WYNDHAM GATE SUBDIVISION
37 LOTS ON HAMLET DRIVE
FINAL APPROVAL, B-5





The applicant is requesting final approval for 24 townhome lots and 5 other lots to be subdivided at a later time into townhome lots.

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

The Hamlet at Wyndham Gates Subdivision – POD 10
PHASE 1–C
LOTS 25–32, 49–57 & 201, 205–208
SECTION 30 T 19 N R 27 E
OPELIKA LEE COUNTY ALABAMA

OWNER–DEVELOPER
DFH LIBERTY, LLC
ZALUPSKI, PATRICK
14701 PHILIPS HIGHWAY, SUITE 300
JACKSONVILLE, FL 32256

GATEWAY DRIVE – 160' ROW

HAMLET DRIVE – 50' ROW

25' BUFFER YARD

43 09 07 25 0 000 008.010
T FARMCO LLC
PO BOX 4707
COLUMBUS, GA,31914

43 10 09 30 2 000 003.000
CPP INVESTMENTS LLC
PO BOX 510
WEST POINT, GA 31833

43 10 09 30 2 000 004.003
OPELIKA GATEWAY PROPERTIES LLC
PO BOX 117
MOUNT MEIGS, AL 36057

43 09 07 25 0 000 008.000
CHURCH OF GOD AT OPELIKA
114 17TH PL
OPELIKA, AL 36801

43 09 07 25 0 000 008.001
CHURCH OF GOD AT OPELIKA
114 17TH PL
OPELIKA, AL 36801

43 09 07 25 0 000 009.001
BROWN SANDRA MANN
3595 LEE RD 54
OPELIKA, AL 36804

43 10 09 30 3 000 001.000
WINDHAM GATEWAY LLC
6053 VETERANS PKWY
COLUMBUS, GA 31909

FIELD CURVE
R=1459.53
L=186.80,
CHB=N87°12'48"E
CHD=186.67

FIELD CURVE
R=1459.53
L=50.02,
CHB=N82°33'54"E
CHD=50.02

FIELD CURVE
R=1459.53
L=245.43,
CHB=N76°45'57"E
CHD=245.14

FIELD CURVE
R=175.00
L=13.72,
CHB=N03°38'48"W
CHD=13.71

FIELD CURVE
R=225.00
L=18.32,
CHB=N03°33'35"W
CHD=18.31

FIELD CURVE
R=225.00
L=2.30,
CHB=N00°56'05"W
CHD=2.30

N89°07'12"W(M) 138.23(M)
S12°06'34"E(M) 562.63(M)
N01°33'17"W(M) 705.91(M)
S12°06'36"E(M) 90.76(M)
S43°53'15"E(M) 217.06(M)
S56°16'58"E(M) 188.12(M)
S54°30'31"W 473.60
S09°36'37"W 1084.89
S89°54'48"W 586.53
N00°03'44"W 1293.18
N01°32'12"W 299.12
N89°22'51"E(M) 111.28(M)
N05°53'31"W(M) 94.05(M)
95.43(M) N05°53'31"W(M)
N89°22'51"E(M) 159.66(M)
S00°38'26"E(M) 53.11(M)
S89°20'W 163.0
S89°20'W 152.8
S89°21'17"W(M) 94.52(M)
94.46(M) S89°20'W
S89°21'17"W(M)
S89°21'17"W(M) 57.70(M)
S89°21'17"W 3.78
S00°37'51"E(M) 182.95(M)
S00°38'30"E(M) 182.97(M)
182.87 N00°36'55"W
182.92 N00°37'09"W
N00°37'09"W 238.28
S36°45'E 173.1
S36°45'E 172.1
S86°10'E 30.4
S86°10'E 45.5
S86°10'E 38.6
S03°50'W 20.0
94.48 S89°22'51"W
N89°22'51"E(M) 94.49(M)
N89°22'51"E 94.51
94.51 S89°22'51"W
183.04 N00°36'55"W
183.04 N00°37'09"W
N00°37'09"W(M) 183.04(M)
183.04 S00°37'09"E
S00°36'55"E 183.04
737.94(M) S01°33'17"E(M)
S00°37'09"E(M) 183.03(M)
N00°37'09"W(M) 183.06(M)
S00°37'09"E(M) 183.02(M)
182.87 N00°37'09"W
182.87 S00°37'09"E
182.84 N00°37'09"W
182.88 S00°37'09"E
94.50 S89°22'51"W
94.50(M) S89°22'51"W(M)
61.38 S89°22'51"W
94.50 S89°21'25"W
S76°31'15"E(M) 63.29(M)
N89°22'51"E(M) 61.38(M)
94.50(M) S89°22'51"W(M)
94.50 S89°22'51"W

IPF BASELINE
N: 767885.42
E: 793691.27

IPF BASELINE
N: 767702.48
E: 793693.28

IPF
BASELINE

POINT IN SIDEWALK

IPF ½" REBAR CA788

IPF ¾" OTP
N: 767303.75
E: 793385.58

LOT 201

LOT 9

LOT 14

LOT 15

LOT 16

LOT 33

LOT 34

LOT 35

LOT 36

LOT 37

LOT 38

LOT 39

LOT 40

L2

201
1,583,367 SF±

208
17,280 SF±

207
17,296 SF±

206
17,296 SF±

205
17,296 SF±

Lot	Area
25	2,871 SF±
26	1,920 SF±
27	1,922 SF±
28	1,921 SF±
29	1,921 SF±
30	1,920 SF±
31	1,920 SF±
32	2,886 SF±
49	2,870 SF±
50	1,920 SF±
51	1,922 SF±
52	1,921 SF±
53	1,921 SF±
54	1,920 SF±
55	1,920 SF±
56	2,886 SF±
57	2,886 SF±
58	1,920 SF±
59	1,920 SF±
60	1,921 SF±
61	1,921 SF±
62	1,922 SF±
63	1,920 SF±
64	2,886 SF±

SEE DETAIL FOR SEWER AND EASEMENT CONNECTION

State of Alabama
Lee County

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

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

the _____ day of _____, 2025.

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

State of Alabama
Lee County

I Robert Neil Koelbl, Division President of DFH Liberty LLC, owner of the real property shown on this plat, hereby joins in the statement of Michael T Maher, and certify that it was and is my purpose to subdivide the lands so platted as shown,

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

_____
Robert Neil Koelbl, Division President of DFH Liberty LLC

State of Alabama
Lee County

I, the undersigned authority, a Notary Public in and for said county, in said state, certify that Robert Neil Koelbl, as Division President of DFH Liberty LLC, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this date that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

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

the _____ day of _____, 2025.

Notary Public: _____ My commission expires: _____

State of Alabama
Lee County

I Robert Neil Koelbl, as Manage of Liberty Communities, LLC, owner of the real property shown on this plat, hereby joins in the statement of Michael T Maher, and certify that it was and is my purpose to subdivide the lands so platted as shown,

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

_____
Robert Neil Koelbl, as Manage of Liberty Communities, LLC

State of Alabama
Lee County

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

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

the _____ day of _____, 2025.

Notary Public: _____ My commission expires: _____

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

Director: _____ Date: _____

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

Chairman: _____ Date: _____

Approved by the Opelika Utilities Board, Opelika, Alabama:

Opelika Utilities Board: _____ Date: _____

Approved by the Opelika City Engineer, Opelika, Alabama:

Engineer: _____ Date: _____

Reviewed by Opelika Power Services, Opelika, Alabama:

Opelika Power Services: _____ Date: _____

Approved by the Opelika Public Works Department:

Public Works Director: _____ Date: _____

NOTES:
1. SOURCES OF INFORMATION: WYNDHAM VILLAGE PHASE 2, SECTION 2 (SEE PAGE 122); REDIVISION OF TRACT 2, OPELIKA GATEWAY PROPERTIES LLC (BASELINE SURVEYING) PLAT BOOK 48, PAGE 86; DEED BOOK 2242 PAGE 814 (CURRENT DEED).
2. DATE OF FIELD SURVEY: 5–30–2025; OFFICE WORK COMPLETED 6–23–2025.
3. BEARINGS BASED ON STATE PLANE COORDINATES, NAD 1983, ALABAMA EAST ZONE, US FOOT. COORDINATES SET USING RTK GPS, ALDOT CORS AS CONTROL
4. NO PORTIONS OF THIS PROPERTY LIE WITHIN THE 100 YR FLOOD PLAIN PER FEMA FIRM PANEL 01081C0207H, DATED 01–17–2025.
5. AN EASEMENT IS HEREBY GRANTED TO THE CITY OF OPELIKA AND TO ANY UTILITY COMPANIES SERVING THE CITY OF OPELIKA FOR THE PURPOSE OF INSTALLING, OPERATING, AND MAINTAINING POLE LINES, GUY WIRES AND OTHER FACILITIES. EASEMENT TO BE TEN (10) FEET WIDE AND SHALL BE CENTERED ALONG THE FRONT AND SIDE LOT LINES OF EACH LOT.
6. LOTS 202, 203 AND 204 HAVE BEEN PREVIOUSLY DIVIDED BY INSTRUMENT AND ARE FURTURE DEVELOPMENT LOTS. LOT 201 IS A FUTURE DEVELOPMENT LOT FOR ROADS AND LOTS NOT YET DESIGNED.
7. GROSS AREA IN LOTS AND RIGHT OF WAY IN THIS PHASE: 43,583 S.F.
8. ALL UTILITIES SHALL BE UNDERGROUND.
9. SIDEWALKS SHALL BE REQUIRED ON ONE SIDE OF EACH STREET.
10. A 10 FOOT SIDE YARD ON STREET SETBACK IS REQUIRED AND FOUR 1"CALIPER TREES SHALL BE PLANTED AS A BUFFER ON CORNER LOTS.
11. THE 25' BUFFER ALONG GATEWAY DRIVE MUST CONFORM TO THE FOLLOWING: A 6 FOOT WIDE SINGLE ROW OF UNDERSTORY, MEDIUM OR LARGE TREES LOCATED BETWEN THE RIGHT OF WAY AND THE 25' OFFSET. THE TREES SHALL BE SPACED WITH ONE OF THE FOLLOWING 3 OPTIONS: (1) 1 UNDERSTORY TREE EVERY 15 FEET; (2) OR ONE MEDIUM TREE EVERY 30 FEET; (3) OR ONE LARGE TREE EVERY 45 FEET. SHRUBBERY SHALL BE PROVIDED BETWEEN THE PLANTINGS.
12. ALL OPEN SPCES AND COMMON AREAS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

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

LOT 201
THE HAMLETS

TRACT 2–B
REDIVISION OF TRACT 2
OPELIKA GATEWAY PROPERTIES LLC

PROPERTY LINE

20' PUBLIC SEWER EASEMENT

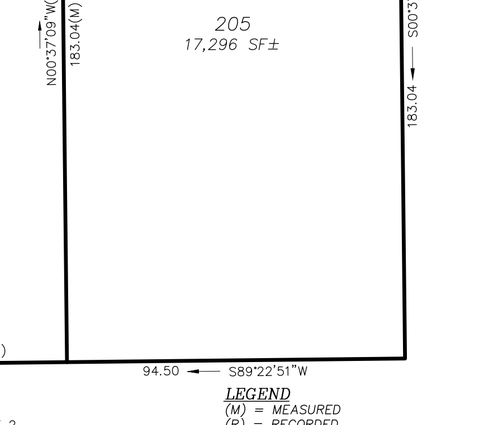
EXISTING 50' EASEMENT

EASEMENT AND SEWER CONNECTION DETAIL

Line Table		
Line #	Length	Direction
L2	182.97	S00° 38' 30"E

LEGEND
(M) = MEASURED
(R) = RECORDED
OTP = OPEN TOP PIPE
CTP = CRIMPED TOP PIPE
IPF = IRON PIN FOUND
IPS = IRON PIN SET (CA–788)
CA–788 = PRECISION SURVEYING
● = IRON PIN FOUND
○ = 1/2" REBAR SET (CA–788)
■ = HUB SET
△ = CALCULATED POINT
□ = CONCRETE MONUMENT
Ⓢ = SANITARY SEWER CLEAN–OUT
= FIRE HYDRANT
= STORM DRAIN MANHOLE
Ⓢ = SANITARY SEWER MANHOLE
= WATER METER
= LIGHT POLE
= BASELINE PIN PREVIOUSLY FOUND THAT WAS DESTROYED

VICINITY MAP NOT TO SCALE



Seal	Drawn By: MTM	PRECISION SURVEYING	2124 Moores Mill Road Suite 110 Auburn, Alabama 36830 Phone (334) 821–0105 www.precisionsurveying.biz
	Scale: 1"=30'		Sheet Title: THE HAMLET AT WYNDHAM GATES SUBDIVISION POD 10 – PHASE 1–B LOTS 25–32, 49–64, 201 & 205–208 FINAL SUBDIVISION PLAT
	File Name: 25–0565–SD1 (1C)		
	Date: 10–1–2025		

\\PRECISION-NAS\Precision\Jobs\2025\25-0565\25-0565-SD1-1C.dwg, 10/1/2025 12:08:54 PM, 1:30.0004

Agenda Item

C-6

(Conditional Use)

The Rail

L.A.M.E. LLC, Owner

Updated 10-28-25

AGENDA ITEM # _____

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

PC DEADLINE: 10/01/25 PC MEETING: 10/28/25

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: Office Building with parking & 8 condos
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.

Updated 10-28-25

AGENDA ITEM # _____

STATEMENT OF UNDERSTANDING

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

OWNERS/AUTHORIZED REPRESENTATIVE SIGNATURE:	**DATE:** 09/30/25
(PRINT NAME) Hayes Eiford	

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, L.A.M.E 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: 7/24/2025

STATE OF ALABAMA

COUNTY OF LEE

I, LaTanda Wimberly, a Notary Public in and for said County and State, hereby certify that Matthew Willis, 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 24th day of July, 2025

_____
Notary Public

My Commission Expires: 12-16-2026

ALABAMA NOTARY PUBLIC
LATANDA WIMBERLY
NOTARY PUBLIC
ALABAMA STATE AT LARGE
COMM. EXP. 12-16-2026

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: October 28, 2025

Agenda Item #: C-6

Action Requested: Conditional Use –Multi-family- 8 dwelling units

Location of Property: 706 Geneva Street

Property Owner(s): Samford Group, authorized applicants
L.A.M.E. LLC, property owners

Current Land Use: Undeveloped

Current Zoning: C-2, GC-S

Surrounding Zoning Districts And Land Uses:

North	C-2, GC-S	Real Estate Office
South	C-2, GC-S	Single family
East	C-2, GC-S	Single family/office/multi-unit
West	R-3	Single family homes (across railroad)

Proposal

The applicant is requesting conditional use approval for an 8-unit condominium development called, The Rail, on a 1.06-acre lot. The lot is currently vacant. The applicant is also proposing a 4,750-square-foot office building on the frontage near Geneva Street. The office use is allowed by right. The subject property is in the Geneva Street Historic District. This proposal was approved by the Historic Preservation Commission on October 9, 2025.

The surrounding properties have a mix of uses. The property directly to the south is a single-family home. The buildings to the north and across Geneva Street are a mix of residential and commercial. Further south are duplex uses. Beyond that are the former Craftmasters building and Reynolds Outdoors.

The proposed apartments are, designed to resemble townhomes, and would be located behind the office building's parking area. Access would be from a 24-foot access drive located on the southern property line. The residential development includes two buildings, each containing four units. Each unit would be approximately 1,540 square feet with a two-car carport attached at the rear. The

buildings are designed to face a small common yard on the north side. The building are two stories tall. The floor plans have not been provided, and the elevations do not show the attached carport. A separate drawing at the end of this report illustrates the carport design and materials.

In the C-2 zoning district, a maximum of 16 dwelling units per acre are allowed; the proposed density (8 units on 46,000 sf lot) is 7.6 dwellings per acre. The eight-unit apartments and the office building (4,750 sf, building) comply with the maximum 40% lot area coverage allowed; the building covers 25 percent of the lot. The ISR allowed is 80 percent, it will be 63 percent.

The applicant is presenting the residential units as condominiums with shared yard space. Planning has reviewed this item to ensure it conforms to all the multi-family regulations that apply. The buildings could also be viewed as townhomes but would need to meet those requirements. Minimum lot width requirement for a townhome = 20' the minimum building width proposed = 22'. The building also meets the minimum building setback requirements (30', 30', 10') for the C-2 zoning district. Each residential unit has a front yard area that would meet the minimum requirements for a townhome if they were ever divided into individual lot. The attached carports will have a gravel pad area.

A total of 139 landscape points are required for this site, including 19 parking space points. A residential buffer is not required against the proposed single-family adjacent to this property as they are also zoned C-2. However, staff feels that the difference in intensity of use still warrants a buffer between this use and the adjacent homes. The historic regulations also require screening of parking and other uses. The applicant has shown some plantings that will be on both sides and the rear property lines as a staggered row of evergreen trees (6) feet in height. (Previous approval: This should be complemented with a mix of evergreen trees at least six (6) feet in height or a mixture of evergreen and deciduous trees, and a 6-foot opaque fence to create the required residential buffer)

An association should be established for The Rail, and a Declaration of Covenants, Conditions and Restrictions should be prepared that provides requirements, responsibilities, and association fees for the maintenance or repairs of all outside common areas (yard area, parking spaces, driveway/private street area). The applicants provided, the homeowners, will be responsible for maintaining and repairing the condo exterior walls and roof in this condo development. The association should also provide information concerning the commercial parking area and building to the residential homeowners.

Recommendation

Staff recommends approval subject to the following:

1. All elevations and materials shall be consistent with those approved by the HPC.
2. All service utilities shall be underground.
3. Any refuse bins shall be screened with materials that complement the buildings and approved by Opelika Environmental Services prior to installation.
4. From the HPC Packet – Carport Details (in red text and photo shed roof)
5. An association established for maintenance and ownership requirements of shared space.
6. Correct the site plans to show the zoning as C-2, GC-S.

#3 See below. The shed roof over the back porch will be extended to incompass the carport area. Treated wood colums with base caps, exposed rafters tails, corbels, asphalt shingle roof to match house.

Engineering Department Report

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

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

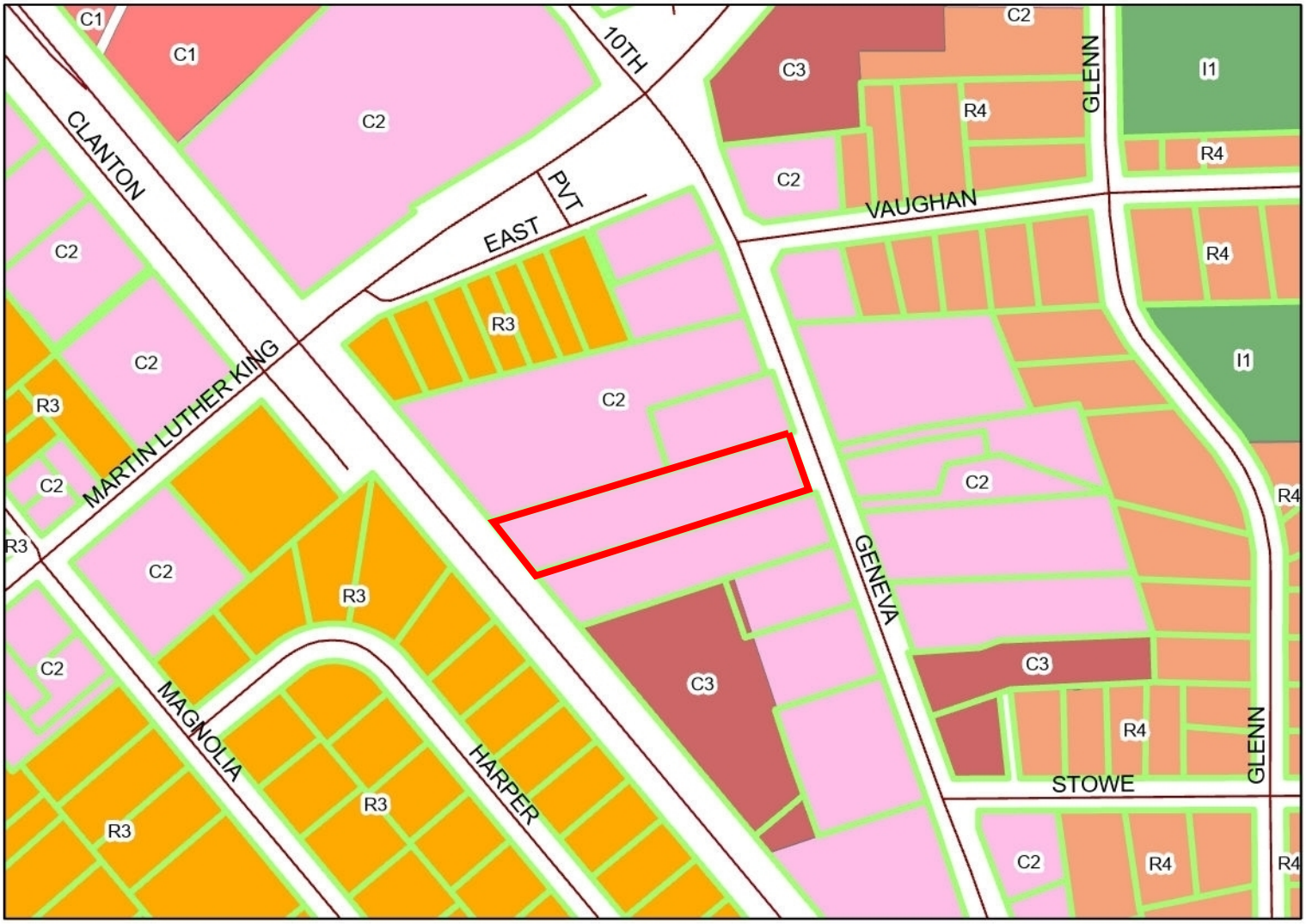
Opelika Water Report

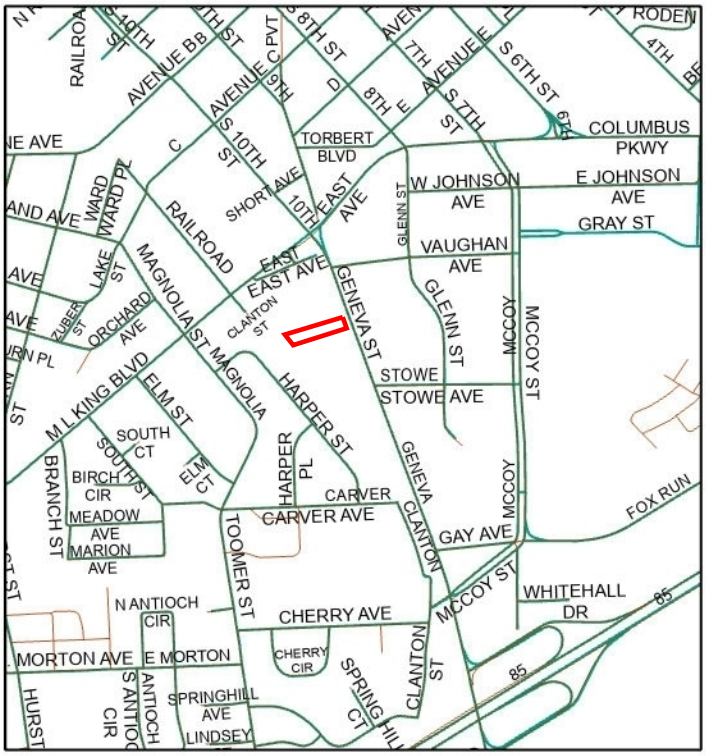
Water is available from 6-inch ductile iron main located in Geneva St.

Opelika Power Services Report

This property is in Opelika Power service territory.

THE RAIL OFFICE BUILDING AND EIGHT CONDOMINIUMS
706 GENEVA STREET
CONDITIONAL USE, C-6





The applicant is requesting to construct an office building and eight condos in a C-2, GC-S zone and the Geneva Historic 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

Updated 10-28-25

SITE INFORMATION:

SITE AREA

TOTAL SITE AREA:	1.04 AC.
TOTAL OPEN SPACE AREA:	0.37 AC.

ZONING INFORMATION:

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

LOT SUMMARY

FEE SIMPLE CONDOS:	8 UNITS
MAX DENSITY:	16 DU./AC.
PROPOSED DENSITY:	7.6 DU./AC
CONDO OPEN SPACE:	0.26 AC.

SETBACKS

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

PARKING INFORMATION:

RESIDENTIAL PARKING

REQUIRED PARKING:	2 SPACES PER UNIT
PROVIDED PARKING:	16 PARKING SPACES

OFFICE PARKING:

OFFICE USE PARKING:	1 SPACE PER 250 SF OF GROSS OFFICE AREA
PROVIDED:	4,750 SF / 250 SF = 18 PARKING SPACES + 1 HANDICAP SPACE

PLANT SCHEDULE

TREE TYPE	QTY
2-2.5" LARGE TREE	1 (11 PTS)
1.25-1.5" EVERGREEN TREE	140 (1,120 PTS)
1.25-1.5" UNDERSTORY TREE	0 (0 PTS)
SHRUB TYPE	QTY
SMALL EVERGREEN SHRUB	4 (4 PTS)

CALCULATIONS:

SF OF DEVELOPED AREA:	45,056 SF. (1.03 AC.) + 19 PARKING SPACES
POINTS REQUIRED	139 PTS
POINTS PROVIDED	1,135 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 10 20 30 40
SCALE: 1"=20'

JOB NUMBER:	009
DATE:	10/10/2025

SHEET TITLE:
LANDSCAPE PLAN

L-1.0

8-22-25 Revised with Dimensional Labels

SITE INFORMATION:

SITE AREA

TOTAL SITE AREA:	1.04 AC.
TOTAL OPEN SPACE AREA:	0.37 AC.

ZONING INFORMATION:

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

LOT SUMMARY

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PROPOSED DENSITY:	7.6 DU./AC
CONDO OPEN SPACE:	0.26 AC.

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

PARKING INFORMATION:

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PROVIDED PARKING:	16 PARKING SPACES

OFFICE PARKING:

OFFICE USE PARKING:	1 SPACE PER 250 SF OF GROSS OFFICE AREA
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2449 MOORE'S MILL ROAD
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AUBURN, AL 36830

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EVERY DIG. EVERY TIME.

DESIGN TEAM:

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

SCALE & NORTH ARROW:

NORTH ARROW

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

JOB NUMBER:	009
DATE:	10/22/2025

SHEET TITLE:

CONCEPT PLAN

1 OF 1

Updated 10-28-25

HARTBROOK

DEVELOPERS + BUILDERS

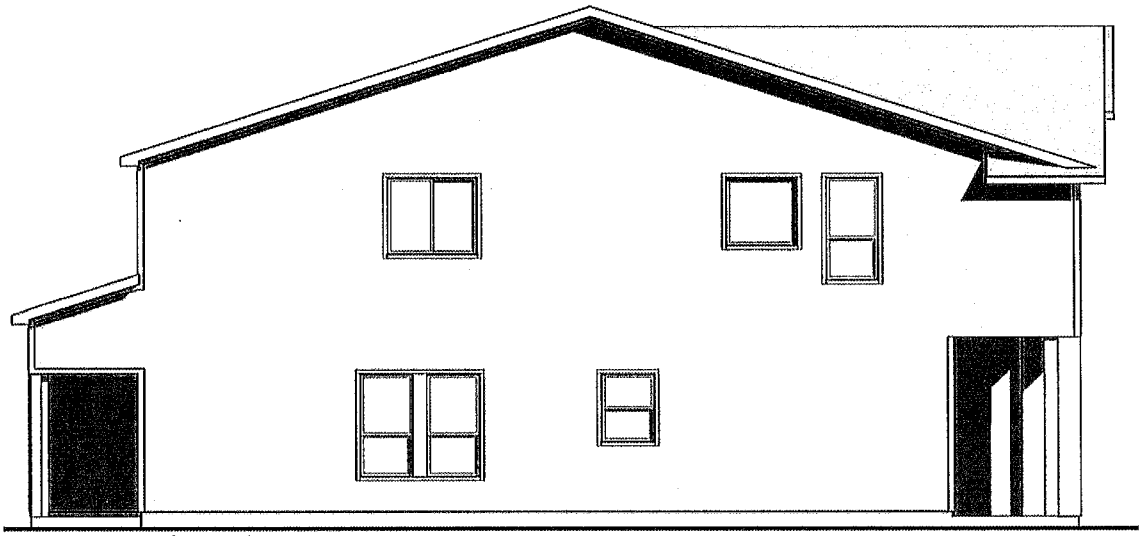
GENEVA STREET CONDOS and COMMERCIAL OFFICE

Renderings and Exterior Specs

Front Elevation- Condos

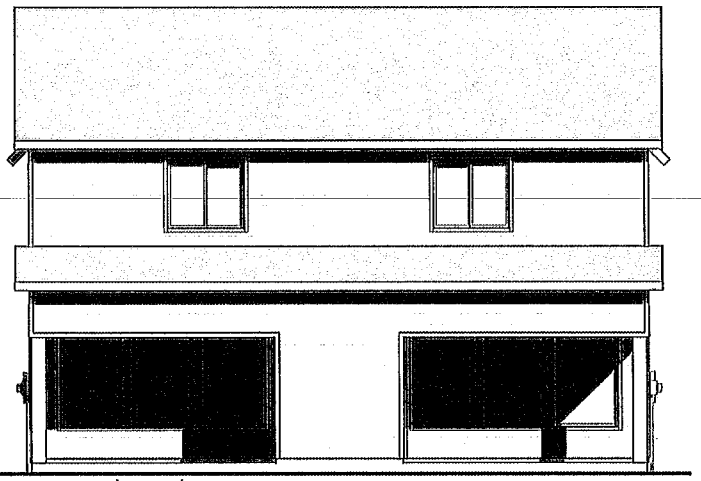
Updated 10-28-25

Side Elevation Condos



LEFT ELEVATION

Rear Elevation - Condos



REAR ELEVATION

Updated 10-28-25

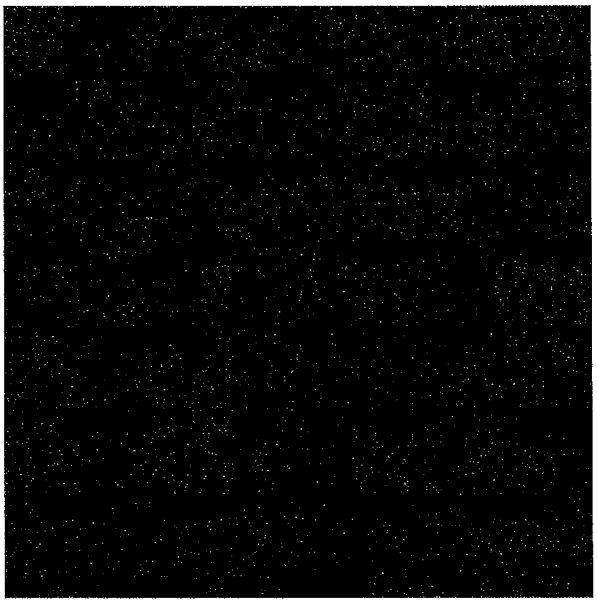
Front Elevation – Commercial Office

Side Elevation – Commercial Office

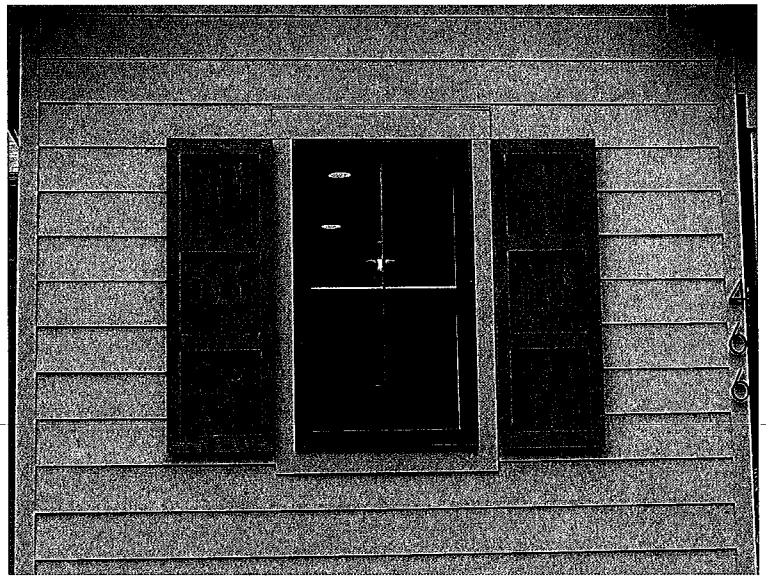
Updated 10-28-25

EXTERIOR SPECS FOR APPROVAL:

ROOF: Asphalt shingles (IKO WEATHERWOOD)



WINDOWS: Sun Patriot double-hung windows with grids and 1x4" casing



Updated 10-28-25

DOORS:

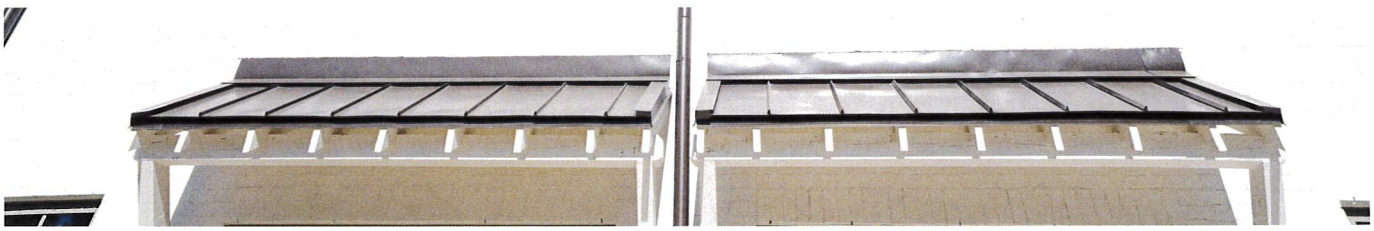
Exterior Doors: Stainable fiberglass

3'0-8'0:

Exteriror LIghting

Exposed rafter tails with tongue & groove soffit

Shed roofs: Standing seam metal



Updated 10-28-25

BRICK SKIRT: Painted brick veneer skirt

SIDING: Hardie cement board lap siding all around

Agenda Item

D-7

(Conditional Use Extension)

20 Veterans Parkway

Terry McCollum Owner

KADRE ENGINEERING

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

RE: CUP Extension Request
Terry McCollum – 20 Veterans Parkway
Cottage-Style Multifamily Community

Dear Mr. Mosley,
On behalf of Kadre Engineering, authorized representative Terry McCollum, Kadre Engineering requests to extend conditional use approval for Veterans Parkway Mixed use for an additional 12-months to October 22, 2026.

Veterans Parkway Mixed Use was approved on the October 22, 2024 agenda, was accessed at the 20 Veterans Parkway, C-2, GC-P, 124-unit Build-to-Rent attached and detached dwelling unit development. In addition to the extension request, we are requesting to increase the total unit count of this development to a maximum of 128 units.

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

Sincerely,

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

Copy-Tabled 10-22-24

000397-2024

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: 10/01/2024 PC MEETING: 10/22/2024

SITE ADDRESS: 0 Veterans Parkway - Parcel #0905153000007000

PROPERY OWNER: Terry McCollum

APPLICANT/ AUTHORIZED REPRESENTATIVE: Lee Tharp - Kadre Engineering

MAILING ADDRESS: PO Box 101205 Irondale, AL 35210

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

EMAIL ADDRESS: ltharp@kadre-eng.com

PARCEL INFORMATION

Project name: Veterans Parkway Mixed-Use Address/Location: 0 Veterans Parkway

Current Land Use: vacant/undeveloped Current Zoning: C2

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

Description of Proposed Use: Low-density (5.64 DU/AC), class A+ cottage-style multifamily community as a conditional use under the existing C-2 zoning district.

AUTHORIZATION TO ACT AS APPLICANT (if applicable)

I, Terry McCollum, 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: Terry McCollum Date: Oct. 1, 2024

STATE OF ALABAMA,
COUNTY OF LEE

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

Given my hand and seal of office this 1st day of October,

Morgan M. Duett
Notary Public

My Commission Expires: 10/04/2026

MORGAN M. DUETT
Notary Public
Alabama State at Large

Copy-Tabled 10-22-24

AGENDA ITEM # _____

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

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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? Given the demand in Opelika for high quality housing options and the pre-existing residential character along Veterans Parkway we believe a mix of residential and light commercial use would be the highest and best use of the property.

2) Will the use result in a substantial adverse effect on adjacent properties, the character of the neighborhood, traffic conditions, public infrastructure, etc.? We do not anticipate any adverse impacts to the surrounding properties or public infrastructure. It is our opinion that this development will improve the character of the Veterans Parkv

3) What precautions will be taken to minimize any adverse effects from the proposed use on surrounding property owners? Landscape buffers at the perimeter of the property will be provided in such a depth and density as to meet the City of Opelika's landscape buffer requirements to minimize visual impacts to the adjacent properties. Storm water controls such as a stormwater detention pond will also be constructed meeting the City of Opelika's requirements to prevent adverse downstream impacts to existing streams, storm drainage infrastructure, or private properties from the proposed development.

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** _____

Copy-Tabled 10-22-24

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)	

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:** 10/01/2024
(PRINT NAME) Lee Tharp - Kadre Engineering	

Copy-Tabled 10-22-24

Brian Hatcher <bhatcher@kadre-eng.com>; Dan Fritts <dan@5da-i.com>
Subject: Re: 24081 Opelika Preliminary Mixed Use Site Plan

Lee -

Can you change the owners name to Terry McCollum and resend? Angela Moen is who is listed on the deed, but Terry has been the representative of the estate that we have been dealing with.

Tom and I are in transit or I would try to do it myself.

Our broker is headed to get him to sign it and notarize it right now.

Thanks

Wood

Get Outlook for iOS

From: Lee Tharp <ltharp@kadre-eng.com>
Sent: Tuesday, October 1, 2024 8:56:57 AM
To: Tom Walker <tom@villagecreekdev.com>; Brian Hatcher <bhatcher@kadre-eng.com>; Dan Fritts <dan@5da-i.com>
Cc: Wood Howell <wood@wpcmllc.com>
Subject: RE: 24081 Opelika Preliminary Mixed Use Site Plan

Hey guys, see attached for the completed application to get signatures and notary for the submittal. Let me know what y'all need out of me to get it handled.

Thanks,

LEE THARP
Associate
ltharp@kadre-eng.com
C. (334) 315-0239
www.kadre-eng.com

KADRE ENGINEERING
BIRMINGHAM · AUBURN · ORANGE BEACH

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From: Tom Walker <tom@villagecreekdev.com>
Sent: Monday, September 30, 2024 9:07 PM
To: Lee Tharp <ltharp@kadre-eng.com>; Brian Hatcher <bhatcher@kadre-eng.com>;

Copy-Tabled 10-22-24

From: **Tyler Rabren** tyler@screalabama.com
Subject: Fw: 24081 Opelika Preliminary Mixed Use Site Plan
Date: October 1, 2024 at 11:29 AM
To: Terry McCollum tamccollum@charter.net

Here is the document

Get Outlook for iOS

From: Tyler Rabren <tyler@screalabama.com>
Sent: Tuesday, October 1, 2024 11:20:46 AM
To: Robert Thorington <robert@screalabama.com>
Subject: Fw: 24081 Opelika Preliminary Mixed Use Site Plan

Get Outlook for iOS

From: Wood Howell <wood@wpcmllc.com>
Sent: Tuesday, October 1, 2024 11:19:45 AM
To: Tyler Rabren <tyler@screalabama.com>
Subject: Fwd: 24081 Opelika Preliminary Mixed Use Site Plan

Get Outlook for iOS

From: Lee Tharp <ltharp@kadre-eng.com>
Sent: Tuesday, October 1, 2024 11:18:31 AM
To: Wood Howell <wood@wpcmllc.com>; Tom Walker <tom@villagecreekdev.com>; Brian Hatcher <bhatcher@kadre-eng.com>; Dan Fritts <dan@5da-i.com>
Subject: RE: 24081 Opelika Preliminary Mixed Use Site Plan

Sure thing Wood, see attached for the revised form to pass along to the broker.

Thanks,

LEE THARP
Associate
ltharp@kadre-eng.com
C. (334) 315-0239
www.kadre-eng.com

KADRE ENGINEERING
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From: Wood Howell <wood@wpcmllc.com>
Sent: Tuesday, October 1, 2024 11:15 AM
To: Lee Tharp <ltharp@kadre-eng.com>; Tom Walker <tom@villagecreekdev.com>;

City of Opelika
Planning Commission
Planning Department Report

Meeting Date:	October 28, 2025
Agenda Item #:	D-7
Action Requested:	Extension of Conditional Use – 124 detached Apartment Units
Location of Property:	20 Veterans Parkway
Property Owner(s):	Terry McCollum Lee Tharp-Kadre Engineering, authorized representative
Current Land Use:	Undeveloped
Current Zoning:	C-2, GC-P

Surrounding Zoning Districts And Land Uses:

North	C-2, GC-P	Single family homes
South	C-3, GC-P	Restaurant
East	C-3, GC-P	Office-warehouses approved
West	C-2, GC-P	Auburn city limits

This agenda item received conditional use approval at the October 22, 2024 Planning Commission meeting. The approval was for a 124-unit cottage-style apartment development on 21.95 acres. The applicant is now requesting a one-year extension of that October 2024 conditional use approval to the October 2026 Planning Commission meeting. In addition to the one-year extension of the conditional use, the applicant is also requesting to increase the total number of apartments units to 128 units. The following is the staff report from the October 2024 PC meeting.

The apartment development is on Veterans Parkway about 500 feet north of the intersection of Pepperell Parkway and Veterans Parkway. The development includes a 3,500 sf restaurant located near the apartment entrance on Veteran Parkway. Auburn City limits border the property on the west side. The apartment amenities include a 1,980 square foot fitness facility, a 15x60 swimming pool, a 2,340 sf clubhouse & rental office, and a 1,050 sf Pet Spa/Maintenance building. The development is designed to appeal to students.

The 124 units consist of 88 detached apartment units and 36 attached units. A detached apartment is 10 to 13 feet from an adjacent detached apartment. The square footage of the 88 detached single units are 1,000 sf (3 bedroom (BR) or 1,284 sf (3 BR with garage parking).

The 36 attached units include four 2-unit apartments: each unit is 775 square feet with three bedrooms. There are six 4-unit apartments attached together: Two units are two bedroom and two units are three bedroom. The two bedroom units are 635 square feet; the three bedrooms are 780 sf. Apartment elevations and exterior materials are not provided at this writing.

In the C-2 zone, 16 dwelling units per acre are allowed. The proposed density for the 124 apartment units on 21.95 acres is 5.65 dwelling units per acre.

The 124 apartment units require 248 parking spaces (2 spaces per apartment units) and the 3,500 sf restaurant requires at least 35 parking spaces plus employees. A total of 286 parking spaces are required for apartments and restaurant. The site plan shows 38 parking spaces next to the restaurant and extra parking on private streets are nearby. The site plan has a total of 465 parking spaces: (121 covered garage spaces, 148 driveway spaces, 196 surface spaces (uncovered).

An 18'x18' dumpster is shown for the restaurant. The dumpster must be screened on all sides with an opaque fence and gate. City services will provide garbage pick-up for the 124 apartment units.

The site plan shows a "20' Landscape Buffer" along Veterans Parkway on east side and the north and west property lines.[1] A detailed landscape plan with base points according to the disturbed area and parking lot points was not submitted.

Recommendation

The proposed apartments are adjacent to single homes on the north side. Across Veterans Parkway, office-warehouse tenant spaces have been approved and construction should start soon. Also, on Veterans Parkway and near the proposed apartments are mobile home lots and the entrance to mobile home parks (King's mobile home park and Midway Manor MHP). Staff believes the apartments with 20' landscape buffers will be compatible with the existing land use and not have an adverse effect on the surrounding area. Staff recommends approval with the following conditions.

1. Provide a landscape plan based on the Landscape Regulations with base and parking lot points and plant material for the 20' landscape buffers along the north, east, and west property lines. A Gateway Corridor buffer along the east property line (Veterans Parkway) is required. Plant evergreen

[1] A cell tower located near the west property line and accessed from Veterans Parkway occupies about 3 acres of the 21.95 acres apartment property along the south property line. The south property line area will remain wooded undisturbed. The proposed apartment development is at least 55 feet from the south property line.

trees/shrubs along the north property line adjacent to existing single family homes providing an impervious visual barrier.

2. The restaurant dumpster must be screened on all sides and gate with opaque material.
3. The apartment exterior materials and amenity buildings must meet cladding requirements as provided in Section 7.6 Gateway Corridor in Zoning Ordinance.

Engineering Department Report

No Report

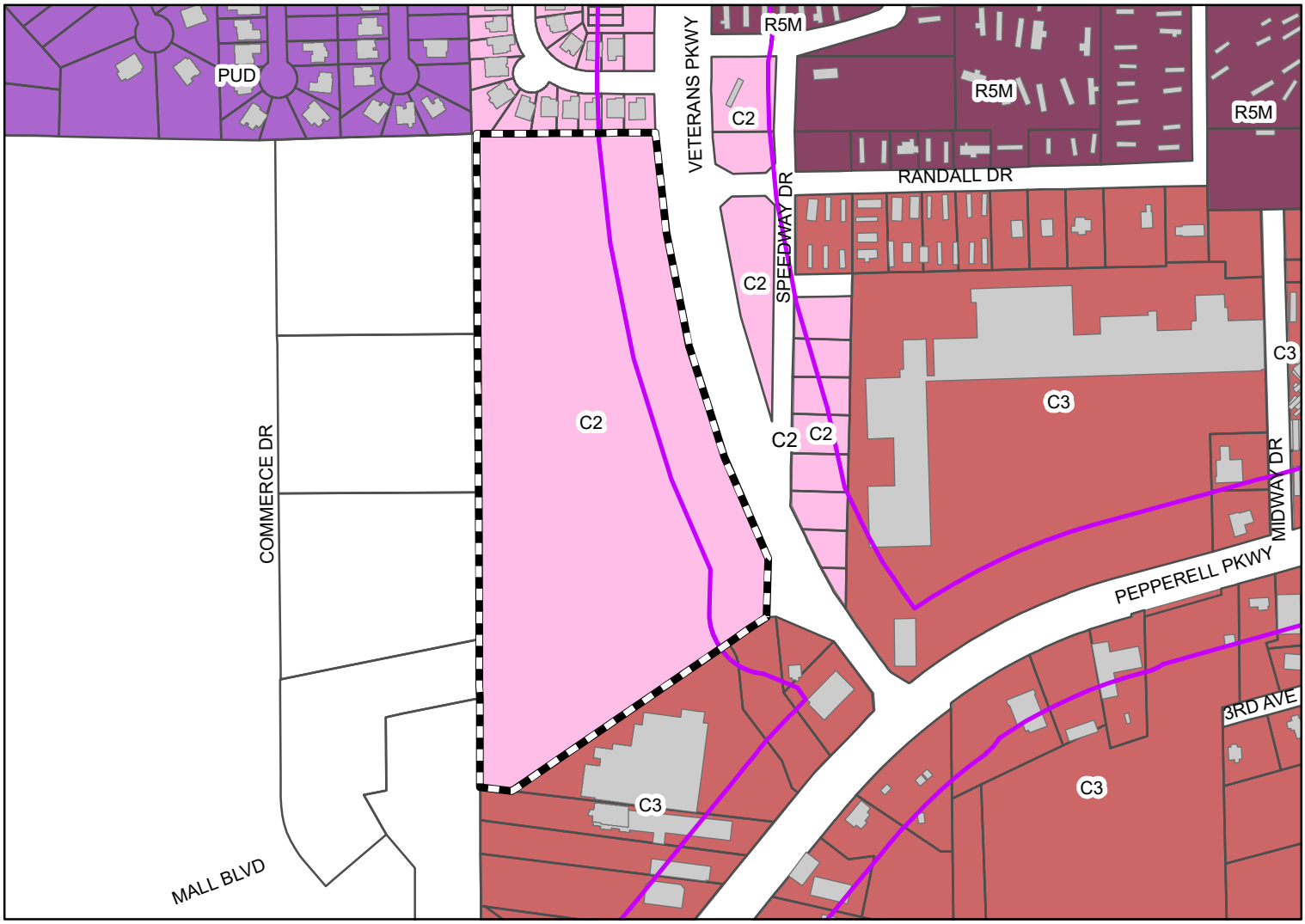
Opelika Water Board Report

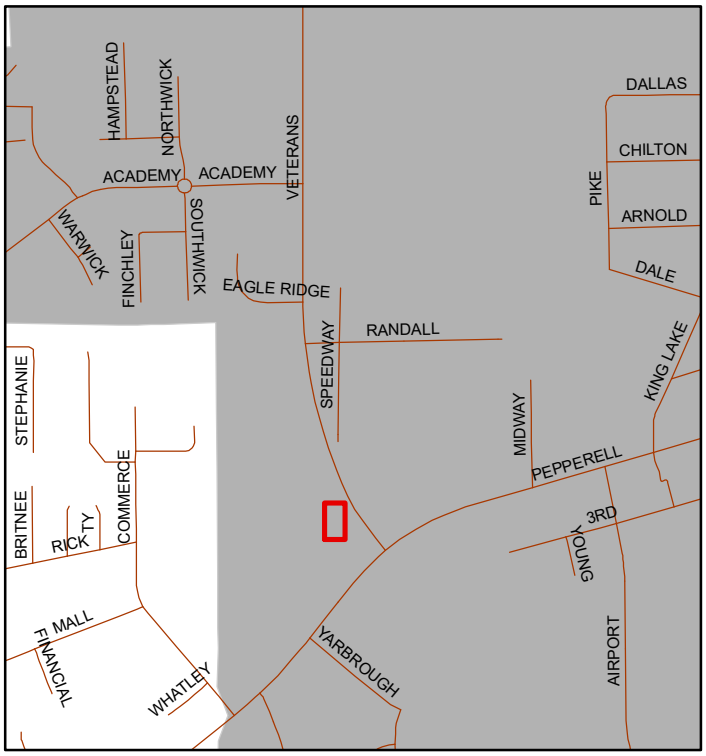
No Report

Opelika Power Services Report

No Report

VILLAGE CREEK COTTAGE APARTMENTS
20 VETERANS PARKWAY
CONDITIONAL USE, C-6





The applicant is requesting approval for 124 cottage apartments with clubhouse, fitness building, and commercail space. The 22 acre 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.

Copy-Tabled 10-22-24

PARKING SUMMARY

121	GARAGE SPACES
148	DRIVEWAY SPACES
196	SURFACE SPACES
465	TOTAL SPACES

BUILDING AND PARKING LEGEND

BUILDING TYPE 1

1 - 3 BEDROOM UNIT
1- GARAGE PARKING SPACE
2 - DRIVEWAY PARKING SPACES

BUILDING TYPE 2

1 - 3 BEDROOM UNIT
2- GARAGE PARKING SPACE
2 - DRIVEWAY PARKING SPACES

BUILDING TYPE 3

2 - 3 BEDROOM UNITS

BUILDING TYPE 4

2 - 3 BEDROOM UNITS
2 - 2 BEDROOM UNITS

UNIT MATRIX

BLDG TYPE	LEVEL	2BR-1	2BR-2	3BR-1	3BR-FG	3BR-RG	
BUILDING	2						-
TYPE 1	1				1		1
BLDG TOTAL		-	-	-	1	-	1
# OF BLDGS	55						
TOTAL		-	-	-	55	-	55
BUILDING	2						-
TYPE 2	1					1	1
BLDG TOTAL		-	-	-	-	1	1
# OF BLDGS	33						
TOTAL		-	-	-	-	33	33
BUILDING	2						-
TYPE 3	1			2			2
BLDG TOTAL		-	-	2	-	-	2
# OF BLDGS	4						
TOTAL		-	-	8	-	-	8
BUILDING	2						-
TYPE 4	1	2	-	2			4
BLDG TOTAL		2	-	2	-	-	4
# OF BLDGS	7						
TOTAL		14	-	14	-	-	28

UNIT TOTALS						
	2 BEDROOM		3 BEDROOM			
	2BR-1	2BR-2	3BR-1	3BR-FG	3BR-RG	TOTAL
SUBTOTAL	14	--	22	55	33	
TOTAL	14		110			124
RATIO	11%		89%			100%

FIFTH DIMENSION
ARCHITECTURE + INTERIORS LLC

OPELIKA COTTAGES - VILLAGE CREEK DEVELOPMENT
CONCEPT SITE PLAN V2

PROJECT NO: 24081
PROJECT STATUS: CONCEPTUAL PLANNING
ISSUE DATE: 09-15-24

0 20' 40' 80'
GRAPHIC SCALE: 1" = 40'-0"

N

SHEET NUMBER
AS2

Agenda Item

E-8 a/b

(Amendment to Future Land Use & Rezoning)

Antione Sr. & Raven Harvis

a. Amendment to Future Land use, 2051 Highway 169, 48 acres. Low density residential to general commercial use.
b. Rezoning from R-1 to C-3

000375-2025

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: Antione Sr + Raven Harvis Living Trust
MAILING ADDRESS: 1005 Crawford Road Opelika AL 36804
PHONE NUMBER: 334-559-7517/334 559-7559 Email: harviat@gmail.com

PARCEL INFORMATION

Site Address: 2051 AL Highway 169
Description of proposed use: Equipment Parking and office space for a moving and lawn care company.
Tax Parcel Number: 43 10 08 33 0 000 001.000
Adjacent Zoning Districts: North: M1 South: PJ East: PJ C3 West: R1

Current Land Use: Raw land no usage
Current Zoning: Residential 1
Proposed Zoning: Commercial 3

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

Fee: $125.00

TOTAL = _____

PAID: _____

I hereby request my property located at (street address) 2051 AL Highway 169,
Tax Map parcel number 43 10 08 33 0 000 001.000 be rezoned from R1 to C3. 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:	
(PRINT NAME) Antione Harvis Sr	**DATE** 9/8/25

AGENDA ITEM # _____

AUTHORIZED TO ACT AS APPLICANT FOR PROPERTY OWNER

I, Antione Harvis Sr, being owner/authorized manager of the rezoning property(s) as described in this Rezoning Application hereby authorize Raven Harvis to act as my representative in all decisions concerning the rezoning of my property(s) before the Opelika Planning Commission and City Council.

Property Owner's Signature _____ Date 9/8/25

STATE OF ALABAMA

COUNTY OF LEE

I, Angel Irvin, a Notary Public in and for said County and State, hereby certify that Antionettamis Sr., 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 8th day of September, 2025

_____
Notary Public

My Commission Expires: October 27, 2026

Angel S. Irvin
Notary Public, Alabama State At Large
My Commission Expires October 27, 2026

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.

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 R1 zoning district to a C3 zoning district.

Notary Public

Angel S. Irvin
Notary Public, Alabama State At Large
My Commission Expires October 27, 2026

My Commission Expires:_____

AGENDA ITEM # _____

NOTARY SIGNATURES

Before me, Angel Irvin,
a Notary Public in and for said County and State, hereby certify that Antione Harris Sr, whose name is signed to the foregoing petition as Owner [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 8th day of September, 2025.

Angel Irvin
Notary Public

Angel S. Irvin
Notary Public, Alabama State At Large
My Commission Expires October 27, 2026

Antione Harris SR
(print name)

(address)
Opelika AL 36804
1005 Crawford Rd
(city, state, zip)

BY: _____
(signature)

ITS: Owner
(title)

DATE: 9/8/25

I, the undersigned authority, a Notary Public in and for Said County and State, hereby certify that Raven Harris, **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 8th **day of** September, 2025

Angel Irvin
Notary Public

Angel S. Irvin
Notary Public, Alabama State At Large
My Commission Expires October 27, 2026

Raven Harris
(Signature)

Raven Harris
(print name)

1005 Crawford Road
Opelika, AL 36804
(mailing address)

DATE: 9/8/25

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:	October 28, 2025
Agenda Item #:	E-8a & 8b
Action Requested:	Amendment to the Future Land Use Map and Rezoning: 48 acres (a) Amendment to Future Land Use map - from low density residential to general commercial (b) Rezoning - from R-1 to C-3
Location of Property:	2051 Highway 169
Property Owner(s):	Antione Sr. and Raven Harvest Living Trust
Current Zoning:	R-1
Proposed Zoning:	C-3 (general commercial)
Existing Land Use:	Undeveloped

Surrounding Zoning Districts And Land Uses:

North	M-1	BF Goodrich property (undeveloped)
South	PJ	Mobile homes (out of city limits)
East	C-3	Gas station & convenience store
West	R-1	Rural, single-family home

Amendment to the Future Land Use Map

The 2030 Future Land Use Map (FLUM) shows the 48-acre rezoning property in a low-density residential land use category. One single family home (1,400 sf) is on the property. Opelika City limits border the rezoning property along the south property line and most of the east property line. The adjacent properties on the south side are not in the City limits. The lots consist of mobile homes on 15,000 square foot lots. On the east side one adjacent property is in the City, a gas station & convenience store (M&M Grocery) at the corner of Hwy 169 and South Uniroyal Road. Other adjacent or nearby properties are auto shops, a mini-warehouse, and single-family home lots that are outside the City limits. On the north side the adjacent 127-acre property is undeveloped property owned by BF Goodrich company. On Highway 169 across from the 127-acre vacant parcel is the former BF Goodrich plant property on 107 acres that closed in 2009. On the west side, the adjacent 40-acre property with two single family homes is in the City limits in a R-1 zone

Staff Recommendation

The rezoning request to a C-3 zone requires an amendment to the 2030 FLUM concerning 'land use category. If the rezoning request is approved, staff recommends the 2030 Future Land Use map be amended for the 48 acres from a "low density residential" land use category to a "general commercial" land use category.

Rezoning

The applicant is requesting to rezone 48 acres from an R-1 zone (rural residential) to a C-3 (general commercial) zoning district. If the rezoning is approved, the applicant plans to use about three acres of the rezoning property for the family's moving company business (Wise Guys). The moving company with four employees will store moving supplies, blankets, and equipment in an existing 1,400 square foot block building (former single-family home) on the rezoning property. Outside storage on the 3 acres are three moving trucks and two trailers. The 1,400-sf building has no running water or bathroom facilities. The building is for storage only; the building will not be used as an administrative office. The moving company office will remain in the same location, at 216 S 8th Street, C-1 zone - downtown commercial district. After about three years, the applicant plans to expand the business and construct a warehouse for customer storage.

The Zoning Ordinance states that the C-3 district is characterized by a broad range of retail, wholesale, and service uses. Examples of uses in the C-3 zone are motels, individual businesses, small strip centers, banks, fast-food establishments, grocery stores, and similar uses. The Zoning Ordinance also states that "sanitary sewer should be served" in a C-3 zone. The 48-acre rezoning property does not have access to public sewer. Public sewer is located about 1,500 feet from the rezoning property. Staff has concerns about rezoning a 48-acre parcel with no public sewer to a C-3 general commercial rezoning district.

Recommendation

The uses allowed in a C-2 zone (office-retail) for the rezoning property is more compatible with the adjacent rural residential and commercial uses than the uses allowed in the proposed C-3 zone. However, the C-2 zone prohibits outside storage. The C-3 zone allows outside storage with conditional use approval by the Planning Commission. If a C-3 rezoning is approved, the applicant's current three year plan of inside and outside storage is subject to conditional use approval. A site plan and landscape plan is required for a conditional use request.

The applicant's three year plan is considered by staff as minimal or low impact on the surrounding area if a C-3 zone is approved. However, there is concern if after three years a new commercial

warehouse is proposed and there is no public sewer available to the 48 acres. There's a higher risk of environmental issues with a septic tank on commercial property than residential property (soil and groundwater problems).

Approving the rezoning could also set a precedent for future large scale commercial rezoning requests in the R-1 zoning district with no public sewer. Staff recommend that public sewer be accessible to the 48 acres before any higher intensity of use or any building permits for new buildings or building additions are approved.

The applicant's plan after three years to construct a proposed warehouse for customer storage (or any other proposed building) should be contingent on public sewer provided to the warehouse.

Staff recommend a positive recommendation to City Council to approve the rezoning from R-1 to C-3 subject to the following:

1. No new building permit or permit for an addition to the existing 1,400 sf building allowed until public sewer is accessible to the 48 acres.
2. Any change in use that increases the demand for sanitary services requires a connection to public sewer.

Engineering Department Report

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

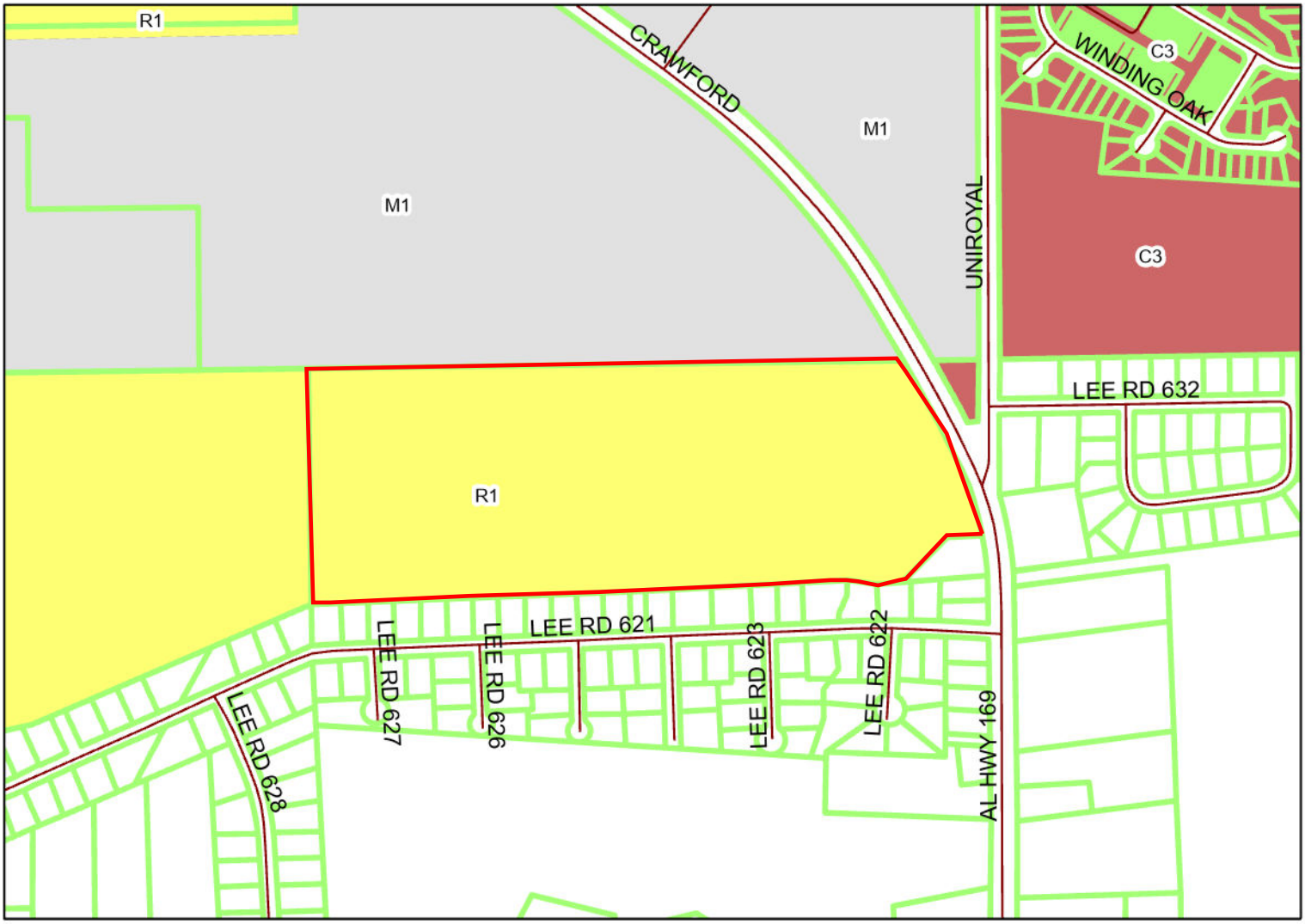
Opelika Water Report

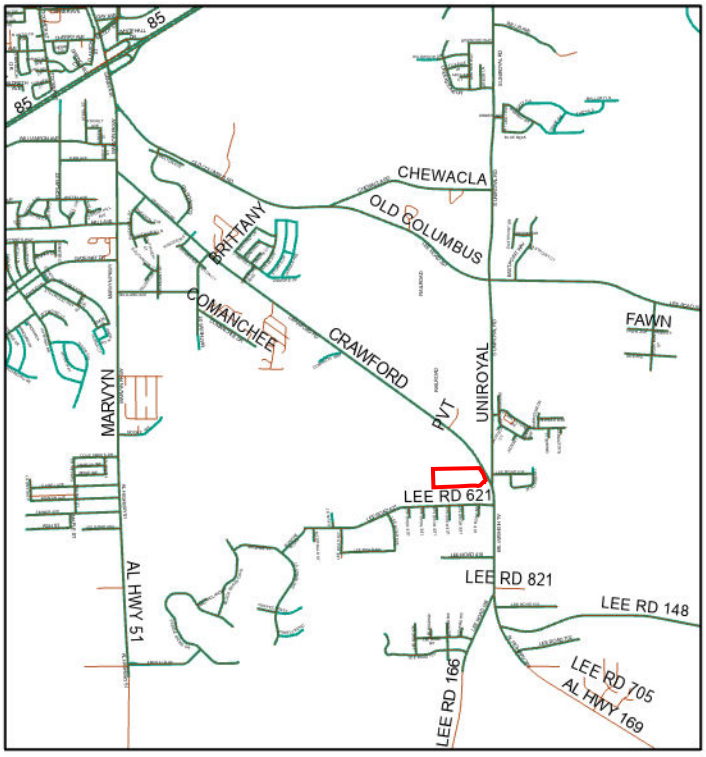
Opelika Water: Water is available from 8-inch main on western side of Crawford Rd. The existing 12-inch water main located on this property is set to be abandoned in place when existing customers are removed**.**

Opelika Power Services Report

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

HARVIS REZONING REQUEST
2051 HIGHWAY 2051
R-1 TO C-3, D-7



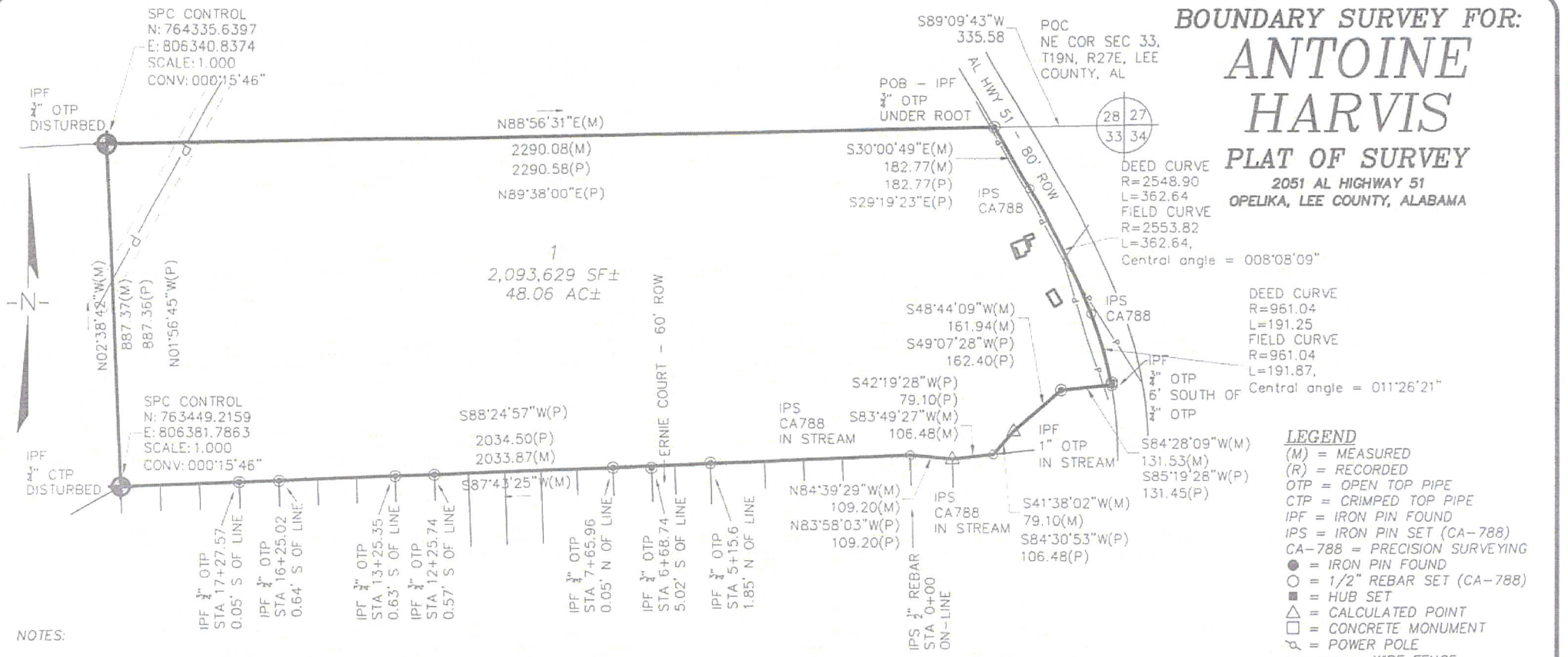


The applicant is requesting rezoning 48 acres from R-1 to C-3 for a moving and lawn care company. The property has one 1,400 sf building used to store moving equipment and supplies. Moving and lawn care trucks and trailers will be parked on property.

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

BOUNDARY SURVEY FOR:
ANTOINE HARVIS
PLAT OF SURVEY
2051 AL HIGHWAY 51
OPELIKA, LEE COUNTY, ALABAMA



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

NOTES:

1. SOURCE OF INFORMATION: DEED BOOK 2299, PAGE 660
2. DATE OF FIELD SURVEY: 9-30-2021; DATE OF OFFICE WORK: 10-1-2021.
3. BEARINGS BASED ON STATE PLANE COORDINATES, NAD 1983, ALABAMA EAST ZONE, US FOOT. COORDINATES SET USING RTK GPS, ALDOT CORS AS CONTROL.

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

MICHAEL T. MAHER
PLS NO. 29993
NOT A CERTIFIED SURVEY UNLESS SIGNED AND STAMPED WITH MY SEAL.

DATE: 10/1/2021

Drawn By:	MTM
Scale:	1"=300'
File Name:	21-864-BDY
Date:	10-1-2021

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

300' 150' 0 300' 600'
SCALE IN FEET

ALABAMA LICENSED No. 29993 PROFESSIONAL LAND SURVEYOR MICHAEL T. MAHER

Property Description.

2051 Alabama Highway 51

Commencing at the Northeast corner of Section 33, Township 19 North, Range 27 East, Lee County, Alabama, thence South 89°09'43" West, a distance of 335.58 feet to a found ¾" open top iron pin under a tree root, said point being in the Western right of way of Alabama Highway 51 and being the Northeast corner and the Point of Beginning of the property described herein: from this POINT OF BEGINNING, thence along Alabama Highway 51 South 30°00'49" East, a distance of 182.77 to a set ½" rebar by Precision Surveying (CA788) and the beginning of a curve tangent to said line; thence along said curve of the West right of way of Alabama Highway 51 southeasterly an arc distance of 362.64 feet along the curve concave to the southwest, having a radius of 2553.82 feet and a central angle of 8°08'09" to a set ½" rebar (CA788) to a point of compound curvature; thence southerly an arc distance of 191.87 feet along the curve concave to the west, having a radius of 961.04 feet and a central angle of 11°26'21" to a found ¾" open top iron pin; thence leaving Alabama Highway 51 South 84°28'09" West, a distance of 131.53 feet to a found 1" open top iron pin; thence South 48°44'09" West, a distance of 161.94 feet to a calculated point in a creek; thence South 41°38'02" West, a distance of 79.10 feet to a set ½" rebar (CA788) in the centerline of a creek; thence South 83°49'27" West, a distance of 106.48 feet to a calculated point in a creek; thence North 84°39'29" West, a distance of 109.20 feet to a set ½" rebar (CA788); thence South 87°43'25" West, a distance of 2033.87 feet to a found disturbed ¾" crimp top iron pin; thence North 02°38'42" West, a distance of 887.37 feet to a found disturbed ¾" crimp top iron pin; thence North 88°56'31" East, a distance of 2290.08 feet to the Point Of Beginning.

Said parcel contains 48.06 acres, more or less, and lies in Section 33, Township 198 North, Range 27 East, Lee County, Alabama.

Agenda Item

F-9

(Amendment to Zoning Ordinance)

Section 7.3A - Revision of Minimum Lot Width in the C-1 zone and Revision to Section 7.3. C. Use Categories (matrix table) to Package Liquor Store and Section 8.28.5 Package Liquor Store Standards for Use - A public hearing to consider a recommendation to the City Council on proposed amendment to the Zoning Ordinance

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: October 28, 2025

Agenda Item #: F-9

Action Requested: Text Amendment –
A. Amend Section 7.3 A. District Regulations
B. Amend Section 7.3 Use Categories
Amend Section 8.28.5 Package Liquor Store

Downtown Lot Width Amendment:

Section 7.3

A. District Regulation

AREA REQUIREMENTS[i]

	R-1	R-1A	R-2	R-3[ii]	R-4/M	R-5/M	C-1	C-2	C-3	M-1	M-2	I-1	GC-P	GC-S
Minimum Lot Width (ft.)	100	90	80	70	60	60	~~60~~ none	60	60	60	60	60	100	100

Staff Comments – The proposed text amendments cover changes to the district area requirements, specifically for the C-1 district. This district is the downtown area. Currently, the minimum lot width for a lot in the downtown area is 60 feet in width. Historically, most of the lots in the C-1 zone are much smaller. While some of the warehouses, churches and banks have built on larger lots, most of the buildings are currently non-conforming to the zoning ordinance. Lots in the C-1 zone are typically between 20-25 feet with corner lots typically being 50 feet in width. The smallest lot width found in the C-1 zone is 12 feet. While this is not typical, most cities have removed restrictions on lot width in similar fashion to how they have handled setbacks and minimum lot size. Because the City encourages buildings to extend from lot line to line in character to the historic development pattern; setbacks and lot size have no minimum. This text amendment would reduce the lot width from 60 feet to no minimum. This is how most historic downtowns address lot width.

Package Liquor Store Amendment:

B. Uses Allowed.

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

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

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

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

Allowed – A Conditional – C Not Allowed – N

C. Use Categories.

USES	DISTRICTS															
	R-1	R-1A	R-2	R-3	R-4	R-4M	R-5	R-5M	C-1	C-2	C-3	M-1	M-2	I-1	GC-P	GC-S
Package Liquor Store	N	N	N	N	N	N	N	N	N	N	C	C	N	N	~~N~~ C	N

SECTION 8.28.4 RESERVED

SECTION 8.28.5 Package Liquor Store

A. Purpose and Intent.

The purpose and intent of this section is to regulate package liquor stores, which may have secondary effects on the neighboring areas and the community as a whole. These regulations shall apply to those establishments licensed by the City that sell liquor in unopened containers for off premise consumption. These regulations shall not apply to establishments that store, distribute, or sell liquor in bulk or wholesale to other retailers for sale. These regulations shall not apply to licensed and approved distilleries or micro-distilleries. These regulations shall not apply to establishments selling only beer and/or wine for off premise consumption.

The State of Alabama through the Alabama Alcoholic Beverage Control Board provides regulations regarding the licensing and operation of liquor or package stores and operators. Nothing in this section is intended to authorize or permit any establishment in violation of any city; county, state or federal ordinance, code or statue. The City has determined that this section is necessary to supplement other regulations to establish reasonable regulations on this use and any effects it may have on adjoining properties or the City and its residents.

B. Use Standards and Dispersal Requirements

The following standards and requirements are required for any package liquor stores subject to conditional use approval:

1. No package liquor store shall be permitted within a radius of 1,500 feet of any other package liquor store. This distance shall be measured from door to door.
2. The minimum gross floor space for the use shall be 3,000 square feet. At least 50% of this shall be showroom or sales floor.
3. No sales shall be conducted through a walk-up window or drive-through.
4. Burglar bars, steel gates, and steel-roll down doors or shutters are prohibited on the exterior of a structure when visible from any public or private street. Interior security burglar bars, steel gates and roll down doors shall allow 80 percent visibility into the tenant space and shall be fully retractable during business hours of operation.

Staff Comments – The proposed text amendments cover changes to the permitted use table and use standards for package liquor stores. Package liquor stores are stores that sell liquor for off premise

consumption. These stores, for zoning purposes, include both state owned ABC Stores and private package stores. This does not include stores that only sell beer or wine. This use was added to the zoning ordinance in 2010. The zoning ordinance currently limits where these stores can be located. Package liquor stores are allowed conditionally in the C-3 and M-1 zones.

The City of Opelika has six (6) private package stores and two (2) ABC Stores. The state package stores are between 3,500-4,000 square feet. The private stores are between 500-1,200 square feet. Five of the eight are located with Gateway Corridors. A common request is to allow additional package stores. This request usually comes from gas station owners or in commercial multi-tenant buildings. All the private package stores share a building with a gas station or are immediately adjacent.

Various studies by the Center for Disease Control and Prevention and other public health organizations recommend limiting alcohol density through zoning and other means. Higher density is linked to increased excessive drinking and violence. Common ways to do this are limiting the concentration and number of establishments. Other methods of regulating the use include setting minimum floor size, setting dispersal requirements and other reviews.

The proposed regulations set a dispersal requirement of 1,500 feet between different establishments. This is a very common requirement. Many cities have requirements ranging from 500 feet to 1 mile. The City of Opelika currently uses similar spacing requirements for body art, adult uses, and other uses.

The other minimum requirement is to set a minimum floor area for package liquor stores. Many of the current private stores share staff between convenience stores and liquor stores. Larger stores have dedicated staff to better ensure regulations and laws are met.

These regulations allow for additional package liquor stores while also providing guidelines and regulations for how they operate.

Recommendation: A positive recommendation to City Council for both text amendments.

Engineering Department Report

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

Opelika Utilities Board Report

No comment.

Opelika Power Services Report

No comment.

Agenda Item

G-10

Old Business

(Preliminary Plat Approval)

Willow Park Subdivision

Copy-Tabled August 26, 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: 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

Copy-Tabled August 26, 2025

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

Copy-Tabled August 26, 2025

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

---

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

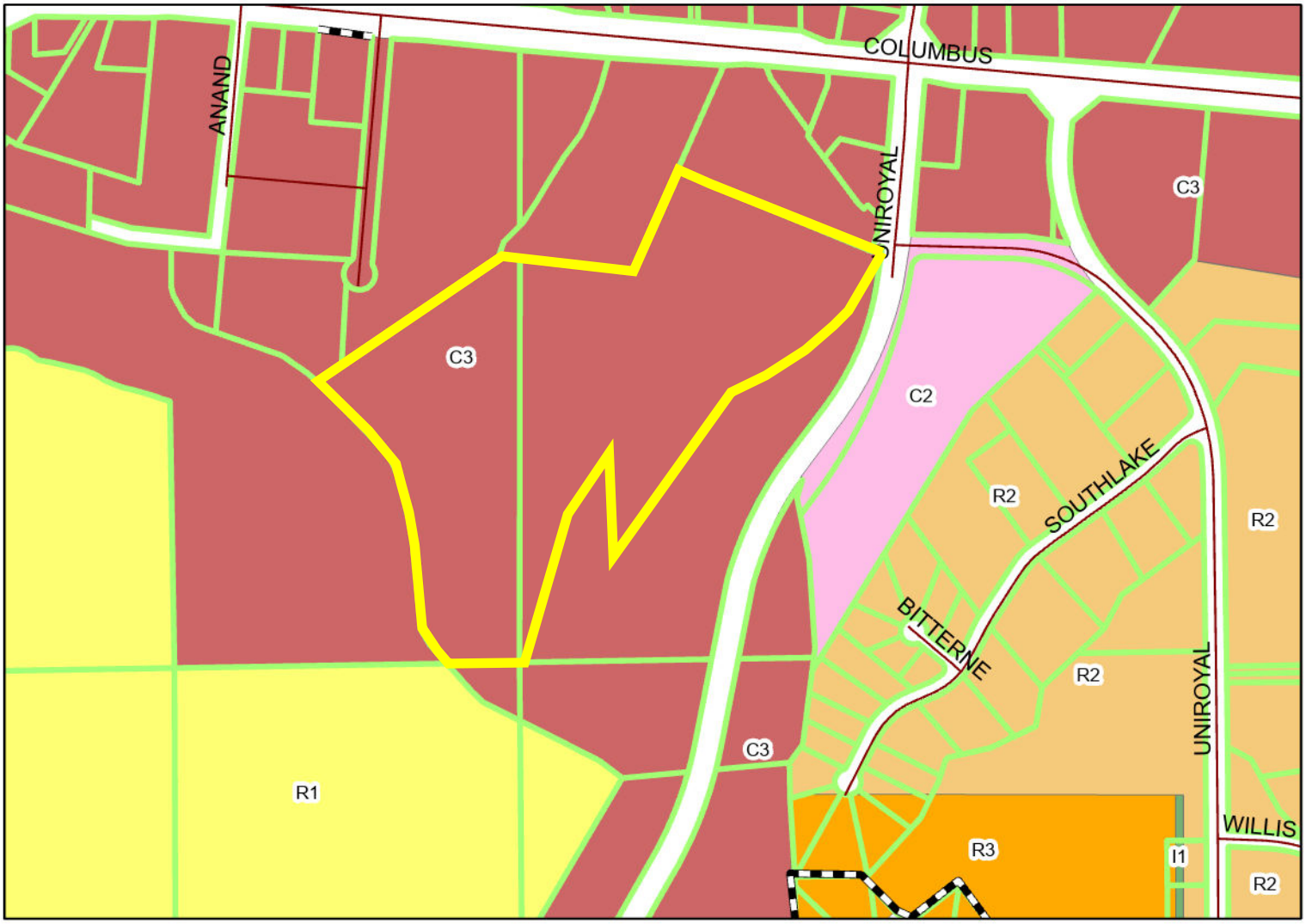
Water is available from 24-inch main on south side of Columbus Pkwy or eastern side of South Uniroyal Rd. Consideration for the water requirements of the planned Bridgewater Community Development will also be required as part of this development.

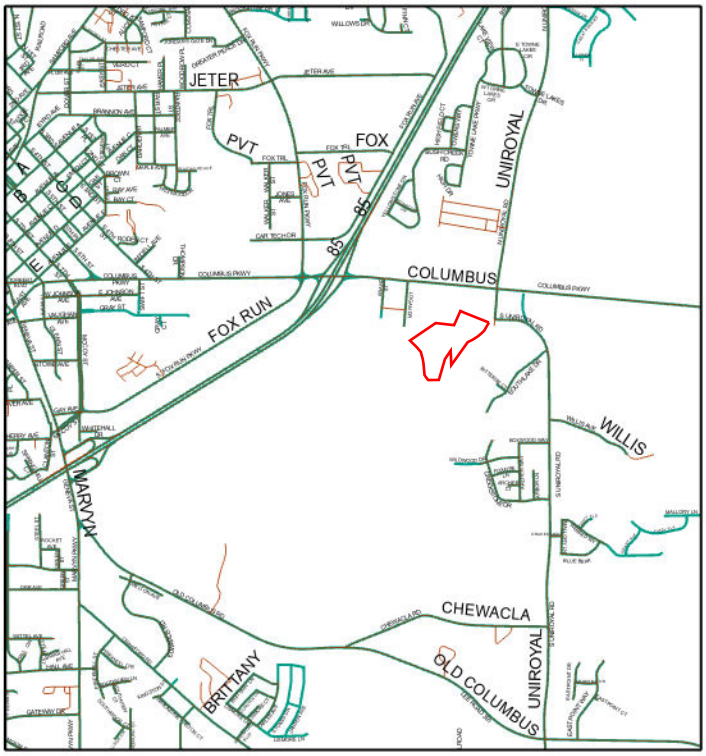
Opelika Power Services Report

This property is in the Opelika Power service territory.

Copy-Tabled August 26, 2025

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



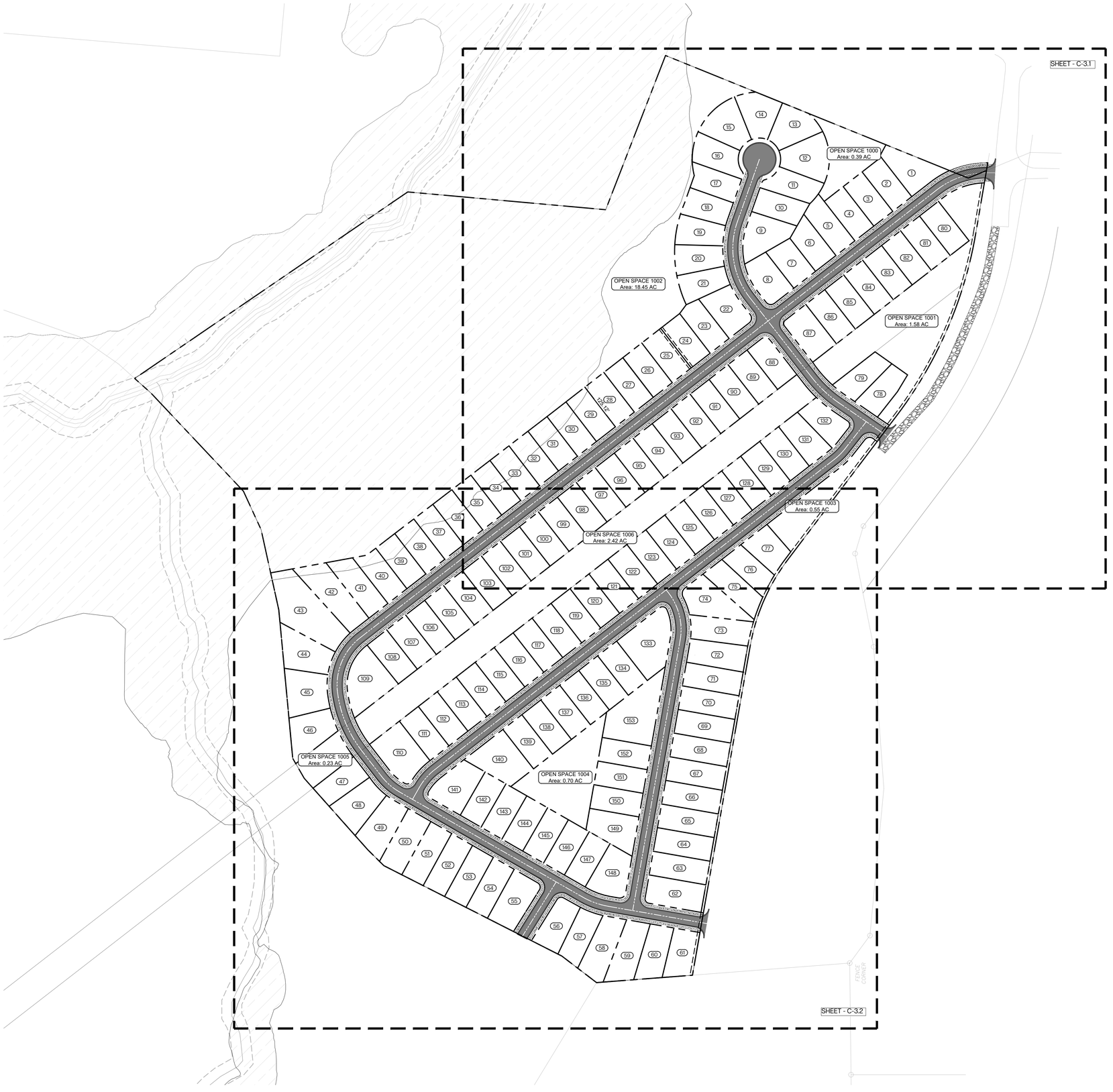


The preliminary plat is for 153 single family home lots (60x125=7,500 sf). The property is in a C-3 zoning district; R-5 standards apply for residential developments in a commercial district.

Subject Property

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

Copy-Tabled August 26, 2025



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 COPYWRITE 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'

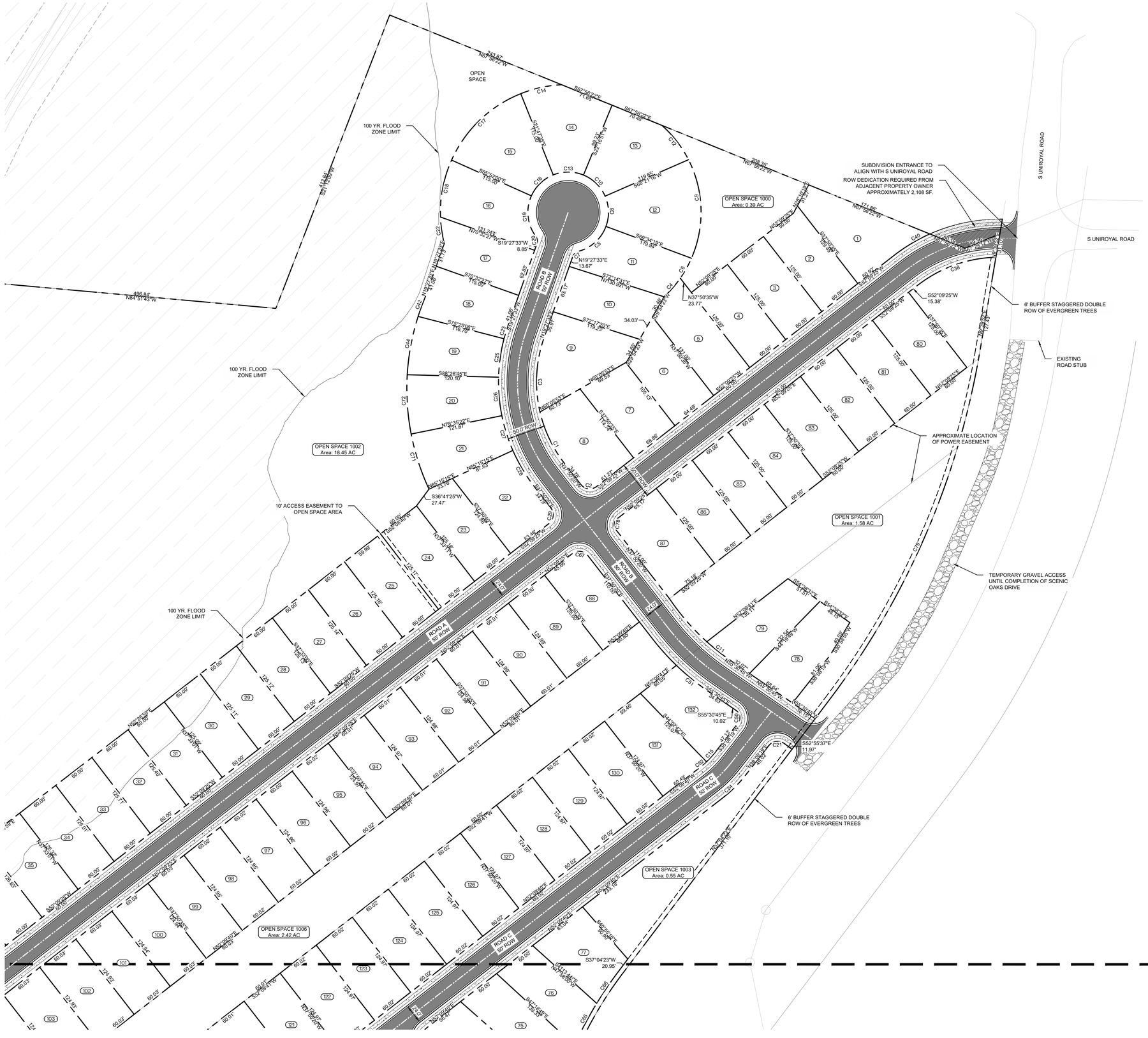
JOB NUMBER:	001002
DATE:	7/30/2025

SHEET TITLE:

OVERALL SITE PLAN

C-3.0

Copy-Tabled August 26, 2025



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SAMFORD GROUP

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

SAMFORDGROUPLLC.COM

DESCRIPTION:
DATE:
REV:

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'

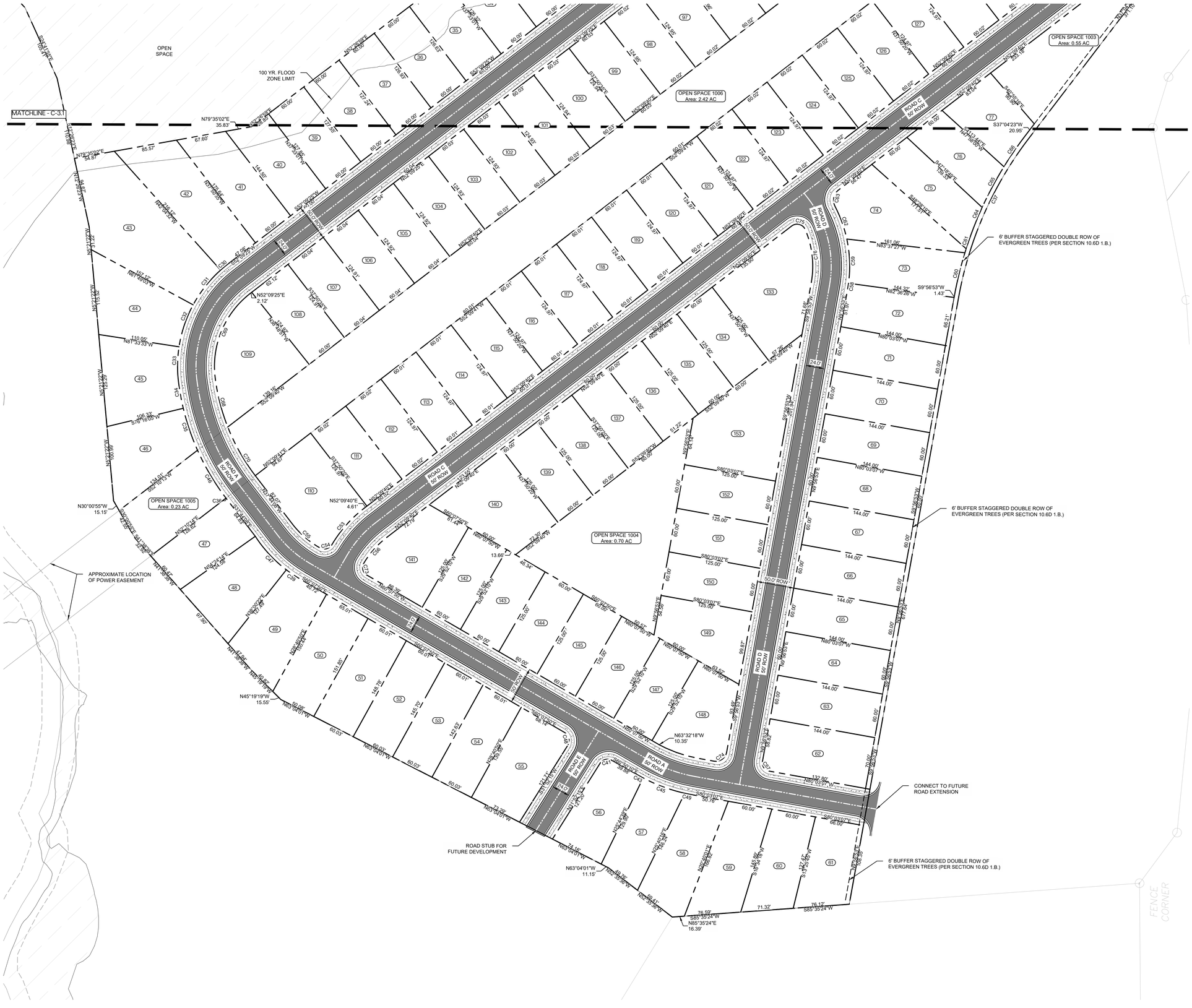
JOB NUMBER:	001002
DATE:	7/30/2025

SHEET TITLE:

SITE PLAN

C-3.1

Copy-Tabled August 26, 2025



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

SAMFORDGROUPLLC.COM

DESCRIPTION:
DATE:
REV:

HOUSE MOUNTAIN

CITY OF OPELIKA, LEE COUNTY, AL

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SEAL:

ALABAMA LICENSED No. 53032 PROFESSIONAL ENGINEER JEFFERY HAYES LEFORD

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-3.2

Copy-Tabled August 26, 2025

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:

ALABAMA LICENSED No. 53032 PROFESSIONAL ENGINEER GREGORY HAYES ELFORD

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

G-11

Old Business

(Preliminary Plat Approval)

Bridgewater Community Subdivision

Copy Tabled 8-26-25 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

Copy Tabled 8-26-25

AGENDA ITEM # _____

AUTHORIZED TO ACT AS APPLICANT FOR PROPERTY OWNER

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

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

Property Owner's Signature _____ Date _____

STATE OF ALABAMA
COUNTY OF LEE

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

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

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

_____
Notary Public

My Commission Expires: _____

SUBDIVISION APPLICATION REQUIREMENTS AND INFORMATION

1. Application due 1st Tuesday of each month. (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:	October 28, 2025
Subdivision:	Bridgewater Community SD
Agenda Item #:	G-11
Action Requested:	Preliminary Approval – 541 Lots, Tabled at August 2025 PC meeting
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 Bridgewater subdivsion preliminary plat was on the August 2025 Planning Commission agenda. At the August meeting, it was determined that the plat required several revisions, so the plat was tabled. The applicant has now made changes to the preliminary plat, and today's plat in your packet is the revised plat. The following is the staff report from the August meeting with changes based on the revised plat. **Bold type** are additions and ~~strike throughs~~ are deletions.

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~~. **The E.B.B. subdivision presented today (agenda #1) provides a new future street (Bridgewater Boulevard) to the development that intersects Columbus Parkway. At the Logan Drive cul-de-sac, Logan Drive will extend about 50 feet to intersect with Bridgewater**

Boulevard. ~~(An Exxon gas station is on the corner of Logan Drive & Columbus Parkway.)~~ Bridgewater subdivsion will also be accessed from an extension of Wildwood Drive located in the Creekstone subdivision (Creekstone fronts along South Uniroyal Drive.) at a later time. 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.)~~ **All 50' lots meet the 5,500 sf minimum lot size.**
7. ~~Revise the following 65' lots so the minimum 7,250 square foot lot size is met: Lot 86, 87, 96, 162.~~ **All 65' lots meet the 7,250-sf minimum lot size.**
8. Add note on final plat, that the developer is responsible for managing and maintaining the 16 open space lots (Parcel 1000 to **Parcel 1015**) 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 **1015**)
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~~. **[Access provided to Lot 1002 on revised plat]**
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~~. **Lots 340 to 342 and Lots 438, 439, and 441**
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

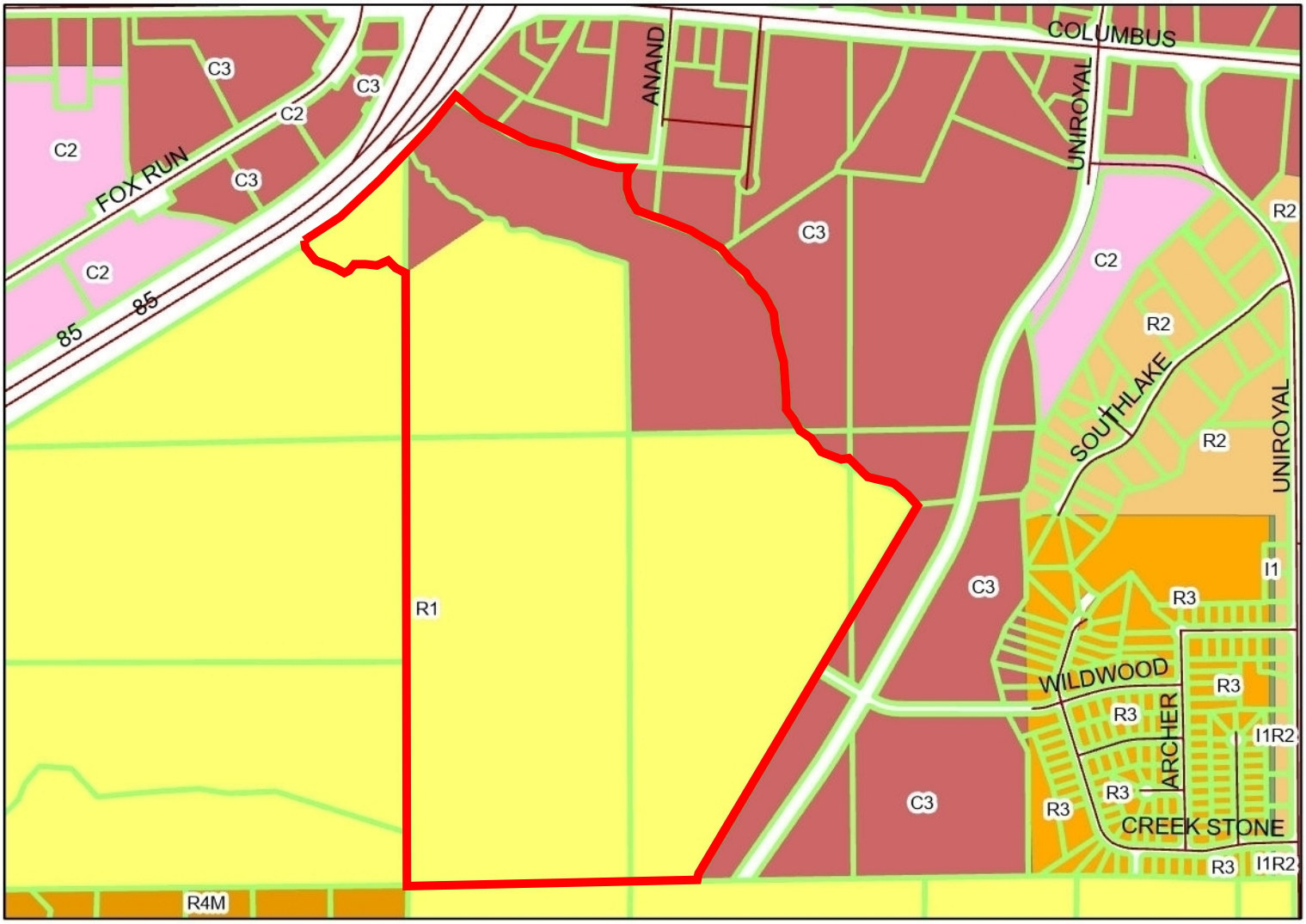
Opelika Water Report

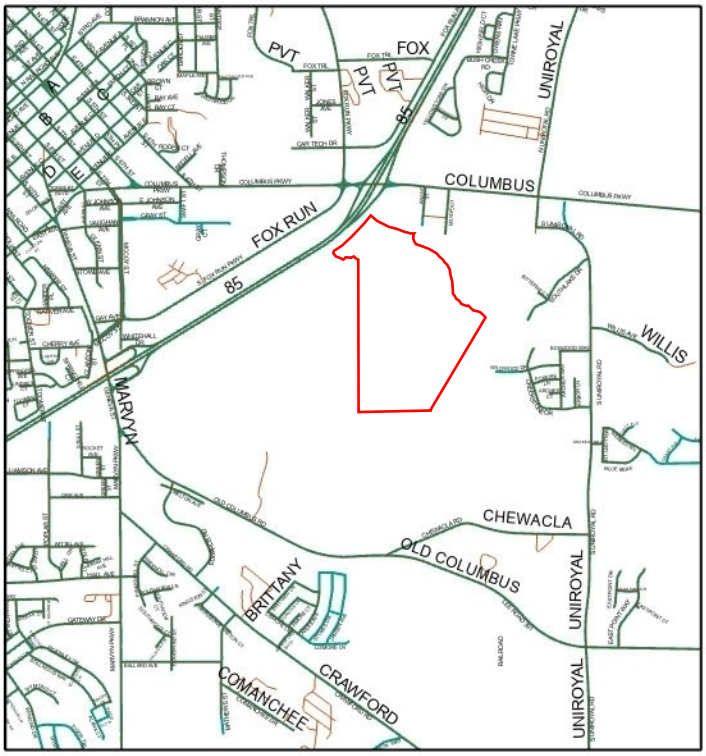
Opelika Water: There is not sufficient water capacity from Columbus Parkway, Logan Drive, and Wildwood Drive to support the full development. The connection at Columbus Parkway and Logan Drive can support approximately 75 homes and the connection at Wildwood Drive can support approximately 150 more homes. 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 property is in Opelika Power and Alabama Power service territory.

BRIDGEWATER COMMUNITY SUBDIVISION
LOGAN DRIVE
PRELIMINARY APPROVAL, F-10

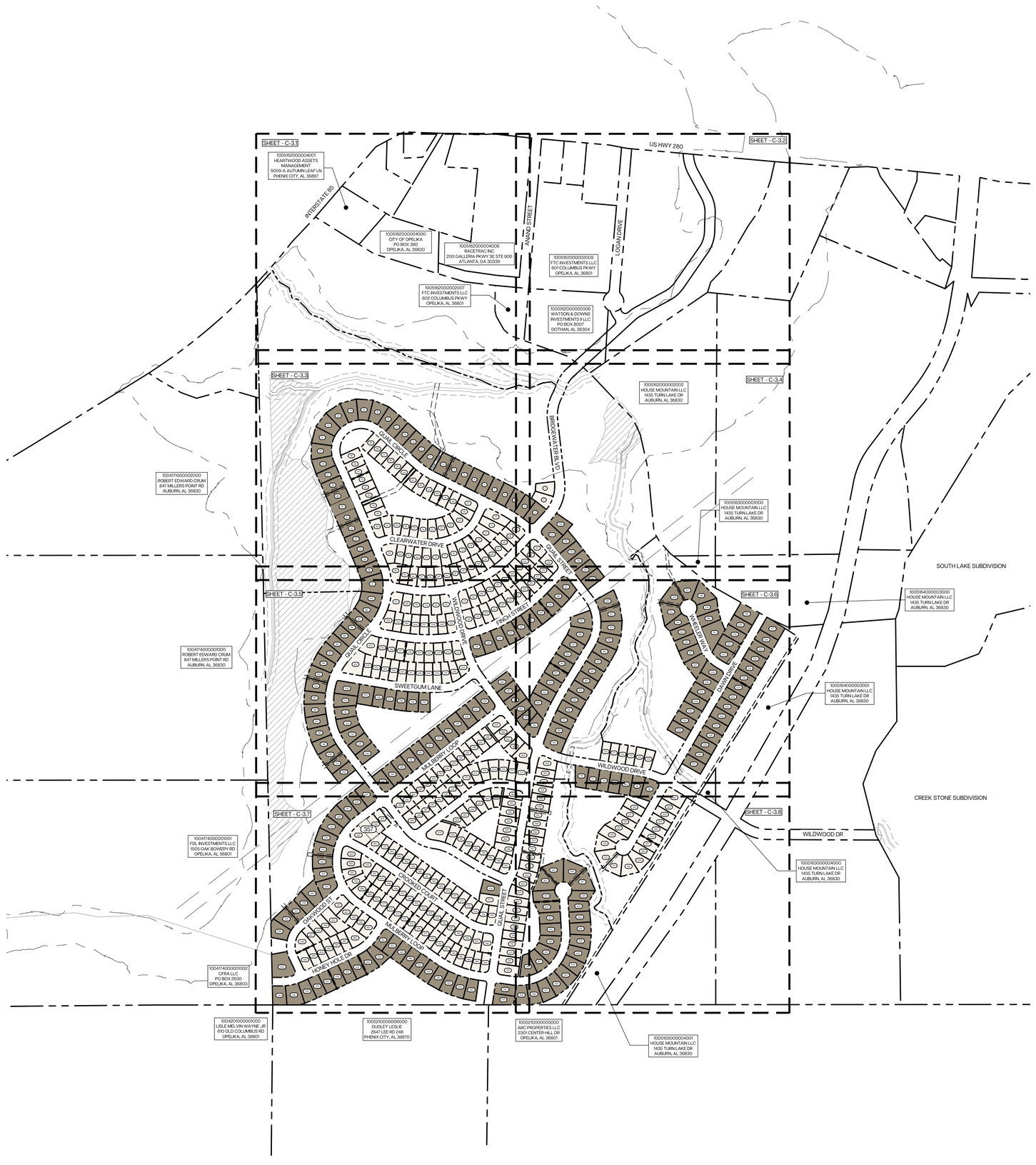




The preliminary plat is for 541 single family home lots at 50' or 65' lot widths. The 211 acre development is zoned Bridgewater PUD.

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:	±116.05 AC.

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:	5 FT.
SIDE SETBACK (STREET):	10 FT.

50' LOT SETBACKS:

FRONT SETBACK:	20 FT.
REAR SETBACK:	20 FT.
SIDE SETBACK:	5 FT.
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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PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

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EVERY DIG. EVERY TIME.

DESIGN TEAM:

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

SCALE & NORTH ARROW:

NORTH ARROW

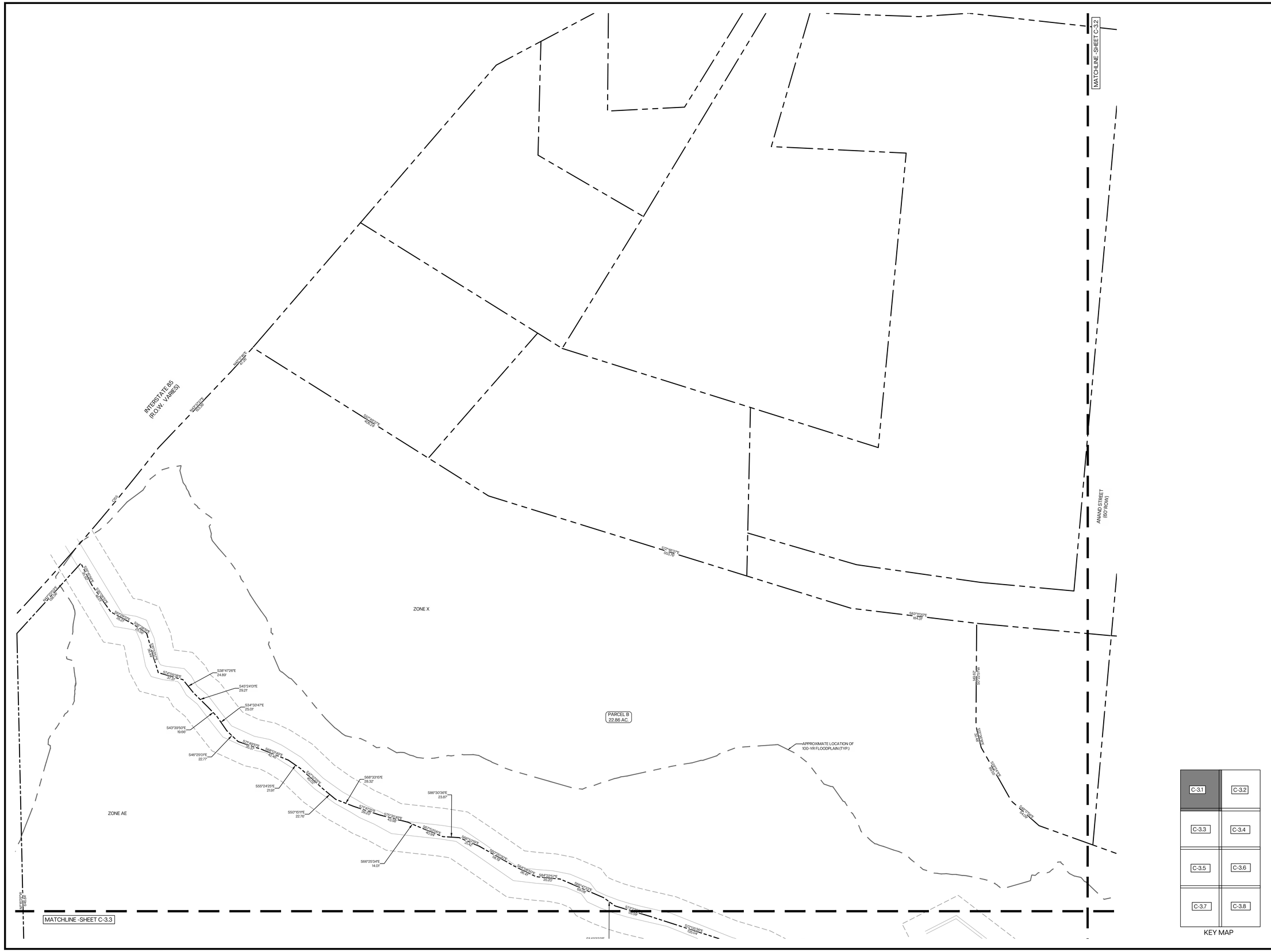
0 60 120
30 90
SCALE: 1"=300'

JOB NUMBER: 002001
DATE: 9/30/2025

SHEET TITLE:

OVERALL SITE PLAN

C-3.0



KEY MAP

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

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SCALE & NORTH ARROW:

NORTH ARROW

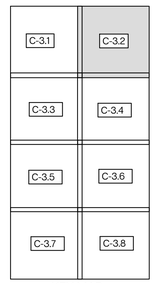
0 60 120
30 90
SCALE: 1"=60'

JOB NUMBER: 002001
DATE: 9/30/2025

SHEET TITLE:

SITE PLAN

C-3.1



KEY MAP

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

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SCALE & NORTH ARROW:

NORTH ARROW

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

JOB NUMBER: 002001
DATE: 9/30/2025

SHEET TITLE:

SITE PLAN

C-3.2

MATCHLINE -SHEET C-3.1

MATCHLINE -SHEET C-3.4

MATCHLINE -SHEET C-3.5

EX. 20' SAN. SEWER EASEMENT

EXISTING STREAM

25' STREAM BUFFER

APPROXIMATE LOCATION OF 100-YR FLOODPLAIN (TYP.)

Open Space : 1006
30.84 AC.

Open Space : 1000
2.17 AC.

25' PUBLIC UTILITY EASEMENT

20' PUBLIC DRAINAGE EASEMENT

10' PRIVATE DRAINAGE EASEMENT

DELINEATED WETLAND

50.0' ROW

QUAIL CIRCLE (50' ROW)

CLEARWATER STREET (50' ROW)

ZONE X

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

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DESIGNED BY:	JM
REVIEWED BY:	JM

SCALE & NORTH ARROW:

NORTH ARROW

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

JOB NUMBER: 002001
DATE: 9/30/2025

SHEET TITLE:

SITE PLAN

C-3.3

MATCHLINE -SHEET C-3.3

MATCHLINE -SHEET C-3.2

MATCHLINE -SHEET C-3.6

ZONE AE

BRIDGEWATER BLVD
(60' PUBLIC R.O.W.)

QUAIL STREET
(50' ROW)

60.0' ROW

DELINEATED
WETLAND

APPROXIMATE LOCATION OF
100-YR FLOODPLAIN (TYP.)

25' STREAM BUFFER

EXISTING STREAM

Open Space : 1013
15.68 AC.

75' POWER EASEMENT

15' PUBLIC UTILITY EASEMENT

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

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DESIGNED BY:	JM
REVIEWED BY:	JM

SCALE & NORTH ARROW:

NORTH ARROW

0 30 60 90 120

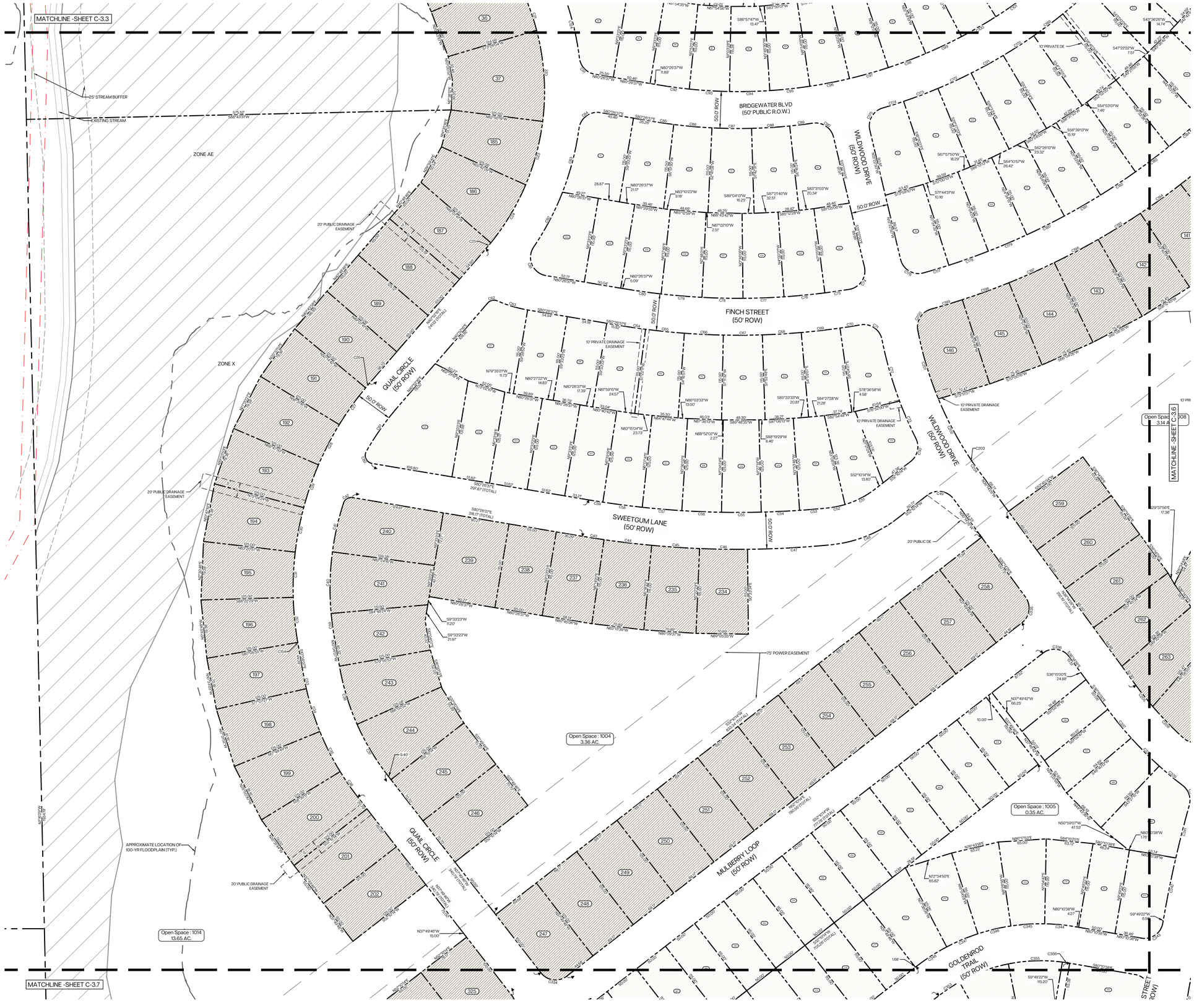
SCALE: 1"=60'

JOB NUMBER: 002001
DATE: 9/30/2025

SHEET TITLE:

SITE PLAN

C-3.4



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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2449 MOORE'S MILL ROAD
SUITE 120
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REVIEWED BY:	JM

SCALE & NORTH ARROW:

NORTH ARROW

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

JOB NUMBER: 002001
DATE: 9/30/2025

SHEET TITLE:

SITE PLAN

C-3.5

MATCHLINE -SHEET C-3.6

MATCHLINE -SHEET C-3.5

MATCHLINE -SHEET C-3.8

PINCH STREET (50' ROW)

QUAIL STREET (50' ROW)

WHEELER WAY (50' ROW)

DAWN DRIVE (50' ROW)

WILDWOOD DRIVE (50' ROW)

FUTURE SCENIC OAKS PARKWAY (100' ROW)

50.0' ROW

ZONE AE

ZONE X

ZONE A

EXISTING STREAM

APPROXIMATE LOCATION OF 100-YR FLOODPLAIN (TYP.)

25' STREAM BUFFER

20' PUBLIC DRAINAGE EASEMENT

15' POWER EASEMENT

10' PRIVATE DRAINAGE EASEMENT

15' PUBLIC UTILITY EASEMENT

Open Space : 1008
3.14 AC.

Open Space : 1010
8.32 AC.

Open Space : 1007
2.19 AC.

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

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REV.	DATE:	DESCRIPTION:

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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: 9/30/2025

SHEET TITLE:

SITE PLAN

C-3.6

MATCHLINE -SHEET C-3.5

GOLDENROD TRAIL (50' ROW)

QUAIL STREET (50' ROW)

QUAIL CIRCLE (50' ROW)

10' PRIVA1 EASEMENT

Open Space : 1001
0.69 AC.

Open Space : 1002
1.75 AC.

CROOKED COURT (50' ROW)

MULBERRY LOOP (50' ROW)

OAKWOOD STREET (50' ROW)

HONEY HOLE DRIVE (50' ROW)

Open Space : 1009
0.17 AC.

Open Space : 1011
3.07 AC.

ZONE AE

APPROXIMATE LOCATION OF 100-YR FLOODPLAIN (TYP.)

20' PUBLIC DE

10' PRIVATE DE

50.0' ROW

MATCHLINE -SHEET C-3.8

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
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AUBURN, AL 36830

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REV.	DATE:	DESCRIPTION:

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DESIGN TEAM:

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DESIGNED BY:	JM
REVIEWED BY:	JM

SCALE & NORTH ARROW:

NORTH ARROW

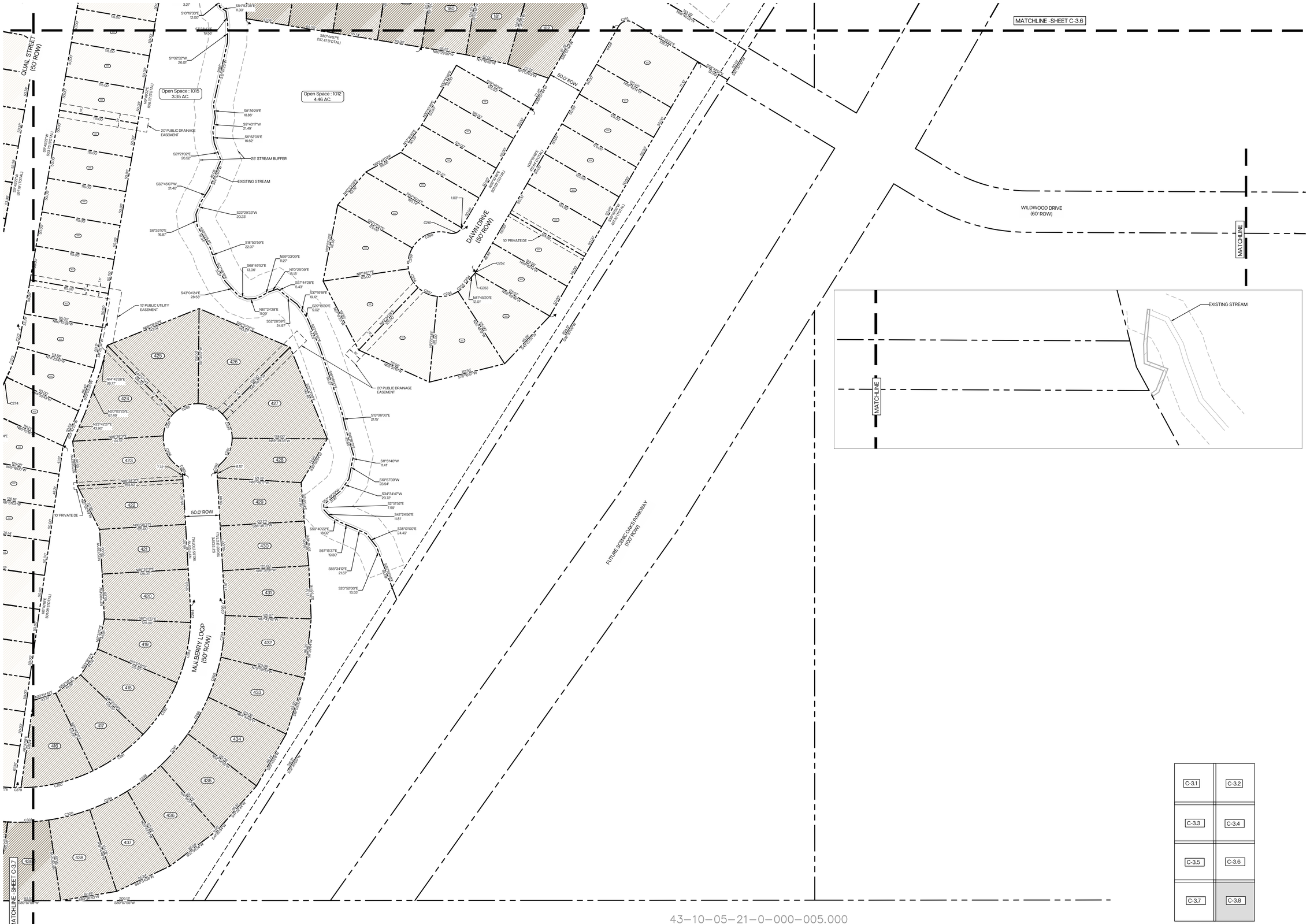
0 60 120
30 90
SCALE: 1"=60'

JOB NUMBER: 002001
DATE: 9/30/2025

SHEET TITLE:

SITE PLAN

C-3.7



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

KEY MAP

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

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

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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 30 60 90 120
SCALE: 1"=60'

JOB NUMBER: 002001
DATE: 9/30/2025

SHEET TITLE:

SITE PLAN

C-3.8

Parcel Area Table		
PARCEL #	AREA	DESCRIPTION
1	7351.35	50' WIDE SDF
2	7413.69	50' WIDE SDF
3	9069.87	65' WIDE SDF
4	8427.73	65' WIDE SDF
5	8436.01	65' WIDE SDF
6	8378.85	65' WIDE SDF
7	8310.83	65' WIDE SDF
8	8310.83	65' WIDE SDF
9	8125.00	65' WIDE SDF
10	8125.00	65' WIDE SDF
11	8750.00	65' WIDE SDF
12	8967.45	65' WIDE SDF
13	8895.32	65' WIDE SDF
14	8124.49	65' WIDE SDF
15	8125.00	65' WIDE SDF
16	8123.40	65' WIDE SDF
17	8121.12	65' WIDE SDF
18	8849.54	65' WIDE SDF
19	9628.27	65' WIDE SDF
20	9623.23	65' WIDE SDF
21	9623.26	65' WIDE SDF
22	9623.34	65' WIDE SDF
23	9623.36	65' WIDE SDF
24	9377.34	65' WIDE SDF
25	9377.65	65' WIDE SDF
26	9142.79	65' WIDE SDF
27	8119.33	65' WIDE SDF
28	8750.00	65' WIDE SDF
29	8760.64	65' WIDE SDF
30	8313.83	
31	8750.00	65' WIDE SDF
32	8750.00	65' WIDE SDF
33	8125.00	65' WIDE SDF
34	8125.00	65' WIDE SDF
35	8125.00	65' WIDE SDF
36	9035.50	65' WIDE SDF
37	12340.44	65' WIDE SDF
38	6315.17	50' WIDE SDF
39	5750.00	50' WIDE SDF
40	5750.00	50' WIDE SDF
41	5750.00	50' WIDE SDF
42	5750.00	50' WIDE SDF
43	5888.75	50' WIDE SDF
44	5865.22	50' WIDE SDF
45	6323.45	50' WIDE SDF
46	6412.32	50' WIDE SDF
47	6503.39	50' WIDE SDF
48	6444.81	50' WIDE SDF
49	5761.41	50' WIDE SDF
50	5753.11	50' WIDE SDF
51	6296.57	50' WIDE SDF
52	6228.85	50' WIDE SDF
53	6370.28	50' WIDE SDF
54	6456.17	50' WIDE SDF
55	6825.62	50' WIDE SDF
56	6170.28	50' WIDE SDF
57	6390.70	50' WIDE SDF
58	5821.01	50' WIDE SDF
59	5993.51	50' WIDE SDF
60	5993.51	50' WIDE SDF
61	6147.77	50' WIDE SDF
62	6350.27	50' WIDE SDF
63	6356.95	50' WIDE SDF
64	6010.43	50' WIDE SDF
65	5995.49	50' WIDE SDF
66	5995.44	50' WIDE SDF
67	5995.39	50' WIDE SDF
68	5995.35	50' WIDE SDF
69	5994.31	50' WIDE SDF
70	8357.22	50' WIDE SDF
71	7500.16	50' WIDE SDF
72	7299.53	50' WIDE SDF
73	6854.43	50' WIDE SDF
74	6543.39	50' WIDE SDF
75	6220.93	50' WIDE SDF
76	6244.37	50' WIDE SDF
77	6227.47	50' WIDE SDF
78	6227.58	50' WIDE SDF
79	6219.15	50' WIDE SDF
80	6142.01	50' WIDE SDF
81	5809.36	50' WIDE SDF
82	5753.85	50' WIDE SDF
83	8219.96	50' WIDE SDF
84	7213.40	50' WIDE SDF
85	5803.39	50' WIDE SDF
86	5757.95	50' WIDE SDF
87	5736.04	50' WIDE SDF
88	5737.09	50' WIDE SDF
89	5741.66	50' WIDE SDF
90	5739.53	50' WIDE SDF

Parcel Area Table		
PARCEL #	AREA	DESCRIPTION
91	5731.43	50' WIDE SDF
92	5693.03	50' WIDE SDF
93	5639.56	50' WIDE SDF
94	5634.29	50' WIDE SDF
95	5629.97	50' WIDE SDF
96	5639.18	50' WIDE SDF
97	5631.83	50' WIDE SDF
98	5795.05	50' WIDE SDF
99	5750.53	50' WIDE SDF
100	6162.82	50' WIDE SDF
101	6422.57	50' WIDE SDF
102	5810.07	50' WIDE SDF
103	5822.12	50' WIDE SDF
104	6070.25	50' WIDE SDF
105	6081.71	50' WIDE SDF
106	6107.25	50' WIDE SDF
107	6127.66	50' WIDE SDF
108	6176.22	50' WIDE SDF
109	6176.66	50' WIDE SDF
110	6174.75	50' WIDE SDF
111	6604.66	50' WIDE SDF
112	6968.28	50' WIDE SDF
113	6474.41	50' WIDE SDF
114	6670.33	50' WIDE SDF
115	6447.26	50' WIDE SDF
116	6655.51	50' WIDE SDF
117	8151.17	50' WIDE SDF
118	6503.43	50' WIDE SDF
119	6130.92	50' WIDE SDF
120	6128.37	50' WIDE SDF
121	6127.74	50' WIDE SDF
122	6129.13	50' WIDE SDF
123	6132.40	50' WIDE SDF
124	6137.04	50' WIDE SDF
125	6136.91	50' WIDE SDF
126	6132.25	50' WIDE SDF
127	5877.07	50' WIDE SDF
128	5763.91	50' WIDE SDF
129	6868.56	50' WIDE SDF
130	8981.72	65' WIDE SDF
131	8790.86	65' WIDE SDF
132	8735.27	65' WIDE SDF
133	8379.23	65' WIDE SDF
134	8379.23	65' WIDE SDF
135	8379.23	65' WIDE SDF
136	8379.23	65' WIDE SDF
137	8812.49	65' WIDE SDF
138	8057.26	65' WIDE SDF
139	8529.18	65' WIDE SDF
140	8529.18	65' WIDE SDF
141	8529.18	65' WIDE SDF
142	8529.18	65' WIDE SDF
143	8529.18	65' WIDE SDF
144	8529.18	65' WIDE SDF
145	8529.18	65' WIDE SDF
146	8519.79	65' WIDE SDF
147	10515.87	65' WIDE SDF
148	9834.08	65' WIDE SDF
149	8125.00	65' WIDE SDF
150	8125.00	65' WIDE SDF
151	8125.00	65' WIDE SDF
152	8125.00	65' WIDE SDF
153	8179.82	65' WIDE SDF
154	8441.06	65' WIDE SDF
155	10430.90	65' WIDE SDF
156	9740.54	65' WIDE SDF
157	9971.99	65' WIDE SDF
158	9148.86	65' WIDE SDF
159	9197.48	65' WIDE SDF
160	8986.34	65' WIDE SDF
161	8250.00	65' WIDE SDF
162	8250.00	65' WIDE SDF
163	8250.00	65' WIDE SDF
164	8249.47	65' WIDE SDF
165	8364.89	65' WIDE SDF
166	8363.74	65' WIDE SDF
167	8365.47	65' WIDE SDF
168	8306.10	65' WIDE SDF
169	10218.51	65' WIDE SDF
170	5750.00	50' WIDE SDF
171	5750.00	50' WIDE SDF
172	5750.00	50' WIDE SDF
173	5778.75	50' WIDE SDF
174	6160.18	50' WIDE SDF
175	6156.99	50' WIDE SDF
176	8999.15	65' WIDE SDF
177	8125.05	65' WIDE SDF
178	8218.01	65' WIDE SDF
179	8125.60	65' WIDE SDF
180	8249.95	65' WIDE SDF

Parcel Area Table		
PARCEL #	AREA	DESCRIPTION
181	8589.59	65' WIDE SDF
182	9681.98	65' WIDE SDF
183	9732.60	50' WIDE SDF
184	6249.90	50' WIDE SDF
185	8874.37	65' WIDE SDF
186	9297.25	65' WIDE SDF
187	8138.92	65' WIDE SDF
188	8135.14	65' WIDE SDF
189	8130.84	65' WIDE SDF
190	8215.21	65' WIDE SDF
191	8726.19	65' WIDE SDF
192	8726.19	65' WIDE SDF
193	8726.19	65' WIDE SDF
194	8726.19	65' WIDE SDF
195	8726.19	65' WIDE SDF
196	8726.19	65' WIDE SDF
197	8352.10	65' WIDE SDF
198	8797.44	65' WIDE SDF
199	8797.44	65' WIDE SDF
200	8583.27	65' WIDE SDF
201	8125.00	65' WIDE SDF
202	8125.00	65' WIDE SDF
203	7441.96	50' WIDE SDF
204	5754.80	50' WIDE SDF
205	5986.38	50' WIDE SDF
206	6001.41	50' WIDE SDF
207	6011.26	50' WIDE SDF
208	6005.10	50' WIDE SDF
209	6004.33	50' WIDE SDF
210	6118.81	50' WIDE SDF
211	6396.10	50' WIDE SDF
212	6427.18	50' WIDE SDF
213	6427.08	50' WIDE SDF
214	6423.39	50' WIDE SDF
215	6424.42	50' WIDE SDF
216	6427.64	50' WIDE SDF
217	6370.58	50' WIDE SDF
218	6230.53	50' WIDE SDF
219	6282.26	50' WIDE SDF
220	9432.93	50' WIDE SDF
221	12887.32	50' WIDE SDF
222	6634.68	50' WIDE SDF
223	6453.30	50' WIDE SDF
224	6451.98	50' WIDE SDF
225	6428.89	50' WIDE SDF
226	6384.27	50' WIDE SDF
227	6385.64	50' WIDE SDF
228	6389.55	50' WIDE SDF
229	6390.70	50' WIDE SDF
230	6171.69	50' WIDE SDF
231	6512.01	50' WIDE SDF
232	5771.62	50' WIDE SDF
233	5529.62	50' WIDE SDF
234	7792.85	65' WIDE SDF
235	7792.85	65' WIDE SDF
236	7792.85	65' WIDE SDF
237	7675.39	65' WIDE SDF
238	7475.00	65' WIDE SDF
239	10380.49	65' WIDE SDF
240	10278.83	65' WIDE SDF
241	9344.24	65' WIDE SDF
242	8436.55	65' WIDE SDF
243	8475.93	65' WIDE SDF
244	9176.33	65' WIDE SDF
245	8837.04	65' WIDE SDF
246	8837.04	65' WIDE SDF
247	8576.47	65' WIDE SDF
248	8646.33	65' WIDE SDF
249	8646.33	65' WIDE SDF
250	8646.33	65' WIDE SDF
251	8646.33	65' WIDE SDF
252	8646.33	65' WIDE SDF
253	8646.33	65' WIDE SDF
254	8646.33	65' WIDE SDF
255	8646.33	65' WIDE SDF
256	8646.33	65' WIDE SDF
257	8646.33	65' WIDE SDF
258	8650.66	65' WIDE SDF
259	8125.00	65' WIDE SDF
260	8125.00	65' WIDE SDF
261	8125.00	65' WIDE SDF
262	7416.90	65' WIDE SDF
263	7349.44	65' WIDE SDF
264	8798.92	65' WIDE SDF
265	7175.64	50' WIDE SDF
266	5539.35	50' WIDE SDF
267	5755.98	50' WIDE SDF
268	6851.19	50' WIDE SDF
269	8911.42	50' WIDE SDF
270	6997.18	50' WIDE SDF

Parcel Area Table		
PARCEL #	AREA	DESCRIPTION
271	5750.00	50' WIDE SDF
272	6272.15	50' WIDE SDF
273	6321.51	50' WIDE SDF
274	6342.26	50' WIDE SDF
275	6524.13	50' WIDE SDF
276	7141.33	50' WIDE SDF
277	5750.00	50' WIDE SDF
278	5750.00	50' WIDE SDF
279	5750.00	50' WIDE SDF
280	5750.00	50' WIDE SDF
281	5750.00	50' WIDE SDF
282	5750.00	50' WIDE SDF
283	5750.00	50' WIDE SDF
284	6198.90	50' WIDE SDF
285	6220.21	50' WIDE SDF
286	5750.00	50' WIDE SDF
287	5750.00	50' WIDE SDF
288	5750.00	50' WIDE SDF
289	5750.00	50' WIDE SDF
290	5750.00	50' WIDE SDF
291	5750.00	50' WIDE SDF
292	5750.00	50' WIDE SDF
293	5750.00	50' WIDE SDF
294	5750.00	50' WIDE SDF
295	5750.00	50' WIDE SDF
296	5750.00	50' WIDE SDF
297	5750.00	50' WIDE SDF
298	5750.00	50' WIDE SDF
299	7370.77	50' WIDE SDF
300	5712.07	50' WIDE SDF
301	5749.09	50' WIDE SDF
302	5750.00	50' WIDE SDF
303	6249.86	50' WIDE SDF
304	6249.81	50' WIDE SDF
305	6249.76	50' WIDE SDF
306	6249.72	50' WIDE SDF
307	6249.67	50' WIDE SDF
308	6250.38	50' WIDE SDF
309	8007.53	50' WIDE SDF
310	8411.21	50' WIDE SDF
311	8410.85	50' WIDE SDF
312	8410.28	50' WIDE SDF
313	8409.74	50' WIDE SDF
314	8458.22	50' WIDE SDF
315	7299.28	50' WIDE SDF
316	6405.68	50' WIDE SDF
317	6250.00	50' WIDE SDF
318	6250.00	50' WIDE SDF
319	6054.68	50' WIDE SDF
320	6108.99	50' WIDE SDF
321	6281.86	50' WIDE SDF
322	6388.26	50' WIDE SDF
323	6388.26	50' WIDE SDF
324	6149.21	50' WIDE SDF
325	9636.50	65' WIDE SDF
326	8125.00	65' WIDE SDF
327	8454.03	65' WIDE SDF
328	8839.14	65' WIDE SDF
329	8728.89	65' WIDE SDF
330	8623.07	65' WIDE SDF
331	8515.14	65' WIDE SDF
332	8394.96	65' WIDE SDF
333	8338.72	65' WIDE SDF
334	9587.30	65' WIDE SDF
335	10642.82	65' WIDE SDF
336	7800.00	65' WIDE SDF
337	7475.00	65' WIDE SDF
338	9555.75	65' WIDE SDF
339	9640.08	65' WIDE SDF
340	16588.69	65' WIDE SDF
341	8951.09	65' WIDE SDF
342	10902.37	65' WIDE SDF
343	8643.00	65' WIDE SDF
344	8125.00	65' WIDE SDF
345	6921.17	50' WIDE SDF
346	7957.79	50' WIDE SDF
347	5897.88	50' WIDE SDF
348	6639.13	50' WIDE SDF
349	7380.23	50' WIDE SDF
350	10659.23	50' WIDE SDF
351	7310.76	50' WIDE SDF
352	5986.75	50' WIDE SDF
353	6309.04	50' WIDE SDF
354	6305.86	50' WIDE SDF
355	6854.91	50' WIDE SDF
356	8122.92	50' WIDE SDF
358	5750.00	50' WIDE SDF
359	5750.00	50' WIDE SDF
360	6792.37	50' WIDE SDF
361	5776.06	50' WIDE SDF

Parcel Area Table		
PARCEL #	AREA	DESCRIPTION
362	5750.00	50' WIDE SDF
363	5929.71	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	5750.00	50' WIDE SDF
369	5750.00	50' WIDE SDF
370	5750.00	50' WIDE SDF
371	5750.00	50' WIDE SDF
372	5749.78	50' WIDE SDF
373	5933.84	50' WIDE SDF
374	5660.42	50' WIDE SDF
375	5715.03	50' WIDE SDF
376	5846.01	50' WIDE SDF
377	6808.14	50' WIDE SDF
378	8234.10	65' WIDE SDF
379	11483.05	50' WIDE SDF
380	6349.32	50' WIDE SDF
381	6166.44	50' WIDE SDF
382	5873.55	50' WIDE SDF
383	5873.55	50' WIDE SDF
384	5873.55	50' WIDE SDF
385	5776.40	50' WIDE SDF
386	5772.97	50' WIDE SDF
387	5508.22	50' WIDE SDF
388	5863.14	50' WIDE SDF
389	6138.32	50' WIDE SDF
390	6138.32	50' WIDE SDF
391	6138.32	50' WIDE SDF
392	6138.32	50' WIDE SDF
393	6138.32	50' WIDE SDF
394	6004.19	50' WIDE SDF
395	5750.00	50' WIDE SDF
396	5750.00	50' WIDE SDF
397	5750.00	50' WIDE SDF
398	5750.00	50' WIDE SDF
399	5750.00	50' WIDE SDF
400	5750.00	50' WIDE SDF
401	5750.00	50' WIDE SDF
402	5750.00	50' WIDE SDF
403	6217.90	50' WIDE SDF
404	6477.71	50' WIDE SDF
405	6458.19	50' WIDE SDF
406	6793.33	50' WIDE SDF
407	6383.37	50' WIDE SDF
408	6257.64	50' WIDE SDF
409	6256.66	50' WIDE SDF
410	6255.67	50' WIDE SDF
411	6254.69	50' WIDE SDF
412	6253.70	50' WIDE SDF
413	6252.72	50' WIDE SDF
414	6251.73	50' WIDE SDF
415	7734.37	50' WIDE SDF
416	8912.43	65' WIDE SDF
417	8518.09	65' WIDE SDF
418	8518.09	65' WIDE SDF
419	8518.09	65' WIDE SDF
420	8948.74	65' WIDE SDF
421	8125.00	65' WIDE SDF
422	9051.82	65' WIDE SDF
423	9144.81	65' WIDE SDF
424	10855.32	65' WIDE SDF
425	11490.56	65' WIDE SDF
426	11493.76	65' WIDE SDF
427	11486.29	65' WIDE SDF
428	7968.08	65' WIDE SDF
429	7656.48	65' WIDE SDF
430	8035.12	65' WIDE SDF
431	8868.34	65' WIDE SDF
432	9084.92	65' WIDE SDF
433	9049.12	65' WIDE SDF
434	9101.70	65' WIDE SDF
435	9058.46	65' WIDE SDF
436	9065.25	65' WIDE SDF
437	9058.92	65' WIDE SDF
438	8649.54	65' WIDE SDF
439	8758.00	65' WIDE SDF
440	7836.33	65' WIDE SDF
441	7254.31	65' WIDE SDF
442	8551.27	65' WIDE SDF
443	8581.36	65' WIDE SDF
444	8581.36	65' WIDE SDF
445	8581.36	65' WIDE SDF
446	8356.80	65' WIDE SDF
447	8125.00	65' WIDE SDF
448	8125.00	65' WIDE SDF
449	8125.00	65' WIDE SDF
450	8121.15	65' WIDE SDF
451	7837.87	65' WIDE SDF

Parcel Area Table		
PARCEL #	AREA	DESCRIPTION
452	8193.38	65' WIDE SDF
453	8949.82	65' WIDE SDF
454	8125.00	65' WIDE SDF
455	8125.00	65' WIDE SDF
456	8125.00	65' WIDE SDF
457	8125.00	65' WIDE SDF
458	5750.00	50' WIDE SDF
459	5750.00	50' WIDE SDF
460	5750.00	50' WIDE SDF
461	5750.00	50' WIDE SDF
462	5750.00	50' WIDE SDF
463	8566.36	50' WIDE SDF
464	6702.26	50' WIDE SDF
465	5688.78	50' WIDE SDF
466	5658.62	50' WIDE SDF
467	6715.15	50' WIDE SDF
468	7191.40	50' WIDE SDF
469	5777.08	50' WIDE SDF
470	5830.94	50' WIDE SDF
471	5791.26	50' WIDE SDF
472	5780.44	50' WIDE SDF
473	5769.61	50' WIDE SDF
474	5758.80	50' WIDE SDF
475	5750.86	50' WIDE SDF
476	5750.00	50' WIDE SDF
477	5750.00	50' WIDE SDF
478	5750.32	50' WIDE SDF
479	6117.28	50' WIDE SDF
480	5536.49	50' WIDE SDF
481	5700.73	50' WIDE SDF
482	5535.92	50' WIDE SDF
483	5600.68	50' WIDE SDF
484	5612.80	50' WIDE SDF
485	5768.48	50' WIDE SDF
486	7117.70	50' WIDE SDF
487	6842.29	50' WIDE SDF
488	6842.33	50' WIDE SDF
489	6526.22	50' WIDE SDF
490	5750.00	50' WIDE SDF
491	5750.00	50' WIDE SDF
492	5750.00	50' WIDE SDF
493	5750.00	50' WIDE SDF
494	5750.00	50' WIDE SDF
495	5750.00	50' WIDE SDF
496	5750.00	50' WIDE SDF
497	5750.00	50' WIDE SDF
498	5750.00	50' WIDE SDF
499	5814.32	50' WIDE SDF
500	5871.96	50' WIDE SDF
501	5568.32	50' WIDE SDF
502	7262.73	50' WIDE SDF
503	8126.85	65' WIDE SDF
504	8126.57	65' WIDE SDF
505	8126.30	65' WIDE SDF
506	8126.03	65' WIDE SDF
507	8125.75	65' WIDE SDF
508	8125.48	65' WIDE SDF
509	8876.63	65' WIDE SDF
510	10322.00	65' WIDE SDF
511	8585.79	65' WIDE SDF
512	8125.00	65' WIDE SDF
513	8245.03	65' WIDE SDF
514	7374.14	65' WIDE SDF
515	10587.48	65' WIDE SDF
516	10587.48	65' WIDE SDF
517	10587.48	65' WIDE SDF
518	10587.48	65' WIDE SDF
519	8498.83	65' WIDE SDF
520	8312.89	65' WIDE SDF
521	14247.50	65' WIDE SDF
522	8997.38	65' WIDE SDF
523	8129.88	65' WIDE SDF
524	8124.73	65' WIDE SDF
525	8119.58	65' WIDE SDF
526	10393.27	65' WIDE SDF
527	10258.37	65' WIDE SDF
528	8125.00	65' WIDE SDF
529	8125.00	65' WIDE SDF
530	8125.00	65' WIDE SDF
531	8125.00	65' WIDE SDF
532	8125.00	65' WIDE SDF
533	8125.00	65' WIDE SDF
534	8125.00	65' WIDE SDF
535	8125.00	65' WIDE SDF
536	8125.00	65' WIDE SDF
537	8125.00	65' WIDE SDF
538	8125.00	65' WIDE SDF
539	8125.00	65' WIDE SDF
540	8125.00	65' WIDE SDF
541	8125.00	65' WIDE SDF

Parcel Area Table		
PARCEL #	AREA	DESCRIPTION
1000	94687.57	OPEN SPACE
1001	30025.83	OPEN SPACE
1002	76339.07	OPEN SPACE
1003	995793.95	OPEN SPACE
1004	146278.15	OPEN SPACE
1005	15382.01	OPEN SPACE
1006	1343299.24	OPEN SPACE
1007	95467.18	OPEN SPACE
1008	136623.52	OPEN SPACE
1009	7427.31	OPEN SPACE
1010	362632.22	OPEN SPACE
1011	133554.73	OPEN SPACE
1012	194124.43	OPEN SPACE
1013	683113.43	OPEN SPACE
1014	594445.43	OPEN SPACE
1015	146129.50	OPEN SPACE

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:

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

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: 9/30/2025

SHEET TITLE:

PARCEL AREA TABLE

C-3.9

Curve Table						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	221.63'	88.51'	S4°43'32"W	87.93'	22°52'58"	44.86'
C2	221.63'	86.83'	S27°23'26"W	86.28'	22°26'50"	43.98'
C3	221.63'	15.02'	S40°33'19"W	15.01'	3°52'55"	7.51'
C4	25.00'	37.36'	S85°30'16"W	33.98'	85°37'49"	23.16'
C5	1002.28'	43.86'	N52°47'50"W	43.86'	2°30'27"	21.93'
C6	1002.28'	63.81'	N55°52'30"W	63.80'	3°38'52"	31.92'
C7	1002.28'	63.81'	N59°31'22"W	63.80'	3°38'52"	31.92'
C8	1002.28'	43.65'	N62°35'39"W	43.64'	2°29'42"	21.83'
C9	400.00'	14.62'	N62°39'28"W	14.62'	2°05'39"	7.31'
C10	400.00'	21.08'	N60°06'02"W	21.08'	3°01'12"	10.54'
C11	400.00'	69.88'	N53°35'08"W	69.80'	10°00'37"	35.03'
C12	175.00'	26.95'	N52°59'31"W	26.92'	8°49'22"	13.50'
C13	175.00'	58.34'	N66°57'10"W	58.07'	19°05'57"	29.44'
C14	175.00'	58.36'	N86°03'20"W	58.09'	19°06'23"	29.45'
C15	175.00'	58.36'	S74°50'18"W	58.09'	19°06'23"	29.45'
C16	175.00'	58.36'	S55°43'55"W	58.09'	19°06'23"	29.45'
C17	175.00'	58.36'	S36°37'31"W	58.09'	19°06'23"	29.45'
C18	175.00'	58.35'	S17°31'10"W	58.08'	19°06'19"	29.45'
C19	175.00'	58.36'	S1°35'11"E	58.09'	19°06'22"	29.45'
C20	175.00'	39.63'	S17°37'34"E	39.54'	12°58'25"	19.90'
C21	325.00'	46.08'	S18°51'07"E	46.04'	8°07'26"	23.08'
C22	325.00'	124.52'	S3°48'51"E	123.76'	21°57'06"	63.03'
C23	325.00'	89.22'	S15°01'33"W	88.94'	15°43'44"	44.89'
C24	325.00'	91.89'	S30°59'25"W	91.58'	16°11'59"	46.25'
C25	325.00'	10.10'	S39°58'50"W	10.10'	1°46'52"	5.05'
C26	425.00'	8.28'	S40°18'47"W	8.28'	1°06'58"	4.14'
C27	425.00'	61.39'	S35°37'01"W	61.34'	8°16'34"	30.75'
C28	425.00'	61.39'	S27°20'27"W	61.34'	8°16'34"	30.75'
C29	425.00'	61.39'	S19°03'53"W	61.34'	8°16'34"	30.75'
C30	425.00'	61.39'	S10°47'19"W	61.34'	8°16'34"	30.75'
C31	425.00'	61.39'	S2°30'46"W	61.34'	8°16'34"	30.75'
C32	425.00'	61.39'	S5°45'48"E	61.34'	8°16'34"	30.75'
C33	375.00'	18.37'	S11°28'20"E	18.37'	2°48'26"	9.19'
C34	375.00'	60.94'	S17°31'52"E	60.87'	9°18'38"	30.54'
C35	375.00'	60.94'	S26°50'30"E	60.87'	9°18'38"	30.54'
C36	375.00'	41.45'	S34°39'48"E	41.43'	6°19'58"	20.74'
C37	332.62'	78.68'	N30°43'43"W	78.50'	13°33'11"	39.53'
C38	332.62'	82.48'	N16°50'53"W	82.27'	14°12'28"	41.45'
C39	375.00'	31.91'	N7°37'51"W	31.90'	4°52'31"	15.96'
C40	375.00'	83.70'	N1°12'04"E	83.53'	12°47'20"	42.03'
C41	375.00'	67.84'	N12°46'42"E	67.75'	10°21'56"	34.01'
C42	11.00'	15.67'	N58°45'31"E	14.37'	81°35'43"	9.49'
C43	1270.00'	29.21'	S81°06'09"E	29.20'	1°19'03"	14.60'
C44	1270.00'	65.01'	S83°13'39"E	65.00'	2°55'58"	32.51'
C45	1270.00'	65.01'	S86°09'37"E	65.00'	2°55'58"	32.51'
C46	1270.00'	65.01'	S89°05'35"E	65.00'	2°55'58"	32.51'
C47	1270.00'	113.66'	S86°52'36"W	113.62'	5°07'40"	56.87'
C48	175.00'	98.17'	S68°14'29"W	96.89'	32°08'32"	50.42'
C49	25.00'	39.96'	N82°02'06"W	35.84'	91°35'20"	25.70'
C50	25.00'	34.41'	S12°44'31"W	31.76'	78°51'25"	20.56'
C51	125.00'	46.05'	S62°43'28"W	45.79'	21°06'30"	23.29'
C52	125.00'	24.07'	S78°47'44"W	24.04'	11°02'02"	12.07'
C53	1220.00'	38.14'	S85°12'30"W	38.14'	1°47'28"	19.07'
C54	1220.00'	52.00'	S87°19'30"W	52.00'	2°26'32"	26.01'
C55	1220.00'	53.81'	S89°48'35"W	53.81'	2°31'38"	26.91'
C56	1220.00'	53.81'	N87°39'47"W	53.81'	2°31'38"	26.91'
C57	1220.00'	53.81'	N85°08'09"W	53.81'	2°31'38"	26.91'
C58	1220.00'	53.81'	N82°36'30"W	53.81'	2°31'38"	26.91'
C59	1220.00'	19.19'	N80°53'39"W	19.19'	0°54'04"	9.59'
C60	11.00'	21.14'	N25°23'04"W	18.03'	110°07'07"	15.74'
C61	375.00'	73.28'	N35°16'23"E	73.16'	11°11'46"	36.76'
C62	11.00'	13.99'	N77°18'55"E	13.07'	72°53'18"	8.12'
C63	173.88'	43.10'	S73°17'48"E	42.99'	14°12'10"	21.66'
C64	980.00'	37.40'	S81°32'13"E	37.40'	2°11'12"	18.70'
C65	980.00'	52.83'	S84°10'29"E	52.82'	3°05'20"	26.42'
C66	980.00'	52.83'	S87°15'48"E	52.82'	3°05'20"	26.42'
C67	980.00'	52.83'	N89°38'52"E	52.82'	3°05'20"	26.42'
C68	980.00'	52.83'	N86°33'33"E	52.82'	3°05'20"	26.42'
C69	980.00'	52.83'	N83°28'13"E	52.82'	3°05'20"	26.42'
C70	980.00'	28.45'	N81°05'39"E	28.45'	1°39'48"	14.23'
C71	25.00'	38.65'	S55°26'56"E	34.91'	88°34'37"	24.39'
C72	525.00'	86.98'	S15°54'24"E	86.88'	9°29'33"	43.59'
C73	525.00'	55.29'	S23°40'11"E	55.26'	6°02'01"	27.67'
C74	25.00'	41.05'	S33°39'20"W	36.59'	94°04'21"	26.84'
C75	930.00'	33.62'	S81°43'39"W	33.62'	2°04'16"	16.81'
C76	930.00'	55.60'	S84°28'33"W	55.59'	3°25'32"	27.81'
C77	930.00'	55.60'	S87°54'05"W	55.59'	3°25'32"	27.81'
C78	930.00'	55.60'	N88°40'23"W	55.59'	3°25'32"	27.81'
C79	930.00'	55.50'	N85°15'01"W	55.49'	3°25'10"	27.76'
C80	930.00'	50.27'	N81°59'32"W	50.26'	3°05'49"	25.14'
C81	25.00'	50.01'	N23°08'10"W	42.08'	114°36'53"	38.95'
C82	375.00'	83.95'	N27°45'27"E	83.78'	12°49'38"	42.15'
C83	375.00'	89.71'	N14°29'27"E	89.49'	13°42'23"	45.07'
C84	25.00'	40.11'	N53°35'49"E	35.94'	91°55'08"	25.85'
C85	700.00'	28.96'	S81°37'44"E	28.96'	2°22'14"	14.48'
C86	700.00'	51.98'	S84°56'30"E	51.97'	4°15'16"	26.00'
C87	700.00'	53.69'	S89°15'57"E	53.67'	4°23'39"	26.86'
C88	700.00'	51.77'	N86°25'06"E	51.76'	4°14'15"	25.90'
C89	700.00'	31.69'	N83°00'09"E	31.69'	2°35'39"	15.85'
C90	25.00'	37.05'	S55°50'15"E	33.75'	84°54'50"	22.87'

Curve Table						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C91	25.00'	32.08'	N43°40'40"W	29.93'	73°31'54"	18.68'
C92	650.00'	41.77'	N82°17'05"W	41.77'	3°40'56"	20.89'
C93	650.00'	54.64'	N86°32'02"W	54.62'	4°48'58"	27.33'
C94	650.00'	54.64'	S88°38'59"W	54.62'	4°48'58"	27.33'
C95	650.00'	54.64'	S83°50'01"W	54.62'	4°48'58"	27.33'
C96	650.00'	54.64'	S79°01'03"W	54.62'	4°48'58"	27.33'
C97	650.00'	54.64'	S74°12'05"W	54.62'	4°48'58"	27.33'
C98	650.00'	54.25'	S69°24'08"W	54.23'	4°46'55"	27.14'
C99	650.00'	53.67'	S64°38'45"W	53.66'	4°43'51"	26.85'
C100	650.00'	53.67'	S59°54'55"W	53.65'	4°43'50"	26.85'
C101	650.00'	53.67'	S55°11'05"W	53.65'	4°43'50"	26.85'
C102	650.00'	53.67'	S50°27'15"W	53.65'	4°43'50"	26.85'
C103	650.00'	53.66'	S45°43'25"W	53.65'	4°43'50"	26.85'
C104	650.00'	7.59'	S43°01'26"W	7.59'	0°40'09"	3.80'
C105	25.00'	41.25'	S4°34'29"E	36.72'	94°34'41"	27.06'
C106	975.00'	88.74'	S54°26'47"E	88.71'	5°12'54"	44.40'
C107	975.00'	139.05'	S61°08'22"E	138.93'	8°10'17"	69.64'
C108	25.00'	38.61'	N70°32'06"E	34.88'	88°28'46"	24.35'
C109	250.00'	17.17'	N28°15'45"E	17.16'	3°56'04"	8.59'
C110	250.00'	46.49'	N35°33'26"E	46.42'	10°39'19"	23.31'
C111	250.00'	46.07'	N46°09'49"E	46.00'	10°33'28"	23.10'
C112	250.00'	41.39'	N56°11'06"E	41.34'	9°29'07"	20.74'
C113	420.00'	5.15'	N61°16'44"E	5.15'	0°42'08"	2.57'
C114	420.00'	47.69'	N64°52'57"E	47.66'	6°30'19"	23.87'
C115	420.00'	47.83'	N71°23'51"E	47.80'	6°31'30"	23.94'
C116	420.00'	47.73'	N77°54'57"E	47.71'	6°30'42"	23.89'
C117	420.00'	47.74'	N84°25'41"E	47.72'	6°30'47"	23.90'
C118	420.00'	47.70'	S89°03'43"E	47.67'	6°30'24"	23.87'
C119	420.00'	39.33'	S83°07'34"E	39.31'	5°21'54"	19.68'
C120	150.00'	80.08'	N83°59'56"E	79.13'	30°35'17"	41.02'
C121	150.00'	0.69'	S80°34'31"E	0.69'	0°15'48"	0.34'
C122	25.00'	39.98'	N22°53'43"E	35.85'	91°37'08"	25.72'
C123	375.00'	10.50'	N22°06'43"W	10.50'	1°36'16"	5.25'
C124	375.00'	94.23'	N14°06'39"W	93.99'	14°23'52"	47.37'
C125	25.00'	38.88'	N67°27'52"W	35.08'	89°06'02"	24.61'
C126	125.00'	19.52'	N19°38'25"W	19.50'	8°56'45"	9.78'
C127	125.00'	309.18'	N55°41'31"E	236.18'	141°43'07"	360.15'
C128	125.00'	10.62'	S51°00'52"E	10.62'	4°52'06"	5.31'
C129	450.00'	10.52'	S49°15'00"E	10.52'	1°20'22"	5.26'
C130	450.00'	49.37'	S53°03'47"E	49.35'	6°17'12"	24.71'
C131	450.00'	49.37'	S59°20'59"E	49.35'	6°17'12"	24.71'
C132	450.00'	9.52'	S63°05'56"E	9.52'	1°12'43"	4.76'
C133	25.00'	39.27'	S18°42'17"E	35.36'	90°00'00"	25.00'
C134	200.00'	29.33'	S30°29'48"W	29.30'	8°24'10"	14.69'
C135	200.00'	83.76'	S46°41'45"W	83.15'	23°59'44"	42.50'
C136	200.00'	7.80'	S59°48'38"W	7.80'	2°14'03"	3.90'
C137	370.00'	59.36'	S65°31'27"W	59.30'	9°11'33"	29.75'
C138	370.00'	66.73'	S75°17'14"W	66.64'	10°20'02"	33.46'
C139	370.00'	62.60'	S85°18'05"W	62.53'	9°41'40"	31.38'
C140	370.00'	60.75'	N85°08'51"W	60.68'	9°24'28"	30.44'
C141	200.00'	38.62'	N85°58'31"W	38.56'	11°03'48"	19.37'
C142	200.00'	45.19'	S82°01'10"W	45.10'	12°56'50"	22.69'
C143	200.00'	26.39'	S71°45'56"W	26.37'	7°33'38"	13.21'
C144	280.00'	169.02'	N10°46'14"E	166.47'	34°35'10"	87.17'
C145	170.00'	17.50'	N25°06'50"E	17.50'	5°53'58"	8.76'
C146	230.00'	113.23'	N36°16'04"E	112.09'	28°12'26"	57.79'
C147	125.00'	12.54'	N22°35'44"W	12.53'	5°44'47"	6.27'
C148	125.00'	143.08'	N13°04'06"E	135.39'	65°34'54"	80.53'
C149	125.00'	4.71'	N46°56'21"E	4.71'	2°09'36"	2.36'
C150	15.00'	24.50'	S85°11'17"E	21.87'	93°35'09"	15.97'
C151	325.00'	44.38'	S42°18'25"E	44.34'	7°49'25"	22.22'
C152	325.00'	50.05'	S50°37'50"E	50.00'	8°49'24"	25.07'
C153	325.00'	5.91'	S55°33'47"E	5.91'	1°02'31"	2.96'
C154	425.00'	1.24'	S9°59'06"E	1.24'	0°10'02"	0.62'
C155	3369.08'	195.49'	N39°28'21"E	195.46'	3°19'28"	97.77'
C156	3374.35'	950.69'	N49°08'55"E	947.54'	16°08'33"	478.51'
C157	170.00'	85.11'	N36°30'23"E	84.22'	28°41'03"	43.47'
C158	230.00'	23.68'	N25°06'50"E	23.67'	5°53'58"	11.85'
C159	220.00'	132.80'	N10°46'14"E	130.79'	34°35'10"	68.49'
C160	280.00'	201.18'	N14°03'41"E	196.88'	41°10'04"	105.16'
C161	280.00'	39.31'	N38°40'02"E	39.28'	8°02'38"	19.69'
C162	25.00'	38.56'	N1°29'32"W	34.85'	88°21'46"	24.30'
C163	1025.00'	85.95'	N43°16'16"W	85.93'	4°48'17"	43.00'
C164	975.00'	89.61'	S43°10'12"E	89.58'	5°15'57"	44.84'
C165	25.00'	39.93'	N88°26'35"E	35.82'	91°30'29"	25.67'
C166	700.00'	5.35'	N42°54'29"E	5.35'	0°26'17"	2.68'
C167	700.00'	48.73'	N45°07'17"E	48.72'	3°59'19"	24.37'
C168	700.00'	48.73'	N49°06'35"E	48.72'	3°59'19"	24.37'
C169	700.00'	49.23'	N53°07'08"E	49.22'	4°01'46"	24.62'
C170	700.00'	49.23'	N57°08'54"E	49.22'	4°01'46"	24.62'
C171	700.00'	49.63'	N61°11'38"E	49.62'	4°03'44"	24.82'
C172	700.00'	49.63'	N65°15'22"E	49.62'	4°03'44"	24.82'
C173	700.00'	49.63'	N69°19'06"E	49.62'	4°03'44"	24.82'
C174	700.00'	29.88'	N72°34'19"E	29.87'	2°26'44"	14.94'
C175	25.00'	38.04'	N30°12'26"E	34.47'	87°10'31"	23.80'
C176	25.00'	40.26'	N59°30'43"W	36.05'	92°15'45"	26.01'
C177	930.00'	35.88'	S73°15'06"W	35.88'	2°12'38"	17.94'
C178	930.00'	56.77'	S70°23'52"W	56.76'	3°29'50"	28.39'
C179	930.00'	56.77'	S66°54'02"W	56.76'	3°29'50"	28.39'
C180	930.00'	56.77'	S63°24'11"W	56.76'	3°29'50"	28.39'

Curve Table						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C181	930.00'	56.77'	S59°54'21"W	56.76'	3°29'50"	28.39'
C182	930.00'	56.77'	S56°24'31"W	56.76'	3°29'50"	28.39'
C183	930.00'	56.77'	S52°54'41"W	56.76'	3°29'50"	28.39'
C184	930.00'	56.77'	S49°24'50"W	56.76'	3°29'50"	28.39'
C185	930.00'	56.77'	S45°55'00"W	56.76'	3°29'50"	28.39'
C186	930.00'	24.00'	S43°25'43"W	24.00'	1°28'44"	12.00'
C187	25.00'	35.13'	S2°25'47"W	32.31'	80°31'08"	21.17'
C188	975.00'	46.07'	S39°11'00"E	46.07'	2°42'27"	23.04'
C189	1025.00'	54.37'	N39°20'57"W	54.37'	3°02'22"	27.19'
C190	25.00'	43.41'	S87°34'13"E	38.16'	99°28'52"	29.52'
C191	980.00'	30.20'	N43°34'20"E	30.20'	1°45'57"	15.10'
C192	980.00'	67.23'	N46°25'13"E	67.22'	3°55'51"	33.63'
C193	980.00'	67.23'	N50°21'04"E	67.22'	3°55'51"	33.63'
C194	980.00'	67.23'	N54°16'54"E	67.22'	3°55'51"	33.63'
C195	980.00'	67.23'	N58°12'45"E	67.22'	3°55'51"	33.63'
C196	980.00'	67.23'	N62°08'35"E	67.22'	3°55'51"	33.63'
C197	980.00'	67.23'	N66°04'26"E	67.22'	3°55'51"	33.63'
C198	980.00'	67.23'	N70°00'16"E	67.22'	3°55'51"	33.63'
C199	980.00'	44.25'	N73°15'48"E	44.25'	2°35'14"	22.13'
C200	25.00'	37.26'	N31°51'26"E	33.91'	85°23'59"	23.07'
C201	475.00'	96.96'	N16°41'26"W	96.79'	11°41'44"	48.65'
C202	475.00'	93.71'	N28°11'24"W	93.56'	11°18'14"	47.01'
C203	475.00'	1.74'	N33°56'50"W	1.74'	0°12'37"	0.87'
C204	475.00'	18.14'	N35°08'47"W	18.14'	2°11'18"	9.07'
C205	475.00'	36.42'	N38°26'13"W	36.41'	4°23'33"	18.22'
C206	475.00'	59.61'	N44°13'41"W	59.57'	7°11'23"	29.84'
C207	25.00'	49.07'	S75°56'53"W	41.56'	112°27'28"	37.39'
C208	1525.00'	94.72'	S21°29'55"W	94.71'	3°33'31"	47.38'
C209	1525.00'	109.64'	S25°20'15"W	109.61'	4°07'09"	54.84'
C210	1525.00'	65.00'	S28°37'06"W	65.00'	2°26'32"	32.51'
C211	1525.00'	44.33'	S30°40'20"W	44.33'	1°39'56"	22.17'
C212	225.00'	86.17'	S20°32'01"W	85.64'	21°56'34"	43.62'
C213	225.00'	115.26'	S5°06'46"E	114.00'	29°21'00"	58.92'
C214	225.00'	70.85'	S28°48'31"E	70.56'	18°02'30"	35.72'
C215	275.00'	41.01'	S33°33'26"E	40.97'	8°32'42"	20.54'
C216	275.00'	66.02'	N22°24'25"W	65.86'	13°45'19"	33.17'
C217	275.00'	64.76'	N8°46'58"W	64.61'	13°29'36"	32.53'
C218	275.00'	60.39'	N4°15'18"E	60.27'	12°34'55"	30.32'
C219	275.00'	61.07'	N16°54'28"E	60.94'	12°43'25"	30.66'
C220	275.00'	39.53'	N27°23'14"E	39.49'	8°14'07"	19.80'
C221	1475.00'	60.61'	N30°19'40"E	60.61'	2°21'16"	30.31'
C222	1475.00'	69.63'	N27°47'53"E	69.62'	2°42'17"	34.82'
C223	1475.00'	69.63'	N25°05'37"E	69.62'	2°42'17"	34.82'
C224	1475.00'	70.28'	N22°22'35"E	70.27'	2°43'48"	35.15'
C225	1475.00'	35.00'	N20°19'54"E	35.00'	1°21'34"	17.50'
C226	1475.00'	27.15'	N19°07'28"E	27.15'	1°03'17"	13.58'
C227	25.00'	34.78'	N21°15'46"W	32.05'	79°43'11"	20.87'
C228	475.00'	95.42'	N66°52'39"W	95.26'	11°30'35"	47.87'
C229	475.00'	67.29'	S76°41'27"E	67.24'	8°07'02"	33.70'
C230	775.00'	3.25'	N80°37'46"W	3.25'	0°14'25"	1.63'
C231	775.00'	50.01'	N78°39'39"W	50.00'	3°41'50"	25.01'
C232	775.00'	50.01'	N74°57'49"W	50.00'	3°41'50"	25.01'
C233	775.00'	72.30'	S70°26'33"E	72.27'	5°20'42"	36.18'
C234	25.00'	35.80'	N71°12'17"E	32.82'	82°03'02"	21.75'
C235	25.00'	39.27'	S14°49'14"E	35.36'	90°00'00"	25.00'
C236	225.00'	71.43'	S50°43'33"E	71.13'	18°11'22"	36.02'
C237	225.00'	51.34'	S35°05'41"E	51.23'	13°04'22"	25.78'
C238	225.00'	24.67'	S25°25'02"E	24.66'	6°16'58"	12.35'
C239	15.00'	13.62'	S48°11'09"E	13.16'	52°01'12"	7.32'
C240	50.00'	31.91'	S56°00'43"E	31.37'	36°34'04"	16.52'
C241	50.00'	43.33'	S12°54'00"E	41.99'	49°39'23"	23.13'
C242	50.00'	43.33'	S36°45'23"W	41.99'	49°39'23"	23.13'
C243	50.00'	43.33'	S86°24'46"W	41.99'	49°39'23"	23.13'
C244	50.00'	43.33'	N43°55'51"W	41.99'	49°39'23"	23.13'
C245	50.00'	42.63'	N5°19'15"E	41.35'	48°50'50"	22.71'
C246	15.00'	13.62'	N3°44'03"E	13.16'	52°01'12"	7.32'
C247	175.00'	42.20'	N29°11'00"W	42.09'	13°48'54"	21.20'
C248	175.00'	72.48'	N47°57'21"W	71.96'	23°43'47"	36.77'
C249	15.00'	23.56'	S75°10'46"W	21.21'	90°00'00"	15.00'
C250	25.00'	38.81'	N14°17'18"W	35.03'	88°56'08"	24.54'
C251	15.00'	23.84'	N75°42'42"E	21.41'	91°03'52"	15.28'
C252	15.00'	1.52'	N33°05'18"E	1.52'	5°49'04"	0.76'
C253	15.00'	1.51'	N38°52'35"E	1.51'	5°45'30"	0.75'
C254	15.00'	2.64'	N36°42'41"E	2.64'	10°05'17"	1.32'
C255	47.00'	20.93'	N44°25'25"E	20.75'	25°30'44"	10.64'
C256	47.00'	31.34'	N76°17'00"E	30.76'	38°12'25"	16.28'
C257	47.00'	31.34'	S65°30'42"E	30.76'	38°12'10"	16.28'
C258	47.00'	31.33'	S27°18'44"E	30.75'	38°11'47"	16.27'
C259	47.00'	31.33'	S10°52'52"W	30.75'	38°11'25"	16.27'
C260	47.00'	62.50'	S68°04'32"W	58.00'	76°11'55"	36.85'
C261	15.00'	19.90'	S68°10'38"W	18.47'	75°59'44"	11.72'
C262	24.94'	43.14'	S19°15'46"E	37.96'	99°05'39"	29.25'
C263	725.00'	65.42'	S71°29'59"E	65.40'	5°10'12"	32.73'
C264	725.00'	74.66'	S77°02'05"E	74.63'	5°54'01"	37.36'
C265	725.00'	9.68'	S80°22'02"E	9.68'	0°45'53"	4.84'
C266	525.00'	79.37'	S76°25'06"E	79.30'	8°39'44"	39.76'
C267	525.00'	79.75'	S67°44'07"E	79.67'	8°42'13"	39.95'
C268	25.00'	44.53'	N65°35'35"E	38.87'	102°02'49"	30.90'
C269	1475.00'	52.13'	N13°33'25"E	52.13'	2°01'30"	26.07'
C270	1475.00'	50.03'	N11°34'22"E	50.02'	1°56'36"	25.02'

Curve Table						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C271	1475.00'	20.04'	N10°12'43"E	20.04'	0°46'43"	10.02'
C272	258.15'	24.76'	N12°04'39"E	24.75'	5°29'47"	12.39'
C273	258.15'	47.35'	N20°04'50"E	47.29'	10°30'35"	23.74'
C274	776.39'	13.55'	N25°19'52"E	13.55'	1°00'00"	6.77'
C275	225.00'	55.48'	N17°45'52"E	55.34'	14°07'44"	27.88'
C276	225.00'	10.02'	N9°25'28"E	10.02'	2°33'03"	5.01'
C277	25.00'	39.27'	N36°51'03"W	35.36'	90°00'00"	25.00'
C278	250.00'	29.30'	N85°12'32"W	29.29'	6°42'57"	14.67'
C279	250.00'	10.10'	S89°43'25"E	10.10'	2°18'50"	5.05'
C280	250.00'	108.18'	S76°43'21"W	107.34'	24°47'38"	54.95'
C281	250.00'	90.21'	S53°15'01"W	89.72'	20°40'30"	45.60'
C282	250.00'	90.21'	S33°18'47"W	89.72'	20°40'30"	45.60'
C283	250.00'	90.21'	S12°38'17"W	89.72'	20°40'30"	45.60'
C284	250.00'	24.69'	S0°31'43"E	24.68'	5°39'32"	12.36'
C285	15.00'	13.62'	S29°22'06"E	13.16'	52°01'12"	7.32'
C286	50.00'	51.46'	S25°53'42"E	49.22'	58°58'00"	28.27'
C287	50.00'	36.76'	S24°38'52"W	35.93'	42°07'07"	19.25'
C288	50.00'	39.16'	S68°08'49"W	38.17'	44°52'46"	20.65'
C289	50.00'	39.18'	N66°57'56"W	38.18'	44°53'45"	20.66'
C290	50.00'	39.15'	N22°05'19"W	38.15'	44°51'28"	20.64'
C291	50.00'	42.17'	N24°30'04"E	40.93'	48°19'19"	22.43'
C292	15.00'	13.62'	N22°39'07"E	13.16'	52°01'12"	7.32'
C293	300.00'	17.47'	N1°41'22"W	17.47'	3°20'14"	8.74'
C294	300.00'	60.88'	N5°47'34"E	60.78'	11°37'39"	30.55'
C295	300.00'	61.07'	N17°26'17"E	60.96'	11°39'46"	30.64'
C296	300.00'	60.79'	N29°04'28"E	60.69'	11°36'37"	30.50'
C297	300.00'	60.96'	N40°42'05"E	60.86'	11°38'35"	30.59'
C298	300.00'	60.92'	N52°20'24"E	60.81'	11°38'03"	30.56'
C299	300.00'	60.95'	N63°58'38"E	60.85'	11°38'26"	30.58'
C300	300.00'	61.61'	N75°40'50"E	61.50'	11°45'57"	30.91'
C301	300.00'	59.57'	N87°15'07"E	59.47'	11°22'37"	29.88'
C302	300.00'	27.27'	S84°27'19"E	27.26'	5°12'32"	13.65'
C303	15.00'	23.56'	N53°08'57"E	21.21'	90°00'00"	15.00'
C304	15.00'	23.56'	N36°51'03"W	21.21'	90°00'00"	15.00'
C305	580.00'	58.47'	S78°57'47"E	58.44'	5°46'32"	29.26'
C306	580.00'	62.34'	S72°59'45"E	62.31'	6°09'31"	31.20'
C307	580.00'	62.34'	S66°50'14"E	62.31'	6°09'31"	31.20'
C308	580.00'	62.34'	S60°40'42"E	62.31'	6°09'31"	31.20'
C309	580.00'	31.40'	S56°02'53"E	31.40'	3°06'08"	15.70'
C310	9975.00'	43.18'	S54°37'16"E	43.18'	0°14'53"	21.59'
C311	25.00'	39.16'	N80°22'45"E	35.28'	89°45'08"	24.89'
C312	275.00'	37.03'	N39°21'38"E	37.00'	7°42'53"	18.54'
C313	275.00'	47.38'	N48°09'13"E	47.32'	9°52'17"	23.75'
C314	275.00'	54.92'	N58°48'37"E	54.83'	11°26'31"	27.55'
C315	325.00'	40.25'	N68°04'44"E	40.22'	7°05'44"	20.15'
C316	325.00'	76.56'	N78°22'31"E	76.38'	13°29'49"	38.46'
C317	325.00'	28.14'	N87°36'16"E	28.14'	4°57'42"	14.08'
C318	275.00'	67.28'	S83°04'36"W	67.11'	14°01'02"	33.81'
C319	25.00'	44.30'	S25°17'59"W	38.73'	101°32'13"	30.62'
C320	175.00'	45.76'	S17°58'41"E	45.63'	14°58'55"	23.01'
C321	175.00'	65.38'	N0°12'57"E	65.00'	21°24'20"	33.08'
C322	175.00'	65.38'	S21°37'17"W	65.00'	21°24'20"	33.08'
C323	175.00'	47.94'	S40°10'18"W	47.79'	15°41'42"	24.12'
C324	25.00'	31.18'	S12°17'14"W	29.20'	71°27'51"	17.99'
C325	325.00'	41.31'	S19°48'12"E	41.29'	7°17'00"	20.68'
C326	325.00'	60.44'	S10°50'01"E	60.36'	10°39'22"	30.31'
C327	325.00'	60.44'	S0°10'39"E	60.36'	10°39'22"	30.31'
C328	325.00'	60.44'	S10°28'43"W	60.36'	10°39'22"	30.31'
C329	325.00'	60.44'	S21°08'04"W	60.36'	10°39'22"	30.31'
C330	325.00'	60.44'	S31°47'26"W	60.36'	10°39'22"	30.31'
C331	325.00'	60.44'	S42°26'47"W	60.36'	10°39'22"	30.31'
C332	325.00'	24.94'	S49°58'21"W	24.93'	4°23'45"	12.47'
C333	25.00'	39.27'	S7°10'14"W	35.36'	90°00'00"	25.00'
C334	25.00'	39.27'	N82

Agenda Item

H-12

Old Business
(Conditional Use)

King Honda

Northwest Corner of Dunlop Drive and Highway 280

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#8584 01
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 ~~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

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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** _____

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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

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City of Opelika
Planning Commission
Planning Department Report

Meeting Date: June 24, 2025

Agenda Item #: C-5

Action Requested: Conditional Use – Auto Sales and Display

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

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

Current Land Use: Auto display and sales

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

Surrounding Zoning Districts And Land Uses:

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

Proposal

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

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

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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.

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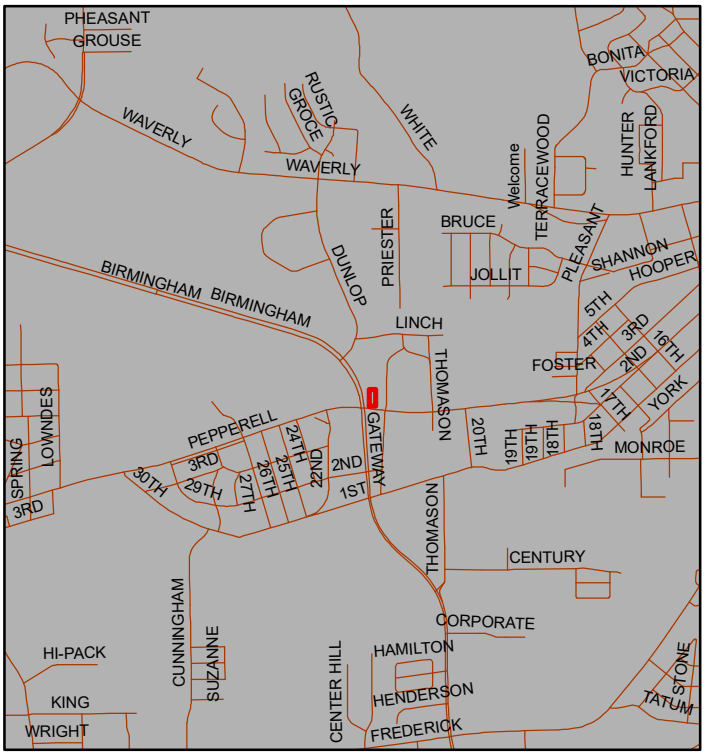
Opelika Water Report

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, G-11. G12



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

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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

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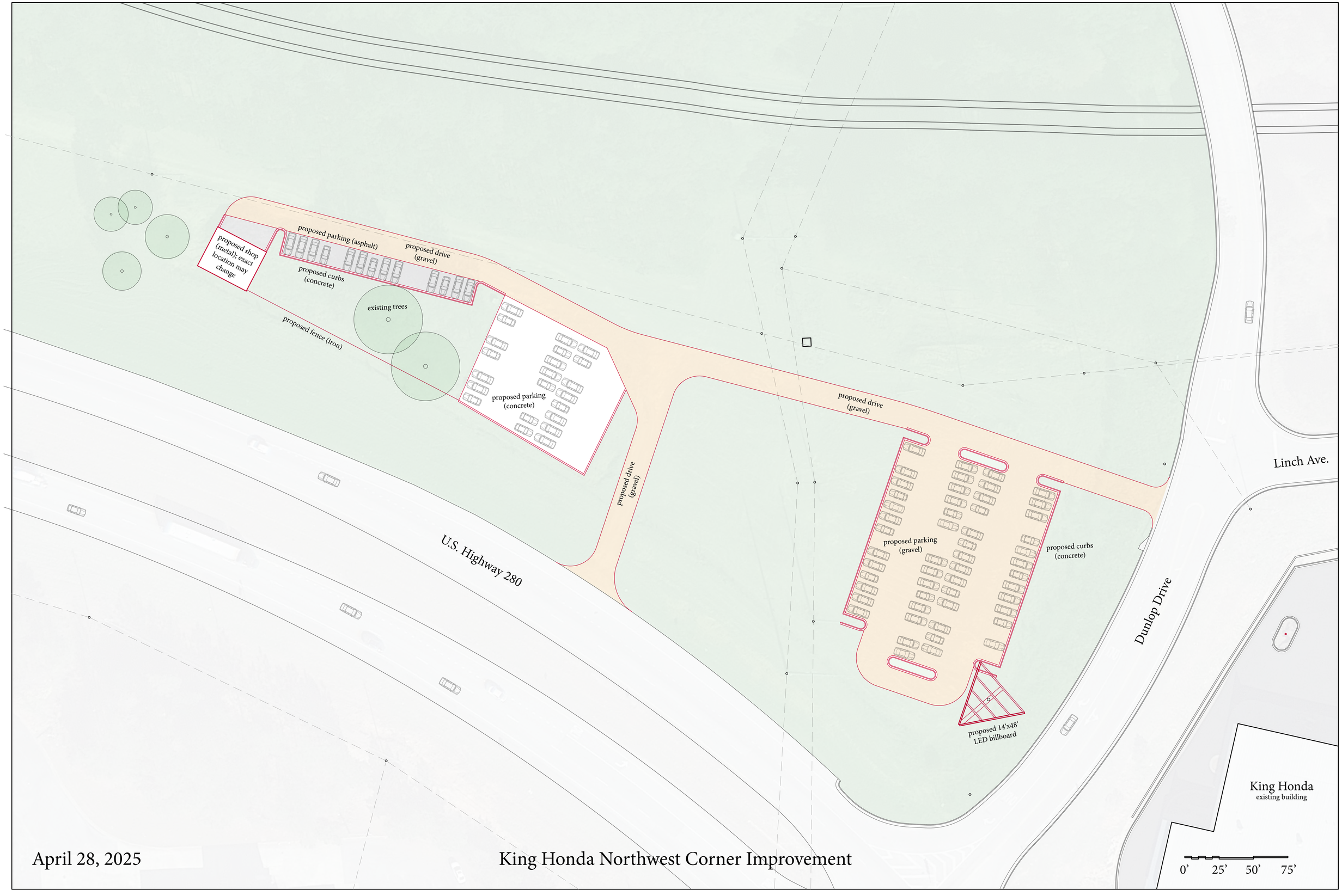
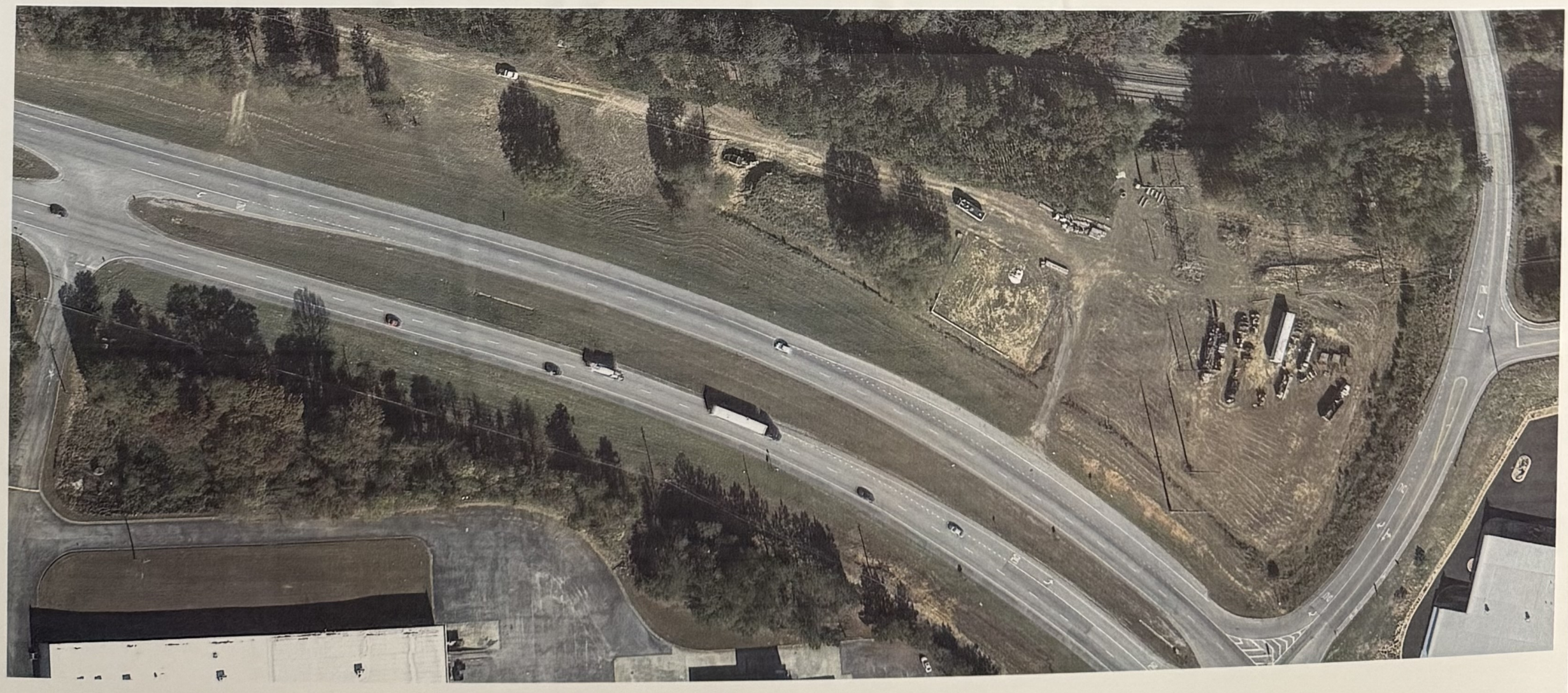


April 28, 2025

King Honda Northwest Corner Improvement

Proposed Welcome House (in brick)

Northwest Corner 3/2025 (simulated)



Northwest Corner 11/2021

April 28, 2025

King Honda Improvements

Agenda Item

H-13

Old Business
(Conditional Use)

King Honda

Front Corner of Highway 280 Northwest and Dunlop Drive

Copy-Tabled 6-24-25

#8402
5-29-25
$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] Edavckingiii@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 J
Notary Public

My Commission Expires: 7/27/27

TARA JOHNSON NOTARY PUBLIC CHAMBERS COUNTY, ALABAMA

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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** _____

Copy-Tabled 6-24-25

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

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City of Opelika
Planning Commission
Planning Department Report

Meeting Date: June 24, 2025

Agenda Item #: C-6

Action Requested: Conditional Use – Auto Sales and Display

Location of Property: Corner of Birmingham Highway and Dunlop Drive

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

Current Land Use: Commercial Retail Auto display and sales

Current Zoning: C-3, GC-P

Surrounding Zoning Districts And Land Uses:

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

Proposal

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

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

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

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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.

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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.

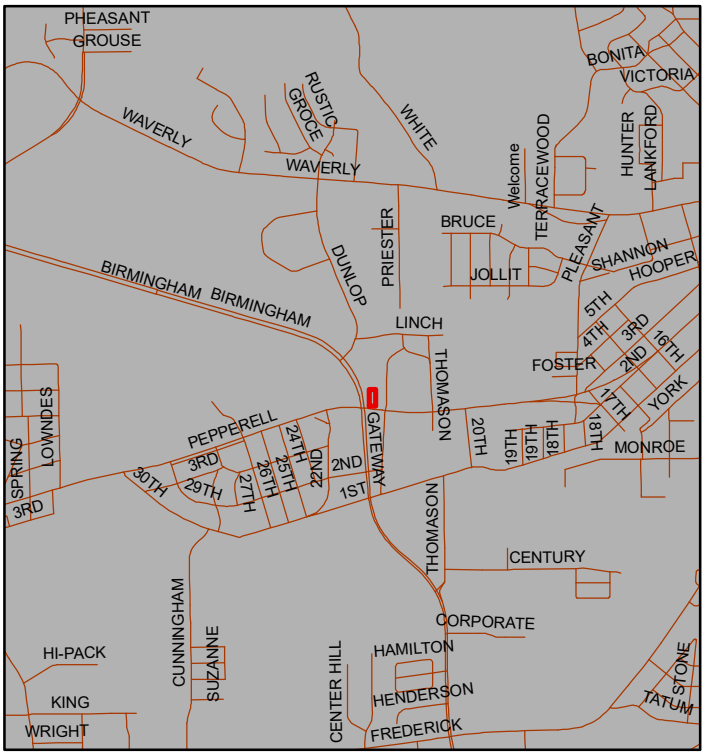
Opelika Water Report

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, G-11. G12



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

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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

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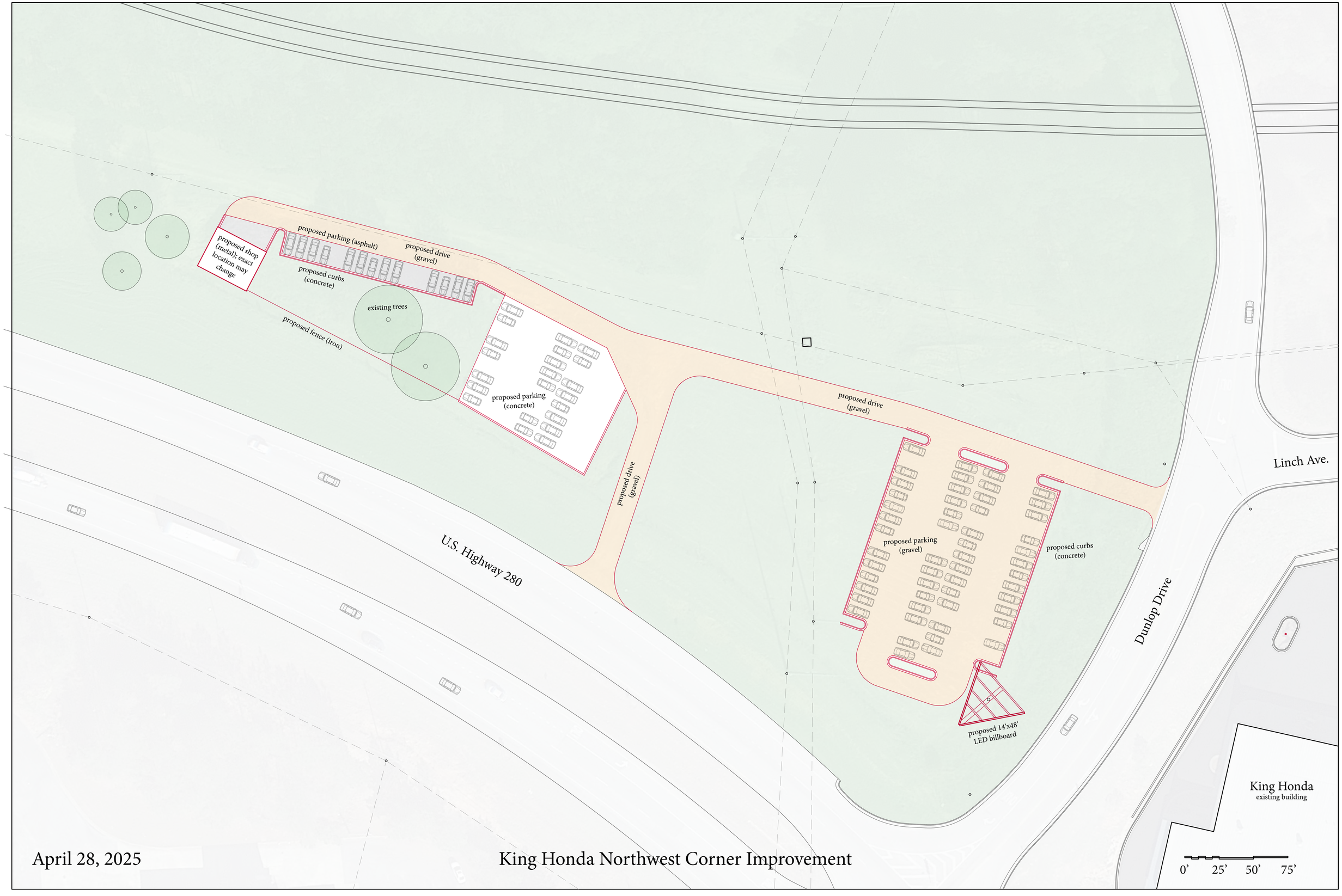

April 28, 2025

King Honda Northwest Corner Improvement

Agenda Item

I-14 a/b

Old Business

(Amendment to Comprehensive Plan and Rezoning

a. 1300 Block Crawford Road
   Low Density to Mixed Use
b. Rezoning from R-1 to PUD
   Crawford Reserve PUD

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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**

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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.

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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 R1 zoning district to a PUD zoning district.

Notary Public

My Commission Expires:_____

AGENDA ITEM # _____

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: _____

Copy-Tabled 8-26-2025

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.

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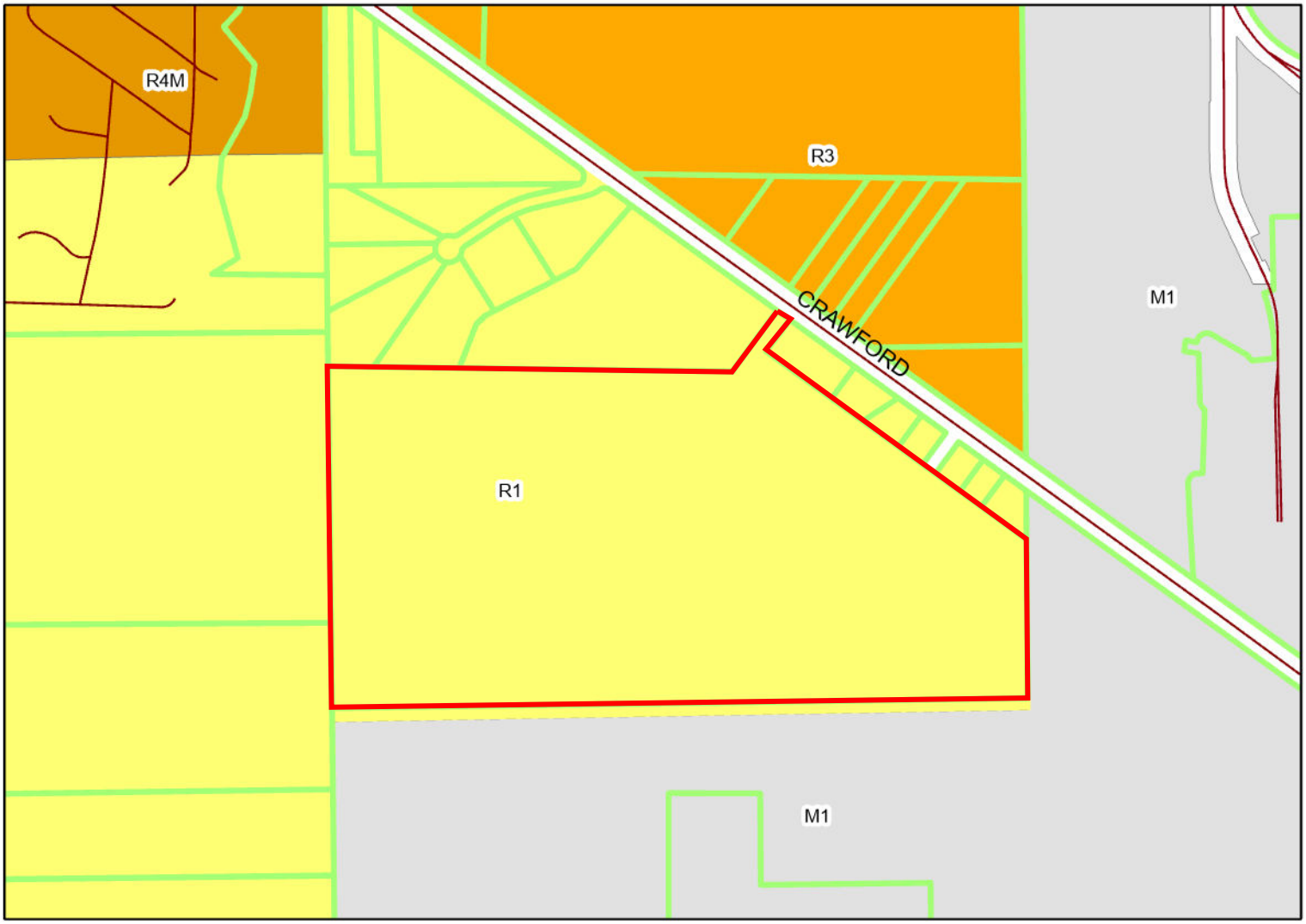
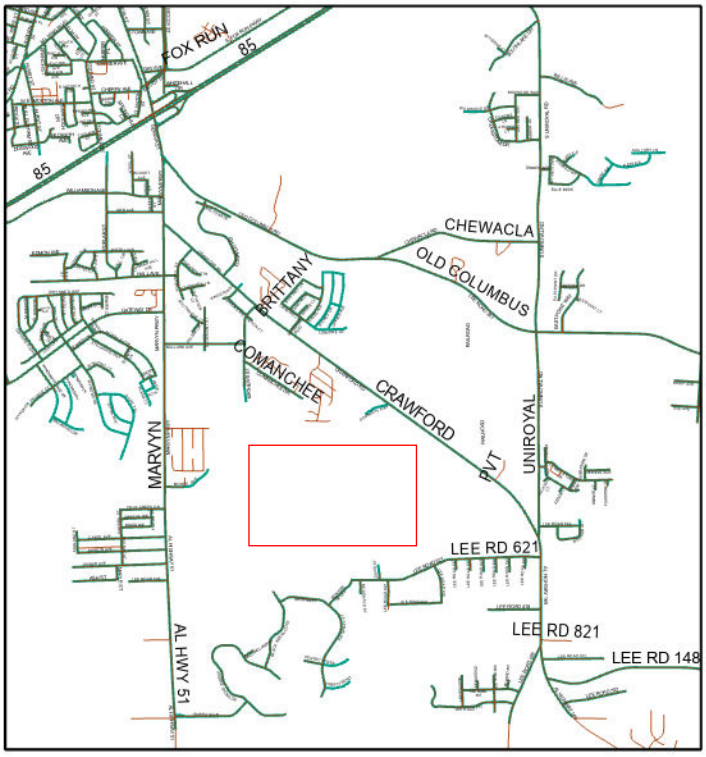
CRAWFORD RESERVE REZONING
1300 CRAWFORD ROAD
R-1 TO PUD, F9a-F9b





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

Subject Property

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

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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

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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 50 100 150 200
SCALE: 1"=100'

JOB NUMBER:	001003
DATE:	7/29/2025

SHEET TITLE:

CONCEPT PLAN

1 OF 1

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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

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- 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.

<u>Key Amenities</u>

- 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.

<u>Landscape Standards</u>

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.

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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.

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