CITY OF OPELIKA
PLANNING COMMISSION
REGULAR MEETING AGENDA

300 Martin Luther King Blvd.

December 16, 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. Laurel Lakes SD, Phase 2, 158 lots, Blake Rice, BSI, Inc., authorized representative for Flatiron Farms, LLC, property owners, Ridge Road, preliminary approval.

B. **FINAL PLAT**

2. Hidden Lakes-Lake Condy SD, 28 lots, Blake Rice, BSI, LLC, authorized representative for SMB Land, LLC, property owner, Lake Condy Road, final approval.

C. **CONDITIONAL USE – Public Hearing**

3. Will Register, authorized representative for James Kirk, property owner, 1510 2nd Avenue, C-2, GC-S zoning district, Church (Iglesia Ebenezer).

4. Roy Assf, authorized representative for Pace Commons, LLC, property owner, at 1105 Columbus Parkway, C-3, GC-P, Convert a 108-unit hotel into a multi-family residential development (apartments).

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

5. (a) Rezoning Request, David Green authorized representative for David N. Rhyne and Diane M. Rhyne, property owners, 1300 block Crawford Road, 71.4 acres, from R-1 to PUD.

   (b) Amendment to Future Land Use Plan, 1300 block Crawford Road, from a residential growth land use category to a mixed-use land use category.

E. **VACATION OF RIGHT-OF-WAY**

6. Thomas Gamble, property owner, between 1200 and 1114 First Avenue, Requesting to vacate right-of-way.

V. OLD BUSINESS

F. **CONDITIONAL USE — Public Hearing**

7. 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 November t8th Planning Commission meeting.)*

8. 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 November 18th Planning Commission meeting*.)

9. Tyler Hearin, authorized representative for Leslie Greene Dudley, property owner, 1525 Old Columbus Road, M-1 zoning district, Recovered material processing facility. (*This item was tabled at the November 18th Planning Commission meeting*.)

10. Arbour Valley Development, LLC, authorized representative for Michael V. Shannon/ Weaver C/O Crooked Creek, property owner, Fox Run Avenue and Fox Run Parkway Intersection, 144 apartment units. (*This item was tabled at the November 18th Planning Commission meeting*.)

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

11. (a) Rezoning Request, Blake Rice, BSI Inc., authorized representative for Gateway Development, LLC, property owner, Gateway Drive, 5.1 acres, from R-4 to PUD. *(This item was tabled at the November t8th Planning Commission meeting.)*

(b) Amendment to Future Land Use Map, Gateway Drive, 5.1 acres, from a residential growth land use category to a mixed-use land use category. *(This item was tabled at the November t8th Planning Commission meeting.)*

VI. OTHER BUSINESS

H. Approve the dates for the November and December 2026 Planning Commission Meetings

12. Approve November 17th and December 15th as the dates for the November and December Planning Commission meetings in 2026

"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.
November 18, 2025
TIME: 3:00 PM

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

II. APPROVAL OF MINUTES

The City of Opelika Planning Commission held its regular monthly meeting on November 18, 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 Eddie Smith, Dr. Arturo Menefee, Councilwoman Ward 3 Leigh Whatley. Mr. Sheldon Whittelsey, Mr. Jay Walters and Mr. Tom Penton

MEMBERS ABSENT: John Sweatman

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

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

Chair Cannon welcomed Mayor Eddie Smith and Councilwoman Ward 3 Leigh Whatley to the Planning Commission.

Approval of Planning Commission Minutes, October 28, 2025

RESULT:	**Passed**
MOVER:	Tom Penton
SECONDER:	Councilwoman Ward 3 Leigh Whatley
AYES:	Chair Cannon, Walters, Councilwoman Ward 3 Whatley, Whittelsey, Penton, Menefee, Mayor Smith
NAYS:	None
ABSTAIN:	None

III. UPDATE ON PREVIOUS CASES

IV. NEW BUSINESS

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

1. Bay Court SD, 5 lots, Bay Court, Emily Key, authorized representative for Three Keys Properties, LLC, property owner, preliminary and final approval.

Mr. Mosley presented the staff report to the Planning Commission for a request for preliminary and final plat approval of a five-lot subdivision at Bay Court. The applicant is Emily Key from Three Keys Properties, LLC. The subject property is located between Bay Court and Ray Avenue off of Lee Road in an R-5 zone. He stated that all five lots exceed a minimum lot of 7500 square feet and all meet the minimum lot width of 60 feet. Mr. Mosley noted that both the Bay Court and Ray Avenue streets are smaller than typical streets. Bay Court is 30 feet and gets wider, yet the asphalt maintains the required 20 feet. Ray Avenue is 20 feet wide, and the asphalt is roughly 12 feet wide, which is smaller than most city streets. He stated that the addition of the lots would not make a significant impact on the traffic, but fire access for emergencies would need to be assessed. Further discussion between the applicant, Planning, Engineering and the Public Safety Departments needs to continue. As such, the Planning Department is recommending preliminary plat approval to be able to address these issues. Mr. Mosley stated that the Planning Staff recommended denial due to it not being consistent with surrounding zoning and the future land use plan.

Staff recommends preliminary plat approval only at this time, subject to the following improvements provided by the applicant:

1. Install a hammer-head turn around at the end of Bay Court and Ray Avenue, so vehicles can maneuver and turn around, especially for larger vehicles such as fire trucks and garage trucks that need more space.

2. Increase the asphalt width of Ray Avenue to at least 20 feet.

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

Chair Cannon opened the public hearing.

Freddy Torres, 3103 Matthew Street: Asked if this would affect his property.

Mr. Mosley stated that it would not.

Chair Cannon closed the public hearing.

Motion to grant preliminary plat approval with staff recommendations

RESULT:	**Passed**
MOVER:	Arturo Menefee
SECONDER:	Jay Walters
DISCUSSION:	**Dr. Menefee** asked if the road improvements were the City's responsibility or the developer. **Mr. Mosley** replied that generally it is the responsibility of the developer unless there is an agreement between the developer and the City.
AYES:	Chair Cannon, Walters, Councilwoman Ward 3 Whatley, Whittelsey, Penton, Menefee, Mayor Smith
NAYS:	None
ABSTAIN:	None

B. **CONDITIONAL USE – Public Hearing**

2. Rudy Sardinas, authorized representative for Viking Sun, Inc, property owner, 809 1st Avenue, C-1 zoning district, Neos church and cafe/work space.

Mr. Mosley presented the staff report to the Planning Commission for the request of conditional

use approval for Neos Church to occupy an existing building at 809 1st Avenue. He stated that the Zoning Ordinance requires conditional use approval for a church in all zoning districts. The church, currently located at 1201 South Uniroyal Road, is proposing to occupy a 4,985 square foot building located in the C-1 zone (Downtown district). At the 1st Avenue location, Neos Church will have two meetings a week: Sunday service at 9:15 AM and Wednesday service 6:30 pm. During the work week, a public coffee shop and co-workspace will be available for church members as well as the public. Coffee shops and cafés are allowed in the C-1 zone. The church sanctuary area will hold a maximum of 100 people. Mr. Mosley stated that based on the size of the congregation and the meeting times of the services, there should not be an issue with parking. He stated that the building owner will have to work with the Historic Preservation Commission and with the Building Inspections Department on improvements to the building, as it is currently an unimproved warehouse. The Planning Staff recommends conditional use approval.

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

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

Motion to grant conditional use approval

RESULT:	**Passed**
MOVER:	Tom Penton
SECONDER:	Councilwoman Ward 3 Leigh Whatley
AYES:	Chair Cannon, Walters, Councilwoman Ward 3 Whatley, Whittelsey, Penton, Menefee, Mayor Smith
NAYS:	None
ABSTAIN:	None

3. Foresite Group, LLC, authorized representative for Opelika 26. LLC, property owner, 2900 Society Hill Road, C-2 zoning district, Society Hill Apartments — 265 units.

Mr. Mosley presented the staff report to the Planning Commission for the revised conditional use of a 265-unit apartment on 27.31 acres, located at 3310 Society Hill Road. He stated that a similar development was approved last November with 309 units. The proposed development will have 159 1-bedroom units and 106 2-bedroom units. The development has 525 feet of frontage on the west side of Society Hill Road. Two points of ingress and egress are shown on the site plan, one from Society Hill Road and a potential connection to an extension of Freddie Way. The apartment amenities include a clubhouse next to a swimming pool, dog spa, and a dog park to the rear. The proposed development consists of eight apartment buildings with a total of 265 rental units. In a C-2 zone, the allowable density is 16 units per acre. The proposed density is 9.8 dwelling units per acre. The surrounding properties are zoned R-1, C-2 and PUD. Mr. Mosley stated that the development is requesting to reduce the overall amount of parking required. The minimum off-street parking requirements are 530 parking spaces required and they provide 445 spaces. The applicant was granted a variance from the Zoning Board of Adjustments to reduce the parking spaces provided to 1.1 parking spaces per bedroom and 10 percent for visitors. The applicant is providing parking consistent with the ZBA's variance. Due to the number of one-bedroom units and the high number of single-person

households in rental units, it is unlikely that parking usage would exceed available spaces.

Staff recommends approval subject to the following:

1. **Add residential buffers on the northeast and south sides per the requirements of the zoning ordinance. If an undisturbed buffer is used, additional planting will need to be added to insure the screening is appropriate.**
2. **All four sides of the development we recommend meet the Gateway Corridor cladding requirements with use of masonry consistent with the provided elevations. Buildings shall be substantially similar in terms of materials, roofline, fenestration, and other design features with the provided elevations.**
3. **Garbage facilites must be enclosed on all sides and gated with an opaque fence at a height so that the dumpster is not seen outside the enclosure.**
4. **All utilities shall be underground except overhead required transmission lines.**
5. **All mechanical and hvac units shall be screened from the public right-of-way.**
6. **Any gates will need to be coordinated and approved by Opelika public safety departments for emergency entry.**
7. **At least two entry points meeting life safety codes shall be required. Both drives shall provide access for residents.**

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

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

RESULT:	**Passed**
MOVER:	Arturo Menefee
SECONDER:	Jay Walters
DISCUSSION:	**Mayor Smith:** asked where the second entry point is located **Mr Mosley:** It would connect in the back side behind the QT station and beside the Texas Roadhouse Restaurant.
AYES:	Chair Cannon, Walters, Councilwoman Ward 3 Whatley, Whittelsey, Penton, Menefee, Mayor Smith
NAYS:	None
ABSTAIN:	None

4. Tyler Hearin, authorized representative for Leslie Greene Dudley, property owner, 1525 Old Columbus Road, M-1 zoning district, Recovered material processing material.

A request to table this item was made by the applicant.

Motion to table the item

RESULT:	**Passed**
MOVER:	Mayor Eddie Smith
SECONDER:	Arturo Menefee

AYES:	Chair Cannon, Walters, Councilwoman Ward 3 Whatley, Whittelsey, Penton, Menefee, Mayor Smith
NAYS:	None
ABSTAIN:	None

5. Arbour Valley Development, LLC, authorized representative for Michael V. Shannon/ Weaver C/O Crooked Creek, property owner, Fox Run Avenue and Fox Run Parkway Intersection, 144 apartment units.

A request to table this item was made by the applicant.

Motion to table the item.

RESULT:	**Passed**
MOVER:	Sheldon Whittelsey
SECONDER:	Councilwoman Ward 3 Leigh Whatley
AYES:	Chair Cannon, Walters, Councilwoman Ward 3 Whatley, Whittelsey, Penton, Menefee, Mayor Smith
NAYS:	None
ABSTAIN:	None

C. **AMENDMENTS TO COMPREHENSIVE PLAN AND REZONING - Public Hearing**

6. (a) Rezoning request, Bill Perry, authorized representative for James David Perry, property owner, 2505 Anderson Road, 20.1 acres, from R-3 to R-4.

(b) Amendment to Future Land Use Map, 2505 Anderson Road, 20.1 acres, from a medium density land use category to a high density land use category.

Mr. Mosley presented the staff report to the Planning Commission for rezoning and an amendment to future land use map for James David Perry represented by Bill Perry. He stated that the applicant is requesting rezoning of 20.1-acres from the R-3 zoning district to the R-4 zone. This rezoning request is for the same property that City Council approved a rezoning from R-1 to R-3 at the May 20, 2025, City Council meeting. He explained the difference between R-3 and R-4 Zones:

- **Minimum Lot Size: R-3** 10,000 sf. compared to **R-4** 7,500 sf
- **Density: R-3** is 3.5 dwelling units per acre compared to **R-4** 9 dwelling units per acre.
- **Land Use Category: R-3** is Medium-density residential compared to **R-4** High-density residential.
- **Allowed Dwellings: R-3** Single-family homes allowed. (Duplexes allowed with CU approval). Compared to **R-4** Single-family homes, duplexes, and apartments allowed. (Townhomes allowed with conditional use approval).

Mr. Mosley stated the proposed lots are 60 feet wide with a 10,000 sf. area, which is narrower than is allowed in R-3 zone. He stated that there is a stream in the middle of the property and the 30 units are being built to fit the space in front of the stream. Mr. Mosley stated that he received a letter from adjoining property owners with concerns regarding rezoning.

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

Chair Cannon opened the public hearing.

John Moore, 2714 Anderson Road, stated that he opposes the higher density that a zone change from R-3 to R-4 would create. He stated that in March, he and 58 other residents signed a petition opposing the re-zoning from R-1 to R-3 and the City Council approved the rezoning. He is concerned that the owner, who does not live in the area, is not clear on the plans for the property as the zoning and plans keep changing.
Julie Moore, 2714 Anderson Road, stated that she has lived on the property for 61 years and is invested in the community. She said that after getting neighbors together to sign a 60-signature petition, she was disappointed that the City Council approved the first rezoning. She is opposed to the zone change, as it would increase traffic and affect the wildlife.
Bill Perry, representing the applicant, stated the original R-3 zone was requested before he was aware that a second access would be needed for fire safety. He stated that he developed the property across the street years ago and the lot sizes for R-3 then were 60 ft lots, which is what was intended for the current property. The current R-3 zoning now requires 70 ft lots, the layout of which would be cost prohibitive to accommodate the stream located on the property. Therefore, the rezoning is to be able to build the 30 lots on 60 ft lots and to accommodate the required ingress and egress needed for fire safety. He stated the plans have changed from 50 lots to 30, so there will not be an increase in density with the zone change.
Linda Guy 2442 Anderson Road, has lived there for 30 years. She stated that there are two other developments that are being built in the surrounding areas. She doesn't feel that an R-4 zone would be beneficial to the area.
Chair Cannon closed the public hearing.

Motion to send a negative recommendation to City Council

RESULT:	**Passed**
MOVER:	Tom Penton
SECONDER:	Councilwoman Ward 3 Leigh Whatley
DISCUSSION:	**Mr. Mosley** asked for clarification on the reasons for the negative recommendation. **Mr. Penton** stated that the negative recommendation was based on the staff recommendations. He felt that the R-4 zone change would create an island that is inconsistent with land use.
AYES:	Chair Cannon, Walters, Councilwoman Ward 3 Whatley, Whittelsey, Penton, Menefee, Mayor Smith
NAYS:	None
ABSTAIN:	None

Motion to deny Amendment to Future Land Use Map

RESULT:	**Passed**
MOVER:	Dr. Arturo Menefee
SECONDER:	Tom Penton
AYES:	Chair Cannon, Walters, Councilwoman Ward 3 Whatley, Whittelsey, Penton, Menefee, Mayor Smith
NAYS:	None
ABSTAIN:	None

7. Rezoning request, WRO LLC, property owner, 2209 Lafayette Parkway, 6.1 acres, from M-1, GC-P to C-3, GC-P zoning district.

Mr. Mosley presented the staff report to the Planning Commission for the request of rezoning

by WRO, LLC. Mr. Mosley stated that the subject property is a 6.81 acre site currently zoned M-1, with a request to re-zone to a C-3 zone. He stated that the subject property, because of its angle and topography, would probably have limitations on developing as an M-1 use and there are many more uses available in the C-3 zone. Mr. Mosley pointed out that the property north of the subject property, Wilson's Woodyard, as well as the property across the street are zoned C-3. The Planning Staff feel the C-3 zoning is more appropriate for this property as well as the surrounding properties and therefore is recommending a positive recommendation to the City Council.

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

RESULT:	**Passed**
MOVER:	Mayor Eddie Smith
SECONDER:	Sheldon Whittelsey
AYES:	Chair Cannon, Walters, Councilwoman Ward 3 Whatley, Whittelsey, Penton, Menefee, Mayor Smith
NAYS:	None
ABSTAIN:	None

8. (a) Rezoning Request, Blake Rice, BSI Inc., authorized representative for Gateway Development, LLC, property owner, Gateway Drive, 5.1 acres, from R-4 to PUD.

   (b) Amendment to Future Land Use Map, Gateway Drive, 5.1 acres, from a residential growth land use category to a mixed-use land use category.

Mr. Mosley presented the staff report to the Planning Commission for the request by Gateway Development, LLC to rezone 5.1 acres of Gateway Drive from R-4 to PUD. He stated the subject property is currently zoned R-4, adjacent to the Gateway PUD that extends from Cunningham Drive to Gateway Drive at Thompson. The applicant has purchased 5.1 acres and is proposing to rezone it from and R-4 into the PUD, as part of the overall master plan. Mr. Mosley noted that the PUD comprises 13 Pods and discussed the uses within each pod. He explained that pod #13 is where the 5.1 acre property proposed for rezoning before the commission. Staff recommends Planning Commission send a positive recommendation to the City Council to rezone the 5.1-acre property from C-2 to PUD and approve the allowed uses for Pod 13 as provided in the applicant's "Thomason Drive Extension, Master Development Plan Narrative, October 15, 2025" and subject to the following:

1. All building exterior materials and screening requirements shall meet Section 7.6 Gateway Corridor Overlay requirements where more stringent standards have not been proposed.
2. All utilities shall be underground.
3. Sidewalks shall be located on both sides of all public streets.
4. The development shall provide cross-access through pods where uses are similar.
5. All other previously approved conditions of the original approval.

Chair Cannon opened the public hearing.
Robin Weyant, 809 Shelby Avenue, stated that there are 66 homes around the subject property and suggested that the commission consider keeping pod 13 a residential area. She also expressed concern about the addition of packaged liquor stores so close to residential areas.
Chair Cannon closed the public hearing.

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

Request to Table Items A & B

RESULT:	**Passed**
MOVER:	Sheldon Whittelsey
SECONDER:	Councilwoman Ward 3 Leigh Whatley
DISCUSSION	**The Commission** discussed tabling the item and then discussed several topics including commercial and residential areas, packaged liquor stores, convenience stores and car washes. **Blake Rice,** the applicant, requested to table both agenda items A & B.
AYES:	Chair Cannon, Walters, Councilwoman Ward 3 Whatley, Whittelsey, Penton, Menefee
NAYS:	Mayor Smith
ABSTAIN:	None

D. **MASTER PLAN AMENDMENT — Public Hearing**

9. Major Revisions to the Wyndham Planned Unit Development, 15 Acres, Intersection of Wyndham Industrial Drive and Gateway Drive, Blake Rice, BSI, Inc., authorized representative for CPP Investment, LLC, property owner, Change of use from an Office use to a Contractor's office with equipment yard and material yard.

Mr. Mosley presented the staff report to the Planning Commission for the Wyndham Master Plan Amendment to amend land use designation from office use to contractors office and equipment yard. He stated that the original Wyndham Master Plan, approved in 2005, provided for a number of uses on the north and south of Gateway Drive, including: residential, commercial, office and industrial uses. Evergreen Siteworks has operated in the area designated as industrial for over 10 years. Mr. Mosley stated that last year, Evergreen cleared land that was designated for offices to expand their equipment and material yard, without realizing that area was not zoned for that type of use. The new equipment yard does not create a significant impact on the surrounding areas, but it is not aesthetically pleasing for Gateway Drive, so the Planning staff have been working with them to find buffering solutions that would work with the City. The landowner has requested an amendment to the PUD to allow them to remain on this site and has created a landscape plan to screen the use from Gateway Drive. Mr. Mosley explained that the landscape plan they have presented exceeds the requirements by 250%. Staff recommends the Planning Commission make a positive recommendation to the City Council to approve this Amendment to the Wyndham Master Plan and designate the property as a contractor's office with equipment yard.

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 recommend approval of major revision to the Wyndham Planned Unit Development, to the City Council

RESULT:	**Passed**
MOVER:	Mayor Eddie Smith
SECONDER:	Sheldon Whittelsey
AYES:	Chair Cannon, Walters, Councilwoman Ward 3 Whatley, Whittelsey, Penton, Menefee, Mayor Smith
NAYS:	None
ABSTAIN:	None

V. OLD BUSINESS

E. **CONDITIONAL USE — Public Hearing**

10. 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 October 28th Planning Commission meeting.)*

This item will remain on the table.

11. 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 October 28th Planning Commission meeting*.)

This item will remain on the table.

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

12. (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 Liquor Store Standards for Use - A public hearing to consider a recommendation to the City Council on proposed amendment to the Zoning Ordinance. (*These items were tabled at the October 28th Planning Commission meeting.)*

Mr. Mosley presented the staff report to the Planning Commission requesting amendment to 12 (a) to the text amendment for the minimum lot width in C-1 zone. He stated that this is an amendment to allow C-1 lots to have a minimum lot width of zero that basically would default back to building code. As it is now, the minimum lot width for a C-1 is 60 feet. He used examples from the county tax map to show that most of the lots range anywhere from 20 to 35 feet in width for much of the C-1 zone. There are some as small as 16 or 17 feet, and some have been combined to make larger lots. He stated that this amendment would provide more flexibility in our historic downtown. It is a common practice in downtowns for lot widths to be designated at zero to allow buildings to be more historically accurate and meet building code requirements.

Motion to take item 12 (a) off of the table

RESULT:	**Passed**

MOVER:	Mayor Eddie Smith
SECONDER:	Tom Penton
AYES:	Chair Cannon, Walters, Councilwoman Ward 3 Whatley, Whittelsey, Penton, Menefee, Mayor Smith
NAYS:	None
ABSTAIN:	None

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

Motion for a positive recommendation to City Council

RESULT:	**Passed**
MOVER:	Mayor Sheldon Whittlesey
SECONDER:	Leigh Whatley
AYES:	Chair Cannon, Walters, Councilwoman Ward 3 Whatley, Whittelsey, Penton, Menefee, Mayor Smith
NAYS:	None
ABSTAIN:	None

Item 12 (b) will remain on the table.

VI. Adjourn

Motion to Adjourn at 4:45 PM

RESULT:	**Passed**
MOVER:	Jay Walters
SECONDER:	Councilwoman Ward 3 Leigh Whatley
AYES:	Chair Cannon, Walters, Councilwoman Ward 3 Whatley, Whittelsey, Penton, Menefee, Mayor Smith
NAYS:	None
ABSTAIN:	None

_____Lucinda Cannon, Commissioner

_____Matt Mosley

Agenda Item

A-1

Preliminary Plat

Laurel Lakes SD

(Public Hearing)

AGENDA ITEM # _____

CITY OF OPELIKA

APPLICATION FOR SUBDIVISION APPROVAL

PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801

ALABAMA'S 1ST GIG CITY OPELIKA

DEADLINE: 11/19/25 MEETING: 12/16/25

SITE ADDRESS: Ridge Road

PROPERY OWNER: Flatiron Farms, LLC

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

MAILING ADDRESS: [redacted]

PHONE NUMBER: [redacted] **FAX NUMBER:** [redacted]

EMAIL ADDRESS: [redacted]

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: Laurel Lakes, Phase 2

Current Land Use: Vacant

Current Zoning: PUD

Proposed use of the Subdivision: Single-family Residential

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

Number of Lots: 158 x $3.00 = $474.00

Number of APO: 5 x $7.00 = $ 35.00
(Adjacent Property Owners)

Fee: $75.00

TOTAL =$584.00

PAID _____

I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) Laurel Lakes, Phase 2 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

11/18/25

(PRINT NAME) Blake Rice, BSI, Inc. DATE

AGENDA ITEM # _____

AUTHORIZED TO ACT AS APPLICANT FOR PROPERTY OWNER

I, Flatiron Farms, LLC, 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 See attached Date _____

STATE OF ALABAMA
COUNTY OF LEE

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

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

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

_____
Notary Public

My Commission Expires: _____

SUBDIVISION APPLICATION REQUIREMENTS AND INFORMATION

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

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

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

STATE OF ALABAMA

COUNTY OF LEE

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

Given my hand and seal of office this 1st day of November, 2021

M. Thaxton
Notary Public

My Commission Expires: 6/20/24

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

City of Opelika
Planning Commission
Planning Department Report

Meeting Date:	December 18, 2025
Subdivision:	Laurel Lakes Phase 2
Agenda Item #:	A-1
Action Requested:	Preliminary Approval
Location of Property:	North Uniroyal Road, Onterio Road, and Ridge Road
Property Owner(s):	Flatiron Farms, LLC Blake Rice, BSI Inc. authorized representative
Current Land Use:	Residential
Current Zoning:	PUD
Flood Zone:	FEMA – Jan. 17, 2025 – MAP#01081C0090H. No portion of property is 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 preliminary plat approval for 158 lots in a 338-lot subdivision within Laurel Lakes- Flatiron PUD. The density for the 160-acre development is 2.11 dwellings per acre. Phase 2 is accessed from Ridge Road and Onterio Road. The connection to Ridge Road must be shown and completed with this phase before the final plat approval.

Single-family homes will be built on 153 lots and detention/open space occupy the remaining 5 lots. The single-family lots range in size from 10,800 square feet (sf) to 18,999 square feet with a minimum lot width of 72 feet. The building setbacks are 20' front yard, 7' side yard, 25' rear yard, and 15' side street (corner lots). The plat shall note the minimum lot standards. Lot 247 is below the 10,800 sf minimum lot size for this portion of the development. The development provides future access to adjacent lots. Onterio Road, Street D, Street B exceed the 150 ft without a turnaround. A temporary turnaround is required in these locations.

Developments in a PUD zoning district require buffering. A 25-foot natural buffer along Ridge Road must be preserved as a visual screen. If a buffer or staggered evergreen row is used instead of a 6-foot fence, plant material must create an impervious visual screen within three years. The 25-foot buffer, including the common area on Lot 336, must remain for visual screening. The development provides future access to adjacent lots. Onterio Road, Street D, Street B exceed the 150 ft without a turnaround. A temporary turnaround is required in these locations.

On final plat, add the following note: The Laurel Lakes HOA is the owner of Lots 336, 337, 338, 339 and 1002-A-2-A as shown on the plat. These lots are open space/common area and detention for the Laurel Lakes property owners. The Laurel Lakes HOA is responsible for the maintenance of all detention/open space on Lots 336, 337, 338, 339 and 1002-A-2-A.

Staff recommend preliminary plat approval subject to the following:

1. The entrance road connection from Ridge Road should be added as part of this plat.
2. A temporary turnaround is required for all dead-end streets or stubs over 150 feet in length. This includes Onterio Road, Street D, and Street B.
3. On final plat add a note providing the lot standards.
4. Revise Lot 247 to meet the minimum lot size and width.
5. Install underground utilities.
6. Install sidewalks on both sides of all streets.
7. Add street names to the final plat.
8. Add the following note: The Laurel Lakes HOA is owner of Lots 336, 337, 338, 339 and 1002-A-2-A as shown on the plat. These lots are open space/common area and detention for the Laurel Lakes property owners. The Laurel Lakes HOA is responsible for the maintenance of all detention/open space on Lots 336, 337, 338, 339 and 1002-A-2-A.
9. Change Opelika Utilities to Opelika Water Board in the signature section.
10. Jeffrey S. Ham is the PLS signatory on Sheet 1 but the duplicate PLS certificate on Sheet 2 references Jonathan Ham in the body of the Certificate, but also shows Jeffrey S. under the signature line.
11. Show both the designer's and the developer's name and address.
12. On the east side of Lot 197, does the 115.25' distance seem to include the 25' buffer distance also?

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

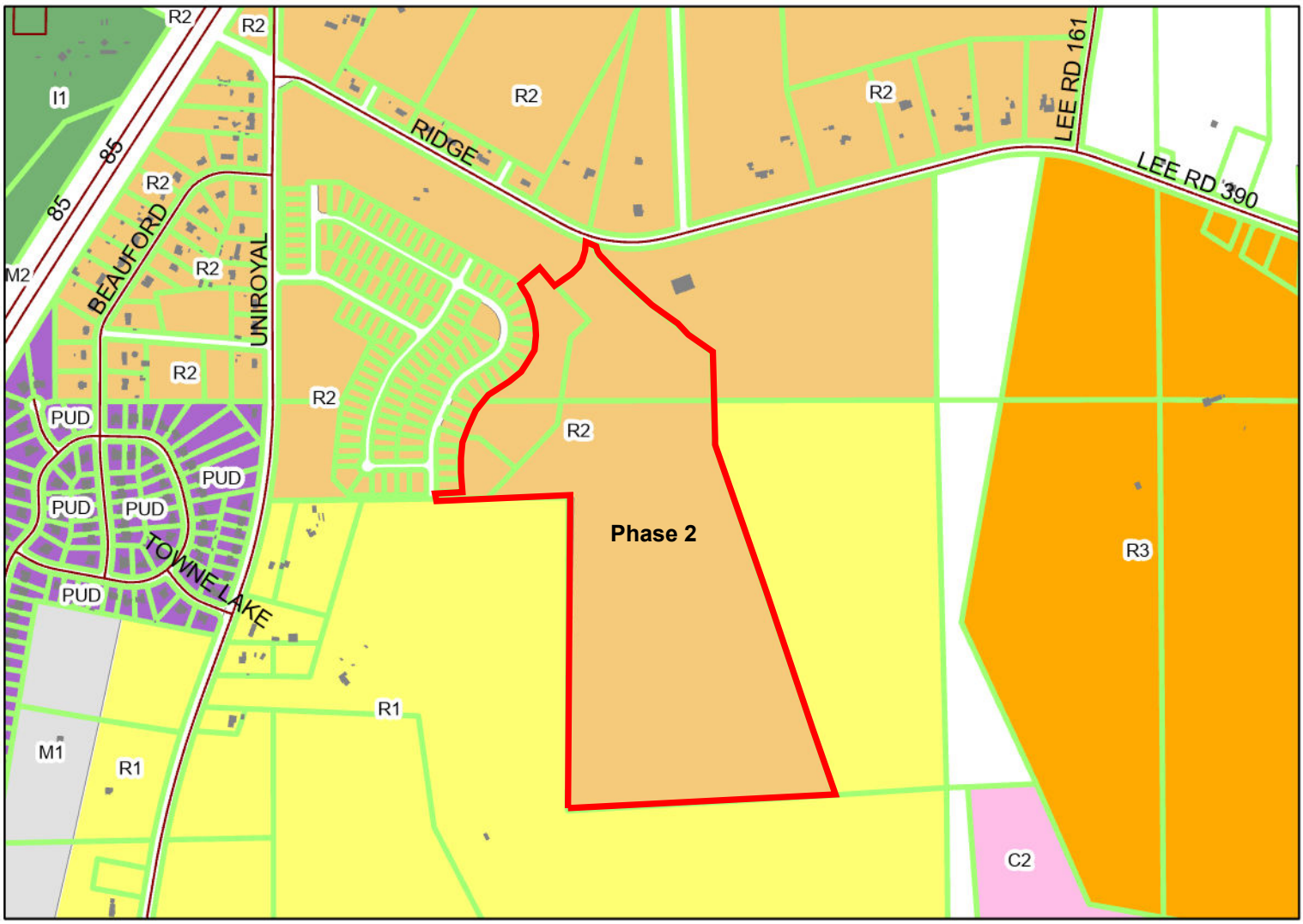
Opelika Water Board Report

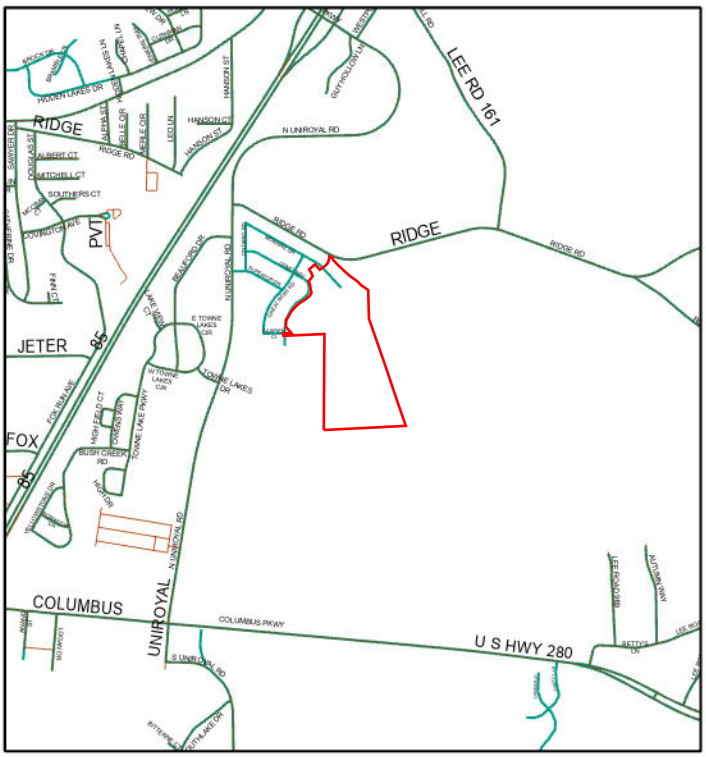
Water is available from an 8” main within the existing development along Ontario Rd.

Opelika Power Services Report

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

LAUREL LAKES PHASE 2 SUBDIVISION
NORTH UNIROYAL ROAD
PRELIMINARY PLAT, A-1





The applicant is requesting preliminary approval for Phase 2 consisting of 158 lots on 89 acres. The Laurel Lakes PUD development is 160 acres with 376 single family home lots.

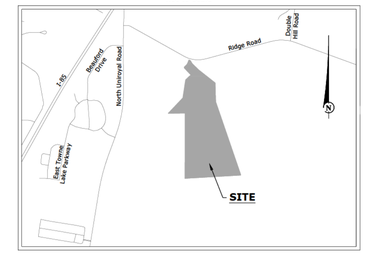
Subject Property

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

NOTES:

1. Survey North & Basis for Survey:
   -*Laurel Lakes - Lot 1002-B Redivision*, Plat Book 52, Page 29, Probate Off ce, Lee County, Alabama.
   -*Laurel Lakes Phase 1B*, Plat Book 50, Page 174, Probate Off ce, Lee County, Alabama.
2. According to the FEMA FIA NFIP Flood Insurance Map (FIRM), Map No. 01081C0090H, effective January 17, 2025, & Map No. 01081C0089G, effective the subject property is located:
   -Zone X (not shaded) - Areas of minimal flood hazard.
3. Any common areas shown on this plat shall be maintained by the Homeowners Associat on adopted and/or established w th this plat.
4. Wetlands shown were located and shown on wetland delineation report by Wildland Services, LLC, dated May 20, 2021.
5. An easement is hereby granted to the City of Opelika and to any utility company serving the C ty of Opelika for the purpose of installing, operating, and maintaining poles, lines, guy wires, and other facil ties. Total easement width is ten (10) feet w de with five (5) feet off each s de 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 w thout the benef t of an attorney's title opinion of t tle commitment. The surveyor's search of public records was lim ted 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 locat on of or the extent of possible encroachments beneath the surface.
9. This drawing becomes void if any alterat ons or changes are made by others.
10. This drawing may not be altered or added to w thout permission from BSI Engineering Surveying, Inc.
11. No underground util ties were shown or located at time of survey. Contractor should call Alabama 811 to verify utilities before any construct on proceeds on this property.
12. Development Data:
    -Total Number of Lots: 158 Lots
    -Area of Largest Lot: Lot 338 - 13.62 Acres (593,425 Sq. Ft.)
    -Area of Smallest Lot: 247 0.22 Acres (9,558 Sq. Ft.)
    -Total Acreage: 88.94 Acres (3,874,418 Sq. Ft.)

VICINITY MAP
not to scale



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

LAUREL LAKES PHASE 2

A REDIVISION OF
ADMINISTRATIVE PLAT FOR LAUREL LAKES - LOT 1002-B REDIVISION, RECORDED IN PLAT BOOK 52, PAGE 29, & LOT 1002-A-2 OF *FINAL PLAT OF LAUREL LAKES PHASE 1B*, RECORDED IN PLAT BOOK, 50, PAGE 174, PROBATE OFFICE, LEE COUNTY, ALABAMA
SECTIONS 3 & 10, TOWNSHIP 19 NORTH, RANGE 27 EAST
OPELIKA, LEE COUNTY, ALABAMA

REVISIONS

PRELIMINARY PLAT
(SHEET 1 OF 2)

PHASE 2A
42.32 Ac

PHASE 2B
46.62 ac

1002-A-2-A
COMMON AREA/DETENTION

339
COMMON AREA/DETENTION

338
COMMON AREA/DETENTION

336
COMMON AREA

337
COMMON AREA

Ridge Road 80' ROW

Street B 60' ROW

Ontario Road 60' ROW

Street C 50' ROW

Street D 50' ROW

Street E 50' ROW

Street F 50' ROW

Fence Line 0 8' S of Property Corner

Fence Corner 0 4' S & 0 1' W of Property Corner

Fence Corner 0.1' W of Property Corner

Fence Corner at Property Corner

Fence Corner 0.5' S & 0.2' W of Property Corner

Fence Corner 0.5' S & 0.5' E of Property Corner

Fence End 0.3' N of Property Corner

Gate

Wetlands

Wetlands.

Laurel Lakes Phase 2A
PB:49 PG:64

1001-B
Laurel Lakes Phase 1A
PB:49 PG:2

N/F
Fire Rock Development Company LLC
107 North 9th Street
Opelika, Alabama 36801

N/F
Alfred Holly Mitchell III
703 N Uniroyal Rd
Opelika, AL 36804
DB:1845 PG:14

N/F
Fred D. Cotney
2704 Ridge Rd
Opelika, AL 36804
DB:2563 PG:672

Lot 1002-B-1
Administrative Plat For
Laurel Lakes -Lot 1002-B Redivision
PB:52 PG:29

N/F
Fire Rock Development Company LLC
107 North 9th Street
Opelika, Alabama 36801

Lot 8
Ridgeland Heights, Subdivision Second
PB:12 PG:70

N/F
Heather Lee Fields
2330 Ridge Rd
Opelika, Alabama 36801

Lot 9
Ridgeland Heights, Subdivision Second
PB:12 PG:70

N/F
Rocky A. Hall
2350 Ridge Rd A Total
Opelika, Alabama 36801

Section Corner is the Northeast Corner of the Northwest Quarter of Section 10, Township 19 North, Range 27 East, Lee County, Alabama

Approximate Section Line of Section 10, Township 19 North, Range 27 East

Approximate Section Line of Section 3, Township 18 North, Range 27 East

LEGEND

DB:	Deed Book
PB:	Plat Book
PG:	Page
(typ.)	Typical Example
ROW	Right - of - Way
N/F	Now or Formerly
SC	Section Corner

Preliminary - For Review Only, Not For Construction, Recording Purposes, or Implementation
Date: 11/17/2025

DEDICATION

The State of Alabama
Lee County)

We, Flatiron Farms, LLC, as owners of the real property shown on this plat hereby join in the statement of Jeffery 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.

_____
Flatiron Farms, LLC
Authorized Representative
Frank E. Plan

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
Alabama License No. 35276

Date

ACKNOWLEDGEMENT

The State of Alabama
Lee County }

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

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

_____
Notary Publ c:
My Commiss on Expires:

OPELIKA CERTIFICATES

Approved by the Opelika C ty Planning Commission, Opelika, Alabama:

Chairman: _____ Date:_____

Accepted by the Opelika C ty Planner, Opelika, Alabama:

Planner: _____ Date: _____

Approved by the Opelika C ty Engineer, Opelika, Alabama:

C ty Engineer: _____ Date: _____

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

Public Works Director: _____ Date: _____

Accepted by the Opelika Utilities, Opelika, Alabama:

Opelika Utilities: _____ Date: _____

Accepted by the Opelika Power Services, Opelika, Alabama:

Opelika Power Serv ces: _____ Date: _____

Barscale 1" = 120'

PROJECT INFORMATION

DRAWN BY:	REBP	11/17/25
FIELD BY:	N/A	N/A
REVIEW BY:	JSH	11/17/25
APPROVED BY:	JSH	11/17/25

DATE: 11/17/25

PROJ. NO: 25-0185

SHEET:
PLAT

Drawing Name: S:\S2025\25-0185 Laurel Lakes Phase 2\dwg\PRELIMINARY PLAT -- Laurel Lakes Phase 2.dwg Last Modified: Nov 18, 2025 - 1:16pm by rpullin

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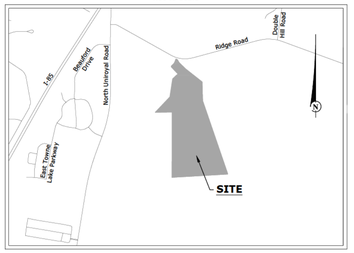
VICINITY MAP
not to scale



Laurel Lakes Phase 2 PB:49 PG:64 Adjoining Property Owners Table	
Owner / Address / City, State Zip Code / Parcel Number	
A	Fire Rock Development Company LLC. / 107 North 9th Street / Opelika, Alabama 36801 / 10-02-10-0-002-004.000
B	GIS Information Unavailable
C	Stone Martin Builders LLC. / 107 North 9th Street/ Opelika, Alabama 36801 / 10-02-10-0-002-006.000
D	GIS Information Unavailable
E	Andrew & Rebecca Taylor Powers / 997 Como Way / Opelika, Alabama 36804 / 10-02-03-0-002-001.000
F	Ansley L. & Nathan Harrison / 1009 Como Way / Opelika, Alabama 36804 / 10-02-03-0-002-002.000
G	Fire Rock Development Company LLC. / 107 North 9th Street / Opelika, Alabama 36801 / 10-02-03-0-002-003.000
H	Fire Rock Development Company LLC. / 107 North 9th Street / Opelika, Alabama 36801 / 10-02-03-0-002-004.000
I	Debra & Louis M. Baldino / 1041 Como Way / Opelika, Alabama 36804 / 10-02-03-0-002-005.000
J	Lainie G. Hobbs / 1049 Como Way / Opelika, Alabama 36804 / 10-02-03-0-002-006.000
K	Fire Rock Development Company LLC. / 107 North 9th Street / Opelika, Alabama 36801 / 10-02-03-0-002-007.000
L	Fire Rock Development Company LLC. / 107 North 9th Street / Opelika, Alabama 36801 / 10-02-03-0-002-008.000
M	Fire Rock Development Company LLC. / 107 North 9th Street / Opelika, Alabama 36801 / 10-02-03-0-002-009.000
N	Fire Rock Development Company LLC. / 107 North 9th Street / Opelika, Alabama 36801 / 10-02-03-0-002-010.000
O	Fire Rock Development Company LLC. / 107 North 9th Street / Opelika, Alabama 36801 / 10-02-03-0-002-011.000
P	Fire Rock Development Company LLC. / 107 North 9th Street / Opelika, Alabama 36801 / 10-02-03-0-002-012.000
Q	Fire Rock Development Company LLC. / 107 North 9th Street / Opelika, Alabama 36801 / 10-02-03-0-002-013.000
R	Fire Rock Development Company LLC. / 107 North 9th Street / Opelika, Alabama 36801 / 10-02-03-0-002-014.000

Line Table		
Line #	Length	Direction
L1	95.60'	N84° 19' 05"W
L2	94.45'	N48° 52' 29"E
L3	93.87'	N34° 46' 55"E
L4	94.66'	N20° 36' 26"E
L5	95.14'	N06° 07' 57"E

Line Table		
Line #	Length	Direction
L6	94.27'	N07° 44' 46"W
L7	103.43'	N23° 42' 59"W
L8	82.87'	N27° 52' 59"W
L9	60.29'	N52° 04' 01"E
L10	58.92'	N46° 26' 58"E

Line Table		
Line #	Length	Direct on
L11	68.92'	N19° 48' 12"E
L12	106.88'	S31° 19' 53"E
L12	152.60'	S03° 05' 56"E
L14	49.09'	S18° 56' 13"E
L14	426.06'	N11° 10' 49"W

Line Table		
Line #	Length	Direct on
L15	162.06'	S01° 37' 36"E
L16	92.38'	S17° 31' 47"E
L17	95.16'	S07° 46' 14"E
L18	89.79'	S00° 42' 41"E
L19	153.10'	S03° 05' 56"E

Line Table		
Line #	Length	Direct on
L20	80.26'	S03° 05' 56"E
L21	85.57'	S02° 29' 34"E
L22	83.14'	S01° 15' 20"W
L23	72.73'	S01° 20' 29"E
L24	57.74'	S22° 53' 57"E

Line Table		
Line #	Length	Direct on
L24	70.64'	S12° 44' 03"E
L25	26.31'	N89° 51' 48"W
L27	94.81'	S33° 48' 44"E
L28	14.12'	S22° 53' 57"E
L29	16.16'	N22° 53' 57"W

Line Table		
Line #	Length	Direct on
L30	26.31'	S89° 51' 48"E
L31	21.52'	N01° 59' 18"W
L32	81.46'	N00° 41' 53"E

Curve Table				
Curve #	Arc Length	Radius	Chord Bearing	Chord Distance
C1	39.27'	25.00'	N01° 26' 58"E	35.36'
C2	106.96'	230.00'	N33° 07' 35"E	106.00'
C3	39.19'	1005.30'	S71° 25' 46"E	39.19'
C4	105.95'	330.00'	N79° 10' 33"E	105.49'
C5	39.74'	25.00'	S64° 28' 45"E	35.69'
C6	20.44'	460.00'	N20° 12' 35"W	20.44'
C7	72.08'	460.00'	N25° 58' 19"W	72.01'
C8	70.30'	460.00'	N34° 50' 22"W	70.23'
C9	34.79'	460.00'	N41° 23' 02"W	34.78'
C10(t)	197.61'	460.00'	S31° 14' 37"E	196.09'
C11	38.58'	25.00'	S25° 16' 38"W	34.87'
C12	88.98'	270.00'	S78° 55' 56"W	88.58'
C13	32.26'	486.00'	S01° 25' 17"E	32.25'
C14	8.20'	486.00'	S00° 57' 48"W	8.20'
C15(t)	40.45'	486.00'	S00° 56' 17"E	40.44'
C16	51.87'	530.00'	N01° 21' 25"W	51.85'

Curve Table				
Curve #	Arc Length	Radius	Chord Bearing	Chord Distance
C17	73.99'	530.00'	N08° 09' 36"W	73.93'
C18	62.69'	530.00'	N15° 32' 53"W	62.66'
C19(t)	188.55'	530.00'	S08° 44' 43"E	187.56'
C20	97.25'	470.00'	N13° 00' 32"W	97.08'
C21	69.95'	470.00'	N02° 49' 02"W	69.89'
C22(t)	167.21'	470.00'	N08° 44' 43"W	166.33'
C23	15.41'	546.00'	S00° 38' 17"W	15.41'
C24	29.92'	546.00'	S01° 44' 25"E	29.92'
C25(t)	45.33'	546.00'	S00° 55' 55"E	45.32'
C26	65.95'	305.00'	N83° 56' 34"E	65.82'
C27	56.68'	305.00'	N72° 25' 29"E	56.60'
C28(t)	122.63'	305.00'	N78° 37' 08"E	121.80'
C29	39.27'	25.00'	N67° 53' 57"W	35.36'
C30	19.00'	305.00'	S24° 41' 00"E	18.99'
C31	51.19'	305.00'	S31° 16' 32"E	51.13'
C32(t)	70.18'	305.00'	S29° 29' 29"E	70.03'

Curve Table				
Curve #	Arc Length	Radius	Chord Bearing	Chord Distance
C33	37.16'	25.00'	N06° 30' 05"E	33.83'
C34	54.86'	25.00'	S74° 02' 53"E	44.50'
C35	21.03'	25.00'	S12° 54' 52"W	20.41'
C36	70.45'	50.00'	N03° 21' 18"W	64.76'
C37	51.45'	50.00'	N73° 12' 02"W	49.21'
C38	51.45'	50.00'	S47° 50' 16"W	49.21'
C39	67.20'	50.00'	S20° 08' 48"E	62.26'
C40(t)	241.19'	50.00'	S78° 49' 11"W	66.67'
C41	21.03'	25.00'	N35° 16' 30"W	20.41'
C42	21.03'	25.00'	N12° 54' 52"E	20.41'
C43	51.34'	50.00'	S07° 35' 47"W	49.11'
C44	48.00'	50.00'	S49° 19' 07"E	46.18'
C45	48.00'	50.00'	N75° 40' 39"E	46.18'
C46	46.50'	50.00'	N21° 32' 06"E	44.84'
C47(t)	193.83'	50.00'	S74° 02' 53"E	93.32'
C48	21.03'	25.00'	S18° 59' 21"W	20.41'

Curve Table				
Curve #	Arc Length	Radius	Chord Bearing	Chord Distance
C49	36.24'	435.00'	S51° 28' 24"W	36.23'
C50	78.96'	435.00'	S59° 03' 39"W	78.86'
C51(t)	115.21'	435.00'	S56° 40' 26"W	114.87'
C52	42.24'	25.00'	N67° 20' 16"W	37.39'
C53	36.89'	25.00'	N23° 19' 53"E	33.63'
C54	137.31'	485.00'	S57° 29' 20"W	136.85'
C55	2.47'	485.00'	S49° 13' 57"W	2.47'
C56(t)	139.78'	485.00'	S57° 20' 35"W	139.30'
C57	42.30'	25.00'	S82° 26' 39"E	37.43'
C58	49.29'	255.00'	S28° 26' 13"E	49.22'
C59	39.27'	25.00'	S22° 06' 03"W	35.36'
C60	41.00'	25.00'	N65° 55' 05"W	36.56'
C61	37.54'	25.00'	N24° 04' 55"E	34.11'
C62	39.27'	25.00'	S67° 53' 57"E	35.36'
C63	43.08'	255.00'	S18° 03' 34"E	43.03'
C64	59.44'	255.00'	S06° 32' 29"E	59.31'

Curve Table				
Curve #	Arc Length	Radius	Chord Bearing	Chord Distance
C65(t)	102.52'	255.00'	S11° 22' 52"E	101.83'
C66	39.27'	25.00'	S45° 08' 12"W	35.36'
C67	8.68'	305.00'	N89° 19' 19"E	8.68'
C68	69.58'	305.00'	N81° 58' 18"E	69.43'
C69	44.37'	305.00'	N71° 16' 07"E	44.33'
C70(t)	122.63'	305.00'	N78° 37' 08"E	121.80'
C71	41.00'	25.00'	N65° 55' 05"W	36.56'
C72	37.87'	25.00'	N24° 27' 15"E	34.35'
C73	82.44'	255.00'	N76° 21' 45"E	82.08'
C74	20.08'	255.00'	N87° 52' 49"E	20.08'
C75(t)	102.52'	255.00'	N78° 37' 08"E	101.83'
C76	39.27'	25.00'	S44° 51' 48"E	35.36'
C77	174.08'	270.00'	S18° 36' 25"W	171.08'
C78	77.90'	270.00'	S45° 20' 35"W	77.63'
C79	41.58'	270.00'	S58° 01' 14"W	41.54'
C80(t)	293.56'	270.00'	S31° 17' 04"W	279.31'

Curve Table				
Curve #	Arc Length	Radius	Chord Bearing	Chord Distance
C81	43.04'	25.00'	N68° 15' 08"W	37.92'
C82	35.50'	25.00'	N21° 44' 52"E	32.59'
C83	42.80'	330.00'	S58° 43' 00"W	42.77'
C84	69.91'	330.00'	S48° 55' 55"W	69.78'
C85	69.91'	330.00'	S36° 47' 36"W	69.78'
C86	69.91'	330.00'	S24° 39' 17"W	69.78'
C87	69.91'	330.00'	S12° 30' 59"W	69.78'
C88	36.34'	330.00'	S03° 17' 31"W	36.33'
C89(t)	358.80'	330.00'	N31° 17' 04"E	341.38'
C90	32.91'	305.00'	S02° 57' 17"E	32.90'
C91	89.71'	305.00'	S14° 28' 22"E	89.39'
C92(t)	122.63'	305.00'	N11° 22' 52"W	121.80'
C93	39.27'	25.00'	N22° 06' 03"E	35.36'
C94	102.52'	255.00'	N78° 37' 08"E	101.83'
C95	57.85'	400.00'	N39° 24' 25"W	57.80'
C96	99.48'	400.00'	N28° 08' 18"W	99.23'

Curve Table				
Curve #	Arc Length	Radius	Chord Bearing	Chord Distance
C97	14.50'	400.00'	N19° 58' 31"W	14.50'
C98(t)	171.84'	400.00'	N31° 14' 37"W	170.52'
C99	62.25'	480.00'	S58° 42' 59"W	62.21'
C100	101.69'	480.00'	S48° 55' 55"W	101.50'
C101	101.69'	480.00'	S36° 47' 36"W	101.50'
C102	101.69'	480.00'	S24° 39' 17"W	101.50'
C103	101.69'	480.00'	S12° 30' 59"W	101.50'
C104	52.86'	480.00'	S03° 17' 31"W	52.84'
C105	5.37'	13.08'	S11° 37' 21"E	5.33'
C106	100.78'	395.61'	N84° 53' 40"E	100.51'
C107	67.61'	375.00'	N72° 15' 57"E	67.52'

Lot Table		
Lot #	Acres	Square Footage
183	0.28	12,378
184	0.25	10,895
185	0.25	10,895
186	0.25	10,895
187	0.25	10,895
188	0.25	10,895
189	0.25	10,895
190	0.25	10,895
191	0.25	10,895
192	0.25	10,895
193	0.25	10,903
194	0.32	13,853
195	0.36	15,587
196	0.57	24,887
197	0.42	18,408

Lot Table		
Lot #	Acres	Square Footage
198	0.28	12,172
199	0.26	11,114
200	0.25	11,100
201	0.25	11,100
202	0.25	11,100
203	0.25	11,100
204	0.25	11,100
205	0.25	11,100
206	0.25	11,100
207	0.25	11,100
208	0.25	11,100
209	0.25	11,100
210	0.25	11,100
211	0.25	11,100
212	0.25	11,100

Lot Table		
Lot #	Acres	Square Footage
213	0.25	11,100
214	0.33	14,303
215	0.34	14,645
216	0.27	11,618
217	0.27	11,618
218	0.29	12,529
219	0.29	12,771
220	0.29	12,445
221	0.27	11,864
222	0.28	11,991
223	0.28	11,994
224	0.28	12,090
225	0.27	11,725
226	0.28	11,987
227	0.28	12,234

Lot Table		
Lot #	Acres	Square Footage
228	0.28	12,145
229	0.27	11,943
230	0.27	11,925
231	0.29	12,670
232	0.30	12,995
233	0.27	11,876
234	0.33	14,334
235	0.26	11,468
236	0.26	11,142
237	0.26	11,160
238	0.26	11,160
239	0.26	11,160
240	0.26	11,160
241	0.26	11,189
242	0.26	11,160

Lot Table		
Lot #	Acres	Square Footage
243	0.25	10,957
244	0.26	11,160
245	0.26	11,160
246	0.26	11,160
247	0.22	9,558
248	0.41	18,066
249	0.44	18,999
250	0.28	11,988
251	0.28	12,108
252	0.28	12,220
253	0.35	15,294
254	0.49	21,327
255	0.48	21,026
256	0.43	18,800
257	0.29	12,625

Lot Table		
Lot #	Acres	Square Footage
258	0.27	11,575
259	0.37	15,903
260	0.34	14,698
261	0.27	11,929
262	0.27	11,928
263	0.27	11,928
264	0.27	11,928
265	0.28	12,166
266	0.25	10,958
267	0.25	10,958
268	0.25	10,958
269	0.28	12,361
270	0.29	12,687
271	0.35	15,046
272	0.27	11,727

Lot Table		
Lot #	Acres	Square Footage
273	0.27	11,894
274	0.26	11,281
275	0.26	11,281
276	0.26	11,281
277	0.26	11,281
278	0.26	11,281
279	0.26	11,281
280	0.28	12,107
281	0.30	12,870
282	0.30	12,870
283	0.30	12,870
284	0.30	12,870
285	0.28	12,254
286	0.26	11,302
287	0.36	15,594

Lot Table		
Lot #	Acres	Square Footage
288	0.29	12,489
289	0.26	11,530
290	0.26	11,250
291	0.26	11,250
292	0.26	11,250
293	0.26	11,250
294	0.26	11,250
295	0.26	11,250
296	0.26	11,250
297	0.26	11,250
298	0.28	12,290
299	0.27	11,755
300	0.27	11,755
301	0.27	11,755
302	0.28	12,160

Lot Table		
Lot #	Acres	Square Footage
303	0.39	16,791
304	0.39	16,988
305	0.27	11,676
306	0.27	11,713
307	0.41	17,842
308	0.31	13,646
309	0.39	16,889
310	0.30	12,995
311	0.30	12,985
312	0.30	12,985
313	0.31	13,390
314	0.35	15,099
315	0.33	14,354
316	0.33	14,459
317	0.35	15,457

Lot Table		
Lot #	Acres	Square Footage
318	0.28	12,213
319	0.34	14,761
320	0.28	12,336
321	0.28	12,336
322	0.28	12,166
323	0.39	16,896
324	0.32	13,927
325	0.29	12,764
326	0.32	14,125
327	0.29	12,814
328	0.30	12,946
329	0.28	12,048
330	0.33	14,567
331	0.34	14,700
332	0.34	14,699

Lot Table		
Lot #	Acres	Square Footage
333	0.34	14,790
334	0.34	14,771
335	0.31	13,686
336	3.39	147,496
337	2.88	125,468
338	13.62	593,425
339	6.67	290,516
1002-A-2-A	7.48	325,612

Preliminary - For Review Only, Not For Construction, Recording Purposes, or Implementation
Date: 11/17/2025

I, Jonathan 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. 24775

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

LAUREL LAKES PHASE 2

A REDIVISION OF
LOT 1002-B-2 OF *ADMINISTRATIVE PLAT FOR LAUREL LAKES - LOT 1002-B REDIVISION*, RECORDED IN PLAT BOOK 52, PAGE 29, & LOT 1002-A-2 OF *FINAL PLAT OF LAUREL LAKES PHASE 1B*, RECORDED IN PLAT BOOK, 50, PAGE 174, PROBATE OFFICE, LEE COUNTY, ALABAMA
SECTIONS 3 & 10, TOWNSHIP 19 NORTH, RANGE 27 EAST
OPELIKA, LEE COUNTY, ALABAMA

REVISIONS

PRELIMINARY PLAT
(SHEET 2 OF 2)

PROJECT INFORMATION

DRAWN BY:	REBP	11/17/25
FIELD BY:	N/A	N/A
REVIEW BY:	JSH	11/17/25
APPROVED BY:	JSH	11/17/25

DATE: 11/17/25

PROJ. NO: 25-0185

SHEET:
PLAT

Drawing Name: S:\2025\25-0185 Laurel Lakes Phase 2\dwg\PRELIMINARY PLAT -- Laurel Lakes Phase 2.dwg Last Modified: Nov 18, 2025 - 1:16pm by rpullin

Agenda Item

B-2

Final Plat

Hidden Lakes-Lake Condy SD

AGENDA ITEM # _____

CITY OF OPELIKA

APPLICATION FOR SUBDIVISION APPROVAL

PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801

ALABAMA'S 1ST GIG CITY OPELIKA

DEADLINE: _____ MEETING: _____

SITE ADDRESS: _____

PROPERY OWNER: _____

APPLICANT/AUTHORIZED REPRESENTATIVE: _____

MAILING ADDRESS: [redacted]

PHONE NUMBER: [redacted] **FAX NUMBER:** [redacted]

EMAIL ADDRESS: [redacted]

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: _____

Current Land Use: _____

Current Zoning: _____

Proposed use of the 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: _____ DATE

(PRINT NAME)

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 $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 Commission Report

Meeting Date:	December 16, 2025
Subdivision:	Hidden Lakes Subdivision – Phase Lake Condy Addition and Revision of West 4B
Agenda Item #:	B-2
Action Requested:	Final Plat
Location of Property:	Lake Condy Road
Property Owner(s):	SMB Land Blake Rice, BSI, Inc., Authorized Representative
Current Land Use:	Undeveloped
Current Zoning:	PUD
Flood Zone:	FEMA – Jan. 17, 2025 – MAP#01081C0090H Zone X – An area 0.2% or less annual chance of flood zone (not shaded)

The applicant is requesting final plat approval for 28 lots in the Hidden Lakes Subdivision, Phase Lake Condy Addition (20 lots) and a revision to Hidden Lakes West 4B (8 lots). The revision of the lots along Kay Court is to better align the rear property lines with a private drainage easement. This plat consists of single-family home lots and one open space lot. The subdivisions will have access from Lake Condy Road and connect to the original Hidden Lakes PUD by way of Brock Drive.

The lots meet the minimum lot requirements for the Hidden Lakes Lake Condy Addition and Hidden Lakes West 4B. The residential lot sizes for West 4B PUD range from 12,048 square feet to roughly 41,353 square feet. The residential lot sizes for Lake Condy Addition PUD range from 10,161 to 32,998 square feet.

Lot 20 is an open space lot totaling 2.96 acres. Access to Lot 20 must be added to the plat. Add a note to the final plat listing the lot standards. The minimum setbacks for all lots are as follows: Front: 20 feet, Rear: 25 feet, Sides: 7 feet, Side on Street: 15 feet.

This master plan requires landscape buffers along the outside of the PUD and at the Lake Condy Road entrance. The buffers are shown, however, label the 25' buffer on the plat as a Landscape Buffer. Preliminary plat approval also required an undisturbed landscape buffer for Lots 1 and 17 along Lake Condy Road. These buffers have been removed and must be restored to preserve the character and screen uses in the backyard. All required buffers should either be undisturbed buffers where plant material creates a near full screen or reconstructed buffers in areas that are graded or disturbed, install landscaping and berms to create an equivalent screening effect. Any alternative landscape plans must be submitted and approved by the Planning Department.

A HOA (Homeowners' Association) will be established to provide property maintenance of all common areas and amenities. Also, covenants and restrictions for the PUD property will be prepared so the HOA can administer architectural guidelines, building regulations, and use restrictions for the PUD district. The PUD narrative states that the amenities of this subdivision area, as well as the amenities of the other Hidden Lakes phases, are shared with all Hidden Lake's development.

Staff recommend final approval subject to the following:

1. Provide sidewalks on both sides of the street.
2. All utilities shall be located underground.
3. Provide a minimum of one tree per yard for single-family lots. Trees may be placed in the adjacent right-of-way with the approval of city staff.
4. Vinyl or aluminum siding shall not be the primary cladding material for single-family homes.
5. 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. Landscape buffers should be shown on the plat to ensure property owners are aware of the buffer requirements.
6. Provide access to Lot 20. This should be through an easement unless another route can be determined.
7. A not should be added to limit Lot 20 to open space or for public use and not for residential use.
8. Name and address of the owner/developer should be shown.

Engineering Department Report

Engineering has no other comments or concerns regarding the proposed Preliminary Plat

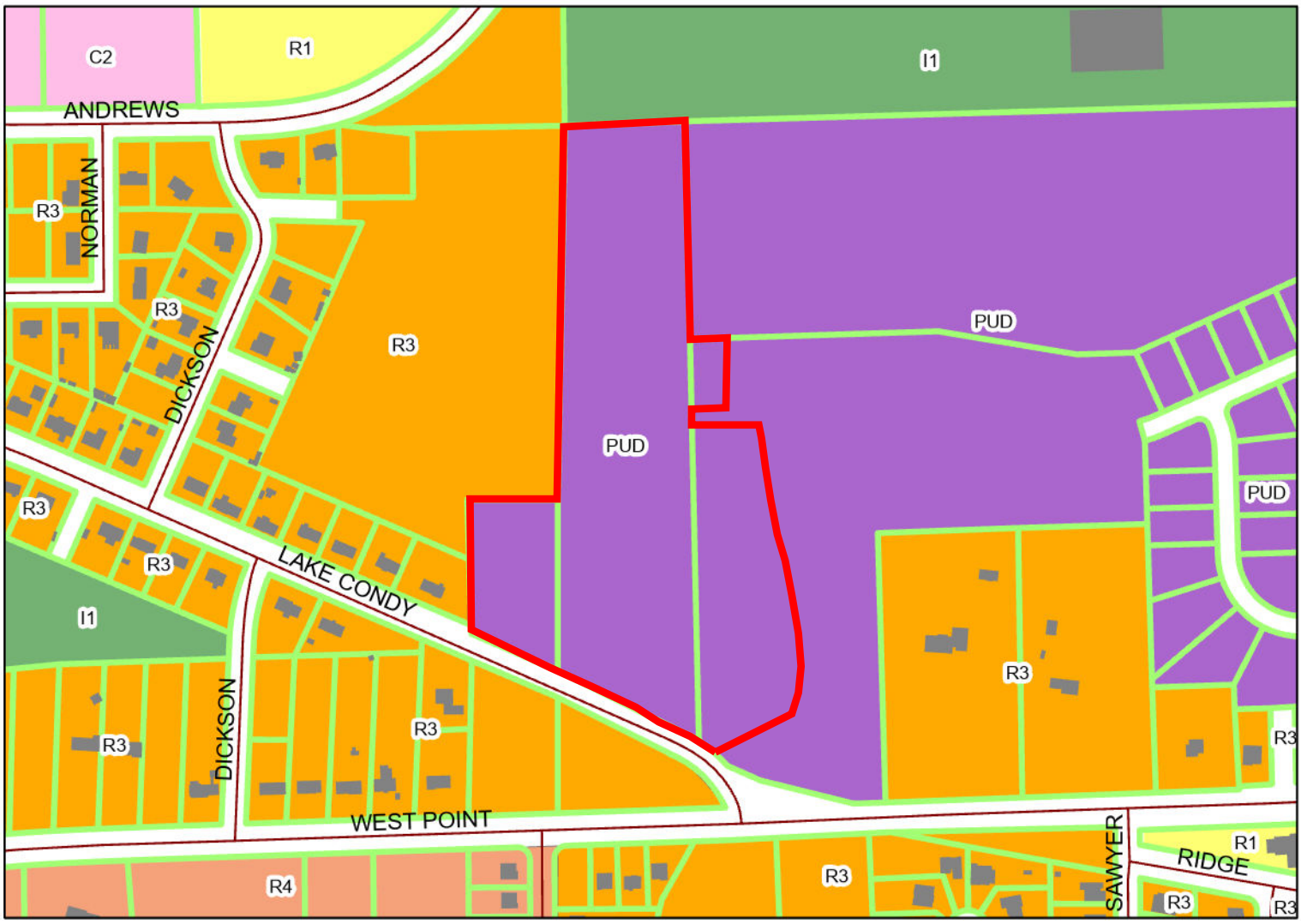
Opelika Water Report

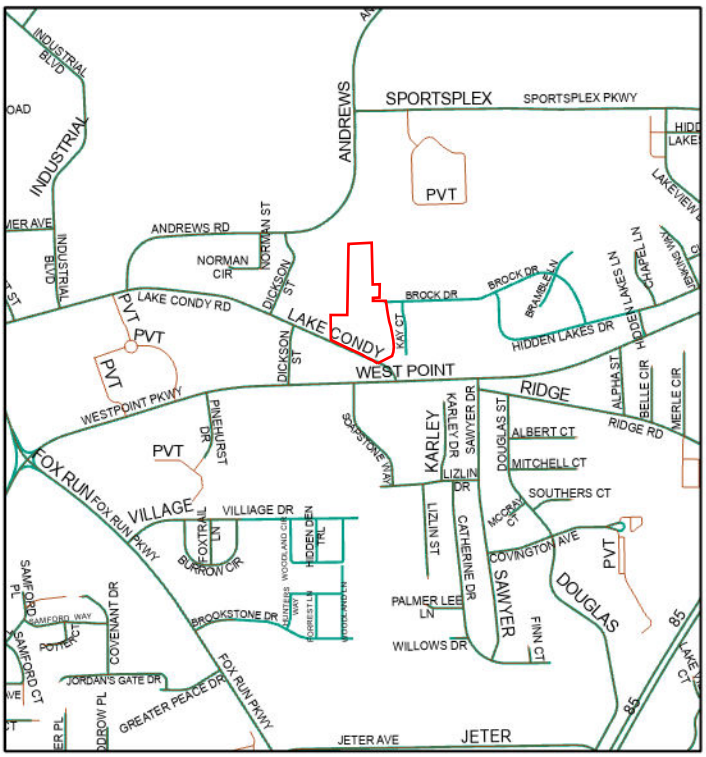
Water infrastructure has been accepted by Opelika Water.

Opelika Power Services Report

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

HIDDEN LAKES - LAKE CONDY SUBDIVISION
LAKE CONDY ROAD
FINAL PLAT, B-2





The applicant is requesting preliminary approval for Phase 2 consisting of 158 lots on 89 acres. The Laurel Lakes PUD development is 160 acres with 376 single family home 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

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. Survey North & Basis for Survey:
   -*Survey For The Mrs. Annie E. Varner Estate* Plat Book 6, Page 128, Probate Off ce, Lee County, Alabama.
   -*Hidden Lakes West 4B* Plat Book 52, Page 77, Probate Office, Lee County, Alabama.
3. According to the FEMA FIA NFIP Flood Insurance Map (FIRM), Map No. 01081C0090H, effective January 17, 2025, the subject property is located:
   -Zone X (not shaded) - Area of minimal flood hazard.
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 C ty of Opelika for the purpose of installing, operating, and maintaining poles, lines, guy wires, and other facilities. Total easement w dth 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 util ty and drainage easement along the right-of-way of each lot.
7. This survey was made w thout the benefit of an attorney's title opinion of title comm tment. The surveyor's search of publ c records was lim ted 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 vo d if any alterations or changes are made by others.
10. This drawing may not be altered or added to w thout permiss on from BSI Engineering Surveying, Inc.
11. Development Data:
    -Total Number of Lots: 28
    -Area of Largest Lot: Lot 20 - 2.96 Acres (128,813 Sq. Ft.)
    -Area of Smallest Lot: Lot 12 - 0.23 Acres (10,161 Sq. Ft.)
    -Total Acreage: 15.27 Acres (665,309 Sq. Ft.)
12. Driveway or direct access shall not be perm tted/ allowed from Lots 1, 17, and 40-A to Lake Condy Road.
13. The purpose of this plat is to subdiv de parcel 5 of *Survey For The Mrs. Annie E. Varner Estate* into 20 lots for use of single family houses, revise the locat on of the rear lot lines of lots 40-46, and the west lot line of lot 47 of *Hidden Lakes West 4B* .

DEDICATION

The State of Alabama
Lee County }

We, Stone Martin Builders, LLC, an Alabama lim ted liabil ty company, 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 subdiv de lands so platted into lots as shown.

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

_____
Nick Howard
Chief Financial Officer, SMB Land, LLC

ACKNOWLEDGEMENT

The State of Alabama
Lee County }

I, _____, a Notary Public, in and for sa d County in sa d State, hereby certify that Nick Howard, whose name as Chief Financial Officer of Stone Martin Builders, LLC, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, as such off cer and w th full authority, executed the same voluntarily on the day the same bears date.

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

_____
Notary Public:
My Commission Expires:

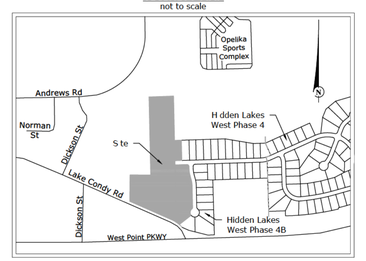
Preliminary - For Review Only. Not For Construction, Recording Purposes, or Implementation
Date: 11/19/2025

SURVEYOR'S CERTIFICATE

I, Jeffery 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. 34746

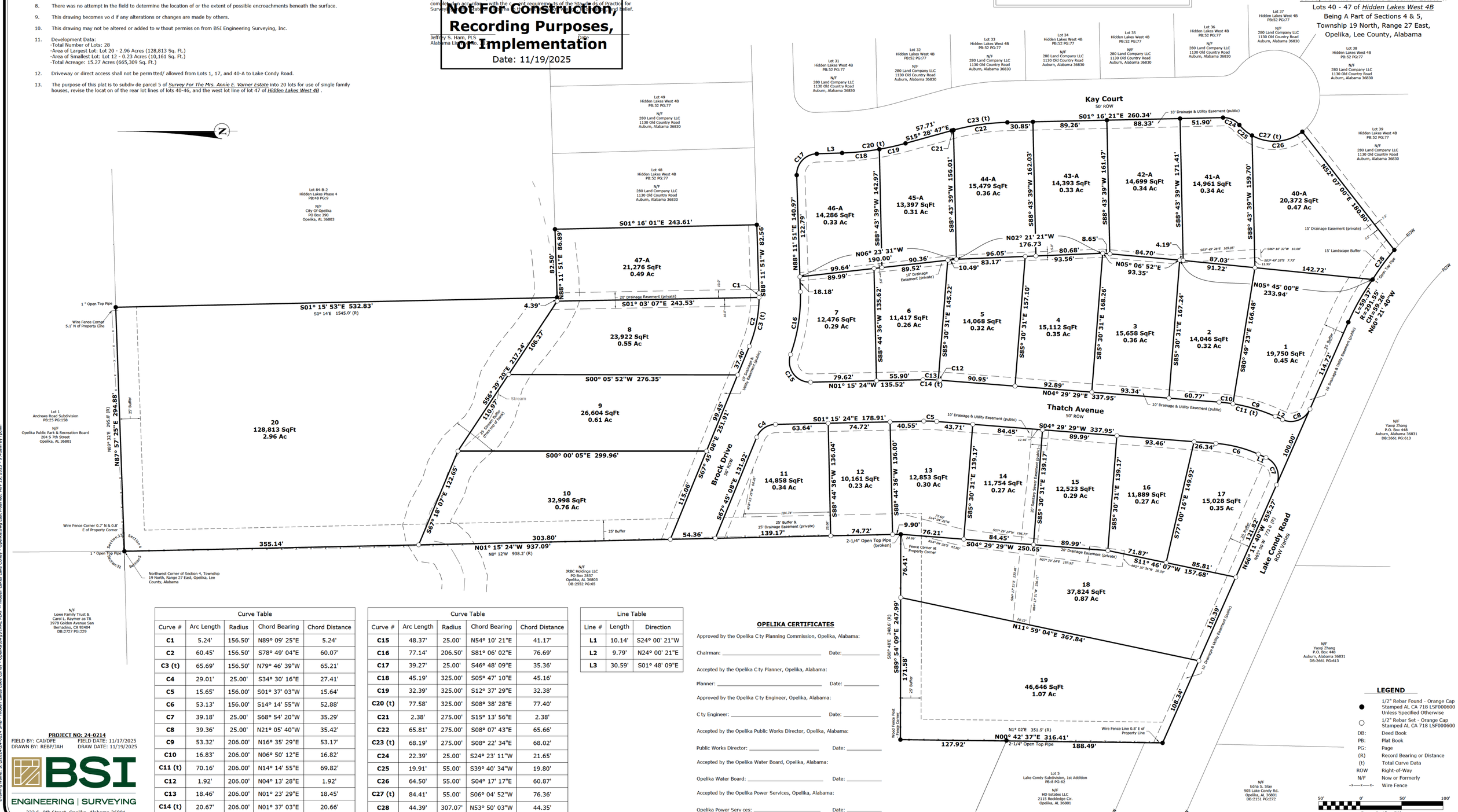
VICINITY MAP
not to scale



Final Plat of

LAKE CONDY

A Redivision of Parcel 5 of
Survey For The Mrs. Annie E. Varner Estate &
Lots 40 - 47 of *Hidden Lakes West 4B*
Being A Part of Sections 4 & 5,
Township 19 North, Range 27 East,
Opelika, Lee County, Alabama



Curve Table

Curve #	Arc Length	Radius	Chord Bearing	Chord Distance
C1	5.24'	156.50'	N89° 09' 25"E	5.24'
C2	60.45'	156.50'	S78° 49' 04"E	60.07'
C3 (t)	65.69'	156.50'	N79° 46' 39"W	65.21'
C4	29.01'	25.00'	S34° 30' 16"E	27.41'
C5	15.65'	156.00'	S01° 37' 03"W	15.64'
C6	53.13'	156.00'	S14° 14' 55"W	52.88'
C7	39.18'	25.00'	S68° 54' 20"W	35.29'
C8	39.36'	25.00'	N21° 05' 40"W	35.42'
C9	53.32'	206.00'	N16° 35' 29"E	53.17'
C10	16.83'	206.00'	N06° 50' 12"E	16.82'
C11 (t)	70.16'	206.00'	N14° 14' 55"E	69.82'
C12	1.92'	206.00'	N04° 13' 28"E	1.92'
C13	18.46'	206.00'	N01° 23' 29"E	18.45'
C14 (t)	20.67'	206.00'	N01° 37' 03"E	20.66'

Curve Table

Curve #	Arc Length	Radius	Chord Bearing	Chord Distance
C15	48.37'	25.00'	N54° 10' 21"E	41.17'
C16	77.14'	206.50'	S81° 06' 02"E	76.69'
C17	39.27'	25.00'	S46° 48' 09"E	35.36'
C18	45.19'	325.00'	S05° 47' 10"E	45.16'
C19	32.39'	325.00'	S12° 37' 29"E	32.38'
C20 (t)	77.58'	325.00'	S08° 38' 28"E	77.40'
C21	2.38'	275.00'	S15° 13' 56"E	2.38'
C22	65.81'	275.00'	S08° 07' 43"E	65.66'
C23 (t)	68.19'	275.00'	S08° 22' 34"E	68.02'
C24	22.39'	25.00'	S24° 23' 11"W	21.65'
C25	19.91'	55.00'	S39° 40' 34"W	19.80'
C26	64.50'	55.00'	S04° 17' 17"E	60.87'
C27 (t)	84.41'	55.00'	S06° 04' 52"W	76.36'
C28	44.39'	307.07'	N53° 50' 03"W	44.35'

Line Table

Line #	Length	Direction
L1	10.14'	S24° 00' 21"W
L2	9.79'	N24° 00' 21"E
L3	30.59'	S01° 48' 09"E

OPELIKA CERTIFICATES

Approved by the Opelika C ty Planning Commission, Opelika, Alabama:

Chairman: _____ Date:_____

Accepted by the Opelika C ty Planner, Opelika, Alabama:

Planner: _____ Date: _____

Approved by the Opelika C ty Engineer, Opelika, Alabama:

C ty 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 Serv ces: _____ Date: _____

LEGEND

- ● 1/2" Rebar Found - Orange Cap Stamped AL CA 718 LSF000600 Unless Specified Otherwise
- ○ 1/2" Rebar Set - Orange Cap Stamped AL CA 718 LSF000600
- DB: Deed Book
- PB: Plat Book
- PG: Page
- (R) Record Bearing or Distance
- (t) Total Curve Data
- ROW Right-of-Way
- N/F Now or Formerly
- -x-x-x- Wire Fence

Barscale 1" = 50'

PROJECT NO: 24-0214
FIELD BY: CAJ/DFE FIELD DATE: 11/17/2025
DRAWN BY: REBP/JAH DRAW DATE: 11/19/2025

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

Drawing Name: S:\JS\2024\24-0214 SMB - Hidden Lakes Lake Condy - Opelika\dwg\FINAL PLAT - Hidden Lakes Lake Condy - Opelika.dwg Last Modified: Nov 19, 2025 - 9:41am by jrollin

Agenda Item

C-3

Conditional Use

1500 2nd Avenue

(Iglesia Ebenezer Church)

(Public Hearing)

AGENDA ITEM # _____

CITY OF OPELIKA

APPLICATION FOR CONDITIONAL USE APPROVAL

PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801

ALABAMA'S 1ST GIG CITY OPELIKA

PC DEADLINE: _____ PC MEETING: _____

SITE ADDRESS: 1510 2nd Avenue Opelika AL 36801
PROPERY OWNER: ~~S~~ Jones kirk properties / Jones kirk

APPLICANT/ AUTHORIZED REPRESENTATIVE: Will Register
MAILING ADDRESS: [redacted]
PHONE NUMBER: [redacted]
EMAIL ADDRESS: [redacted]

PARCEL INFORMATION
Project name: Iglesia Ebenezer Church Address/Location: 1510 2nd Avenue
Current Land Use: Formerly "Raye Room" Current Zoning: C3
Adjacent Zoning Districts: North:_____ South:_____ East:_____ West:_____
Description of Proposed Use: Religious / church

AUTHORIZATION TO ACT AS APPLICANT (if applicable)
I, Jones Kirk, being owner of the property which is the subject of this conditional use application hereby authorize _____, to act as my representative before the City of Opelika's Planning Commission, and if necessary, represent me before the Board of Zoning Adjustments and City Council.

Property Owner's Signature: James Kirk Date: 11/18/25

STATE OF ALABAMA,
COUNTY OF LEE

I, JOHN KINCEY III, a Notary Public in and for said County and State, hereby certify that WILL REGISTER, 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 19TH day of NOVEMBER, 2025

_____
Notary Public

My Commission Expires: 9-26-2029

JOHN HOLDEN KINCEY III NOTARY PUBLIC MY COMMISSION EXPIRES 09-26-2029 ALABAMA STATE AT LARGE

AGENDA ITEM # _____

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

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

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

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

2) Will the use result in a substantial adverse effect on adjacent properties, the character of the neighborhood, traffic conditions, public infrastructure, etc.? None, most businesses are closed during the time which the church would gather

3) What precautions will be taken to minimize any adverse effects from the proposed use on surrounding property owners? Any that are suggested or required.

APPLICATION REQUIREMENTS

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

AGENDA ITEM # _____

CERTIFICATION

I Will Register, 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) Will Register	11/19/25

STATEMENT OF UNDERSTANDING

I, Will Register (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) Will Register	11/19/25

City of Opelika
Planning Commission
Planning Department Report

Meeting Date:	December 16, 2025
Agenda Item #:	C-3
Action Requested:	Conditional Use – Church (Iglesia Ebenezer)
Location of Property:	1510 2nd Avenue
Property Owner(s):	James Kirk Will Register, authorized representative
Current Land Use:	Commercial building
Current Zoning:	C-2, GC-S (office-retail, gateway corridor-secondary)

Surrounding Zoning Districts And Land Uses:

North	C-2, GC-S	Auto Repair & storage
South	C-2	Commercial
West	C-3	Auto repair
East	R-4	Family Dollar store

Proposal

The applicant is requesting conditional use approval for a church (Iglesia Ebenezer) at the corner of 2nd Avenue and Simmons Street. An existing building with two tenant spaces is on this corner. Aircreate Air Care, a Heating & AC installation company, currently leases one tenant space and the church desires to lease the adjacent space. (The Rage room previously occupied this tenant space.) The property is zoned C-2, GC-S (office-retail, gateway corridor overlay-secondary). The Zoning Ordinance requires conditional use approval for a church in all zoning districts.

The proposed lot is 15,950 square feet (.36 acres), and the church's building is 3,500 square feet. The church's regular attendance is 50 adults and 15 children. The church sanctuary area will have 75 seats. The church meets for services or scheduled meetings five times a week at the following times: (1) Monday 8 am to 9 am, (2) Wednesday worship service 6 pm to 8 pm, (3) Friday meeting 8 am to 9 am, (4) prayer service Saturday 8 to 9 pm, and (5) Sunday worship service 6 to 8 pm. The church will not have a child daycare service or private school.

Minimum parking space requirements for a church is 1 parking space per 4 people at maximum sanctuary capacity. The church's maximum capacity is 75 people and minimum parking requirements is 19 parking spaces. The applicant's site plan provided in PC packet shows 25 parking spaces. Vehicle will enter the parking lot from 2nd Avenue. Vehicles will exit the parking lot to 3rd Avenue: a fence, gate, and private driveway is on the rear property line; vehicles will exit through gate and private driveway ends at 3rd Avenue. The church estimates that 23 to 25 vehicles could be at a meeting or service.

Recommendation

Staff recommend conditional use approval subject to the following:

1. Stripe the parking spaces (minimum 9x18) and one parking space must be handicap accessible parking.

Engineering Department Report

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

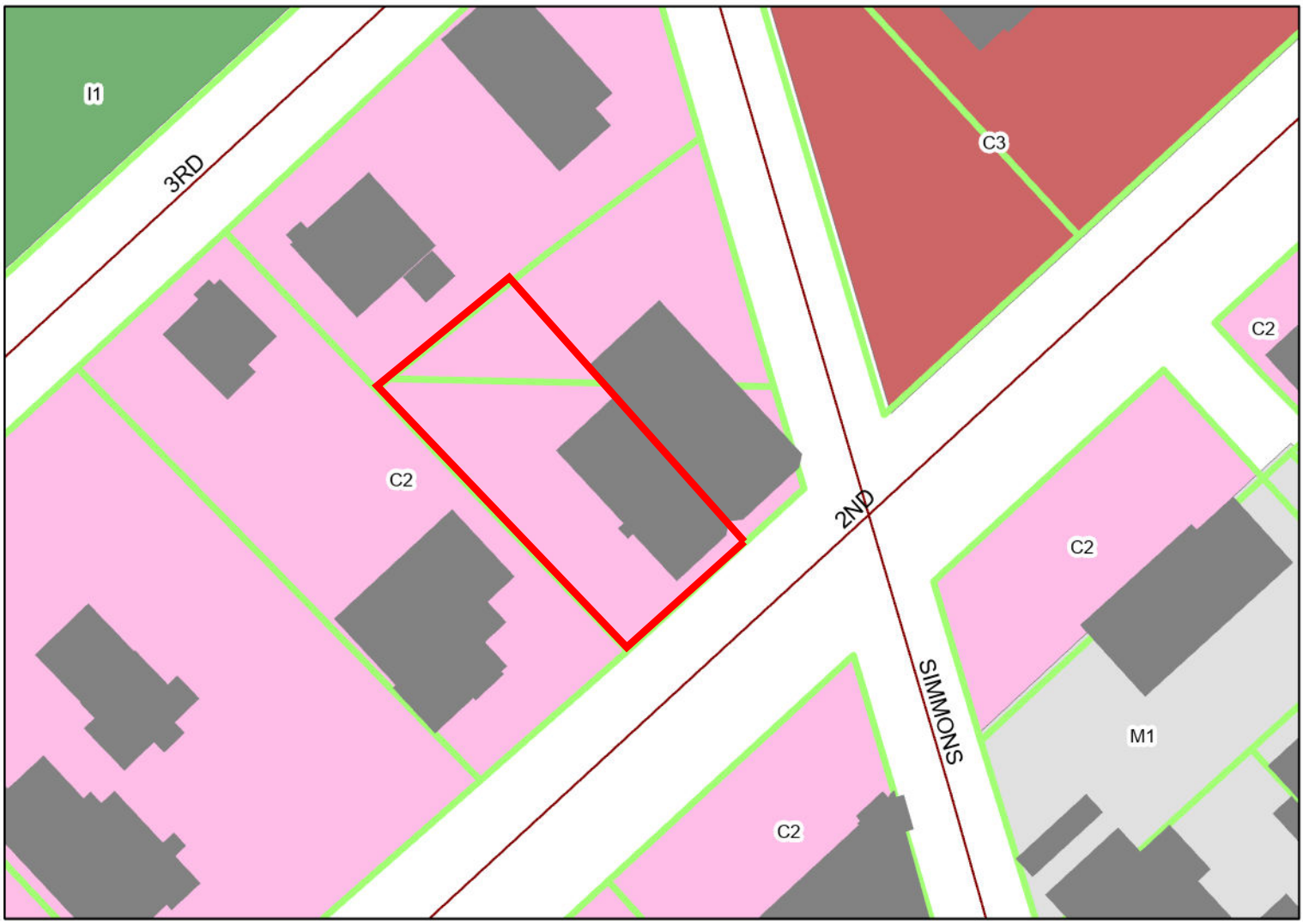
Opelika Water Report

This site is currently served by a ¾" service.

Opelika Power Services Report

This property is in the Opelika Power Services territory.

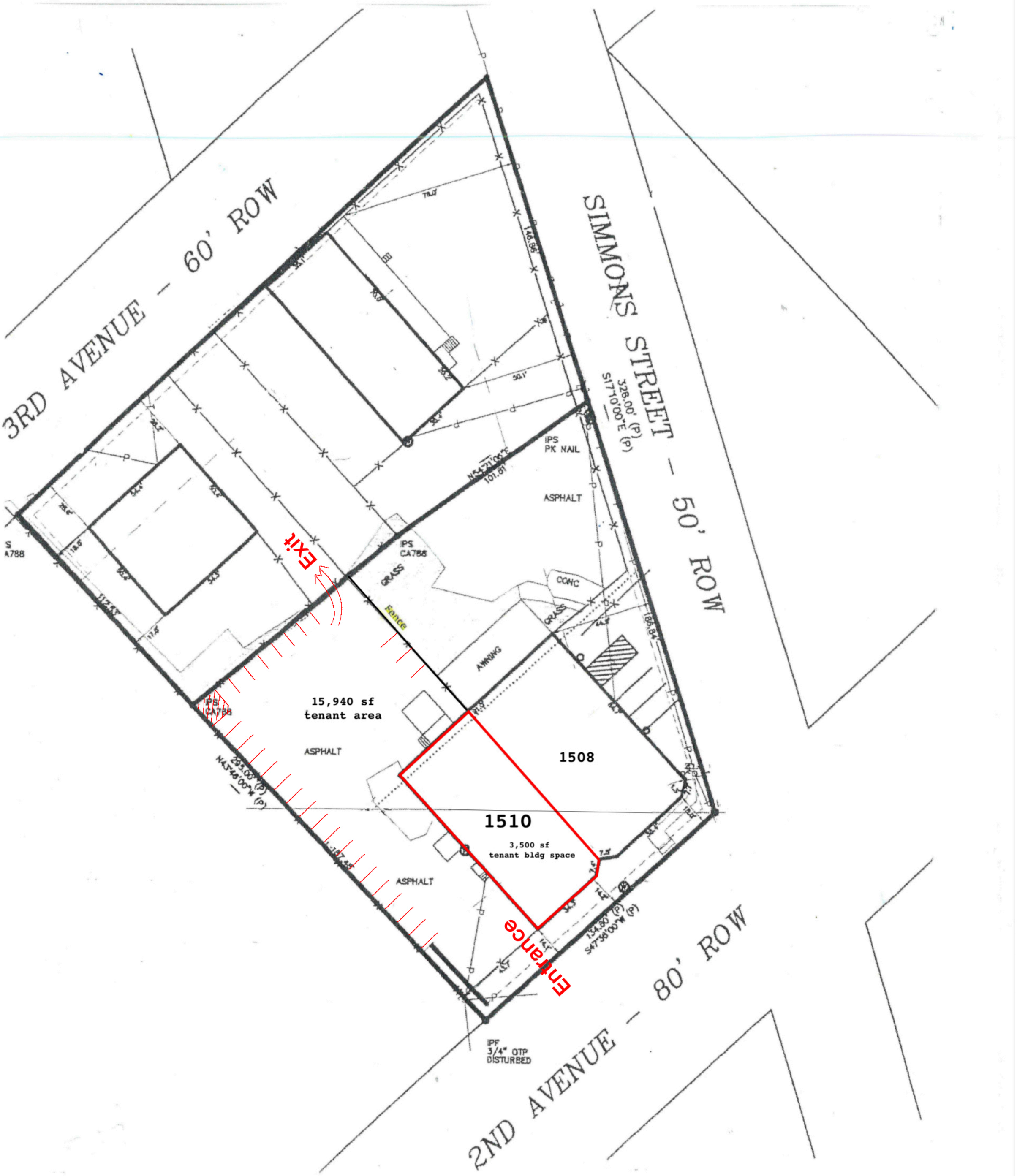
IGLESIA EBENEZER CHURCH
1510 2ND AVENUE
CONDITIONAL USE APPROVAL, C-3



The applicant is requesting approval for a church in a C-2, GC-S zoning district. The church has about 40 members. A church is allowed in all zoning district with conditional use approval.

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


3RD AVENUE – 60' ROW
SIMMONS STREET – 50' ROW
2ND AVENUE – 80' ROW
326.00' (P)
S17°10'00"E (P)
146.96'
74.0'
361'
N54°21'06"E
101.81'
IPS
PK NAIL
ASPHALT
IPS
CA788
GRASS
CONC
EXIT
Fence
AWNING
186.84'
15,940 sf
tenant area
ASPHALT
1508
1510
3,500 sf
tenant bldg space
Entrance
295.00' (P)
N43°46'00"W (P)
134.80' (P)
S47°36'00"W (P)
IPF
3/4" OTP
DISTURBED

Agenda Item

C-4

Conditional Use

1105 Columbus Parkway

Pace Commons

(Public Hearing)

AGENDA ITEM # _____

CITY OF OPELIKA

APPLICATION FOR CONDITIONAL USE APPROVAL

PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801

ALABAMA'S 1ST GIG CITY OPELIKA

PC DEADLINE: _____ PC MEETING: _____

SITE ADDRESS: 1105 Columbus Pkwy, Opelika, AL 36804

PROPERY OWNER: Pace Commons LLC

APPLICANT/ AUTHORIZED REPRESENTATIVE: Roy Asssf

MAILING ADDRESS: [redacted]

PARCEL INFORMATION

Project name: _____ Address/Location: _____

Current Land Use: _____ Current Zoning: _____

Adjacent Zoning Districts: North:_____South:_____East:_____West:_____

Description of Proposed Use: _ _____

AUTHORIZATION TO ACT AS APPLICANT (if applicable)

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

Property Owner's Signature: _____ Date: 11/25/25

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:_____

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? _____

_____

_____

2) Will the use result in a substantial adverse effect on adjacent properties, the character of the neighborhood, traffic conditions, public infrastructure, etc.? _____

_____

3) What precautions will be taken to minimize any adverse effects from the proposed use on surrounding property owners? _____

_____

_____

APPLICATION REQUIREMENTS

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

AGENDA ITEM # _____

CERTIFICATION

I _____, 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) Roy Assaf	11/25/25

STATEMENT OF UNDERSTANDING

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

OWNERS/AUTHORIZED REPRESENTATIVE SIGNATURE:	**DATE:**
(PRINT NAME) Roy Assaf	11/25/25

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: December 16, 2025

Agenda Item #: C-4

Action Requested: Conditional Use – Motel to Apartment Conversion

Location of Property: 1105 Columbus Parkway

Property Owner(s): Pace Commons, LLC
Roy Assf, authorized representative

Current Land Use: Vacant motel

Current Zoning: C-3, GC-P

Surrounding Zoning Districts And Land Uses:

North:	C-3, GC-P	Commercial
South:	C-3, GC-P	Undeveloped
East:	C-3, GC-P	Restaurant, motel
West:	C-3, GC-P	Restaurant, motel

Proposal

At the April 2024 meeting, the Planning Commission (PC) granted conditional use approval to convert a 108-unit motel into 108 apartment units subject to conditions. (The conditions for approval are listed in the April 2024 PC Minutes on pages 3 and 4.) The Zoning Ordinance states that a conditional use approval expires one year from the date of approval if a building permit has not been obtained. A building permit was not obtained for the motel to apartment conversion development and the conditional use expired. The applicant did not apply for an extension of the conditional use approval before the one-year deadline. At the December 16th PC meeting, the applicant is reapplying for conditional use approval.

The applicant submitted a revised site plan for the December 2025 PC meeting. The December site plan shows a total of 81 parking spaces including one handicap parking space. The minimum off-street parking requirement for a residential dwelling is 2 parking spaces per dwelling unit. For the 108 apartments, 216 parking spaces are required. At the April 2024 meeting, a total of 127 parking spaces were proposed. A condition of approval at the April 2024 concerning parking space required a variance from the Zoning Board to allow 127 parking spaces for the 108 apartment units.

The December site plan has 46 less parking spaces than the April 2024 site plan. The parking ratio on the April site plan is 1.18 parking spaces per apartment unit. The December parking ratio is 0.79 (86/108)

parking spaces or less than one parking space per apartment unit. The applicant is required to request a parking variance from the Zoning Board for less than two parking spaces per residential use.

Staff Recommendations

Staff recommends approval to convert the motel units into apartment units subject to the conditions approved by the Planning Commission at the April 2024 Planning Commission meeting. The conditions for approval on page 4 include the 127 parking spaces as shown on the site plan presented at the April 2024 Planning Commission meeting. **Staff does not support the revised site plan presented at the December PC meeting with 86 parking spaces for 108 units (less than 1 parking space per unit).**

The following is the April 2024 Planning Commission staff report and the conditions for approval that were approved by the Planning Commission. The conditions for approval are on page 4.

The applicant is requesting conditional use approval to convert a 108-room motel into a 108-unit apartment building. In the past, this motel location has been occupied for extended stays. The two-story motel was constructed in 1973 for Economy Inn. (Later, the motel was renamed Knights Inn and Opelika Inn). The apartment units are the same size as the motel room – 12x24, 288 square feet. The apartments will not offer special services such as senior housing or an assisted living facility.

During normal business hours, two people will be on-site: a general manager on behalf of the property management company and a maintenance person. There is not a separate security person that stays on site 24 hours or during nighttime hours. Typically, the maintenance person lives on-site but that has not been determined.

Planning emailed the Police and Fire departments and asked (1) if they received frequent calls of criminal activity at 1105 Columbus Parkway (2) are there existing concerns or issues at this address, and (3) are there concerns with the motel converting into apartments. Both departments have information and records on criminal activities for assistance from 1105 Columbus Parkway. Opelika Police Department answered 964 calls for service in the last five (5) years at this site. They included a variety of domestic issues, trespass, civil disputes, drug related and assault calls. The department has concerns that residential use in this high crime area may continue the problems. The Opelika Fire Department and Building Department are both concerned about making the site compliant with current building and fire protection codes. The current building has multiple issues.

Rent for an apartment is expected to be $800 per month; the term of lease is a minimum 6 months. The utility fees (water, electricity, and internet fees) are typically separate from the rent amount and paid by the renter. However, the property management company may choose to structure the rental rate that includes the utility charges. All tenants will have access to WiFi in their apartment.

A conversion from motel to apartments requires that all building and fire codes for residential use are met. In your packet are before and after images of a bedroom, overall property area, swimming pool area, and tenant lounge area. After renovations are complete, each apartment unit will be provided

with a cooktop and microhood[1] for cooking in addition to a microwave. All apartment units will have a refrigerator. Floor space will be renovated on site for a laundry room with 8 to 10 washers and dryers for the tenants. The tenant will provide their own furniture.

The C-3 zone allows 16 units per acre. The applicant's property is 3.87 acres so a maximum of 61 dwelling units (16x3.87) is allowed by the Zoning Ordinance. The applicant is requesting 108 apartment units - a 47 unit increase from the maximum 61 units allowed by the Zoning Ordinance. The 108 unit request increases the density per acre from the 16 dwelling units per acre to 27.9 units/acre (108/3.87). The conditional use section of the Zoning Ordinance states that the Planning Commission can increase the intensity (density) of a use beyond the allowable intensity provided that it does not exceed the maximum intensity allowed by the Zoning Ordinance. The maximum density allowed in the zoning ordinance is 28 units per acre allowed in the C-1 zone. This would be just under that density as presented.

Another option to reduce the number of units would be to combine some of the existing motel rooms into one new apartment. This may potentially reduce the viability of the project or how much they would need to charge to recoup cost lessening attainability.

Off street parking requirements for a motel is one parking space per room plus one parking space per employee. The minimum off-street parking requirement for residential uses is two parking spaces per dwelling unit. For the proposed 108 apartment units, a total of 216 off-street parking spaces are required. The site plan shows 127 parking spaces. From a review of the site plan and aerial photos the 3.87 acre property with three buildings (27,354 sf) and a 2,700 sf swimming pool does not have space to meet minimum parking space requirements for the apartments. A variance from the Zoning Board is required. It is unlikely that such small studio units would generate much beyond a single vehicle per unit. Staff believes that the city needs to examine the parking standards for 1-bedroom or efficiency units/studios. The current regulation would likely create an unnecessary surplus of parking.

A landscape plan was submitted but has not been fully reviewed at this time. Along the property lines are trees that appear to be on the applicant's property; the trees will count toward the base and parking lot points. Some landscaping may be added to the pervious (grass) area near the swimming pool. See aerial photo on page 4.

Recommendation

In this area of Columbus Parkway, several other motels were built in the 1970s -1980s that may also request a conversion to multi-family dwellings. Staff sees benefits in renovating a very undesirable building and creating more attainable housing. We are concerned that if conditions are not in place for this apartment conversion an increase in crime activity may occur and the apartments become

[1] Microwave and vent hood combination to vent smoke and odor from a cooking surface.

undesirable living conditions for residents. Comments by the Police and Fire department about crime activities is a major concern.

Staff recommends approval for the use subject to the following conditions:

1. Conditional use approval is subject to the Zoning Board approval of a variance for off-street parking.
2. Approval of the density to allow an increased number of units by the Planning Commission.
3. The applicant should work with Opelika Police Department on ways to increase safety and security to potentially include lighting, cameras, access control, fencing, security personnel, and other measures.
4. Lighting for all parking spaces and entrances/exits shall meet security lighting standards as recommended by a professional lighting designer/engineer.
5. Each apartment must have at a minimum the kitchen appliances as described in this report. The refrigerator must have a freezer.
6. No unit shall be rented for any term less than 90 days.
7. Landscaping shall meet all requirements of the ordinance.
8. Any new lighting poles or electrical service shall be run underground.
9. Air handling units shall integrate into the units and screened to the extent possible.
10. Dumpsters shall be screened through means of a fence and gate meeting corridor approved materials and additional landscaping.
11. Any modification to the buildings shall meet the gateway corridor cladding and screening requirements.

Engineering Department Report

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

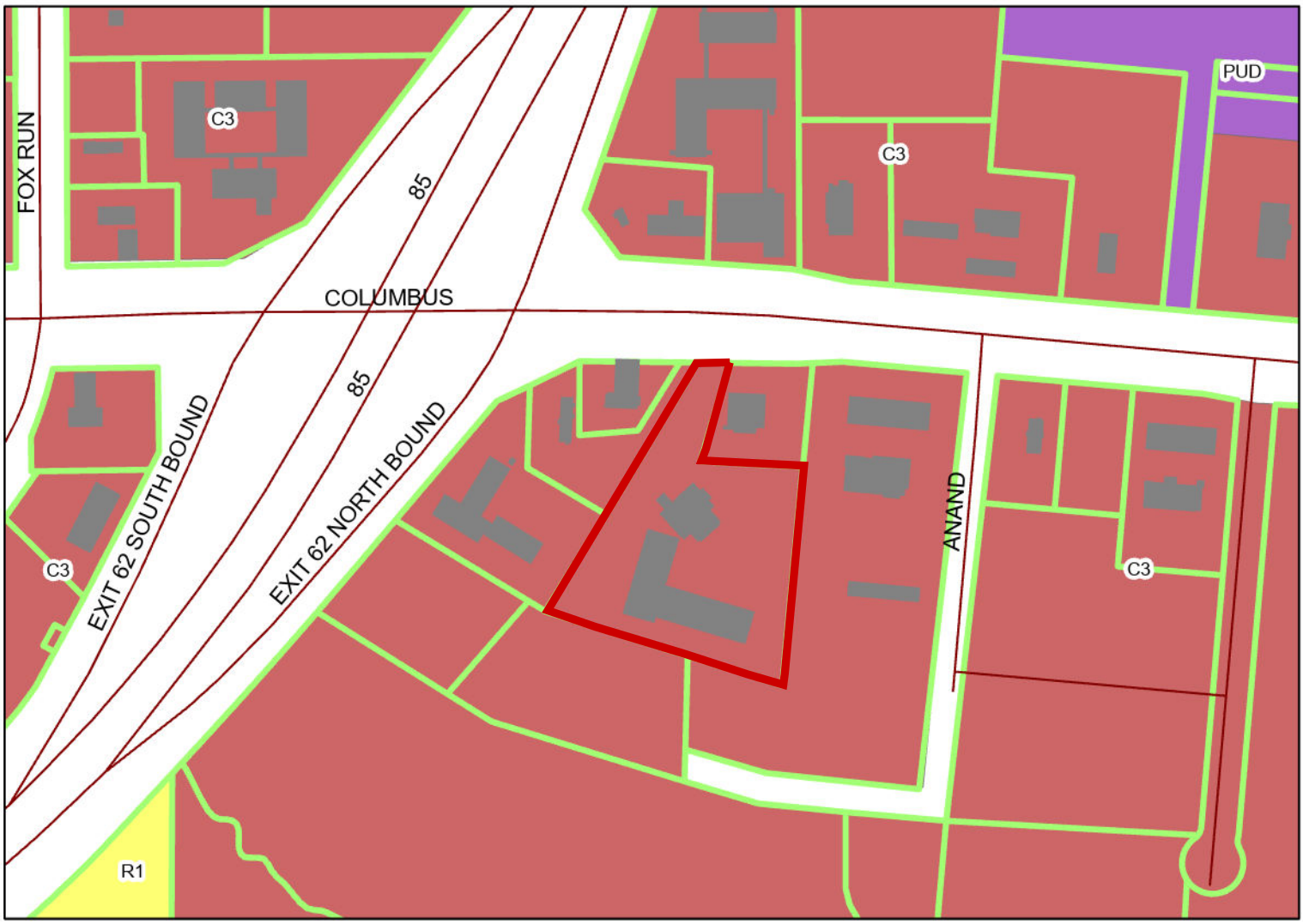
Opelika Water Report

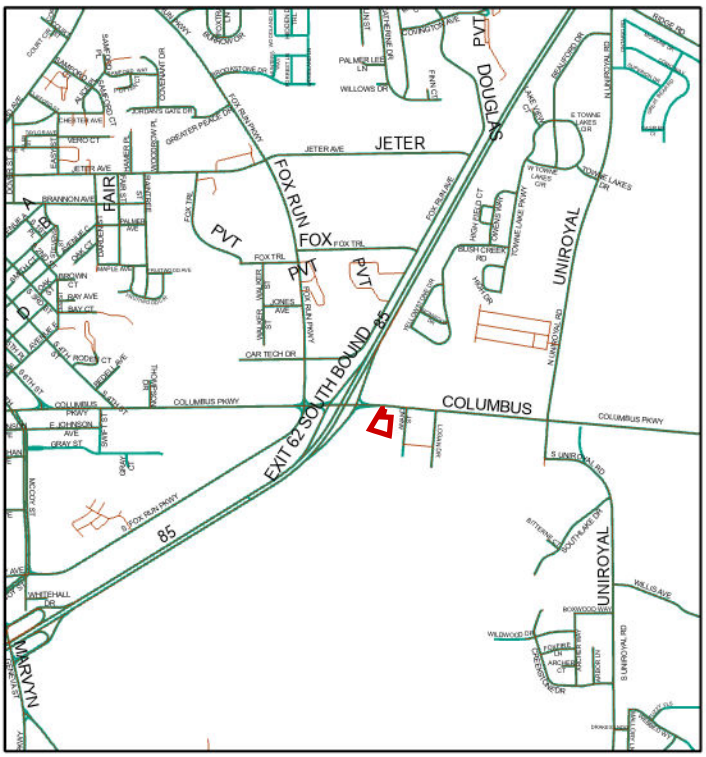
This site is currently served by a 4" service. Water is available from an 8" main on the south side of Columbus Pkwy if additional services are needed. An ALDOT permit will be required for any new connections made on Columbus Pkwy.

Opelika Power Services Report

This property is in the Opelika Power Services territory.

HOTEL TO APARTMENT CONVERSION
1105 COLUMBUS PARKWAY
CONDITIONAL USE, C-4

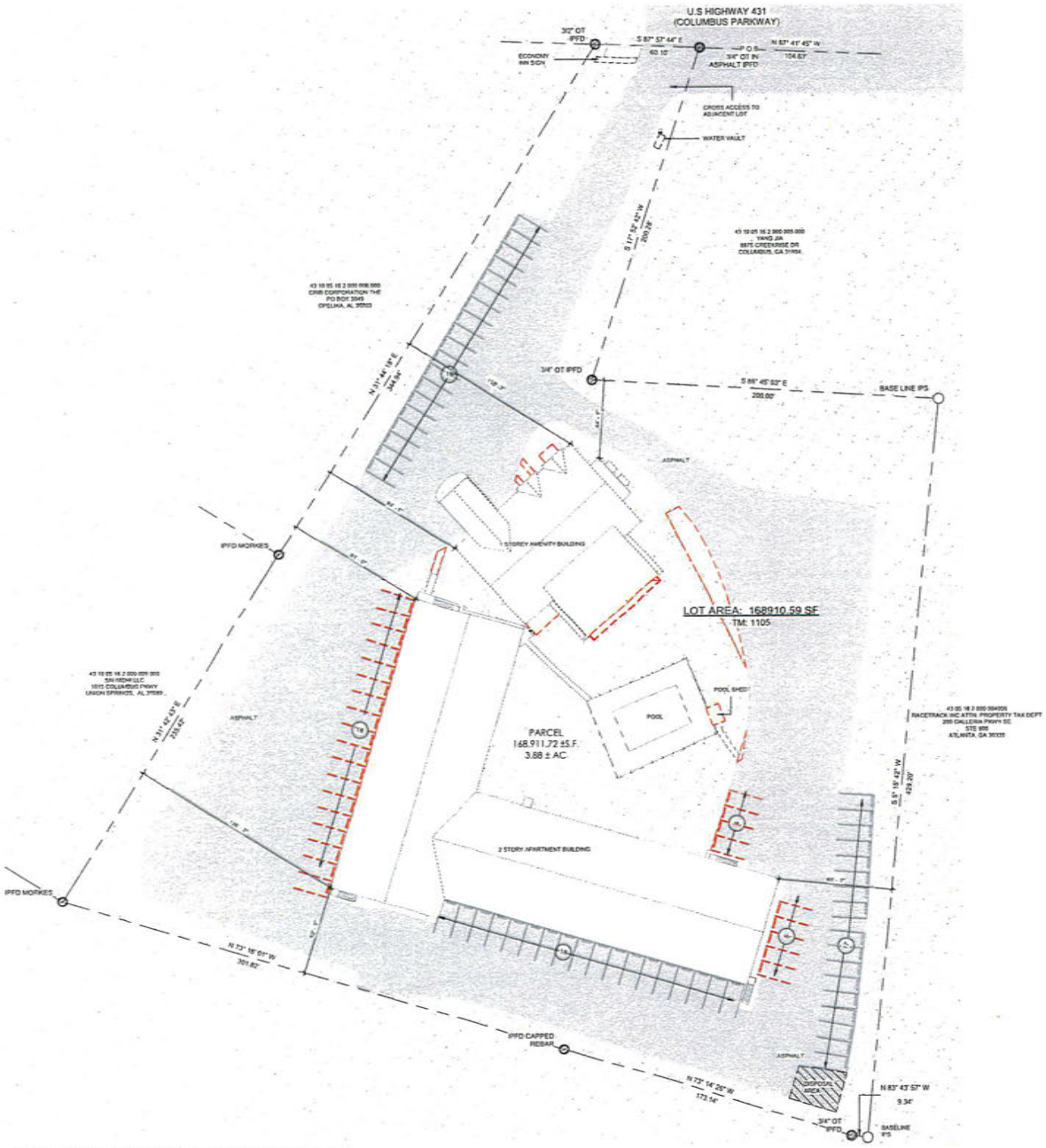




The applicant is requesting to convert a 108 unit hotel into apartment units. The property is located in a C-3, GC-P zoning district (general commercial, gateway corridor overly district).

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



1 SITE - EXISTING AND DEMO PLAN
SCALE 1" = 30'-0"

LAND LEGAL DESCRIPTION

C-3: GENERAL COMMERCIAL DISTRICT. THIS DISTRICT IS CHARACTERIZED BY A BROAD RANGE OF RETAIL, WHOLESALE, AND SERVICE USES AND IS EQUIVALENT TO PREVIOUS GENERAL AND HIGHWAY BUSINESS DISTRICTS. USES ALLOWED ARE MOTELS, INDIVIDUAL BUSINESSES, SMALL STRIP CENTERS, BANKS, FAST-FOOD ESTABLISHMENTS, GROCERY STORES, AND SIMILAR USES. THESE AREAS SHOULD BE SERVED BY SANITARY SEWER.

ADA PARKING UNITS NOTES FOR CONTRACTOR

1. TBD.

SITE PARKING TYPE DATA

DESCRIPTION	COUNT
STANDARD PARKING UNITS	81
TOTALS:	81

N

AB
Archie Bolden
www.archiebolden.com

PACE OPELIKA
1105 COLUMBUS PARKWAY, OPELIKA AL
PROJECT NUMBER
0133

SEAL AND SIGNATURE

STATE of ALABAMA
MARK B HAMMOND
37961
REGISTERED ARCHITECT
5/30/2025

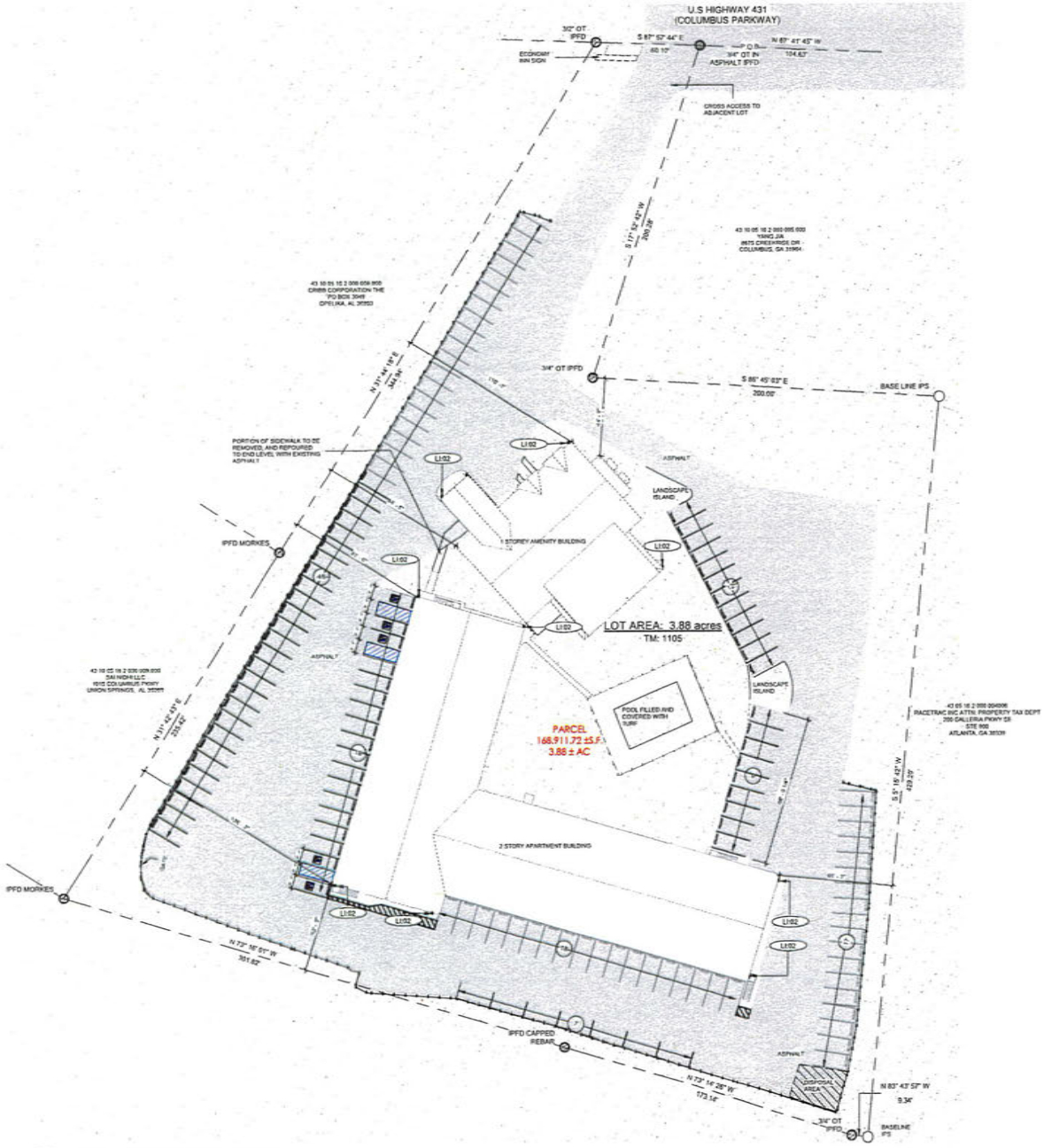
REV	DATE	DESCRIPTION

INTERNAL WIP. NOT FOR FORMAL ISSUANCE

SITE EXISTING PLAN

ISSUE DATE:

A.100



1 SITE - IMPROVEMENT PLAN
SCALE 1" = 30'-0"

LAND LEGAL DESCRIPTION

C-3 GENERAL COMMERCIAL DISTRICT. THIS DISTRICT IS CHARACTERIZED BY A BROAD RANGE OF RETAIL, WHOLESALE, AND SERVICE USES AND IS EQUIVALENT TO PREVIOUS GENERAL AND HIGHWAY BUSINESS DISTRICTS. USES ALLOWED ARE MOTELS, INDIVIDUAL BUSINESSES, SMALL STRIP CENTERS, BANKS, FAST-FOOD ESTABLISHMENTS, GROCERY STORES, AND SIMILAR USES. THESE AREAS SHOULD BE SERVED BY SANITARY SEWER.

ADA PARKING UNITS NOTES FOR CONTRACTOR

1. CONTRACTOR TO PROVIDE ADDITIONAL ASPHALT IN ORDER TO CREATE A COMPLIANT TRANSITION FROM PARKING LOADING ZONES TO THE EXISTING PARKING SIDEWALK.
2. CARPARK ASPHALT TO BE PATCHED AS REQUIRED AND SEALED.

IMPROVEMENT SITE PARKING TYPE DATA

DESCRIPTION	COUNT
ADA PARKING UNITS	5
STANDARD PARKING UNITS	122
TOTALS:	127

SITE DATA

SITE AREA:	3.88 AC
PREVIOUS AREA:	1.28 AC
IMPERVIOUS AREA:	2.59 AC
ISR ALLOWED	0.70
ISR PROVIDED	0.67
NUMBER OF UNITS:	104 UNITS
DENSITY ALLOWED:	16 UNITS / ACRE
DENSITY: (VARIANCE REQUIRED)	26.80 UNITS / ACRE
BEDROOMS:	104 BEDROOMS
PARKING REQUIRED:	(2 SPACE PER UNIT) + 208 SPACES
PARKING PROVIDED (VARIANCE REQUIRED)	155 SPACES 104 SPACES FOR RESIDENTS 4 SPACES FOR STAFF 38 GUEST SPACES

AB
Archie Bolden
www.archiebolden.com

PACE OPELIKA
1105 COLUMBUS PARKWAY, OPELIKA AL
PROJECT NUMBER
0133

SEAL AND SIGNATURE

STATE of ALABAMA
MARK B HAMMOND
7961
REGISTERED ARCHITECT
9/30/2025

REV	DATE	DESCRIPTION

INTERNAL WIP. NOT FOR FORMAL ISSUANCE

SITE IMPROVEMENT PLAN

ISSUE DATE:

A.101

1 SITE - LANDSCAPE PLAN
SCALE 1" = 30'-0"

PLANTING LEGEND

- LARGE EVERGREEN TREE
- MEDIUM EVERGREEN TREE
- UNDERSTORY EVERGREEN TREE
- EVERGREEN SHRUB

PLANTING REQUIREMENT SCHEDULE - 496 POINTS REQUIRED

DESCRIPTION	POINTS PER ITEM	TOTAL ITEMS	TOTAL POINT PER ITEM
LARGE TREE	11	15	165
MEDIUM TREE	8	9	72
UNDERSTORY TREE	5	40	200
SHRUB	1	59	59
		123	496

N

AB
Archie Bolden
www.archiebolden.com

PACE OPELIKA
1105 COLUMBUS PARKWAY, OPELIKA AL

PROJECT NUMBER
0133

SEAL AND SIGNATURE

STATE of ALABAMA
MARK B HAMMOND
REGISTERED ARCHITECT

REV DATE DESCRIPTION

INTERNAL WIP. NOT FOR FORMAL ISSUANCE

SITE LANDSCAPE PLAN

ISSUE DATE:

A.102

Agenda Item

D-5 a/b

a) **Rezoning:** David Green, 1300 Block Crawford Road, 71.4 Acres from R-1 to PUD.

b) **Amendment to Future Land Use Plan:** 1300 block Crawford Road from low density residential to mixed-use land use category.

(Public Hearing)

AGENDA ITEM # _____

CITY OF OPELIKA

REZONING APPLICATION

PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801

ALABAMA'S 1ST GIG CITY OPELIKA

PC DEADLINE: 11/26/25 PC MEETING: 12/16/25

PROPERTY OWNERS/ AUTHORIZED REPRESENTATIVE: David Green

MAILING ADDRESS: [redacted]

PHONE NUMBER: [redacted]

PARCEL INFORMATION

Site Address: 0 Crawford Rd.

Description of proposed use: Single-Family Housing

Tax Parcel Number: 43 10 08 28 0 000 015.000

Adjacent Zoning Districts: North: R1 South: M1 East: R1 West: R1

Current Land Use: Undeveloped/Vacant

Current Zoning: R1

Proposed Zoning: PUD

Number of APO: 12 x $7.00 = $84
(Adjacent Property Owners)

Fee: $125.00

TOTAL = 209

PAID: _____

I hereby request my property located at (street address) 0 Crawford Rd., Tax Map parcel number 43 10 08 28 0 000 015.000 be rezoned from R-1 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: David Green	
(PRINT NAME) David Green	DATE 11/21/25

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 # _____

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 David Green 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 11/18/2025

STATE OF ALABAMA

COUNTY OF ~~LEE~~ Houston

I, Amy Hicks, 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 18th day of November 2025

Amy Hicks
Notary Public

My Commission Expires: 3/27/27

AMY HICKS NOTARY PUBLIC ALABAMA STATE AT LARGE MY COMM. EXP. 03-27-2027

REZONING APPLICATION REQUIREMENTS AND INFORMATION

1. Application due 1st Tuesday of each month. (Regular Meeting 4th Tuesday of each month at 3:00 PM CT; Work Session is 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 # _____

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 of _____, _____.

_____ 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 18 day of November, 2025

Amy Hicks Notary Public

AMY HICKS NOTARY PUBLIC MY COMM. EXP. 03-27-27 ALABAMA STATE AT LARGE

David N. Rhyne (Signature)

David N. Rhyne (print name)

2 Belle Oak Road

Dothan, Ala. 36303 (mailing address)

DATE: 11/18/2025

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:	December 16, 2025
Agenda Item #:	D-5
Action Requested:	Rezoning. 73.3 acres 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

Rezoning

At the August 26th meeting, the Planning Commission (PC) voted to table this 73.3-acre rezoning request on Crawford Road from R-1 to PUD. The following concerns from adjacent or nearby property owners were shared at the August PC meeting: (1) a new subdivision would cause more traffic and accidents; the speed of the traffic is excessive [on Crawford Road], the current highway is dangerous, improvements such as turn lanes and speed reduction measures need to be required (2) the subdivision does not share the character and quality of the existing homes (3) the size of the proposed lots and houses are not keeping with the surrounding neighborhood. The applicant said ALDOT will provide street standards that the developer must meet if the rezoning is approved. The Planning Commission considered several factors in making a decision on the rezoning request; the commission voted 5 to 0 to table the rezoning request.

For the December 16th PC meeting, a revised master plan of the 73.3-acre was submitted. The revised plan includes the two entrance streets from Crawford Road as the August plan; the revised plan also adds turn lanes. The developer had a traffic study prepared and the turn lanes shown on the site plan were recommended in the study. The traffic study adds a right turn lane on Crawford Road for both entrances, and a left turn lane was added at the northern entrance. The study did not add a left turn lane on the south entrance. The developer mailed the traffic study to ALDOT for their review. At this

time, ALDOT has not provided their approval of traffic study plan or any revisions to plan. The turn lanes will assist with traffic concerns on Crawford Road and reduce the chance of accidents.

The revised master plan shows no stub-out streets extending to future streets in adjacent properties as the August plan. The stub-outs provide opportunities for future connectivity with other streets to improve access to adjacent parcels. Stub-out streets were not included in the August site plan.

Below is a comparison of the August PC master plan and the revised December PC master plan. Both master plans have two minimum lot widths and two lot sizes.

	August PC	December PC
Total Number of Lots	223	171 (115 - 60' lots and 56 - 70' lots)
Minimum lot widths	50' & 60'	60' & 70'
Minimum lot sizes (sf)	5,750 & 6,900	6,000 & 8,000 sf
Density per acre	3.04 du/ac	2.33 du/ac (dwelling units per acre)

The total number of lots decreased from 223 lots to 171 lots (23% decrease). The lots are wider and larger. All lots increased 10 feet in width. The minimum lot sizes increased at least 350 square feet for the 60' wide lots and at least 1,100 square feet for the 70' lots.

From the parcel area table, the lot sizes of the 115 lots with a minimum lot width of 60' range from 6,646 sf (Lot 107) to 41,465 sf (Lot 72). The 60' lot widths are like the R-4 and R-5 zoning district; R-4 and R-5 zones are high-density residential districts (R-4 and R-5 zones are minimum 60' wide and minimum 7,500 sf lot sizes. R-4 density is a maximum 9 du/ac. R-5 density is a maximum 16 du/ac.)

The square footage of the 56 lots with a minimum 70' lot width range from 10,000 sf (lots 23 & 24)) to 21,552 sf (lot 171). The minimum 70' lot widths are similar to the R-3 zoning district. The R-3 zone is a medium density zoning district allowing a maximum 3.5 du/ac. The R-3 zoning district's minimum lot width is 70' and minimum lot size is 10,000 sf lot size; R-3 density is maximum 3.5 dwellings per acre. The overall density of the December master plan at 2.3 dwellings per acre is slightly lower than the R-2 zone district density at 2.5 du/ac.

The minimum setbacks for all lots are:

Front:	25 feet
Rear:	20 feet
Sides:	5 feet
Side on Street:	20 feet

The August master plan has a total of 17.3 acres of detention pond, streams, and open space area. The December master plan has about 14.4 acres. On the north side near Crawford Road, the December plan has a 25-buffer adjacent along the rear lot lines of Lots 160 to 171; these lots are adjacent to existing residential homes that front on Crawford Road.

A power line easement runs along the south and east perimeter property lines of the rezoning property providing a 20' to 30' buffer between the development and adjacent properties. The adjacent properties on the north, south, and west sides are zoned R-1 (rural) and undeveloped. Along the west property line, the 5.6-acre open space lot is primarily a retention area. The single-family lots proposed along the west property line are at least 90 feet from the adjacent properties located in a R-1 zone.

The August master plan shows 5 open space areas that range from 9,940 sf to 6.3 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. On the December plan along the perimeter lot line that encircles the 73.3-acres, a minimum 15-foot undisturbed buffer is preserved along the rear property line. Open space areas are next to the perimeter lot line on the west side providing a 30 foot to 200 foot wide buffer between the adjacent residential lot and the perimeter lot line.

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.

Two subdivisions are less than one mile of the rezoning property that have similar lot sizes as the rezoning property. The Waterford PUD subdivision with about 280 single-family lots is a mixed residential PUD development with lots that range in size from 40 feet wide & 4,500 sf lot size, 60' wide & 6,400 sf. lot size, and 50' wide & 7,000 sf. The Fieldstone subdivision accessed from South Uniroyal Road has about 115 single family lots and 50 townhome lots. The Fieldstone single-family home lots range from 6,000 to 15,000 sf with 50' to 60' lot widths. The PUD rezoning property is compatible with these two existing higher density subdivisions that are less than a mile from the rezoning property.

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.

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

1. Sidewalks are required on both sides of the street. Sidewalks shall be 5 feet wide.
2. All utilities shall be located underground.
3. Provide a minimum of one tree per yard for single-family lots. Corner lots provide a tree for each street. Trees may be planted in the adjacent right-of-way 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 access streets connecting to Crawford Road by ALDOT shall be required prior to approval of any construction plans. If the access streets shown cannot be provided the PUD will be required to come back through the PUD process for approval of an alternate plan.
9. ALDOT's approval of the developer's traffic study with turn lanes or ALDOT's improvements to address traffic concerns.

Engineering Department Report

Engineering has no comments regarding the proposed Rezoning approval.

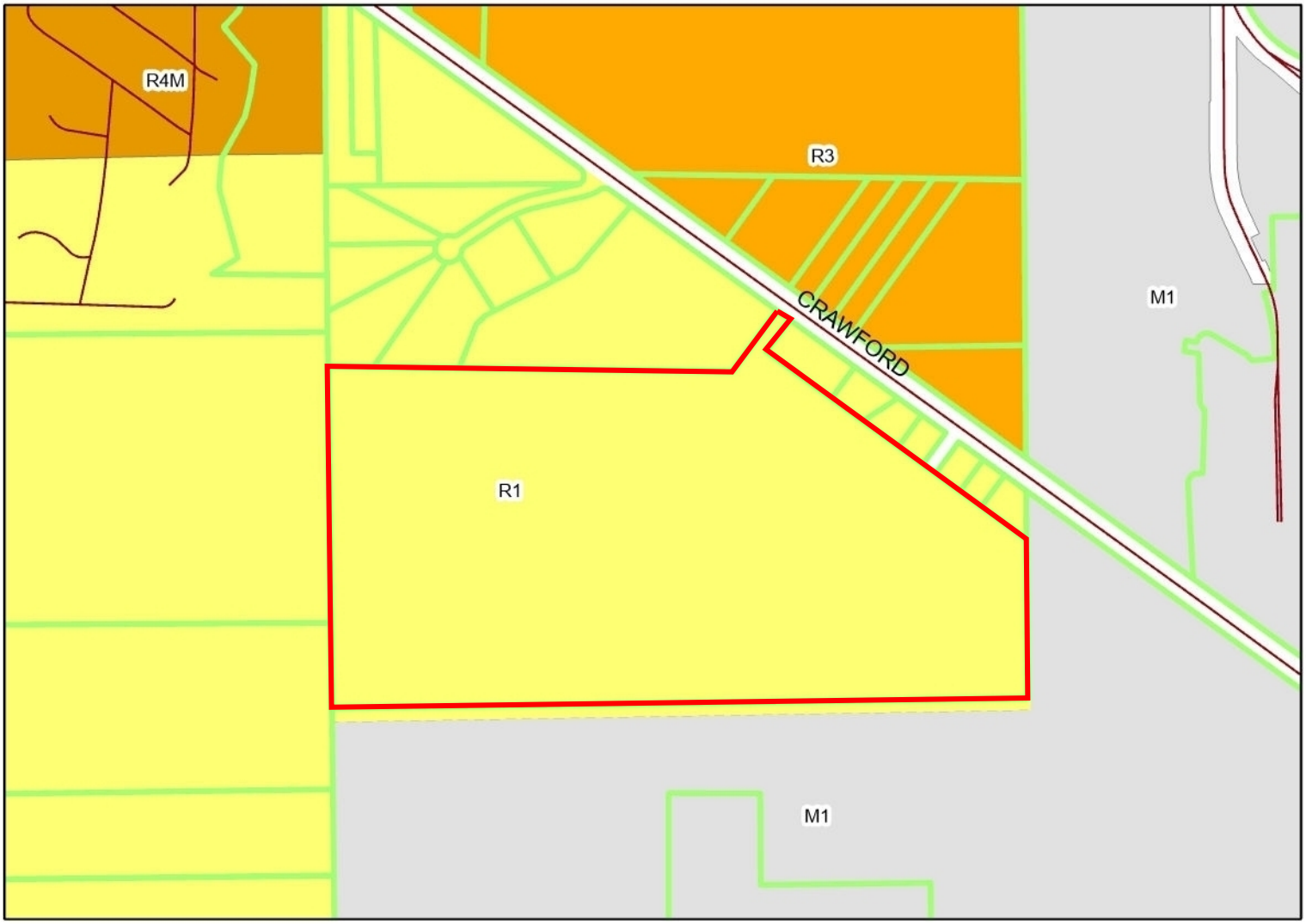
Opelika Water Report

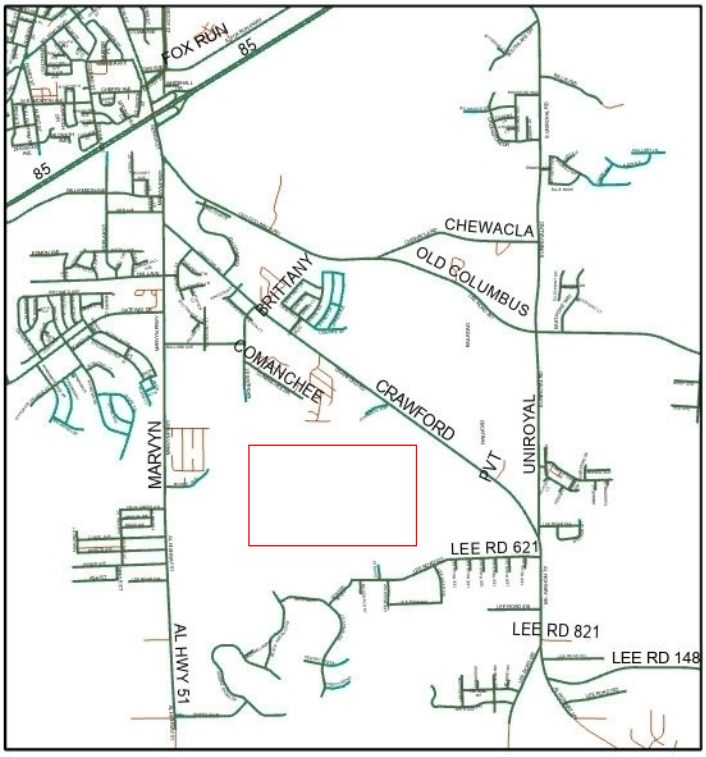
Water is available from the south side of Crawford Road (ALDOT Permit Required). Connections to the main at both entrances will be required. The existing 12" main on this property will be abandoned in place when existing customers are removed.

Opelika Power Services Report

This property is in the Opelika Power Services territory.

CRAWFORD RESERVE REZONING
1300 CRAWFORD ROAD
R-1 TO PUD, D5a-5b





The applicant is requesting rezoning 73.3 acres on Crawford Road from R-1 to PUD for 171 single family home lots. The master plan shows 115 lots at a minimum 60' wide and 6,000 square feet and 56 lots at a minimum 70' wide and 8,000 sf.

Subject Property

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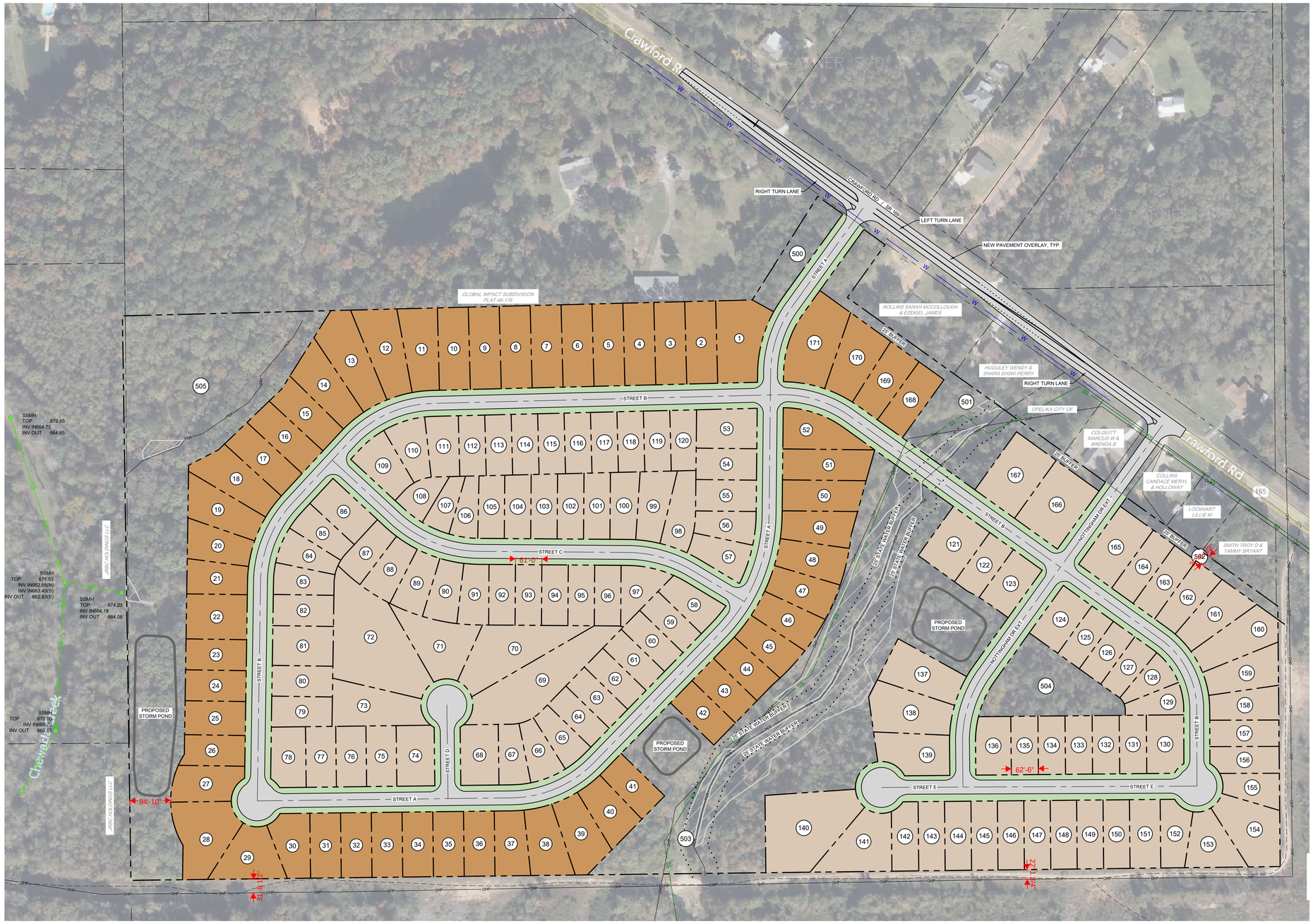


Parcel Area Table		
PARCEL NO.	SQUARE FEET	ACRES
1	20087.90	0.46
2	13602.07	0.31
3	13600.18	0.31
4	13598.29	0.31
5	13596.40	0.31
6	13594.51	0.31
7	13592.62	0.31
8	13590.73	0.31
9	13588.84	0.31
10	13586.95	0.31
11	15015.38	0.34
12	17061.78	0.39
13	19027.50	0.44
14	15082.02	0.35
15	12209.73	0.28
16	12181.44	0.28
17	12532.18	0.29
18	15644.36	0.36
19	14544.18	0.33
20	11540.85	0.26
21	10312.36	0.24
22	14557.54	0.33
23	10000.00	0.23
24	10000.00	0.23
25	10977.17	0.25
26	10124.72	0.23
27	12523.79	0.29
28	20626.17	0.47
29	14943.97	0.34
30	11619.29	0.27
31	10650.00	0.24
32	10650.00	0.24
33	10650.00	0.24
34	10650.00	0.24
35	10650.00	0.24
36	10650.00	0.24
37	11375.55	0.26
38	13323.06	0.31
39	14276.66	0.33
40	11910.42	0.27
41	10228.21	0.23
42	10000.00	0.23
43	10000.00	0.23
44	10073.32	0.23
45	10823.57	0.25
46	11356.80	0.26
47	11779.12	0.27
48	12075.52	0.28
49	12449.62	0.29
50	13131.18	0.30
51	14488.52	0.33
52	13198.55	0.30
53	12745.11	0.29
54	10152.37	0.23
55	10152.37	0.23
56	9038.45	0.21
57	9899.35	0.23
58	9739.47	0.22
59	8540.00	0.20
60	8540.00	0.20
61	8540.00	0.20
62	8540.00	0.20
63	8540.00	0.20
64	8540.00	0.20
65	8540.00	0.20
66	8540.00	0.20
67	8540.00	0.20
68	12315.07	0.28
69	31814.87	0.73
70	24430.33	0.56
71	18549.74	0.43
72	41465.10	0.95
73	18029.94	0.41
74	12269.10	0.28
75	9767.67	0.22
76	9767.67	0.22
77	9767.67	0.22
78	11037.17	0.25
79	9771.51	0.22
80	9940.00	0.23
81	12861.78	0.30
82	10080.00	0.23
83	8540.00	0.20
84	8540.00	0.20
85	8540.00	0.20
86	11016.08	0.25
87	9111.63	0.21
88	9653.91	0.22
89	9653.91	0.22
90	9653.91	0.22
91	9231.85	0.21
92	8540.00	0.20
93	8540.00	0.20
94	8540.00	0.20
95	8540.00	0.20
96	8541.94	0.20
97	9566.54	0.22
98	10874.78	0.25
99	11565.21	0.27
100	9950.44	0.23

Parcel Area Table		
PARCEL NO.	SQUARE FEET	ACRES
101	9341.36	0.21
102	9221.24	0.21
103	9101.11	0.21
104	8980.99	0.21
105	8769.69	0.20
106	6974.80	0.16
107	6646.27	0.15
108	6794.30	0.16
109	11369.66	0.26
110	9939.88	0.23
111	10075.51	0.23
112	8550.57	0.20
113	8550.57	0.20
114	8550.57	0.20
115	8550.57	0.20
116	8550.57	0.20
117	8550.57	0.20
118	8550.57	0.20
119	8550.57	0.20
120	8327.33	0.19
121	14459.69	0.33
122	9350.75	0.21
123	11081.11	0.25
124	10965.91	0.25
125	8235.00	0.19
126	8235.00	0.19
127	7874.60	0.18
128	7009.20	0.16
129	6941.16	0.16
130	11345.94	0.26
131	8449.01	0.19
132	8449.01	0.19
133	8449.01	0.19
134	8449.01	0.19
135	8449.01	0.19
136	10928.72	0.25
137	16299.80	0.37
138	18023.07	0.41
139	14904.37	0.34
140	32454.09	0.75
141	17914.81	0.41
142	9555.64	0.22
143	9746.78	0.22
144	9736.80	0.22
145	9726.83	0.22
146	9716.85	0.22
147	9706.88	0.22
148	9696.91	0.22
149	9686.93	0.22
150	9676.96	0.22
151	11250.79	0.26
152	9820.41	0.23
153	12582.32	0.29
154	17952.61	0.41
155	8755.78	0.20
156	9622.76	0.22
157	9742.49	0.22
158	11008.98	0.25
159	13136.80	0.30
160	15582.65	0.36
161	13260.09	0.30
162	10907.37	0.25
163	10065.00	0.23
164	10065.00	0.23
165	15557.06	0.36
166	20116.61	0.46
167	18621.50	0.43
168	11715.00	0.27
169	12479.39	0.29
170	15902.60	0.37
171	21552.21	0.49
500	17530.42	0.40
501	62616.17	1.44
502	10987.29	0.25
503	297213.73	6.82
504	37539.91	0.86
505	244716.82	5.62

SITE DATA - PARCEL # 43 10 08 28 0 000 015.000	
TOTAL SITE ACREAGE:	±73.3 AC
- 60' WIDE LOTS (LOTS 53 - 167):	115
- 70' WIDE LOTS (LOTS 1 - 52, 168 - 171):	56
TOTAL # OF PROPOSED LOTS:	171
JURISDICTION:	OPELIKA, AL
CURRENT ZONING:	R-1
PROPOSED ZONING:	PUD
MINIMUM LOT AREA / MINIMUM LOT WIDTH:	6,000 SF / 60' WIDTH 8,000 SF / 70' WIDTH
SETBACK - FRONT (LOCAL STREET):	25 FT
SETBACK - REAR:	20 FT
SETBACK - SIDE YARD AT STREET:	20 FT
SETBACK - SIDE:	5 FT

STREET DATA	
TOTAL # OF CULDESACS:	4
STREET LENGTHS (FT):	
- STREET A:	3,342
- STREET B:	2,292
- STREET C:	1,051
- STREET D:	217
- STREET E:	729
- NOTTINGHAM DR EXT.:	979
TOTAL:	8,610 LF

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

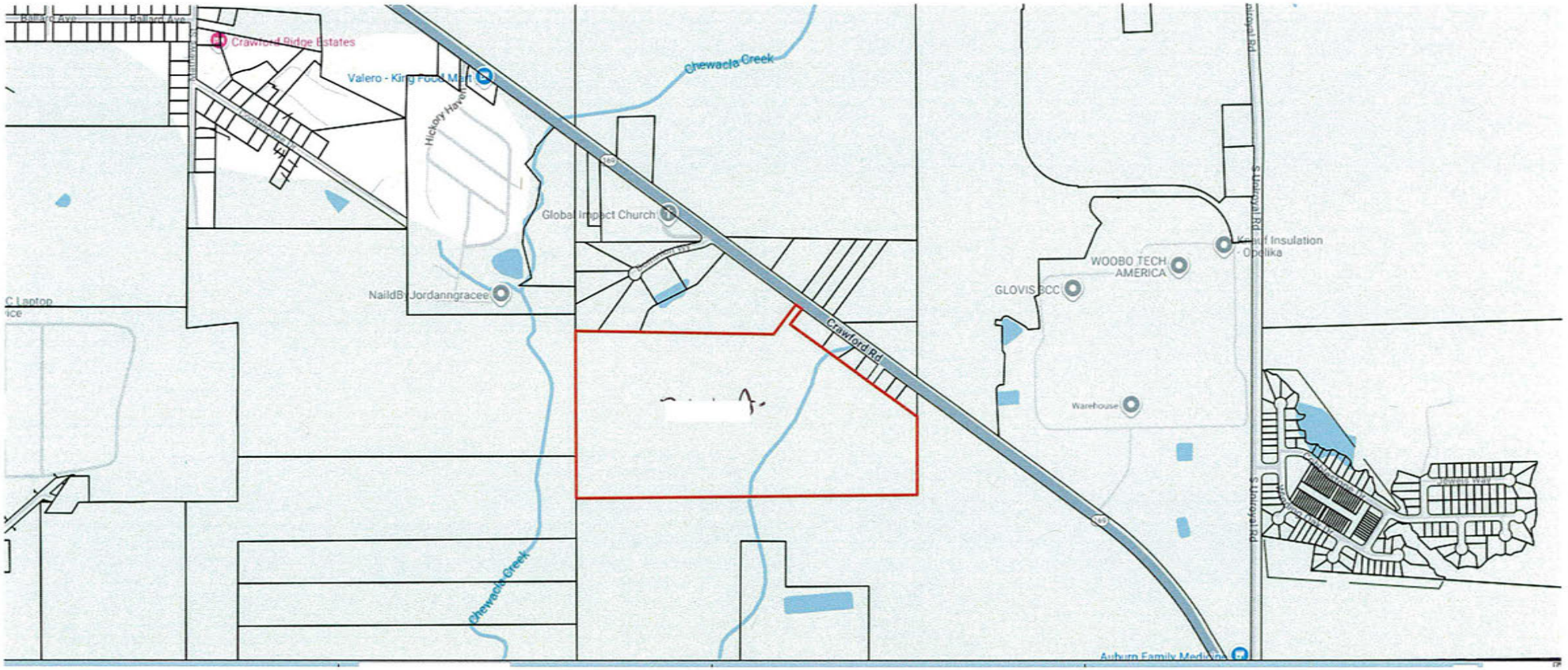
PRELIMINARY NOT FOR CONSTRUCTION

CONCEPTUAL SITE PLAN
CRAWFORD ROAD / HWY 169
SECTION 28, TOWNSHIP 19 NORTH, RANGE 27 EAST
OPELIKA, LEE COUNTY, ALABAMA

DATE	DESCRIPTION	SYMBOL

JOB NO.: 2524
INITIAL DATE: 10.2.25
SCALE: 1" = 100'

SHEET #
CS-101


Crawford Ridge Estates
Valero - King Food Mart
Chewacla Creek
Global Impact Church
NaildBy Jordanngracee
Crawford Rd
WOOBO TECH AMERICA
GLOVIS BCC
Warehouse
S Uniroyal Rd
Chewacla Creek
Auburn Family Medicine

Agenda Item

E-6

Vacation of Sewer Easement

1200 and 1114 First Avenue

CITY OF OPELIKA

APPLICATION FOR VACATION FOR STREET, ALLEY OR EASEMENT

PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801

ALABAMA'S 1ST GIG CITY OPELIKA

Date Submitted:	Meeting Deadline:
Agenda Item#	Meeting Date:

PART I. OWNER/APPLICANT INFORMATION:

[redacted]

Owner Name Address Phone

Agent Name (if applicable) Address Phone

PART II. STREET/ALLEY/EASEMENT INFORMATION:

Street/Easement Address: 1st Avenue between 1200 and 1114

Current Zoning: M1

Current Land Use: _____

a) Is the Petition signed and notarized by all Property Owners listed on the deed of adjoining the proposed Street/Alley/Easement? Yes

b) Does the Vacation of Street/Alley/ Easement deprive other property owners of their rights of ingress/egress or adversely affect other properties? No

If yes, explain: _____

PART III. PROVIDE AN EXPLANATION FOR THE REQUEST:

We would like to use this space for outdoor entertainment to improve the atmosphere and appeal of the business we are building on the surround properties. Useage of this easement provides that possibility.

PART IV. ATTACH A MAP SHOWING THE STREET/ALLEY/EASEMENT PROPOSED TO BE VACATED:

PART V.:

I hereby request the Opelika Planning Commission to review my Vacation of Street/Alley/Easement request for property located at (street address/location) 1200 1st Ave, Opelika, AL 36801 **. I understand that I may be required to provide additional information with my application. The City may require additional information or requirements, or waive certain requirements, at any time during the process.**

1. The Planning Department will administer all requests to vacate right-of-way. Requests to vacate by abutting property owners will be processed according to §23-4-20 and §35-2-54 of the *Code of Alabama.*
2. In order to vacate the City of Opelika's interest in a public street right-of-way or alley, a completed Petition to Vacate must be submitted to the Planning Department along with other required documentation.
3. The Petition to Vacate Application shall be accompanied by a non-refundable filing fee of $50.00 to the Planning Department to process the vacation request. In addition, the person(s) filing the Petition shall pay to the Planning Department a non-refundable fee (advertising fee) in the amount of $700.00 to cover the estimated cost of advertising and the serving of notices on interested parties and utilities. The advertising fee includes the cost of publishing four (4) legal notices in a newspaper of general circulation. The advertising fee is an estimate only. If there are additional costs in excess of the $700.00 advertising fee, such costs must be paid by the petitioner(s) prior to the mailing of notices of the public hearing to interested parties. No portion of any filing or advertising fee shall be refunded to the petitioner(s). The petitioners also bear the costs of providing any information necessary for the review process such as maps, drawings and legal descriptions.

Signature **Date**

Filing Fee (non- refundable)	**$ 50.00**
Advertising Fee (non-refundable)	**$700.00**
TOTAL	**$750.00**

Payment Type _____

Received By: _____

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 of _____, _____

_____ Notary Public

_____
(print name)

_____
(address)

_____
(city, state, zip)

BY: _____
(signature)

ITS: _____
(title)

DATE: _____

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that _____, whose name is signed to the foregoing petition, and who is known to me, acknowledged before me on this day, that being informed of the contents of said petition, he/she executed the same voluntarily on this date. Given under my hand and official seal of office this _____ day of _____, _____

_____ **Notary Public**

_____
(Signature)

_____
(print name)

_____

_____
(mailing address)

DATE: _____

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that _____, whose name is signed to the foregoing petition, and who is known to me, acknowledged before me on this day, that being informed of the contents of said petition, he/she executed the same voluntarily on this date. Given under my hand and official seal of office this _____ day of _____, _____

_____ **Notary Public**

_____
(Signature)

_____
(print name)

_____

_____
(mailing address)

DATE: _____

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that _____, whose name is signed to the foregoing petition, and who is known to me, acknowledged before me on this day, that being informed of the contents of said petition, he/she executed the same voluntarily on this date. Given under my hand and official seal of office this _____ day of _____, _____

_____ **Notary Public**

_____
(Signature)

_____
(print name)

_____

_____
(mailing address)

DATE: _____

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: December 16, 2025

,

Action Requested: Vacate a portion of 12th Street adjacent to 1st Avenue

Agenda Item #: E-6

Location of Property: 12th Street between 1114 and 1200 1st Avenue south of the railroad

Property Owner(s): Thomas Gamble

Current Land Use Distillery

Current Zoning M-1

Flood Zone: None

Staff Comments:

The petitioner is requesting to vacate a 60-foot-wide portion of 12th Street. The section of right-of-way is located adjacent to the Norfolk Southern Railroad. The applicant is developing a new distillery in the 1200 1st Avenue. They have recently purchased the property on the other side of the right-of-way. They are proposing to use the property for outside seating or parking. The petitioner owns the property on each side of the alley, therefore the only petitioner. The right-of-way currently has utilities within it. Easements will be required to ensure that power, water and sewer utilities. The amount being vacated is approximately 200 feet in length. All the surrounding property owners will retain access to public streets.

Recommendation

Staff recommend a positive recommendation be sent to City Council to the proposed right-of-way for 12th Street between the railroad and 1st Avenue.

Engineering Department Report

Engineering has no comments regarding the proposed Rezoning approval.

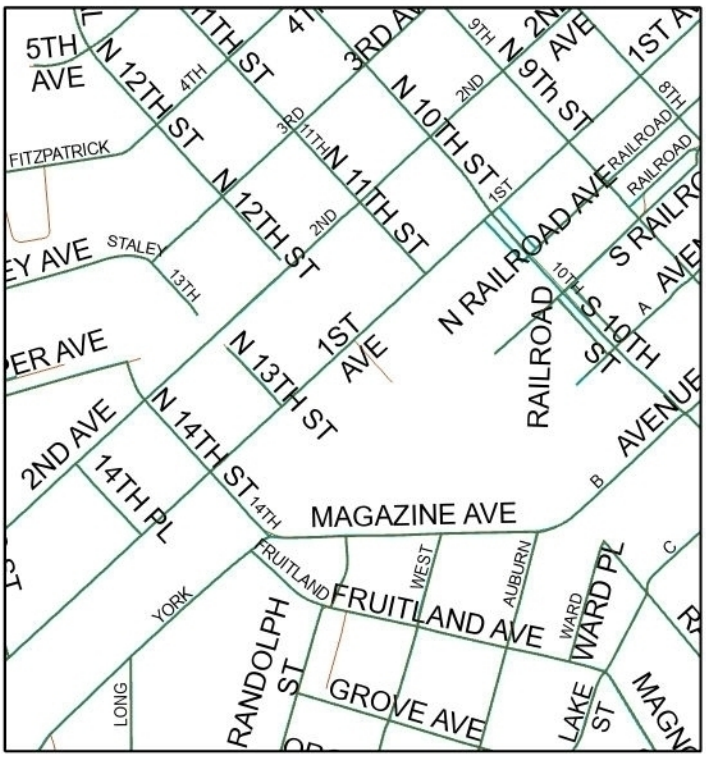
Opelika Water Report

No comments.

Opelika Power Services Report

No comments.

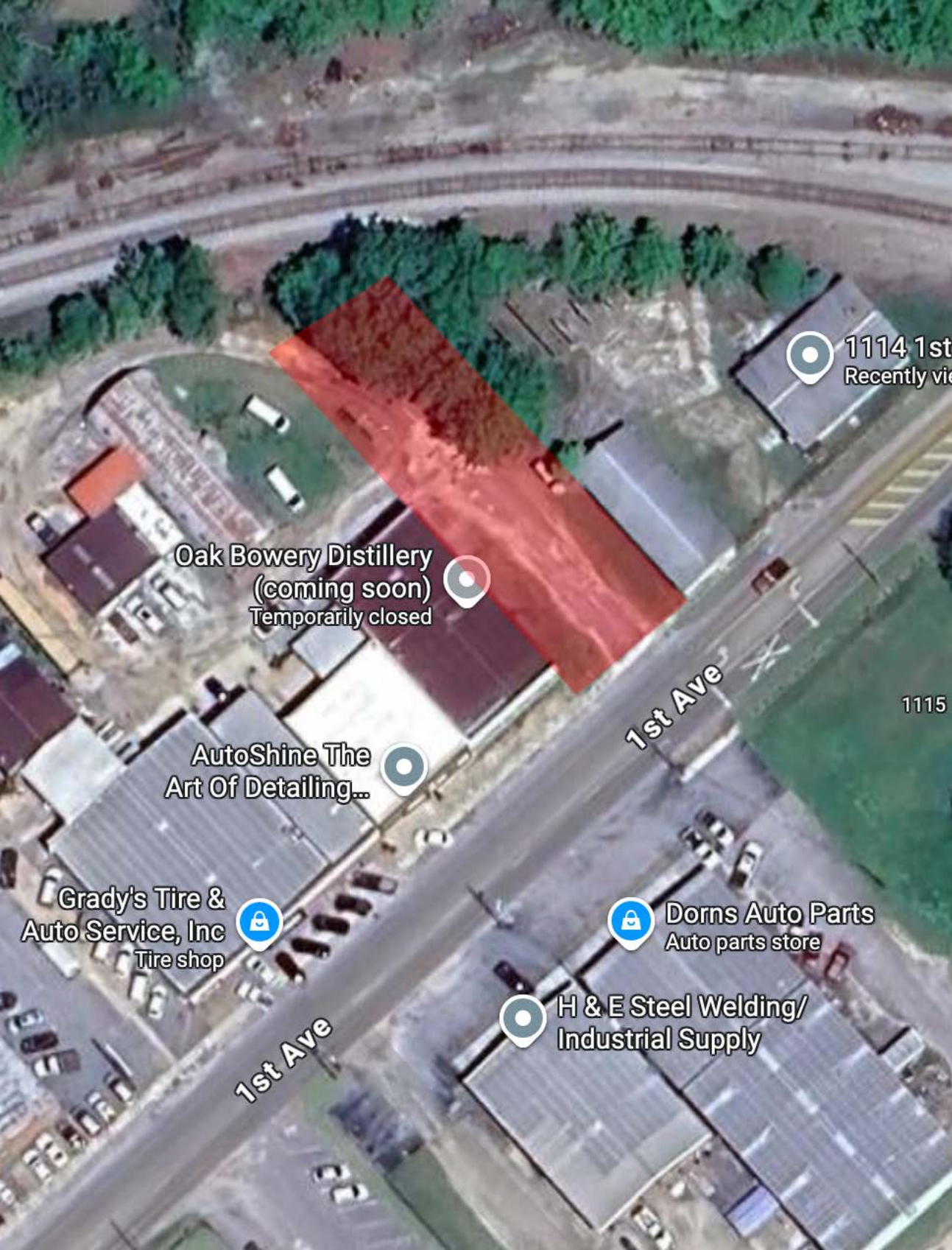
VACATION OF RIGHT-OF-WAY
BETWEEN 1200 AND 1114 FIRST AVENUE
VACATE ROW, E-6



The applicant is requesting to vacate right of way to provide more space for a commercial development. This area is in a M-1 zoning district (manufacturing).

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


1114 1st
Recently vie
Oak Bowery Distillery
(coming soon)
Temporarily closed
1st Ave
1115
AutoShine The
Art Of Detailing...
Grady's Tire &
Auto Service, Inc
Tire shop
Dorns Auto Parts
Auto parts store
H & E Steel Welding/
Industrial Supply
1st Ave

Old Business Agenda Item

F-7 & F-8

Conditional Use

King Honda

(Public Hearing)

#[redacted]84101
5-28-25
$ 125.00

Tabled at the June 24, 2025 PC Meeting

UDC 18-2025

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: [redacted]

PHONE NUMBER: [redacted]

EMAIL ADDRESS: [redacted]

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

Tabled at the June 24, 2025 PC Meeting

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** _____

Tabled at the June 24, 2025 PC Meeting

AGENDA ITEM # _____

CERTIFICATION

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

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

STATEMENT OF UNDERSTANDING

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

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

City of Opelika
Planning Commission
Planning Department Report

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

Agenda Item #: G-**12**

Action Requested: Conditional Use – Auto Sales and Display

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

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

Current Land Use: Auto display and sales

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

Surrounding Zoning Districts And Land Uses:

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

Proposal

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

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

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

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

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

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

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

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

Engineering Department Report

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

Opelika Water Report

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

Opelika Power Services Report

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

Tabled at the June 24, 2025 PC Meeting

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

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

Subject Property

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

King Honda
existing used car building

existing plantings

existing King Honda drive

EAMC

Gateway Drive

new LED light pole

new gravel display parking

new LED light pole

new display pad (concrete)

new parts delivery (w/ glass front)

new planter (w/ flowers)

new parking (concrete)

existing display pads (w/ new concrete)

new LED light pole

existing car carrier unloading (w/ new asphalt)

W Thomason Circle

NEW FOUNTAIN

NEW WELCOME HOUSE (in brick)

EAMC

new horizontal sign (w/ stone)

new vertical sign

Pepperell Parkway

0’ 25’ 50’ 75’

March 28, 2025

King Honda Front Corner Improvement

Tabled at the June 24, 2025 PC Meeting

Tabled at the June 24, 2025 PC Meeting

Proposed Welcome House (in brick)

Northwest Corner 3/2025 (simulated)

Northwest Corner 11/2021

April 28, 2025

King Honda Improvements

#8402
5-29-25
$125.00

Tabled at the June 24, 2025 PC Meeting

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: [redacted]

PHONE NUMBER: [redacted]

EMAIL ADDRESS: [redacted]

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 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

Tabled at the June 24, 2025 PC Meeting

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** _____

Tabled at the June 24, 2025 PC Meeting

AGENDA ITEM # _____

CERTIFICATION

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

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

STATEMENT OF UNDERSTANDING

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

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

City of Opelika
Planning Commission
Planning Department Report

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

Agenda Item #: G-13

Action Requested: Conditional Use – Auto Sales and Display

Location of Property: Corner of Birmingham Highway and Dunlop Drive

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

Current Land Use: Commercial Retail Auto display and sales

Current Zoning: C-3, GC-P

Surrounding Zoning Districts And Land Uses:

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

Proposal

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

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

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

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

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

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

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

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

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

Engineering Department Report

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

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

Opelika Water Report

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

Opelika Power Services Report

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

Tabled at the June 24, 2025 PC Meeting

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

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

Subject Property

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proposed parking (asphalt)

proposed drive (gravel)

proposed shop (metal); exact location may change

proposed curbs (concrete)

existing trees

proposed fence (iron)

proposed parking (concrete)

proposed drive (gravel)

proposed drive (gravel)

proposed parking (gravel)

proposed curbs (concrete)

proposed 14'x48' LED billboard

U.S. Highway 280

Linch Ave.

Dunlop Drive

King Honda
existing building

0' 25' 50' 75'

April 28, 2025

King Honda Northwest Corner Improvement

Tabled at the June 24, 2025 PC Meeting

Tabled at the June 24, 2025 PC Meeting

Proposed Welcome House (in brick)

Northwest Corner 3/2025 (simulated)

Northwest Corner 11/2021

April 28, 2025

King Honda Improvements

Old Business Agenda Item

F-9

Conditional Use

1525 Old Columbus Road

Leslie Green Dudley

(Public Hearing)

Tabled by applicant 11-18-25

AGENDA ITEM # _____

CITY OF OPELIKA

APPLICATION FOR CONDITIONAL USE APPROVAL

PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801

ALABAMA'S 1ST GIG CITY OPELIKA

PC DEADLINE: _____ PC MEETING: _____

SITE ADDRESS: 1525 Old Columbus Rd

PROPERY OWNER: Leslie Greene Dudley

APPLICANT/ AUTHORIZED REPRESENTATIVE: Tyler Hearin

MAILING ADDRESS: [redacted]

PHONE NUMBER: [redacted] **FAX NUMBER:** -

EMAIL ADDRESS: [redacted]

PARCEL INFORMATION

Project name: Old Columbus Rd Address/Location: 1525 Old Columbus Rd
Current Land Use: timber processing & transfer Current Zoning: M1
Adjacent Zoning Districts: North: M1 South: M1 East: M1 West: M1
Description of Proposed Use: Recovered Material Processing Facility

AUTHORIZATION TO ACT AS APPLICANT (if applicable)

I, Leslie Dudley, being owner of the property which is the subject of this conditional use application hereby authorize Tyler Hearn, 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: Leslie Dudley Date: 10-28-2025

STATE OF ALABAMA,
COUNTY OF LEE

I, Amy Masingill, a Notary Public in and for said County and State, hereby certify that Leslie Dudley, 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 October

Amy Masingill
Notary Public

Amy Masingill NOTARY PUBLIC ALABAMA STATE AT LARGE

My Commission Expires: 12/19/25

Tabled by applicant 11-18-25

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? Current site is zone for processing. (M1) - See ADEM Certificate & application

2) Will the use result in a substantial adverse effect on adjacent properties, the character of the neighborhood, traffic conditions, public infrastructure, etc.? NO - Current site will create a safer traffic flow than previous tenant & processing company. See photos

3) What precautions will be taken to minimize any adverse effects from the proposed use on surrounding property owners? Site is already Contracted with Labella Env., RH Safety (OSHA), & will perform to ADEM Compliance. Quarterly Reporting & site review. Also see BMP's addressing Dust, Noice, & Env.

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** _____

Tabled by applicant 11-18-25

AGENDA ITEM # _____

CERTIFICATION

I Leslie Dudley, 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: Leslie Dudley	DATE: 10-28-25
(PRINT NAME) Leslie Dudley	

STATEMENT OF UNDERSTANDING

I, Tyler Hearin (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: R+L	DATE: 10.28.25
(PRINT NAME) R. Tyler Hearin	

Tabled by applicant 11-18-25

City of Opelika

Planning Commission

Planning Department Report

Meeting Date: November 18, 2025

Agenda Item #: B-4

Action Requested: Conditional Use – Construction and Demolition Materials Recovery

Location of Property: 1525 Old Columbus Road

Property Owner(s): Leslie Greene Dudley, property owner
Tyler Hearin, Twenty One Services, LLC.

Current Land Use: Previously lumber yard

Current Zoning: M-1 (manufacturing)

Surrounding Zoning Districts And Land Uses:

North	R-4M	Residential
South	R-3 & M-1	Vacant
East	R-4M & M-1	Residential
West	M-1	Manufacturing and Residential

Proposal

The applicant is requesting conditional use approval for a construction and demolition materials recovery processing facility in a M-1 zone. The use is occurring on seven acres of a 75 acre property. The site was previously a storage area for lumber. It is adjacent to an old railroad spur that extends to the former Uniroyal plant. The surrounding properties are a mix of industrial, residential, and vacant property. The larger property includes the beginning of Chewacla Creek. The development site is between 500-600 feet from the creek. The 2040 Comprehensive Plan shows this area transitioning to single family residential as growth continues in this direction.

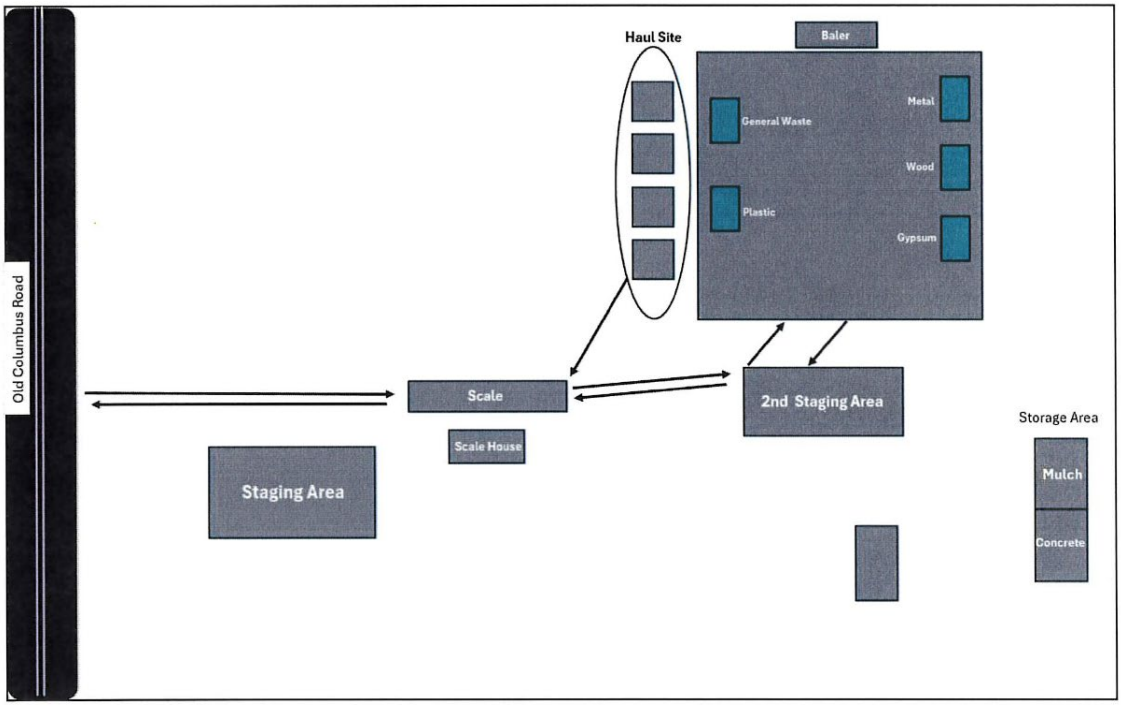
Tabled by applicant 11-18-25

The proposed use includes bringing construction and demolition materials from across the region on site. Typically, the material is transferred in by trucks hauling roll off dumpsters from construction sites. The composition and weight of the loads are determined. The loads are tipped onto an open concrete pad. If there are materials worth salvaging, the material is sorted into various containers. If not, the load is moved into a transfer truck. Desirable materials

include wood, concrete, gypsum, cardboard, metal and plastic. Wood and concrete are processed into smaller pieces. Other materials are baled. Materials are then sent to other users for further processing within 72 hours. Waste material is isolated, covered, and is removed daily.

The company applied to the Alabama Department of Environmental Management (ADEM) for approval of the site. The processing and hauling of construction and demolition materials does not require as much scrutiny by the state as other waste and garbage. They were unaware that any approval by the City of Opelika was necessary until the City reached out to them about the site. The applicant has provided their applications to ADEM and processes for the Planning Commission to review. This includes a conceptual layout of the process.

Tabled by applicant 11-18-25



The facility has a natural 30-100 ft buffer along Old Columbus Road. The rest of the site is largely dirt, gravel, or the concrete processing pad. There is a manufactured office and scales in the center and a small covered but open walled area in the rear.

The provided report notes that the use is operational on Monday – Friday from 6 am to 4 pm. They expect to have a monthly tonnage of 1,000 tons of material.

As previously noted, there is a natural buffer along the front of the property, and most of the property to the west and south is undeveloped. The property line adjacent to the railroad line does not have any buffering. There is no improved parking on site. Many of these improvements would be required or discussed prior to operation.

In reviewing other regulations transfer stations and previous recycling operations, the largest concerns are typically related to litter, noise, odor, and other impacts that the use may have on the city or adjoining properties. Construction and demolition materials do not typically create issues for rodents or other vectors. The materials generally do not create the same odor issues that other waste facilities may experience. Noise would generated by the heavy equipment, regular movement of incoming trucks being tipped and outgoing transfer trucks being loaded. The shredder and screen used in processing also creates noise. One of the most significant issues created by this use seems to be dust and other particulate created through the process. Additionally, litter from loose materials both during the process and the transportation of the material to and from the site. In researching the use, it seems that most modern recovery operations close to cities largely occurs in enclosed facilities. This reduces most of the issues related to potential issues created by the operation.

Section 8.17 of the Zoning Ordinance provides criteria for approval of conditional uses. These criteria include:

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.**

   As noted earlier the subject property is designated Single Family Residential in the City of Opelika comprehensive plan. While the current zoning is M-1, some uses allowed by right or that are less intensive would not restrict residential growth in this area. The transfer of construction and demolition materials and its processing would likely exclude the future transition of this property residential. There is also concern that waste contamination may permanently restrict the future use of the property.

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.**

   The reduction of recyclable waste going to the land fill is a positive from a environmental, sustainable, and economic perspective. The city does have a significant number of facilities that engage in recycling of metal and some other materials, but not all the noted materials.

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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 rights-of-way, 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.**

   Old Columbus Road is more than capable of handling additional traffic to the site. The greater concern is the potential impact the use may have on both the developed residential property adjacent and how it may potentially limit future development. Again, these concerns largely center around the amount of dust, silica and other particulate, odor, and noise. There is also some concern about importing waste material from other communities and whether that will generate additional litter on main routes. Any potential expansion could affect Chewacla Creek, but that is not being proposed at this time.

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.**

   The proposed use should not place an undue burden on any current city facilities, utilities, or infrastructure.

Recommendation

While staff sees the need and benefit of the proposed use, we have concerns over the operation and potential impact of the use as this part of Opelika continues to grow and transition towards a more residential area. As previously noted, the use is not in alignment with 2040 Comprehensive Plan. **As such, staff recommends denial of the proposed use on the stated reasons.**

If the Planning Commission does recommend conditional use approval, staff recommends the following conditions:

1. **The tipping and sorting facility be fully enclosed in a covered building with four walls.**
2. **No recycling sorting or storage activities occur within 50 feet of any property line.**
3. **Operations shall be limited to Monday through Friday between 6 am to 6 pm.**
4. **No materials other than the construction and demolition materials listed in this report shall be accepted on site. No hazardous, toxic, radioactive, corrosive materials or those requiring abatement be accepted including but not limited to asbestos, lead paint, or batteries.**
5. **The site shall take active measures to control odor and dust.**
6. **The site shall meet the City's noise ordinance.**
7. **The entrance, primary truck routes, and employee parking shall be improved to meet the City of Opelika requirements for hard all weather surfaces (concrete or asphalt).**
8. **Non-recyclable materials shall be covered or enclosed at all times and removed from site daily.**
9. **A residential buffer meeting the City of Opelika requirements shall be installed on the east property line.**
10. **Any expansion of area, operation or tonnage shall require amendment to the conditional use approval.**
11. **The applicant or business shall coordinate with the City of Opelika Environmental Services Department to provide any updates to their permits or licensing with ADEM or the Department of Public Health.**
12. **The site shall not transition to either a transfer station or other materials without amending their conditional use.**
13. **All trucks entering and leaving the site shall be covered to prevent litter**.

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Tipping area, sorting bins and transfer truck

Truck dropping materials and sorting

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Pavilion and sorting area

Breaking up concrete

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Bins of recovered material awaiting processing

Non-recycled material stored

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Concrete piles

Engineering Department Report

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

Opelika Water Report

This site is currently served by a ¾" meter.

Opelika Power Services Report

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

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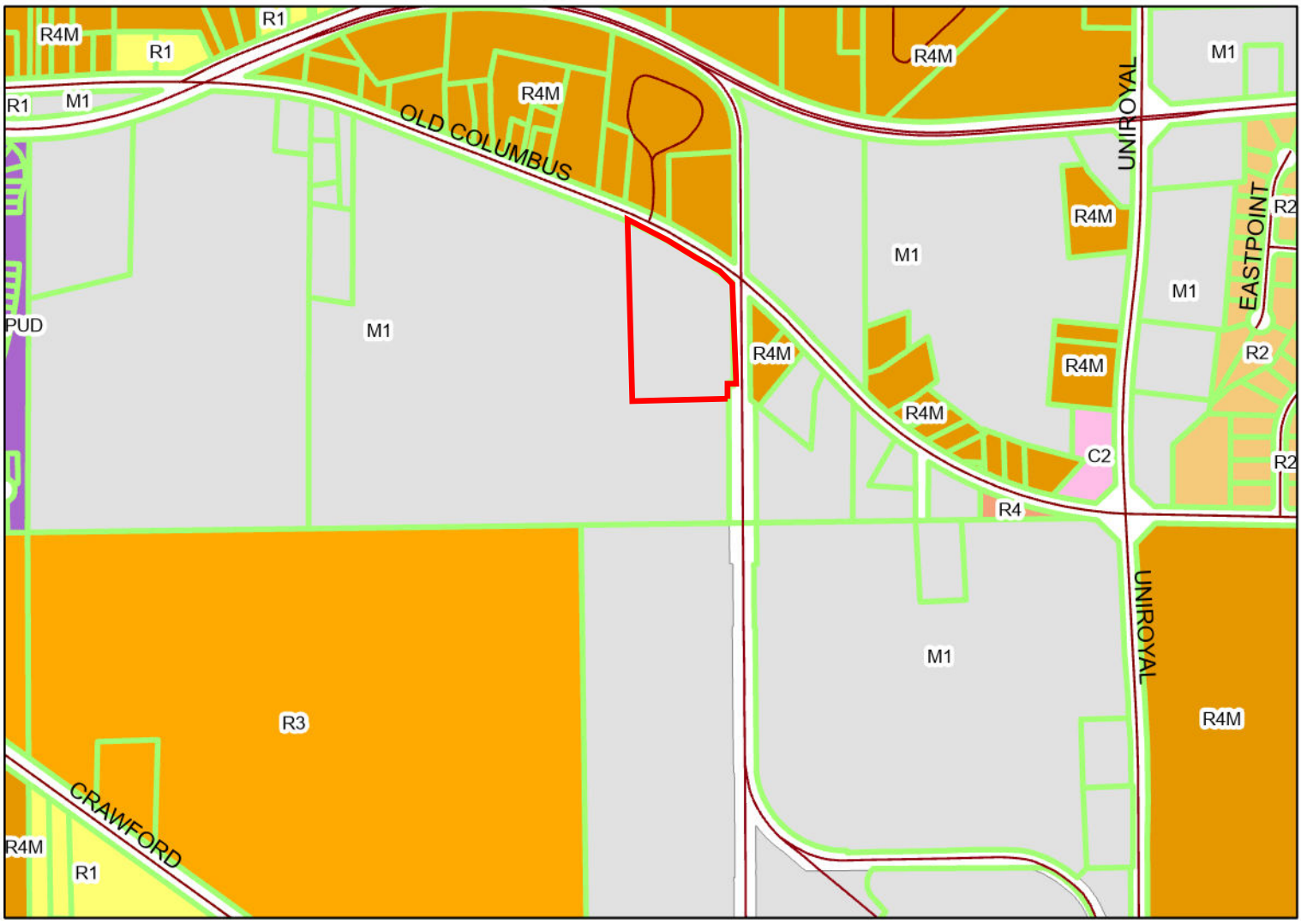
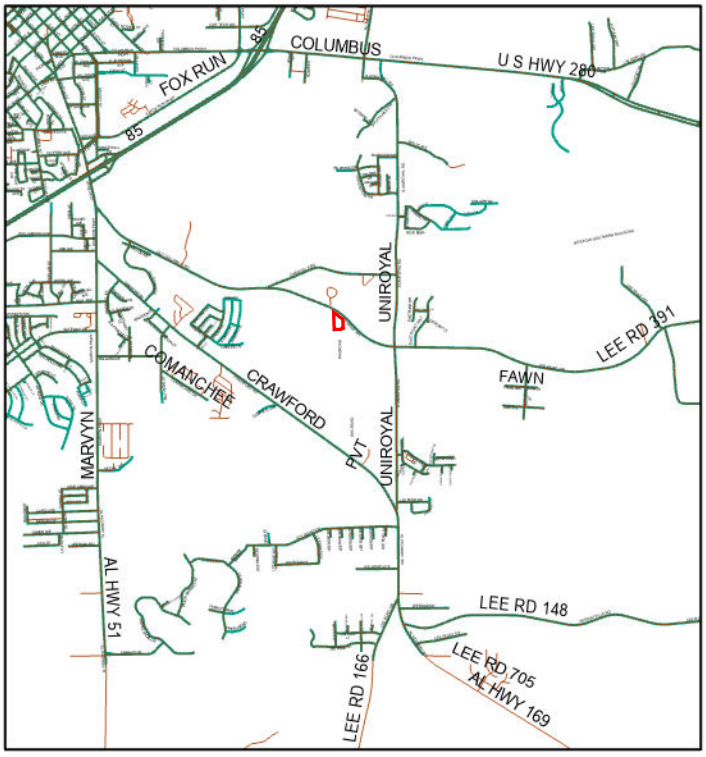
RECOVERD MATERIALS PROCESSING FACLITY
1525 OLD COLUMBUS ROAD
CONDITIONAL USE, B-4





The applicant is requesting approval for a recycling facility (materials: concrete, gypsum, cardboard, metal, wood, plastic). Materials to be delivered to local companies and to Montgomery and Ragland, Al. The property is zoned M-1 (manufacturing).

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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335-13-3-.02 Facility Registration

1. **Materials to be received at facility:**
   - Concrete
   - Gypsum
   - Cardboard (OCC)
   - Metal
   - Wood
   - Plastic

2. **End market for recycled materials:**

Concrete – Local Paving Companies	Crushed and reused for road base
Gypsum – Local Agricultural Co	Recycled for fertilization process
Cardboard (OCC) – Waste Recycling	Recycled into paper products
Metal – CMC & Sable Steel – Montgomery	Recycled into raw materials
Wood – National Cement – Ragland, AL	Reused as filler in cement
Plastic – Waste Recycling – Montgomery	Recycled into new plastic products

3. **Zoning Permits**

- This site is zoned within the city of Opelika as an M1 Industrial District. The city of Opelika defines these industrial districts as follows:
  - "These districts are intended for a wide range of uses including but not limited to, manufacturing, wholesales, warehouse, processing, assembling and commercial. Should be served by sanitary sewer or have provision for adequate on-site disposal. M-1 is for private ownership and M-2 is for public ownership such as the Opelika Industrial Development Board, etc." – *Zoning Ordinance, Section VI: Establishment of Zoning Districts, November 21, 2007*

4. **Site Access Controls:**
   - This facility will be established, maintained, and controlled to create the most efficient and substantiable process to sort and recover a target of 90% of all Construction and Demolition materials ultimately creating the most environmentally friendly and reusable path for all inbound materials.
   - Non-recyclable materials Process:
     - Materials will be controlled, isolated, and covered to ensure no debris escapes or directed to the incorrect facility

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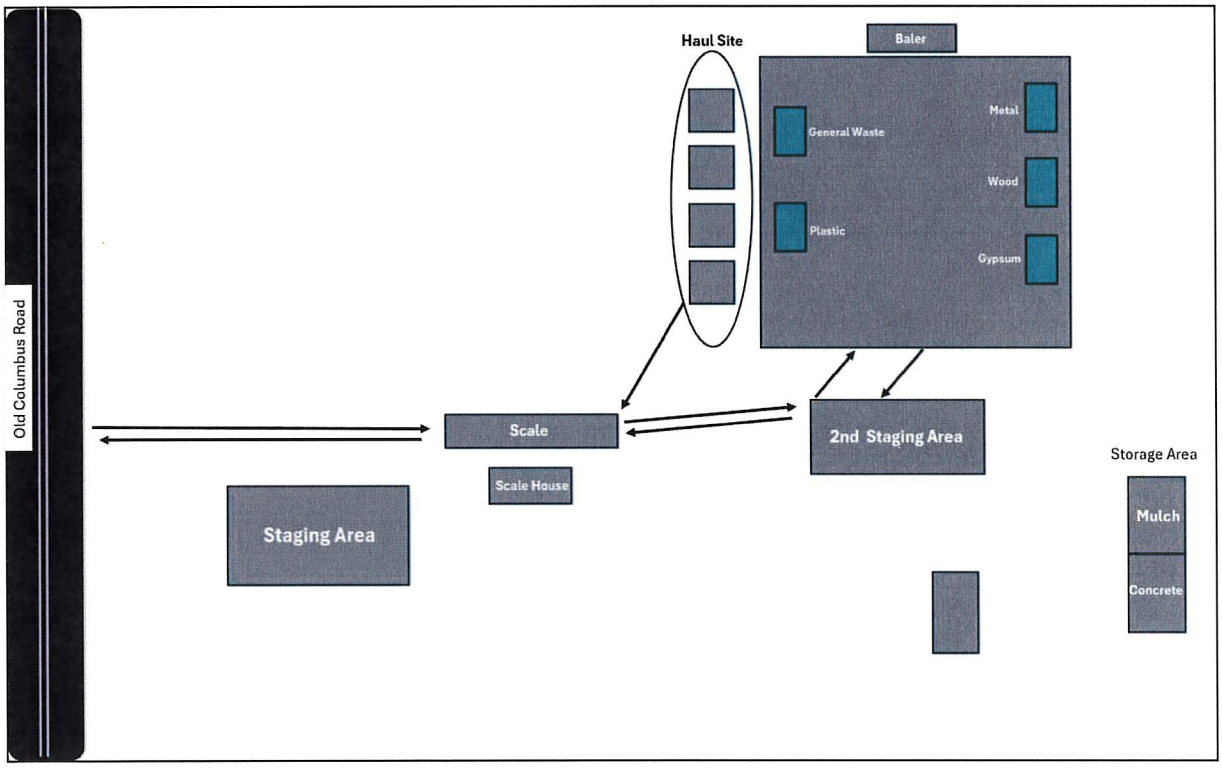
- Materials that are non-recyclable will quickly be identified through our review process and directed to isolated, sealed, and closed containers that will be removed from the property daily.
    - These set containers will be located throughout the facility to ensure all identified materials are quickly gathered and relocated to the sealed equipment

- Operational Checklist
    - This site will maintain a daily checklist to ensure safety, cleanliness, and all recovery processes and procedures are met daily
    - A weekly scorecard will be posted to notify materials recovered as well as items that need immediate attention to ensure all standards are in line with this facility registration
    - Daily safety meetings, directed by operational manager, will not only review operational output, but discuss cleanliness, our continuous improvement process, as well as generate the best practices around areas of opportunity.

5. **Site map:**



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6. **ADEM Admin Code**
   - Operational requirements, scorecards, recovery metrics, along with OSHA standards will be discussed daily and posted throughout the facility to ensure all requirements, goals, and best practices are met both operationally and safety.

7. **Operations Plan**

   i. **Days + hours of Operation:** Monday to Friday 0600 – 1600
   ii. **Anticipated monthly tonnage:** 1,000 tons
   iii. **Written Narrative**
      i. Inbound materials are transported to facility
      ii. Inbound trucks will be weighed and directed to holding site for review
         1. A camera system will be installed to review each load for materials not approved at the facility
      iii. After material's weight and primary recyclable material is determined driver will be directed to holding yard for manual in person scan
      iv. Inbound drivers will exit the facility to get tare weight for inbound load
      v. Once approved by operational manager, materials will be located into separation bay to start the recovery process
         1. The recovery process will be handled both manually & automated through various types of separational equipment to ensure all materials are recovered and aligned with their correct reusable destination
      vi. Once materials are sorted and separated, they will be relocated to their correct containers to be delivered to end user facilities
      vii. Transport companies will weigh inbound and outbound when transporting the recover materials to get total tonnage of recycled materials, by type
   iv. **Max storage**
      i. Recovered materials will be removed and relocated to end user within 72-hour period
      ii. Non-Recyclable materials – Isolated and removed daily
   v. **Major Equipment Utilized:**
      - Wheel Loader
      - Skid steer
      - Baler / Compactor
      - Separating Containers
      - Excavator
      - Shredder
      - Horizontal Screener
      - Sealed containers for non-recyclable materials

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- Conveyor lines

vi. **Weighing methods:** A certified scale provided by Fairbanks Truck Scale, will be installed and permitted in accordance with the Department of Agriculture along with weigh master permits required to operate onsite scale

vii. **Storage Areas:** General Aggregate Storage outlined by 6' V wedge blocks. These storage areas will consist of approved or excluded materials that fall in line with the current recycling permits. Non-excluded materials will be loaded into transport equipment

viii. **Fire codes:** The newly constructed facility will operate under current ordinances as directed by the local fire marshal with multiple fire suppressants & equipment located through the facility

ix. **Dust Control + Ventilation:**
- Befoam will be utilized for dust suppression.
- Additional Ventilation will be added or created to ensure a clean and dust-free environment, as required

335-13-3-.03 Facility Design and Operation

- Recycling facility will be engineered + enclosed on a concrete slab.
- Staging areas will be well defined with high-vis markers that adhere to ADEM safety and OSHA regulations.
- Material Bays will be created to ensure that materials are not mixed or contaminated
- Non-Recoverable materials will have isolated and seal containers that are used to remove certain materials immediately when identified.
  - These containers will be emptied daily
- Materials that are not excluded under ADEM standards will be removed and relocated to the correct processing facility within a 72-hour period.

- Responsible Parties:
  - **Tyler Hearin** - Owner
  - **Grey Norton –** Director of Operations
  - **Ethan Shealy –** Director of Recycling

335-13-3-.04 Storage and Accumulation Limitations

Recycling Records + Reports: All records will be collected and managed within 121 Disposal's operating software AMCS Platform. Metrics will be reviewed, evaluated, and reported as required under ADEM requirements creating a best in class operation to drive maximum sustainability.

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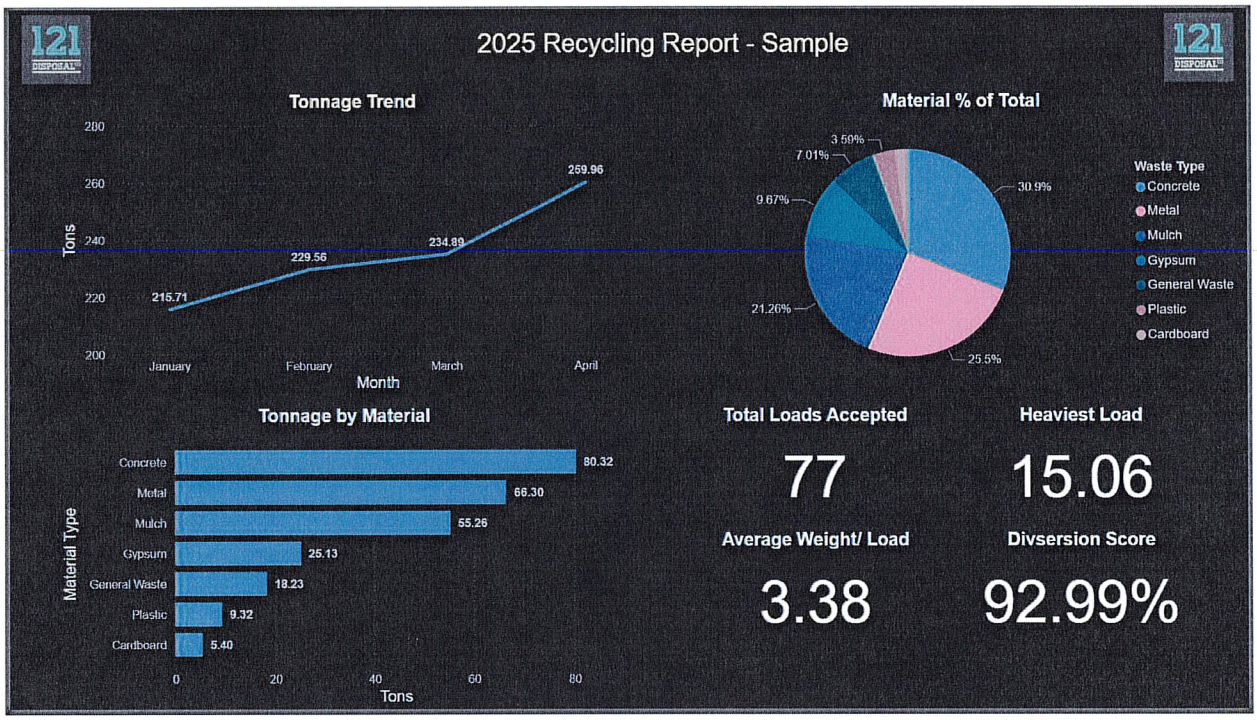
Please see examples of reporting:



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CONDITIONAL USE PERMIT APPLICATION
City of Opelika, Alabama

Recovered Materials Processing Facility
121 Disposal Company, LLC
1525 Old Columbus Rd
Opelika, AL 36804

7045 Us Hwy 280 W
Auburn, AL 36830
334.707.4850
121disposal.com

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Applicant Information

Applicant Name: Tyler Hearin
Company/Organization: 121 Disposal Company, LLC
Mailing Address: 7045 US HWY 280 W. Auburn, AL 36830
Phone: 205-790-6173
Email: tyler@121disposal.com
Property Owner (if different): Leslie Greene Dudley
Owner Authorization Attached: Yes

Property Information

Project Name: C&D Materials Processing Facility
Project Address/Location: 1525 Old Columbus Rd Opelika 36804
Parcel ID(s): 1005210000070000
Zoning District: Light Industrial (M-1)
Comprehensive Plan Designation: Industrial, Processing
Acreage: 9.0 acres
Existing Use: Vacant / Industrial
Proposed Use: Construction & Demolition (C&D) Materials Processing Facility

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Project Description / Narrative

This application requests Conditional Use Permit approval to allow a C&D Processing Facility within the M-1 (Light Industrial) zoning district, consistent with Section VII: District Regulations, January 8, 2003

The proposed operation will process and sort construction and demolition materials into six recyclable material streams through a single stream and two-phase processing approach.

Materials to be received at facility:

- **Wood**
- **Metal**
- **Gypsum (drywall)**
- **Concrete**
- **Plastic**
- **Cardboard**

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***Site is NOT approved and WILL NOT accept any municipal solid waste ***

Recovered Material Processing Facility

Definition

A ***Recovered Material Processing Facility*** (also known as a ***Materials Recovery Facility***, or ***MRF***) is an industrial operation where recovered or recyclable materials are received, sorted, cleaned, separated, and prepared for reuse or sale as market-ready commodities.

This use is ***classified as processing, not transferring.*** The facility's purpose is to convert incoming recovered materials into market-ready commodities such as baled cardboard, shredded wood for fuel, cleaned metals, or ground gypsum for soil amendment.

Key Characteristics

- Operates within an enclosed, controlled industrial environment.
- Employs mechanical and manual systems to process and prepare materials.
- Does not landfill or incinerate waste.
- Aligns with zoning intent for industrial "processing" uses rather than "scrap," "storage," or "waste disposal."

In short, this facility processes recovered materials into usable products — transforming what was once waste into new resources while remaining consistent with Opelika's industrial processing land-use category.

End Market for processed materials:

• **Wood – National Cement**	**Reused as filler in cement**
• **Metal – Recycle Alabama**	**Recycled into raw materials**
• **Gypsum (drywall) – Local Agricultural**	**Recycled for fertilization process**
• **Concrete – Local Paving Companies**	**Crushed and reused for road base**
• **Plastic – Waste Recycling**	**Recycled into new plastic products**
• **Cardboard – Waste Recycling**	**Recycled into paper products**

The project supports the City's environmental and economic goals by diverting waste from landfills, promoting material reuse, and creating local employment opportunities. The site provides sufficient area for vehicle circulation, equipment operation, and material storage while maintaining compliance with City setback, buffering, and screening requirements.

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Alignment with City Ordinance § 10-14 — Demolition & Construction Waste
This facility supports and complies with the City of Opelika's waste-management requirements under § 10-14 (Demolition & Construction Waste) by ensuring all recovered material is handled, processed, and transferred in accordance with ADEM (Alabama Department of Environmental Management) standards and permits.

Conditional Use Findings / Justification Statement

A. Consistency with the Comprehensive Plan
The proposal is consistent with Opelika's Comprehensive Plan, which encourages industrial and recycling uses within designated industrial zones. The facility supports sustainable development and economic diversification goals.

B. Compatibility with Surrounding Uses
The subject property is located within an established Light Industrial area, surrounded by compatible industrial and dense wood areas. No change or adverse impact on the property from the previous tenants, adjoining industrial sites, and historical traffic flow.

C. Adequate Public Facilities and Access
The site is served by existing public roads capable of accommodating truck traffic. Utilities (water, sewer, electricity) are available or can be extended to the property. Internal circulation and parking meet applicable standards.

D. Environmental Protection and Mitigation
Dust, noise, and runoff will be managed through best management practices (BMPs) including:

- **Paved access points and dust suppression systems**
- **Limited processing hours (e.g., 7:00 a.m.–4:00 p.m.)**
- **Stormwater management consistent with ADEM and City requirements (Stormwater permit already approved) (See attached)**
- **Enclosed or screened processing and storage areas to be built based on gradual build out**

E. Public Health, Safety, and Welfare
Operations will comply with all applicable City, State, and Federal environmental regulations, including ADEM. Site Certificate approved (See Attached).

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5. Site Plan Requirements Checklist
Attach ADEM Site Registration (See attached):

- **Materials**
- **Zoning**
- **Site Access Controls**
- **Site Map**
- **ADEM Admin Code**
- **Operational Plan**
- **Facility Design & Operations**
- **Storage and Accumulation Limitations**
- **Quarterly Reporting**

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6. Environmental and Operational Details

- **Operating Hours: 0700-1530**
- **Employees (approx.):10 Employees – Phase 1 (Currently Employed)**
- **Truck Trips (avg. per day): 15 Trucks**
- **Stormwater / Drainage Controls: Follows Storm Water Permit ALG180956 (See Attachment)**
- **Waste Handling / Recycling Procedures: 90% Processed / 10% Transferred to local approved Solid Waste Facility**

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7. Supporting Materials
Attach the following documents (as required by Opelika Planning Department):

- **Completed CUP Application Form (City-provided)**
- **Aerial Site Photos**
- **ADEM Definition and Explanation of a Recovered Material Processing Facility**
- **ADEM Approval Certificate**
- **ADEM Required Facility Registration Document**
- **Legal description and parcel map**

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EDWARD F. POOLOS
DIRECTOR

JEFFERY W. KITCHENS
DEPUTY DIRECTOR

Alabama Department of Environmental Management
adem.alabama.gov
1400 Coliseum Blvd. 36110-2400 ■ Post Office Box 301463
Montgomery, Alabama 36130-1463
(334) 271-7700 ■ FAX (334) 271-7950

KAY IVEY
GOVERNOR

October 14, 2025

TYLER HEARIN
OWNER
TWENTY-ONE SERVICES, LLC
PO BOX 1791
AUBURN, AL 36831-1791

RE: **Old Columbus Road**
1525 Old Columbus Road
Opelika, AL 36804
Lee County (081)

Dear Mr. Hearin:

Based on your request (as evidenced by the submittal of a Notice of Intent) coverage under **General NPDES Permit Number ALG180956** is granted. The effective date of coverage is November 01, 2025.

Coverage under this permit does not authorize the discharge of any pollutant or wastewater that is not specifically identified in the permit and by the Notice of Intent, which resulted in the granting of coverage. Those discharges identified in the NOI are:

Outfall ID	Receiving Water	Notes
0021	Unnamed Tributary to Chewacla Creek	This outfall's discharge requires monitoring per the general permit requirements.
0022	Chewacla Creek	This outfall's discharge is represented by Outfall ID 0021.
0081	Unnamed Tributary to Chewacla Creek	This outfall's discharge requires monitoring per the general permit requirements.

You are responsible for compliance with all provisions of the permit including but not limited to, the performance of any monitoring, the submittal of any reports, and the preparation and implementation of any plans required by the permit.

Discharge Monitoring Reports (DMRs) must be submitted electronically via the Alabama Environmental Permitting and Compliance System (AEPACS) in accordance with Permit Condition I. C. ADEM will not provide paper DMR forms due to the electronic reporting requirements.

If you discharge to an impaired waterway, additional Best Management Practices (BMPs) will be required. The Alabama Department of Environmental Management encourages you to exercise pollution prevention practices and alternatives at your facility. Pollution prevention will assist you in complying with effluent limitations and permit regulations.

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A copy of the General NPDES Permit under which coverage of your discharges has been granted is enclosed. If you have any questions concerning this permit, please contact Vernetta Holdren either by email at vholdren@adem.alabama.gov or by phone at (334) 394-4365.

Sincerely,

Daphne Y. Lutz, Chief
Water Division

DYL/vjh File: NOI/44185

Enclosure: Permit

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Alabama Department of Environmental Management
1400 Coliseum Blvd.
PO Box 301463
Montgomery AL, 36130-1463
recycling@adem.alabama.gov

Alabama Department of Environmental Management
Processing and Recycling Registration

BUSINESS NAME:

Twenty-One Services LLC

FACILITY NAME:

Old Columbus Road

FACILITY LOCATION:

1525 Old Columbus Road
Opelika, AL 36804

REGISTRATION NUMBER:

PRF0000-000108

REGISTRATION TYPE:

Processing and Recycling

In accordance with and subject to the provisions of the Alabama Solid Wastes and Recyclable Materials Management Act, Code of Alabama 1975, §§22-27-1 to 22-27-18, the Alabama Environmental Management Act, as amended, Code of Alabama 1975, §§22-22A-1 to 22-22A-15, and rules and regulations adopted thereunder, and subject further to the conditions set forth in this facility registration, the Registrant is hereby authorized to operate the materials recovery/recovered materials processing facility at the described facility location.

ISSUANCE DATE: August 15, 2025

EFFECTIVE DATE: August 15, 2025

Digitally Signed By
Stephen Cobb
08/15/2025, 12:09

Alabama Department of Environmental Management

Date Signed

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ALABAMA DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
PROCESSING AND RECYCLING REGISTRATION

Pursuant to the Solid Waste and Recyclable Materials Management Act, Ala. Code §§22-27-1 to 22-27-18, *et seq*., and attendant regulations promulgated thereunder by the Alabama Department of Environmental Management (ADEM), this registration is issued to Twenty-One Services LLC (hereinafter called the Registrant), to operate the facility described above.

The Registrant must comply with all terms and conditions of this registration and the applicable regulations contained in Chapters 335-13-1 through 335-13-16 of the ADEM Administrative Code (referred to as the "ADEM Admin. Code" or "335-13"). Applicable ADEM Administrative Codes are those that are in effect on the date of issuance of this registration or the revisions approved after initial issuance.

This registration is based on the Registration Application submitted to ADEM on July 09, 2025. The application is hereby incorporated by reference and hereinafter referred to as the Application. Inaccuracies found in the Application could lead to the termination or modification of this registration and potential enforcement action. The Registrant must inform ADEM of deviations from or changes in the information in the Application that would affect the Registrant's ability to comply with the applicable ADEM Administrative Code or registration.

I. Effect of Registration

The Registrant can receive, store, process, and sell recyclable and/or recovered materials in accordance with the conditions of this registration and ADEM Admin. Code div. 335-13. Issuance of this registration does not convey property rights of any sort or an exclusive privilege, nor does it authorize the injury to persons or property, the invasion of other private rights, or the infringement of state or local laws or regulations. Except for actions brought under Ala. Code §§22-27-9 and 22-27-12, *et seq*., compliance with the conditions of this registration shall be deemed to be compliance with applicable requirements in effect as of the date of issuance of this registration and future revisions.

II. Duty to Comply

The Registrant must comply with all conditions of this registration and ADEM Admin. Code div. 335-13 regulations applicable to this facility. Noncompliance with the registration constitutes a violation of Ala. Code §§22-27-9 and 22-27-12, *et seq*., and is grounds for enforcement action, registration suspension, revocation, modification, and/or denial of a registration renewal application.

III. Inspection and Entry

Upon presentation of credentials and other documents as may be required by law, the Registrant shall allow the employees of ADEM or their authorized representative to:

a. Enter at reasonable times the Registrant's premises where the regulated facility or activity is located or conducted, or where records must be kept.

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b. Have access to and copy, at reasonable times, the records that must be kept.

c. Inspect, at reasonable times, the facilities, equipment, practices, or operations regulated by this registration.

IV. Records to be maintained

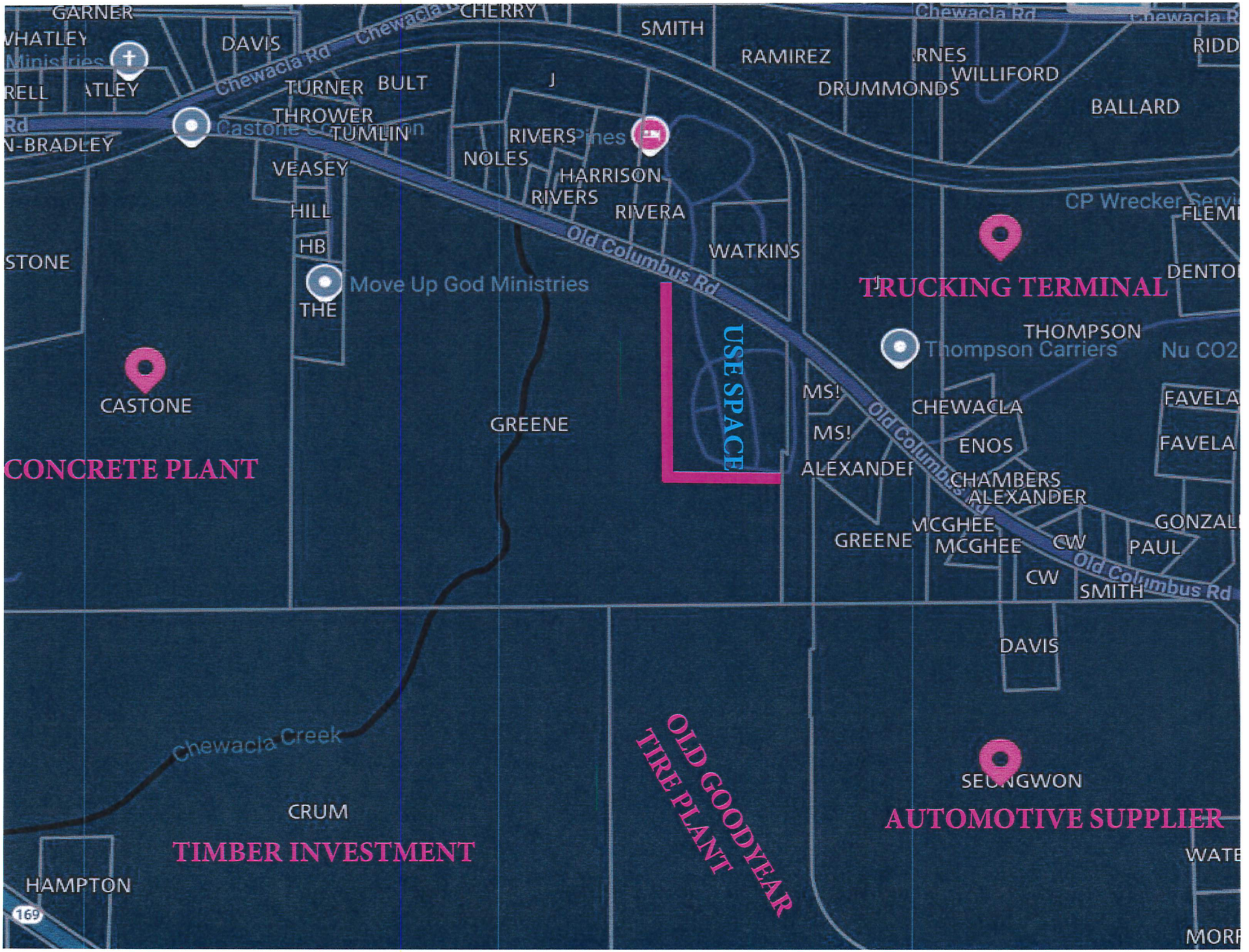
The Registrant shall retain records, as required per ADEM Admin. Code r. 335-13-3-.05 at the location specified in the Application and as shown below. Records of all data used to complete the Application for this registration for a period of at least three years from the date the record was created as per ADEM Admin Code r. 335-13-3-.05(8). This period may be extended by the request of ADEM at any time and are automatically extended during the course of an unresolved enforcement action regarding this facility.

V. Reporting

The Registrant shall submit semiannual reports to ADEM, which contains all recyclable or recovered materials transferred, sold or conveyed for each six (6) month reporting period as required by ADEM Admin. Code r. 335-13-3-05(4). Reporting periods will be January to June and July to December. Reports are to be submitted no later than August 15 and February 15 for the respective reporting periods each year.

VI. Facility Closure/Registration Termination

The Registrant must notify the department within 30 days if the business plans to close as required by ADEM Admin. Code r. 335-13-3-.07. A closure plan that includes owner/responsible official contact information, reason(s) for closure, how customers will be notified of the change in status, a detailed plan of how the further accumulation of materials onsite will be stopped, and a detailed plan of removal of all materials onsite must be submitted to the department. Once the department has verified the removal of all materials from the site, the registration will then be considered terminated.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CHERRY
SMITH
DAVIS
Chewacla Rd
RAMIREZ
WILLIFORD
DRUMMONDS
BALLARD
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BULT
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TUMLIN
RIVERS
NOLES
HARRISON
VEASEY
HILL
HB
THE
Move Up God Ministries
Old Columbus Rd
RIVERA
WATKINS
CP Wrecker Servi
TRUCKING TERMINAL
USE SPACE
THOMPSON
Thompson Carriers
Nu CO2
CASTONE
CONCRETE PLANT
GREENE
CHEWACLA
ENOS
ALEXANDER
CHAMBERS
MCGHEE
PAUL
FAVELA
SMITH
Chewacla Creek
CRUM
TIMBER INVESTMENT
OLD GOODYEAR TIRE PLANT
SEUNGWON
AUTOMOTIVE SUPPLIER
HAMPTON
169

Tabled by applicant 11-18-25

Recovered Material Processing Facility

Definition
A **Recovered Material Processing Facility** (also known as a **Materials Recovery Facility**, or **MRF**) is an industrial operation where recovered or recyclable materials are received, sorted, cleaned, separated, and prepared for reuse or sale as market-ready commodities.

This use is **classified as processing, not transferring.** The facility's purpose is to convert incoming recovered materials into market-ready commodities such as baled cardboard, shredded wood for fuel, cleaned metals, or ground gypsum for soil amendment.

Key Characteristics
- Operates within a controlled industrial environment.
- Employs mechanical and manual systems to process and prepare materials.
- Does not dispose, landfill, or incinerate waste.
- Aligns with zoning intent for industrial "processing" uses rather than "scrap," "storage," or "waste disposal."

In short, this facility processes recovered materials into usable products — transforming what was once waste into new resources while remaining consistent with Opelika's industrial processing land-use category.

Alignment with City Ordinance § 10-14 — Demolition & Construction Waste
This facility supports and complies with the City of Opelika's waste-management requirements under § 10-14 (Demolition & Construction Waste) by ensuring all recovered material is handled, processed, and transferred in accordance with ADEM (Alabama Department of Environmental Management) standards and permits.

Section (b):
"In cases where the occupant or contractor arranges for the collection and removal of demolition and construction work, such collection and removal must be conducted by a solid waste collector utilizing a solid waste collection vehicle licensed by the city for such collection. Such demolition and construction waste shall be disposed of at a facility permitted by ADEM to accept the type of waste being offered for disposal, whether such facility is operated by the city or privately."

Section (f):
"No construction or demolition debris shall be deposited on any real property within the city without a permit from the Alabama Department of Environmental Management."

Section (h):
"No person shall operate or permit the operation on his or her property of a disposal site in the city for the disposal of solid waste from construction or demolition activities unless such person shall have first applied for and received a permit from the Alabama Department of Environmental Management."

Tabled by applicant 11-18-25

Summary

The proposed Recovered Material Processing Facility:

- Operates as a processing operation, **not transferring.**
- Ensures all inbound materials are transported by licensed haulers and disposed or reused through ADEM-permitted facilities.
- Converts recovered materials into new, usable products, supporting circular-economy and sustainability goals.
- Fully aligns with the zoning intent for industrial processing uses and the requirements of § 10-14 for compliant, permitted material handling.

Old Business Agenda Item

F-10

Conditional Use

Arbour Valley Development

(Public Hearing)

Tabled by Applicant November 2025

From: Mosley, Charles M. "Matt" [redacted]
Sent: Tuesday, November 18, 2025 11:39 AM
To: Gafford, Dana
Cc: Ogren, Marty
Subject: FW: [EXT]RE: [EXT]RE: Opelika Planning Commission - Report Attached.

fyi

From: Reid Woodson [redacted]
Sent: Tuesday, November 18, 2025 11:11 AM
To: Mosley, Charles M. "Matt" [redacted]>; Dee Brightwell [redacted]; Dennis, Rachel C. [redacted]
Cc: Sam Johnston [redacted]
Subject: [EXT]RE: [EXT]RE: Opelika Planning Commission - Report Attached.

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

Matt,

We'll push our agenda to next month meeting . Please let me know if you need anything else from us, and thank you to you and Rachel for your time today.

Thank you,

Reid Woodson
Development Manager
[redacted]
www.arbourvalley.com

Arbour Valley
COMMUNITIES

From: Reid Woodson
Sent: Tuesday, November 18, 2025 10:33 AM
To: 'Mosley, Charles M. "Matt"' [redacted] Dee Brightwell [redacted]; Dennis, Rachel C. [redacted]
Subject: RE: [EXT]RE: Opelika Planning Commission - Report Attached.

Hey Matt,

Tabled by Applicant November 2025

AGENDA ITEM # _____

CITY OF OPELIKA

APPLICATION FOR CONDITIONAL USE APPROVAL

PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801

PC DEADLINE: _____ PC MEETING: _____

SITE ADDRESS: 22+/- Acre Site at the corner of Fox Run Ave and Fox Run Parkway Intersection, Opelika, AL

PROPERY OWNER: Michael V Shannon/ Weaver C/O Crooked Creek

APPLICANT/ AUTHORIZED REPRESENTATIVE: Arbour Valley Development, LLC

MAILING ADDRESS: [redacted]

PHONE NUMBER: [redacted] FAX NUMBER: _____

EMAIL ADDRESS: [redacted]

PARCEL INFORMATION

Project name: Arbours at Opelika Address/Location: Corner of Fox Run Ave and Fox Run Pkwy Intersection

Current Land Use: Vacant Land Current Zoning: C2

Adjacent Zoning Districts: North: R5 South: C3 East: PUD West: M2

Description of Proposed Use: High Density Residential District

AUTHORIZATION TO ACT AS APPLICANT (If applicable)

I, Michael V Shannon/ Weaver C/O Crooked Creek, being owner of the property which is the subject of this conditional use application hereby authorize Arbour Valley Development, LLC, 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: Michael V Shannon Date: 10/28/25

STATE OF ALABAMA,
COUNTY OF LEE

I, Jackie Young, a Notary Public in and for said County and State, hereby certify that Michael V Shannon, 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 October, 2025.

Jackie Young
Notary Public

My Commission Expires: _____

JACKIE YOUNG NOTARY PUBLIC ALABAMA STATE AT LARGE MY COMMISSION EXPIRES 06-22-2027

Tabled by Applicant November 2025

AGENDA ITEM #_____

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

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

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

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

_____

_____

2) Will the use result in a substantial adverse effect on adjacent properties, the character of the neighborhood, traffic conditions, public infrastructure, etc.? _____

_____

3) What precautions will be taken to minimize any adverse effects from the proposed use on surrounding property owners? _____

_____

_____

APPLICATION REQUIREMENTS

1. Application due 1st Tuesday of each month. (Meeting 4th Tuesday of each month at 3:00 PM CT; Work Session is 3rd Tuesday each month at 3:00 PM CT before each PC Meeting).
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** _____

Tabled by Applicant November 2025

AGENDA ITEM # _____

CERTIFICATION

I Michael V Shannon/Weaver C/O Crooked Creek, 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: Michael V Shannon	DATE: 10/28/25
(PRINT NAME) Michael V Shannon	

STATEMENT OF UNDERSTANDING

I, Arbour Valley Development, LLC (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: 10-27-2025
(PRINT NAME) Sam Johnston	

Tabled by Applicant November 2025

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: November 18, 2025

Agenda Item #: B-5

Action Requested: Conditional Use Extension – 144 apartment units

Location of Property: Fox Run Parkway and Fox Run Avenue Intersection

Property Owner(s): Micheal V. Shannon/Weaver C/O Crooked Creek
Arbour Valley Development, LLC , authorized representative

Current Land Use: Undeveloped

Current Zoning: C-2, GC-P

Surrounding Zoning Districts And Land Uses:

North	C-2, R-1	Arbor Place Apartments
South	C-3	Comfort Inn
East	C-3, PUD, I-85	USA Town Center
West	M-2	Industrial Warehouse

The applicant is requesting conditional use approval for a 9 acre 144-unit apartment development. The property is located on the northeast side of Fox Run Parkway and Fox Run Avenue. The property is next door to the Arbor Place Apartments and has a large wetland area and a few steams identified in the rear. The development proposes 24 one-bedroom units, 78 two-bedroom units, and 42 three-bedroom units. There will be 6 buildings with apartment units. The buildings appear to be 3 stories in height. The amenities shown are a playground, community building, laundry building, and picnic area. The applicants have stated that the apartment complex would be geared towards workforce housing. This means that residents typical are between 60-120% of the Area Median Income (AMI). As such the development may qualify for tax credits from the State of Alabama or federal government.

In the C-2 zone, up to 16 dwelling units per acre are allowed. The proposed density is 16 dwelling units per acre. The surrounding properties are zoned C-2, C-3, and M-1. Arbor Place Apartments to the north has a density of 11.8 units per acre. The Opelika 2040 plan designates this property as Corridor Commercial. This classification is defined as a blend of retail, offices, and service uses along the City's major corridors. As such it does not appear in the Housing Framework.

The proposed apartment complex is accessed by a 100 foot easement to Fox Run Parkway. This proposed configuration does not provide any direct frontage on a public street and does not meet the subdivision or zoning ordinance. Direct frontage on Fox Run Parkway or Fox Run Avenue would be required. Fox Run Parkway (US Highway 431) is controlled by the Alabama Department of Transportation (ALDOT). They have been implementing stronger spacing and access standards on major roads including limiting access or certain turning movements. This development would be substantially weakened if full access to Fox Run Parkway is not granted. Additional access to Fox Run Avenue may assist potential residents and guests to access the property. If future development is proposed on the frontage of this development cross-access easements should be preserved for other uses. Sidewalks are shown throughout the development that terminate at Fox Run Parkway.

The development meets the minimum parking requirement. The minimum off-street parking standards require 288 parking spaces. They are showing 288 parking spaces. The site does compactor on the rear of the property. This dumpster or compactor location and enclosure need to be coordinated with Opelika Environmental Services and Planning Department. These containers need to be enclosed and screened with corridor approved materials and landscaping.

The applicant has not included a landscape plan but does note areas that will be undeveloped areas, which appear to be on separate lots. These areas would need to be designated as open space or amentity for the development to allow the buffers or landscaping to count towards the project. An area along Fox Run Parkway and Fox Run Avenue and rear wetlands are shown as undeveloped. Where possible, an undisturbed buffer may provide the best screening. Additional plantings may be required to meet the requirements of the ordinance. If the undeveloped area and/or buffers along the edge are removed, they will need to provide potentially more trees and landscape points. If the buffers along Fox Run Parkway, Fox Run Avenue and I-85 are removed corridor plantings will be required and additional plantings may be required where the rear of building are visible from the street. The development must meet landscape requirements, including 805 total base points and 288 parking lot landscape points. Trees should be added to parking lot peninsula and islands. At the very least a landscape plan will be required showing parking, landscaping, and the areas where trees will be preserved. The applicant should also provide some general foundation plantings around the building. The size of trees and shrubs on landscape plans must meet the minimum size requirements as provided in the Landscape Regulation. Any fencing should be between the buffer and the units.

The applicant has provided any elevations of the buildings. The proposed elevations include brick, fiber cement board and other Gateway Corridor appropriate materials.

Section 8.17 of the Zoning Ordinance provides criteria for approval of conditional uses. These criteria include:

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.**

   As noted earlier the subject property is designated Corridor Commercial in the City of Opelika comprehensive plan. Approving the apartment conditional use would not be consistent with the City's long range plan.

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.**

   The 2040 plan does note a need for ways to create more affordable housing. There is some concern that the Fox Run Parkway corridor contains a significant amount of low to moderate income developments within a very small area. In the past the City of Opelika has tried to find ways to create housing with stratified incomes.

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 rights-of-way, 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.**

   There is adequate infrastructure and capacity to this property. Additional housing would not likely affect the character of adjacent properties. Ensuring access to this property is vital and will take coordination between the applicant, ALDOT, and the City of Opelika. This development would need full access either on Fox Run Parkway and/or Fox Run Avenue. If access is limited to Fox Run Parkway and full access cannot be gained, this may create an unsafe or inefficient traffic condition for residents. Additionally, many of the residents of the adjacent apartment development walk up and down Fox Run Parkway as means of transportation. To this point, ALDOT has not allowed pedestrian infrastructure on the road.

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.**

   If approved, access and utilities will need to be addressed.

Providing affordable housing is important to the City of Opelika. The City has worked to approve more apartment units, cottages, and townhome units in recent years. However, at this time based on the future land use plan, staff cannot support the conditional use. Additionally, staff has concerns about how the property will be accessed.

While staff recommends denial at this time, if the Commission chooses to approve the conditional use staff recommends the following conditions:

1. **Provide direct road frontage on Fox Run Parkway.**
2. **Full access will be required on either Fox Run Parkway or Fox Run Avenue including any cross access for adjacent developments.**
3. **Provide a landscape plan showing the buffers as stated in the written report and include parking lot landscaping to meet the regulations and foundation plantings.**
4. **Any buffering on adjacent property that is intended to meet the requirements of the ordinance need to be platted as an open space lot.**
5. **Dumpsters must be enclosed on all sides and gated with an opaque fence at a height so that the dumpster is not seen outside the enclosure. The location and sizing of dumpsters or compactors must be coordinated with the Opelika Environmental Service Department.**
6. **All utilities shall be underground except overhead required transmission lines.**
7. **All mechanical and hvac units shall be screened from the public 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.

Access and turn lanes from Fox Run Parkway will be permitted and approved by ALDOT.

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

Opelika Water Report

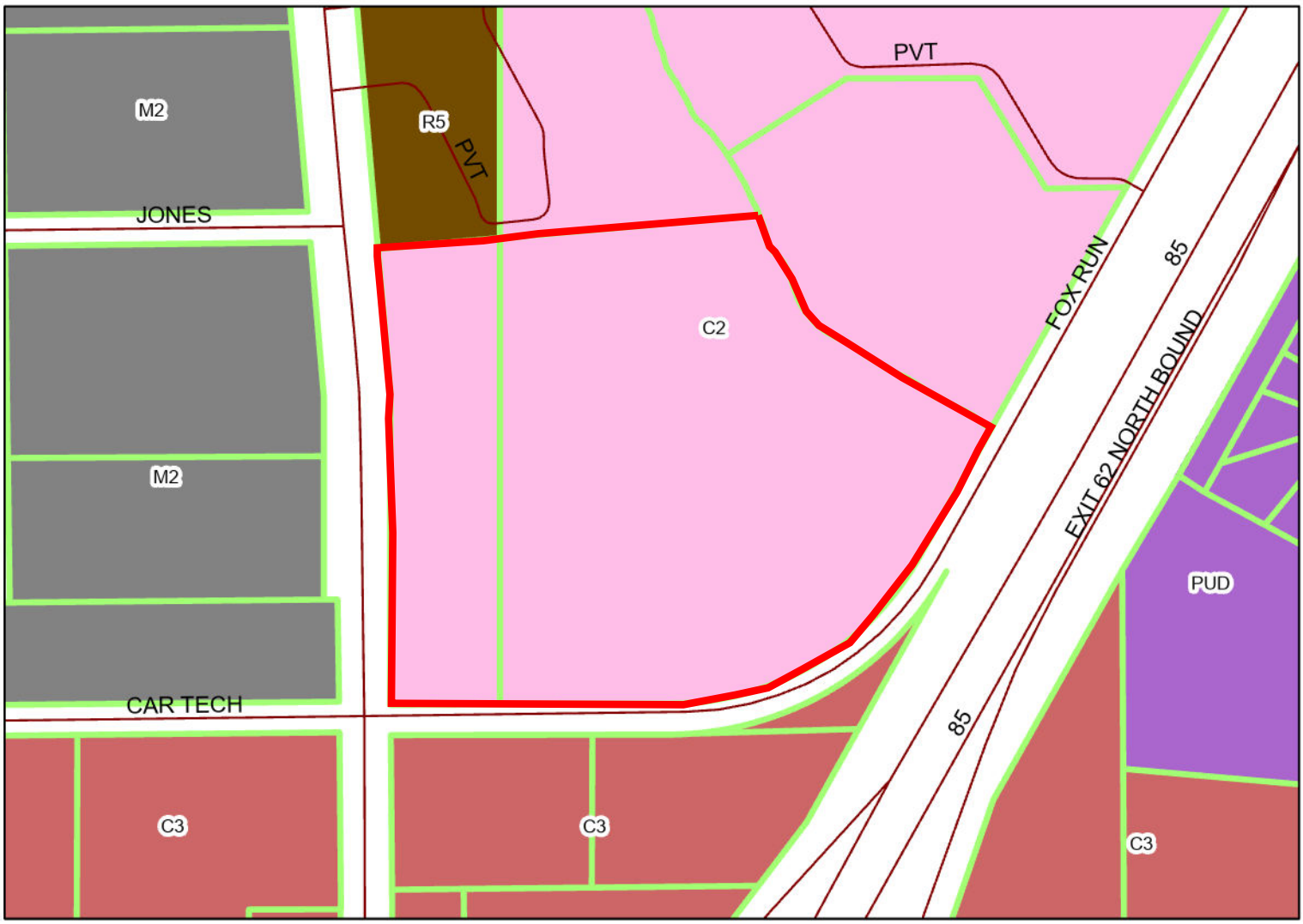
Water service is available from an 8" hang off on the north side of Fox Run Ave.

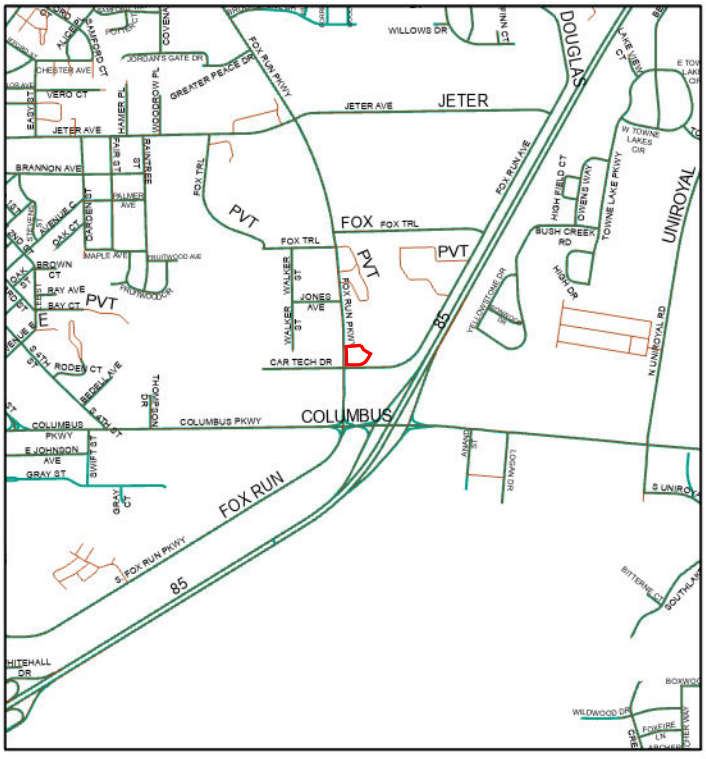
Opelika Power Services Report

This property is in the Opelika Power service territory.

Tabled by Applicant November 2025

ARBOURS AT OPELIKA APARTMENTS
600 BLOCK FOX RUN PARKWAY
CONDITIONAL USE, B-5



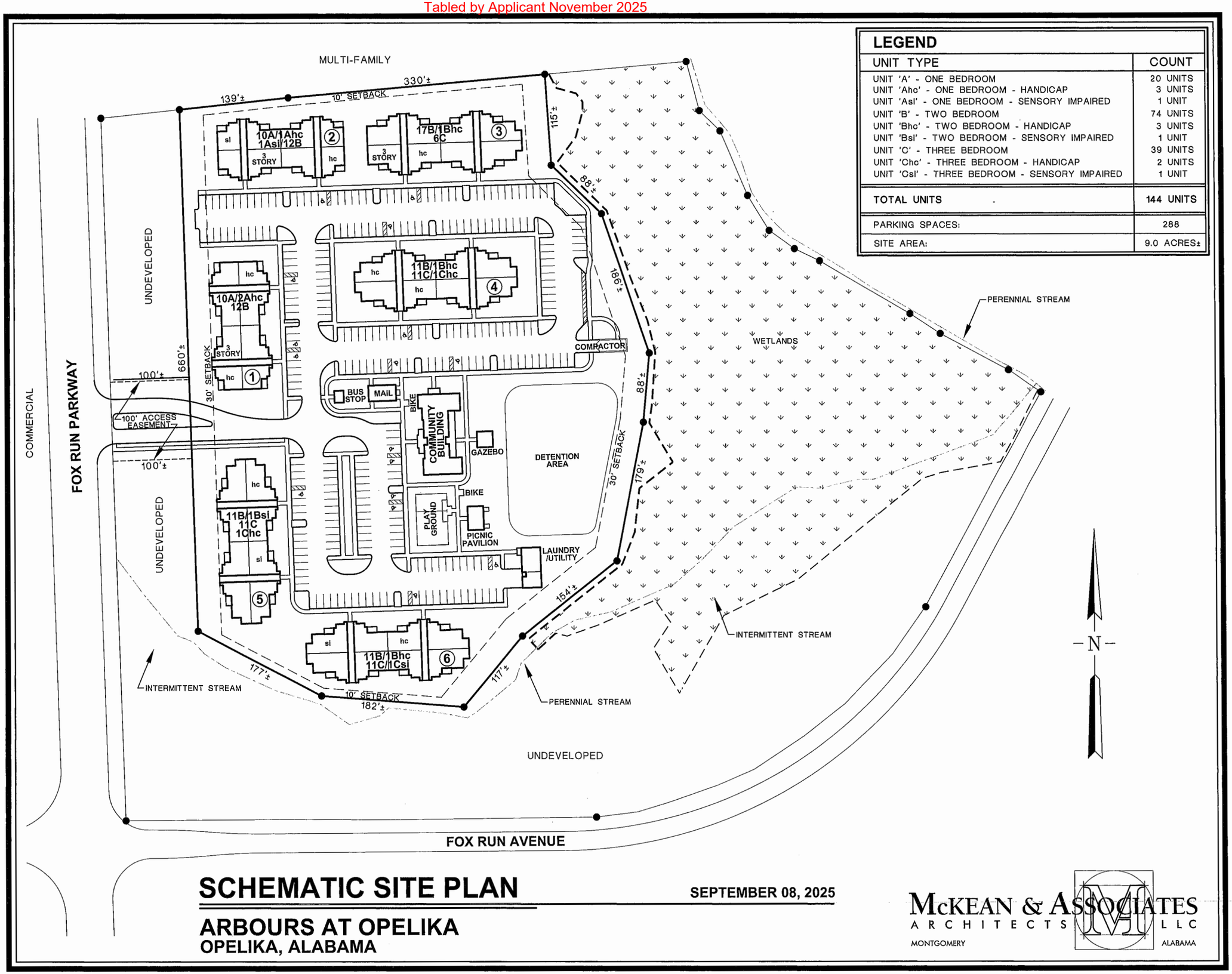


The applicant is requesting approval for a 144 unit apartment development in a C-2, GC-P zoning district (office retail, Gateway Overlay). 11 units are for the handicapped or sensory impaired, 39 units are three bedroom, 74 units two bedroom.

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

Tabled by Applicant November 2025



LEGEND

UNIT TYPE	COUNT
UNIT 'A' - ONE BEDROOM	20 UNITS
UNIT 'Aho' - ONE BEDROOM - HANDICAP	3 UNITS
UNIT 'Asi' - ONE BEDROOM - SENSORY IMPAIRED	1 UNIT
UNIT 'B' - TWO BEDROOM	74 UNITS
UNIT 'Bhc' - TWO BEDROOM - HANDICAP	3 UNITS
UNIT 'Bsi' - TWO BEDROOM - SENSORY IMPAIRED	1 UNIT
UNIT 'C' - THREE BEDROOM	39 UNITS
UNIT 'Chc' - THREE BEDROOM - HANDICAP	2 UNITS
UNIT 'Csi' - THREE BEDROOM - SENSORY IMPAIRED	1 UNIT
TOTAL UNITS	**144 UNITS**
PARKING SPACES:	288
SITE AREA:	9.0 ACRES±

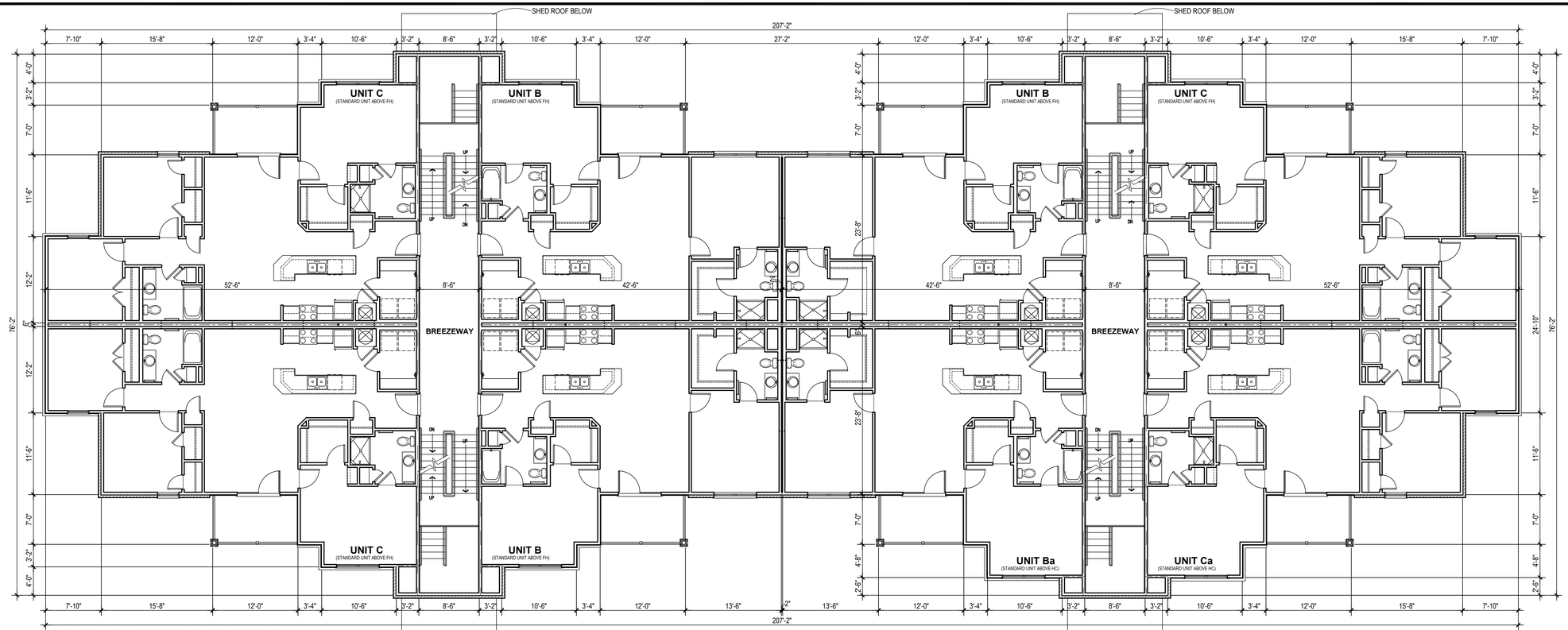
SCHEMATIC SITE PLAN

SEPTEMBER 08, 2025

ARBOURS AT OPELIKA
OPELIKA, ALABAMA

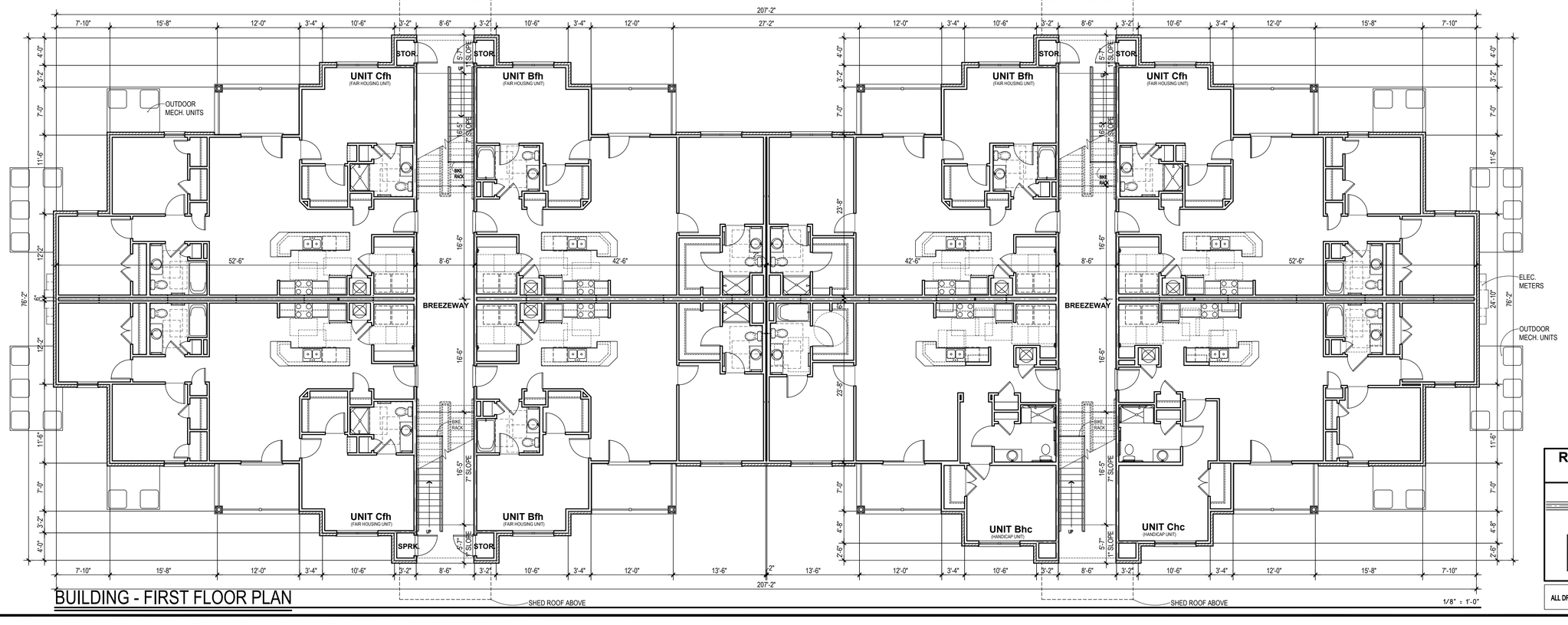
McKEAN & ASSOCIATES ARCHITECTS LLC
MONTGOMERY ALABAMA

Tabled by Applicant November 2025



BUILDING - SECOND FLOOR PLAN THIRD FLOOR SIM.

1/8" = 1'-0"



BUILDING - FIRST FLOOR PLAN

1/8" = 1'-0"

RATED WALL LEGEND

1 HOUR TENANT SEPARATION WALL, UL DESIGN U341

1/2 HOUR BREEZEWAY WALL, UL DESIGN U305

ALL DRAWINGS SCALE 1/8"=1'-0"

McKEAN & ASSOCIATES ARCHITECTS LLC
MONTGOMERY ALABAMA

Arbours at Opelika

OPELIKA, ALABAMA

Sheet Title:
FIRST & SECOND FLOOR PLANS

Project No:

Date:

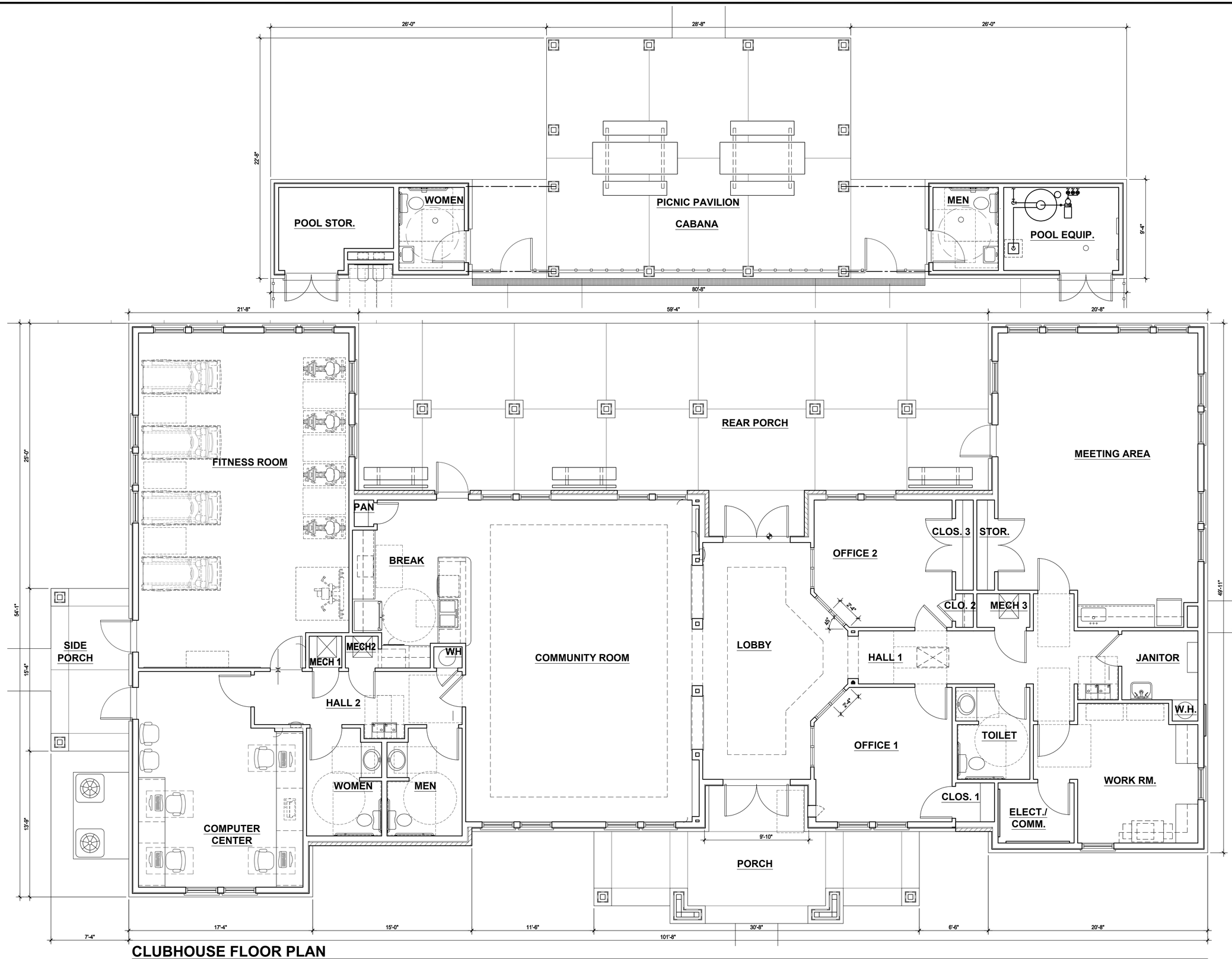
Revised:

Sheet No:
A1

Sequence

Nov 12, 2025 - 1:04pm

Tabled by Applicant November 2025



CLUBHOUSE FLOOR PLAN

Nov 12, 2025 - 1:04pm

McKEAN & ASSOCIATES ARCHITECTS LLC
MONTGOMERY ALABAMA

Arbours at Opelika
OPELIKA, ALABAMA

Sheet Title:
CLUBHOUSE & CABANA FLOOR PLAN

Project No:
Date:
Revised:

Sheet No:
A3

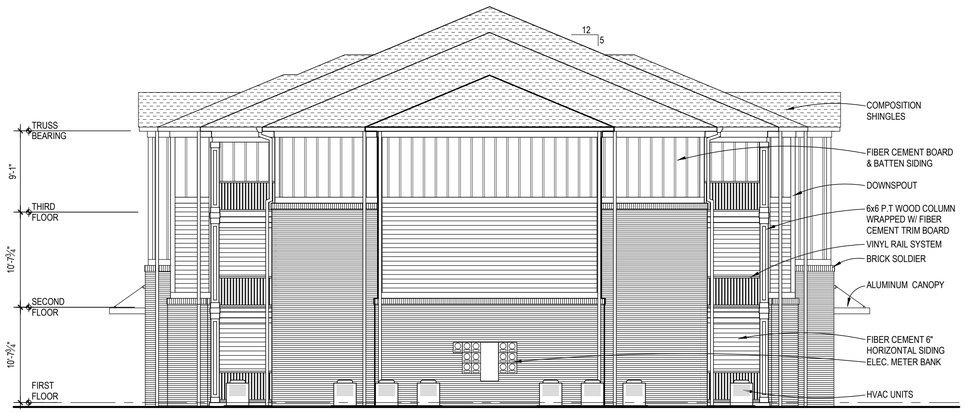
Sequence

GENERAL NOTES:

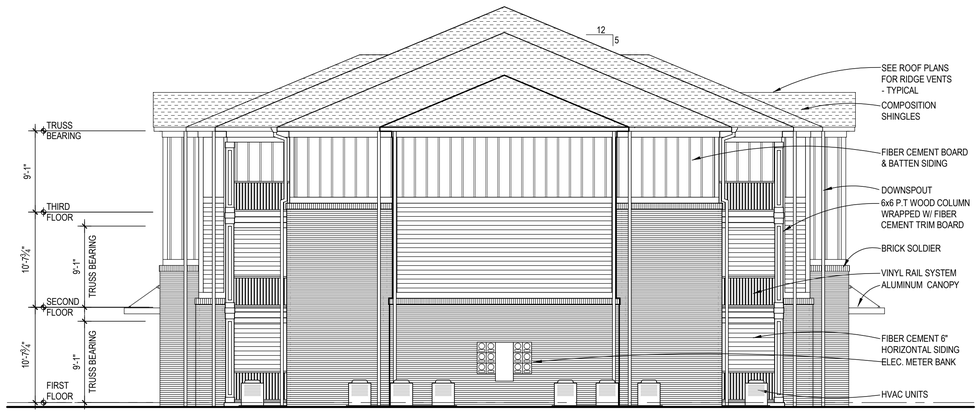
1. PROVIDE ALUMINUM GUTTERS WITH DOWNSPOUTS TO DOWNSPOUT EMITTERS ON ALL SIDES OF BUILDINGS.
2. PROVIDE AND INSTALL 30 YEAR WARRANTY SHINGLES AS SPECIFIED.

ALL DRAWINGS SCALE 1/8"=1'-0"

FRONT ELEVATION - BUILDINGS 1 & 5



LEFT SIDE ELEVATION - BUILDINGS 1 & 5



RIGHT SIDE ELEVATION - BUILDINGS 1 & 5

REAR ELEVATION - BUILDINGS 1 & 5

McKEAN & ASSOCIATES ARCHITECTS LLC
ALABAMA
MONTGOMERY

Arbours at Opelika

OPELIKA, ALABAMA

Sheet Title:
EXTERIOR ELEVATIONS

Project No:

Date:

Revised:

Sheet No:
A2

Sequence

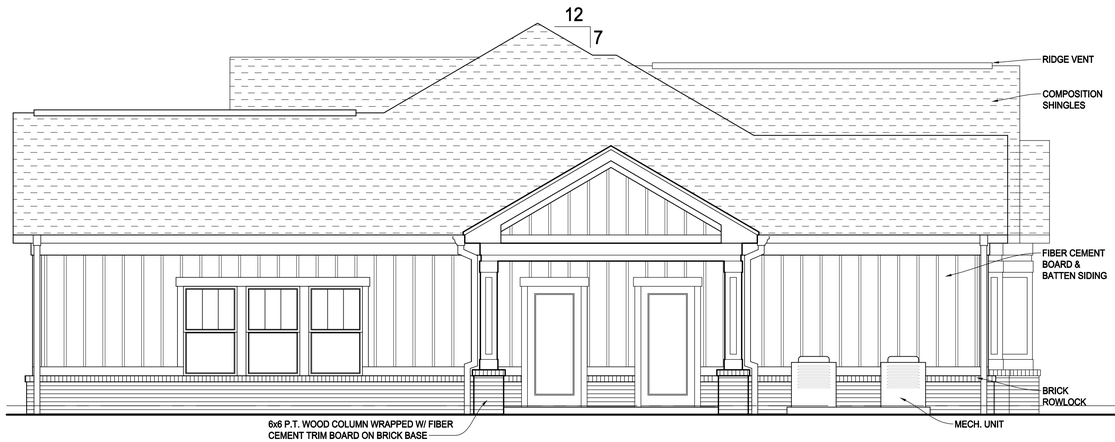
Nov 12, 2025 - 1:04pm

FRONT ELEVATION

SCALE: 1/4" = 1'-0"

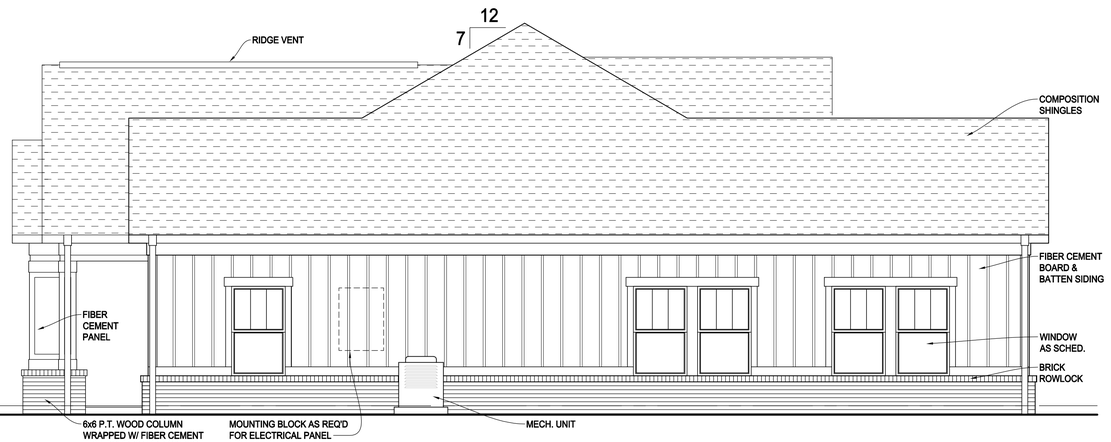
REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

Nov 12, 2025 - 1:03pm

McKEAN & ASSOCIATES ARCHITECTS LLC
ALABAMA
MONTGOMERY

Arbours at Opelika
OPELIKA, ALABAMA

Sheet Title:
CLUBHOUSE EXTERIOR ELEVATIONS

Project No:

Date:

Revised:

Sheet No:
A4

Sequence

Tabled by Applicant November 2025

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

The proposed multifamily residential use is appropriate for this location due to its compatibility with surrounding land uses and existing development patterns. There are existing property uses adjacent to the site.

2) Will the use result in a substantial adverse effect on adjacent properties, the character of the neighborhood, traffic conditions, public infrastructure, etc.?

No, the proposed multifamily use will not result in any substantial adverse effects on adjacent properties, neighborhood character, traffic, or public infrastructure. The development is compatible with surrounding land uses and existing public infrastructure.

3) What precautions will be taken to minimize any adverse effects from the proposed use on surrounding property owners?

The property will not have any adverse effects on the surrounding property owners. The use is compatible with the neighborhood and the road infrastructure with existing traffic lights and stops signs allow for no disruptions to current traffic patterns.

Old Business Agenda Item

G11 a/b

a) **Rezoning:** Gateway Development, R-1 to PUD

b) **Amendment to Future Land Use Plan:**

Acres from a residential growth land use to mixed-use

(Public Hearing)

Tabled November 18, 2025

AGENDA ITEM # _____

CITY OF OPELIKA

REZONING APPLICATION

PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801

ALABAMA'S 1ST GIG CITY OPELIKA

PC DEADLINE: 10/22/25 PC MEETING: 11/18/25

PROPERTY OWNERS/
AUTHORIZED REPRESENTATIVE: Blake Rice, BSI, Inc.

MAILING ADDRESS: [redacted]

PHONE NUMBER: [redacted] Email: [redacted]

PARCEL INFORMATION

Site Address: Gateway Drive

Description of proposed use: Multi-family Residential & Commercial

Tax Parcel Number: 43-09-06-14-3-000-138.000, 43-09-06-23-2-000-002.002, 43-09-06-23-2-000-001.000, 43-09-06-23-1-000-013.000
43-09-06-23-1-000-012.000, 43-09-06-23-1-000-012.001, 43-09-06-23-1-000-001.000,
43-09-06-14-4-000-064.009

Adjacent Zoning Districts: North: C2/C3 South: C2/R4 East: C2 West: R4

Current Land Use: Vacant

Current Zoning: PUD

Proposed Zoning: Revised PUD

Number of APO: 16 x $7.00 = $112.00
(Adjacent Property Owners)

Fee: $125.00

TOTAL = $237.00

PAID: _____

I hereby request my property located at (street address) Gateway Drive, Tax Map parcel number See above be rezoned from PUD to Revised 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: Blake Rice	10/15/25
(PRINT NAME) Blake Rice, BSI, Inc.	**DATE**

AGENDA ITEM # _____

Tabled November 18, 2025

AUTHORIZED TO ACT AS APPLICANT FOR PROPERTY OWNER

I, _____, 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 _____ 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: _____

REZONING APPLICATION REQUIREMENTS AND INFORMATION

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

AGENDA ITEM # _____

Tabled November 18, 2025

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 _____zoning district to a _____zoning district.

Notary Public

My Commission Expires:_____

AGENDA ITEM # _____

Tabled November 18, 2025

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 of _____ , _____ .

_____ Notary Public

_____
(print name)

_____
(address)

_____
(city, state, zip)

BY: _____
(signature)

ITS:_____
(title)

DATE:_____

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

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

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

_____ Notary Public

_____
(Signature)

_____
(print name)

_____
(mailing address)

DATE: _____

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

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

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

_____ Notary Public

_____
(Signature)

_____
(print name)

_____
(mailing address)

DATE: _____

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

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

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

_____ Notary Public

_____
(Signature)

_____
(print name)

_____
(mailing address)

DATE: _____

City of Opelika
Planning Commission
Planning Department Report

Meeting Date:	December 16, 2025
Agenda Item #:	G-11
Action Requested:	Amendment to the Future Land Use Map and Rezoning - 5.1 acres Amendment- from medium density residential to Mixed Use land use category, Rezoning - from R-4 to PUD (Adding 5.1 acres to existing PUD zone)
Location of Property:	2001 Cuningham Drive
Property Owner:	Gateway Development, LLC, Cornerstone LLC, and Clark Adams Investments, LLC Barrett-Simpson, Inc. (authorized representative)
Current Zoning:	R-4
Proposed Zoning:	PUD (Planned Unit Development)
Existing Land Use:	Undeveloped

Surrounding Zoning Districts And Land Uses:

North	PUD	Undeveloped
South	R-4	Single family homes
East	PUD	Undeveloped
West	R-4	Residential & Undeveloped

At the March 2024 meeting, the Planning Commission voted to recommend City Council approval for a 98.8-acre rezoning to a PUD zoning district. The PUD is a mixed-use commercial and residential development located next to a street project that extends Thomason Drive from Gateway Drive to Cunnigham Drive. At the May 21, 2024 meeting, the City Council approved the 98.8-acre Thomason Drive Extension PUD (Ord #004-24). The request was tabled at the November Planning Commission meeting to allow for the applicant to work with staff on concerns.

The developer is submitting a rezoning request to add a 5.1-acre parcel to the Thomason Drive PUD. The rezoning property fronts on Cunningham Drive (2001 Cunningham Drive). A map is on page 4 shows the 5.1 acre rezoning property and the 98.8 acre PUD.

Amendment to the Future Land Use Map:
The 2040 Future Land Use Map shows the 5.1-acre property in a medium density residential land use category. The adjacent properties on the north and east sides are in a mixed-use land use category and owned by the PUD developer. The adjacent properties on the west and south sides of the rezoning property are in a high-density land use category. All adjacent properties on the west side of face Cuningham Drive.

Staff Recommendation:
Staff recommends approval of an amendment to the Future Land Use map for the 5.1 acres from a "medium density residential" land use category to a "mixed use" land use category so the property is consistent with the goals and purposes of the Comprehensive Plan and the surrounding properties.

Rezoning:
The developer is requesting that a 5.1-acre lot (345 x 650 est.) be rezoned to PUD, so the lot can be added to the adjacent PUD zoning district. The existing 98.8-acre PUD was approved by City Council in May 2025. Cunningham Drive borders the rezoning property on the west side. If the 5.1-acre rezoning is approved and added to the PUD, then the 5.1-acre property will be the west border of a 102.6-acre PUD. The Thomason Drive street extension project will connect Gateway Drive to Cunningham Drive. The new intersection at Gateway Drive and Cunningham Drive will be located on the west boundary line of the 5.1-acre rezoning property.

The rezoning property will also be the west end of the Thomason Drive street project that extends Thomason Drive to Cuningham Drive. A portion of the 5.1-acre rezoning property will be dedicated to the street project. During construction of the road extension, additional buffering will be added along the boundary with Bechet Woods.

The developer's PUD narrative includes a map of the 102.6-acre site with 13 pod locations. Also, a pod matrix table is included that has allowed commercial and/or residential land uses for each pod. The uses for each pod are based on compatibility with surrounding uses or general location. The uses listed for Pods 1 to 12 were approved when the 98.8-acre rezoning was approved. The applicant is proposing some minor changes to the previously approved pods. Pod #13 is the 5.1-acre rezoning property added to the pod list that requires Planning Commission's review and then a recommendation to the City Council. In the Master Development Plan Narrative, a matrix table for Pod 13 is provided with the proposed allowed uses for Pod 13.

The developer has proposed adding the use Package Liquor Store to the table. Allowing it in Pod 1 and Pod 10. It was previously proposed in Pod 13 but removed. There are many larger grocers and retailers that co-locate these package stores with their facilities. The matrix also changes Convenience Gas Station from not allowed in Pod 10 to allowed. This was an oversite in the original narrative.

The allowed uses selected for Pod 13 are all commercial uses and excludes residential uses. The Thomason Road and Cuningham Drive intersection will be on the west property line of Pod 13. Pod 13 is expected to serve the immediate commercial needs of the residential pods and nearby areas. The commercial uses outright allowed in pod 13 include retail stores, manufacturing inside an enclosed building no outside activities, office of contractor with no outside equipment and material, storage inside an enclosed building only, restaurant, veterinarian, and medical related uses. The narrative prohibits those uses that require outside storage, outside display of products or equipment, and prohibits business activities that are conducted outside an enclosed building. Examples of uses prohibited: auto dealerships, building material retail, car washes, contractor with material/equipment yard. The more intensive uses were removed from this pod.

If the rezoning is approved, the 5.1-acre rezoning property must also follow the design guidelines and area requirements that are approved for the 98.8-acre PUD. The area requirements include the following:

- Non-single-family properties must have a set percentage of masonry cladding
- All properties must meet or exceed the required buffers or landscaping requirements for the city.
- Design standards for commercial buildings must be followed.
- The Gateway Corridor along Thomason Drive must be protected.

The setbacks for the commercial portions of the PUD are intended to follow the standards of the Gateway Corridor -Secondary Overlay.

Staff Recommendation

Staff recommends Planning Commission send a positive recommendation to the City Council to rezone the 5.1-acre property from C-2 to PUD and approve the allowed uses for Pod 13 as provided in the applicant's "Thomason Drive Extension, Master Development Plan Narrative, October 15, 2025" and subject to the following:

1. All building exterior materials and screening requirements shall meet Section 7.6 Gateway Corridor Overlay requirements where more stringent standards have not been proposed.
2. All utilities shall be underground.
3. Sidewalks shall be located on both sides of all public streets.

4. The development shall provide cross-access through pods where uses are similar.
5. All other previously approved conditions of the original approval.

Engineering Department Report

Engineering has no comments regarding the proposed Rezoning approval.

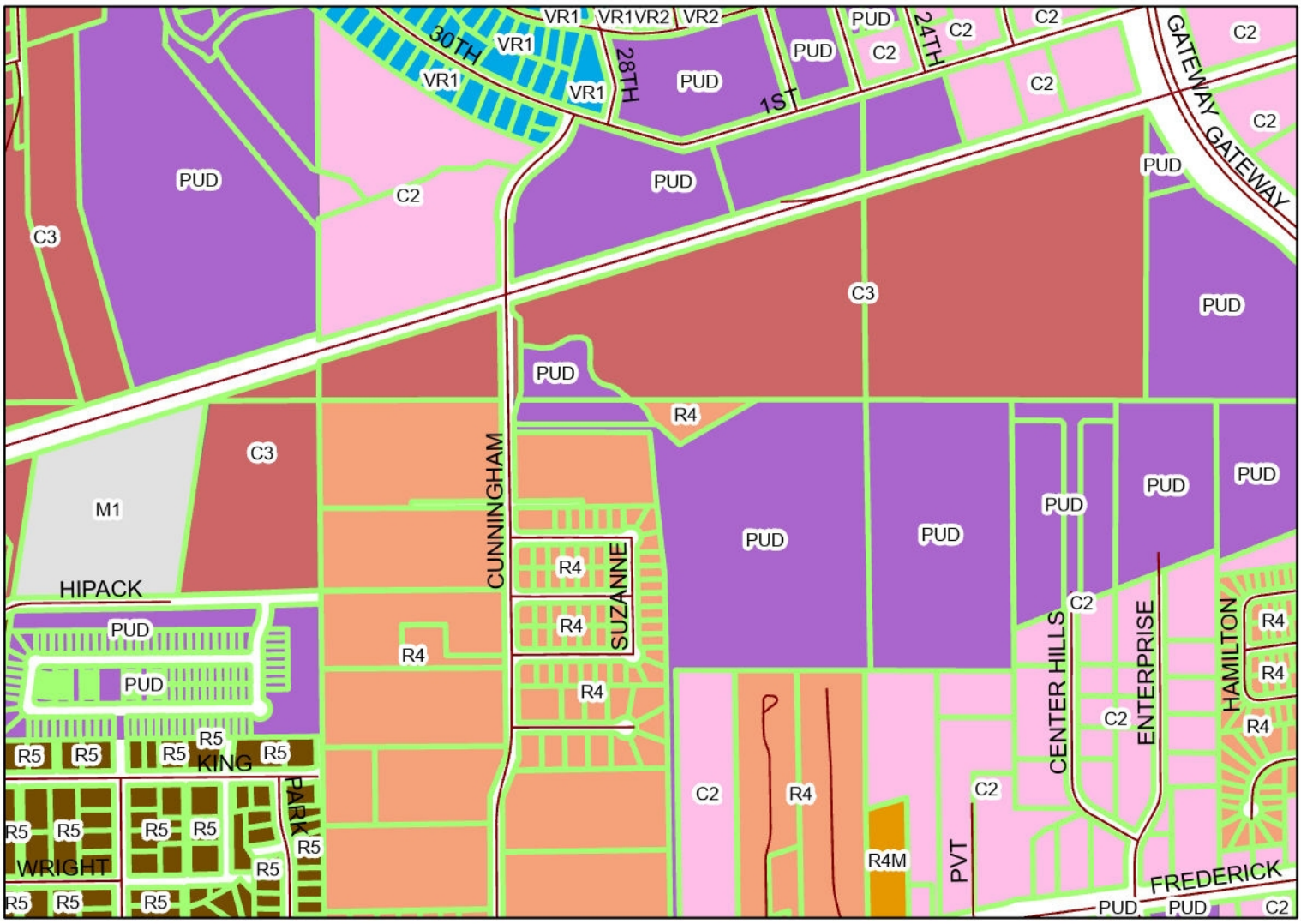
Opelika Water Report

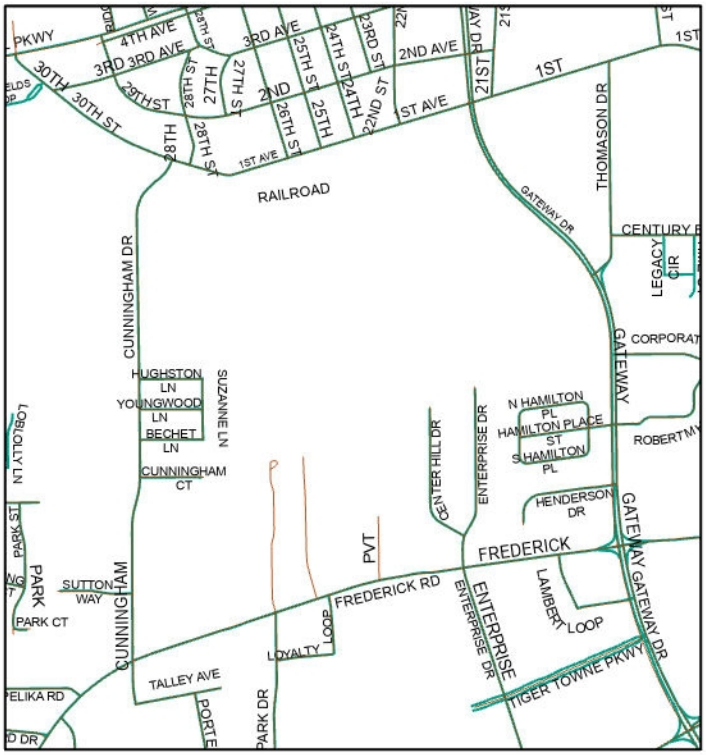
Water is available from the east side of Gateway Dr and the west side of Cunningham Dr. The developer will be responsible for bringing water along future Thomason Dr to the point of connection needed for each development. Connections at both ends of Thomason Dr will be required.

Opelika Power Services Report

This property is in the Opelika Power service territory.

REZONING - ADDITION to the THOMASON DRIVE EXTENSION PUD
2001 CUNNINGHAM DRIVE
R-4 TO PUD,





The applicant is requesting rezoning 5.1 acres to the Thomason Drive Extension PUD. The 5 acres is adjacent to the PUD on the north and east sides. If approved, the PUD will be 102 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

DEVELOPMENT DATA

1. COMMERCIAL/ SHOPPING CENTER	11.63 AC±
2. COMMERCIAL/LIGHT INDUSTRIAL /MULTI-FAMILY	7.64 AC±
3. COMMERCIAL/LIGHT INDUSTRIAL /MULTI-FAMILY	3.37 AC±
4. COMMERCIAL/LIGHT INDUSTRIAL /MULTI-FAMILY	5.28 AC±
5. COMMERCIAL/LIGHT INDUSTRIAL /MULTI-FAMILY	7.16 AC±
6. MULTI-FAMILY/RESIDENTIAL (TWINHOMES,TOWNHOMES, COTTAGES)	34.65 AC±
7. POTENTIAL ACCESS	1.39 AC±
8. COMMERCIAL	7.58 AC±
9. MULTI-FAMILY/ASSISTED LIVING/ COMMERCIAL	4.02 AC±
10. COMMERCIAL/CONVENIENCE	3.13 AC±
11. COMMERCIAL	2.32 AC±
12. OPEN SPACE/DETENTION	10.02 AC±
13. COMMERCIAL/CONVENIENCE	3.44 AC±

Tabled November 18, 2025

1ST AVE

CUNNINGHAM DR

THOMASON DR

CASTLEBERRY TOWNSHIP

25' BUFFER

SAUCIER INVESTMENTS LLC

FLOOD ZONE

12 OPEN SPACE/DETENTION 10.02 AC±

11 COMMERCIAL 2.32 AC±

9 MULTI-FAMILY/ASSISTED LIVING/COMMERCIAL 4.02 AC±

10 COMMERCIAL/CONVENIENCE 3.13 AC±

8 COMMERCIAL 7.58 AC±

FUTURE THOMASON DRIVE EXTENTION

13 COMMERCIAL/CONVENIENCE 3.44 AC±

3 COMMERCIAL/LIGHT INDUSTRIAL/MULTI-FAMILY 3.37 AC±

1 COMMERCIAL/ SHOPPING CENTER 11.63 AC±

2 COMMERCIAL/LIGHT INDUSTRIAL/MULTI-FAMILY 7.64 AC±

4 COMMERCIAL/LIGHT INDUSTRIAL/MULTI-FAMILY 5.28 AC±

CENTER HILL RD. EXTENTION

OPELL HOLDINGS LLC

OPELIKA JP LLC

6 MULTI-FAMILY/RESIDENTIAL (TWINHOME, TOWNHOME, COTTAGE) 34.65 AC±

5 COMMERCIAL/LIGHT INDUSTRIAL/MULTI-FAMILY 7.16 AC±

HAMILTON PL N

HAMILTON PL ST

JMJ DEVELOPMENT LLC

FOLTA JOHN W

HOGAN INVESTMENT PROPERTIES LLC

BBJJ LLC

MATCHLINE

NGK INVESTMENTS LLC

COLONIAL PARK ASSOCIATES LTD

PINEY WOODS MOBILE HOME PARK LLC

KNIGHT SHEY & TERRI

WILSFORD PROPERTIES INC

25' RESIDENTIAL BUFFER

CENTER HILL RD

ENTERPRISE DR

2 Potential Access 1.39AC±

7 Potential Access 39 AC±

FREDERICK ROAD

SCALE 1:250

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)

1 inch = 150 ft.

Drawing Name: M:\2023\23-0052 SMB - Gateway Drive 90 Ac - Opelika\Dwg\23-0052 Master Plan 10.13.25.dwg Last Modified: Oct 15, 2025 - 2:10pm by tfaulk

BARRETT-SIMPSON, INC.
Civil Engineers & Land Surveyors
706 12th ST. PHENIX CITY, AL 36867 (PH : 334-297-2423)
223 S. 9th ST. OPELIKA, AL 36801 (PH : 334-745-7026)
121 W. BROAD ST. EUFAULA, AL 36072 (PH : 334-687-4257)

SMB LAND LLC.

GATEWAY DRIVE
OPELIKA, ALABAMA

REVISIONS:

1

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MASTER PLAN

DRAWN BY: BSI
DESIGNED BY: BSI
REVIEWED BY: BSI
REVIEWED BY: BSI
APPROVED BY: BSI

DATE: 5 FEBRUARY 2024

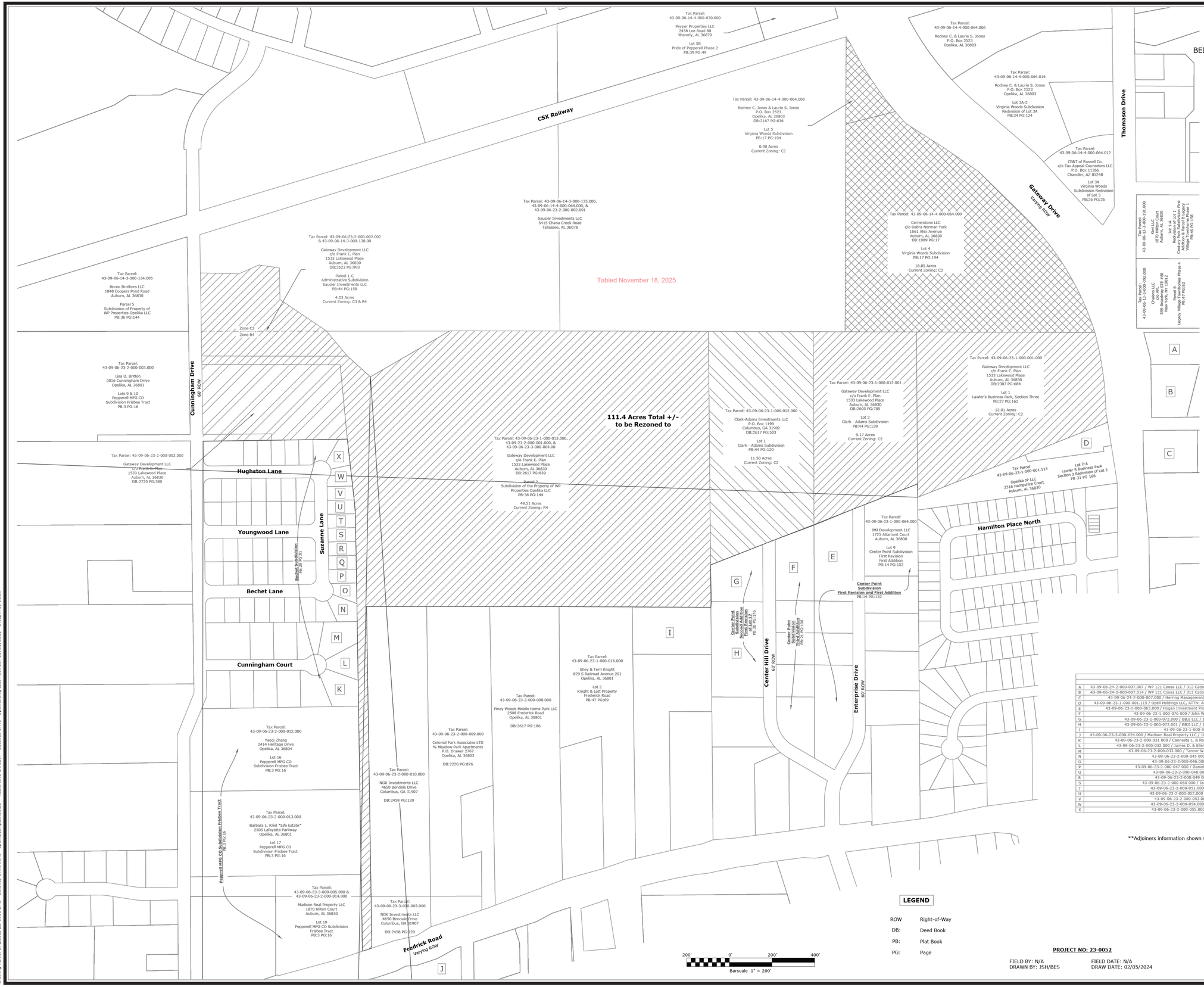
PROJECT NUMBER: 23-0052

SHEET NUMBER: MP

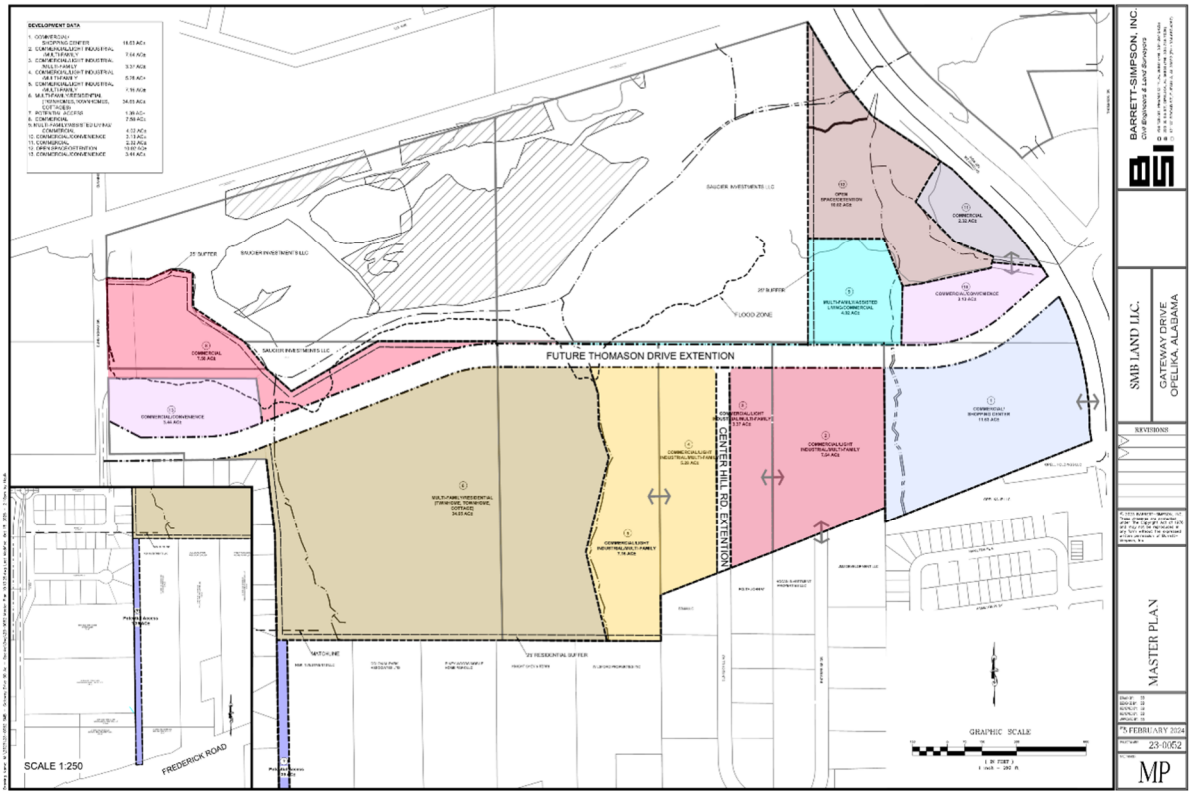
REZONING EXHIBIT

GATEWAY DRIVE PROPERTY

BEING A PART OF SECTIONS 14 & 23, TOWNSHIP 19 NORTH, RANGE 26 EAST, OPELIKA, LEE COUNTY, ALABAMA


Tax Parcel: 43-09-06-14-4-000-070.000
Peyper Properties LLC
2458 Lee Road 88
Waverly, AL 36879
Lot 5B
Pride of Pepperell Phase 2
PB:39 PG:49
Tax Parcel: 43-09-06-14-4-000-064.006
Rodney C. & Laurie S. Jones
P.O. Box 2523
Opelika, AL 36803
Tax Parcel: 43-09-06-14-4-000-064.014
Rodney C. & Laurie S. Jones
P.O. Box 2523
Opelika, AL 36803
Lot 3A-2
Virginia Woods Subdivision
Redivision of Lot 3A
PB:34 PG:124
Tax Parcel: 43-09-06-14-4-000-064.012
CB&T of Russell Co.
c/o Tax Appeal Counsellors LLC
P.O. Box 11266
Chandler, AZ 85248
Lot 3A
Virginia Woods
Subdivision Redivision
of Lot 3
PB:26 PG:26
CSX Railway
Tax Parcel: 43-09-06-14-4-000-064.008
Rodney C. Jones & Laurie S. Jones
P.O. Box 2523
Opelika, AL 36803
DB:2167 PG:636
Lot 5
Virginia Woods Subdivision
PB:17 PG:194
0.98 Acres
Current Zoning: C2
Tax Parcel: 43-09-06-14-3-000-135.000,
43-09-06-14-4-000-064.000, &
43-09-06-23-2-000-002.001
Saucier Investments LLC
5415 Chana Creek Road
Tallassee, AL 36078
Tax Parcel: 43-09-06-23-2-000-002.002
& 43-09-06-14-3-000-138.00
Gateway Development LLC
c/o Frank E. Plan
1533 Lakewood Place
Auburn, AL 36830
DB:2623 PG:993
Parcel 1-C
Administrative Subdivision
Saucier Investments LLC
PB:44 PG:158
4.03 Acres
Current Zoning: C3 & R4
Tabled November 18, 2025
Tax Parcel: 43-09-06-14-4-000-064.009
Cornerstone LLC
c/o Debra Norman York
1661 Alex Avenue
Auburn, AL 36830
DB:1989 PG:17
Lot 4
Virginia Woods Subdivision
PB:17 PG:194
18.85 Acres
Current Zoning: C2
Gateway Drive
Varying ROW
Thomason Drive
Tax Parcel:
43-09-06-14-3-000-134.005
Horne Brothers LLC
1848 Coopers Pond Road
Auburn, AL 36830
Parcel 5
Subdivision of Property of
WP Properties Opelika LLC
PB:36 PG:144
Zone C3
Zone R4
Cunningham Drive
60' ROW
Tax Parcel:
43-09-06-23-2-000-003.000
Lisa D. Britton
2016 Cunningham Drive
Opelika, AL 36801
Lots 9 & 10
Pepperell MFG CO
Subdivision Frisbee Tract
PB:3 PG:16
111.4 Acres Total +/-
to be Rezoned to
Tax Parcel: 43-09-06-23-1-000-012.001
Gateway Development LLC
c/o Frank E. Plan
1533 Lakewood Place
Auburn, AL 36830
DB:2605 PG:785
Lot 2
Clark - Adams Subdivision
PB:44 PG:120
9.17 Acres
Current Zoning: C2
Tax Parcel: 43-09-06-23-1-000-001.000
Gateway Development LLC
c/o Frank E. Plan
1533 Lakewood Place
Auburn, AL 36830
DB:2307 PG:684
Lot 1
Lawler's Business Park, Section Three
PB:27 PG:162
12.01 Acres
Current Zoning: C2
Tax Parcel: 43-09-06-23-2-000-002.000
Gateway Development LLC
c/o Frank E. Plan
1533 Lakewood Place
Auburn, AL 36830
DB:2720 PG:580
Hughston Lane
Tax Parcel: 43-09-06-23-1-000-013.000,
43-09-23-2-000-001.000, &
43-09-06-23-3-000-004.00
Gateway Development LLC
c/o Frank E. Plan
1533 Lakewood Place
Auburn, AL 36830
DB:2617 PG:839
Parcel 2
Subdivision of the Property of WP
Properties Opelika LLC
PB:36 PG:144
49.51 Acres
Current Zoning: R4
Tax Parcel: 43-09-06-23-1-000-012.000
Clark-Adams Investments LLC
P.O. Box 1199
Columbus, GA 31902
DB:2617 PG:503
Lot 1
Clark - Adams Subdivision
PB:44 PG:120
11.50 Acres
Current Zoning: C2
Tax Parcel
43-09-06-23-1-000-001.114
Opelika JP LLC
2316 Hampshire Court
Auburn, AL 36830
Lot 2-A
Lawler S Business Park
Section 3 Redivision of Lot 2
PB 31 PG 166
Hamilton Place North
Youngwood Lane
Suzanne Lane
Bechet Subdivision
PB:29 PG:81
Bechet Lane
Cunningham Court
Tax Parcel: 43-09-06-23-1-000-064.000
(M) Development LLC
1725 Altamont Court
Auburn, AL 36830
Lot 9
Center Point Subdivision
First Revision
First Addition
PB:14 PG:152
Center Point
Subdivision
First Revision and First Addition
PB:14 PG:152
Center Point
Subdivision
Second Addition
Redivision
of Lots 17
PB:20 PG:176
Center Point
Subdivision
Third Addition
PB:21 PG:106
Center Hill Drive
60' ROW
Enterprise Drive
60' ROW
Tax Parcel: 43-09-06-23-1-000-016.000
Shey & Terri Knight
829 S Railroad Avenue 201
Opelika, AL 36801
Lot 2
Knight & Lott Property
PB:47 PG:69
Tax Parcel:
43-09-06-23-2-000-008.000
Piney Woods Mobile Home Park LLC
2508 Frederick Road
Opelika, AL 36801
DB:2617 PG:186
Tax Parcel:
43-09-06-23-2-000-009.000
Colonial Park Associates LTD
% Meadow Park Apartments
P.O. Drawer 2767
Opelika, AL 36803
DB:2220 PG:876
Tax Parcel:
43-09-06-23-2-000-012.000
Yaoqi Zhang
2414 Heritage Drive
Opelika, AL 36804
Lot 16
Pepperell MFG CO
Subdivision Frisbee Tract
PB:3 PG:16
Tax Parcel:
43-09-06-23-2-000-010.000
NGK Investments LLC
4650 Bondale Drive
Columbus, GA 31907
DB:2458 PG:120
Tax Parcel:
43-09-06-23-2-000-013.000
Barbara L. Kriel "Life Estate"
2505 Lafayette Parkway
Opelika, AL 36801
Lot 17
Pepperell MFG CO
Subdivision Frisbee Tract
PB:3 PG:16
Pepperell MFG CO Subdivision Frisbee Tract
PB:3 PG:16
Tax Parcel:
43-09-06-23-3-000-005.000 &
43-09-06-23-2-000-014.000
Madison Real Property LLC
1870 Hilton Court
Auburn, AL 36830
Lot 19
Pepperell MFG CO Subdivision
Frisbee Tract
PB:3 PG:16
Tax Parcel:
43-09-06-23-3-000-003.000
NGK Investments LLC
4650 Bondale Drive
Columbus, GA 31907
DB:2458 PG:220
Fredrick Road
Varying ROW
Tax Parcel: 43-09-06-14-3-000-064.000
Piney Woods Mobile Home Park LLC
2508 Frederick Road
Opelika, AL 36801
DB:2617 PG:186
Tax Parcel: 43-09-06-14-4

Thomason Drive Extension



November 21, 2025

Master Development Plan Narrative

www.BSIES.com

223 S 9th Street ■ Opelika, AL 36801 ■ (334) 745-7026

Thomason Drive Extension

MASTER DEVELOPMENT PLAN NARRATIVE

INTRODUCTION

Thomason Drive Extension was proposed to be a true mixed-use, master planned development, consisting of various commercial uses, as well as several types of multi-family residential uses, with corresponding open space areas and on-site detention. An additional parcel has now been purchased and needs to be included within this PUD. This addition, along with some modifications to the use tables, is the impetus for this PUD modification. The approximately +/-102.6 acres development will be professionally planned and developed as a Planned Unit Development (PUD), with careful attention paid to protection of the natural environment.

BSI Engineering Surveying, Inc., the Applicant, on behalf of the Owners, Gateway Development, LLC, Cornerstone, LLC and Clark-Adams Investments, LLC, respectfully requests that the Opelika Planning Commission modify the current Thomason Drive Extension PUD and that this narrative will supersede all previous documentation. The proposed PUD will allow for a mix of commercial uses and medium to high density residential uses.

1

Location

The Property for the Thomason Drive Extension is located between Gateway Drive and Cunningham Drive, in southwestern Opelika. The Development will be accessed primarily from Gateway Drive and Cunningham Drive but will also have access to Frederick Road via Center Hill Drive.

The City of Opelika currently has plans for a project to construct a collector class roadway from Gateway Drive to Cunningham Drive. This roadway will be an extension of the existing Thomason Drive and will serve as a traffic corridor to help vehicles navigate around the existing Gateway Drive / Frederick Road intersection. The construction of this extension will facilitate additional development opportunities within the area.

2

Concept

The Applicant is proposing a master planned development, consisting of multi-family residential uses including townhomes, twin homes, apartments and cottages. Commercial uses are to be determined but may include a shopping center, climate-controlled storage, and other commercial/light industrial uses.

Thomason Drive Extension will be best planned and developed as a PUD which will allow for effective control, certainty of housing density and consistency of design.

3

Site Details

The proposed development consists of a total of +/-102.6 acres. Given the size of the development, infrastructure construction may be divided into phases.

Storm water detention/retention will be provided on site within the development. Open spaces are planned for the project. A property owners association may be established for proper maintenance of all common areas. Likewise, architectural guidelines, building regulations and use restrictions will be governed by Covenants, Conditions and Restrictions and enforced by the newly established Property Owners Association.

Additionally, the architecture of this project is intended to be homogeneous and inspire a true mixed-use experience. As such, it is proposed that the entire Project be subjected to the Gateway Corridor cladding, fencing, screening, and landscape requirements of the City of Opelika Zoning Ordinance.

4

Lifestyle and Amenities

The development will provide opportunities for commercial customers and residents to live healthy and active lifestyles. Walkability between the commercial and residential uses will be ensured as sidewalks will be constructed along all streets. Not only will the multi-family portion of the development provide localized open spaces, hardscape amenities and congregational areas. All common areas and amenities will be professionally landscaped and maintained by a property owners association.

It is also important to note that while the overall project contains a multitude of potential uses, pod differentiation will be necessary. Residential buffers will be required on all commercial properties abutting a residential use.

5

Utilities

The proposed development will be served by City of Opelika sewer and Opelika Utilities water services. Power and communications will be provided by a combination of Opelika Power Services and Point Broadband. Natural gas, if used, will be provided by Spire.

6

Uses

As the proposed project is a mixed-use development, it is necessary to outline uses that are appropriate and approved for the project. The commercial and residential portions of the development will be represented as Pod numbers in the table below along with corresponding proposed uses from Table 7.3.C of the Opelika Zoning Ordinance.

	Pod												
Uses	**1**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**	**13**
Residential Use													
Single-family				A	A	A							
Duplex				A	A	A							
Apartments*		A	A	A	A	A							
Townhomes		A	A	A	A	A							
Patio Homes				A	A	A							
Assisted/Independent Living Facility		A	A	A	A	A			A				
Commercial													
Fully Enclosed Building													
less than 100,000 SF GLA	A	A	A	A	A			A	A	A	A		A
more than 100,000 SF GLA	A	A	A	A	A			A	A	A	A		A
Consumer Shopping Goods	A	A	A	A	A			A	A	A	A		A
Grocery Store	A							A	A	A	A		A
Package Liquor Store (max of 3 total in project) – Min. 2000 Sq. Ft.	A									A			
Offices, Clinical, Research & Services not Primarily Related to Goods or Merchandise													
Offices Designed to Attract & Serve Customers or Clients on Premises such as Attorney, Physicians, Other Professionals, Insurance, Stock Broker, Gov't Buildings	A	A	A	A	A			A	A	A	A		A
Office of Physicians or Dentist	A	A	A	A	A			A	A	A	A		A
Banks	A							A	A	A	A		A
Banks with Drive-in Windows	A							A	A	A			A
Office of Contractor													
Without Equipment & Material Yard		A	A	A	A			A	A		A		A
Automobile Related**													
Automobile Maintenance Establishment (maximum of 1 per Pod)	A	A	A	A	A					A			
Convenience Store W/ Gas Station/Auto Car Wash (maximum of 1 per Pod)	A									A			
Daycare Center	A							A	A	A	A		A

Uses	1	2	3	4	5	6	7	8	9	10	11	12	13
Dry Cleaner	A	A	A	A	A			A	A	A	A		A
Church		A	A	A	A	A	A	A	A	A	A		A
Manufacturing, Processing, Creating, Repairing, Renovating, Painting, Clearing, Assembly of Goods, Merchandise & Equipment													
All Operations Conducted W/I Fully Enclosed Bldg.		A	A	A	A			A		A			A
Bowling Alleys & Skating Rinks	A							A	A	A			A
Indoor Fitness Center	A	A	A	A	A			A	A	A	A		A
Golf Driving Range, Miniature Golf	A	A	A	A	A			A	A	A			A
Restaurant, Standard	A	A	A	A	A			A	A	A	A		A
Fast Food Restaurant (maximum of 1 freestanding per pod)	A							A	A	A			A
Brewpub	A							A	A	A	A		A
Micro-Breweries	A							A	A	A	A		A
Micro-Distilleries	A							A	A	A	A		A
Storage**													
All Storage within Completely Enclosed Structures		A	A	A	A			A	A		A		A
Climate Controlled Storage											A		
Distribution Center		A	A	A	A			A	A		A		A
Services & enterprises Related to Animals													
Veterinarian	A	A	A	A	A			A	A	A			A
Medical Related													
Medical or Dental Clinic	A	A	A	A	A			A	A	A	A		A
Pharmacies	A	A	A	A	A			A	A	A	A		A
Medical Research Laboratories	A	A	A	A	A			A	A	A	A		A
Retail Medical Supply	A	A	A	A	A			A	A	A	A		A

* All apartments to be a maximum of 4 stories

** No street-facing roll-up doors will be allowed

The uses outlined in the above table shall be considered allowed uses and will not be required to receive conditional use approval in the future.

7

Lot Information

The commercial portions of the proposed development will comply area requirements of the GC-S zoning district. Any requested changes to minimum lot areas, lot widths, setbacks, etc., from Table 7.3.A of the Opelika Zoning Ordinance, will require a PUD amendment at a later date.

Double frontage lots shall be avoided on the Thomason/Veterans Extension if possible. Where they cannot be prevented, a 30 foot heavily planted and/or bermed buffer shall be required. No privacy fences or chain link fences shall be used along Thomason/Veterans Extension without Planning Director approval.

Outside of mixed use areas, transitions from commercial and residential uses shall be orderly. Once a pod proceeds with either a commercial or residential use, the block for that pod shall be consistent where possible. If a commercial to residential transition does occur, a residential buffer designed per the Opelika Zoning Ordinance shall be required.

General Residential

Duplicative building designs adjacent to each other are strongly discouraged. Simple reverse configurations of the same building design on more than 2 adjacent lots are not sufficient to meet the goal of architectural variety. However, exceptions may be granted by the Planning Director in special circumstances where similar architectural consistency provides a distinct character for a cluster of homes surrounding an open space or on a particular street.

Residential pods shall be designed in a cohesive architectural style, with a cohesive set of architectural features, and a consistent palette of materials, textures, and colors on all sides.

Horizontal lap siding (wood or fiber cement), masonry (brick/stone/simulated stone), stucco, EIFs, and glass are allowed materials. Stucco or EIFs shall not be used within 18 inches of the ground. These materials must be trimmed in wood, masonry, or other approved materials.

Cement block may only be used on residential building exteriors at the foundation up to a height of three ft. Cement block foundations along front facades must be screened with shrubs or other landscaping.

Unless an alternative set of materials standards is specifically approved by the Planning Director, the standards in the table below shall be met.

Detached Single-Family Dwellings	Min. 30% Masonry	Min. 40% Masonry
Attached Dwellings	Min. 50% Masonry	Min. 60% Masonry

For the purposes of these standards, masonry includes brick, stone, terra cotta, split face concrete block, concrete tilt wall, cement fiber board or a combination of these. Stucco and plaster are only considered a masonry material when applied using a three-step process over diamond metal

lath mesh to a 7/8th inch thickness or by other processes producing comparable cement stucco finish with equal or greater strength and durability specifications.

Multi-Family uses will conform to the Area Requirements in Table 7.3.A as represented in the GC-P zoning designation. Multi-Family density within the development will not exceed the maximum density shown below.

Pod	Maximum Density (units/acre)
2	16
3	16
4	8
5	8
6	8
9	16

All residential uses within the project shall provide a minimum of 15% open space. Open spaces shall include but not be limited to the following: undeveloped areas, amenities, detention facilities, etc.

Multi-family residential uses shall meet the landscaping standards of the Opelika Zoning Ordinance. Single-family and duplex units shall be required to have one medium or canopy tree per unit located on the same lot.

Foundation plantings shall be required for all residential use. The landscaped area for foundation plantings shall be at least two feet wide.

Single Family

All Single-Family Residential uses shall conform to the following requirements:

Minimum Lot Size	4500 sq ft
Minimum Lot Width	40' for rear loaded lots 60' for front loaded lots
Front Yard Setback	20'
Rear Yard Setback	20'
Side Yard Setback	7'
Side Yard on Street Setback	15'
Maximum Impervious Surface Area per Lot	60%

Duplex/Townhomes

All Townhome Residential Uses will conform to the Townhome Development Standards of the City of Opelika Zoning Ordinance.

All Duplex Residential uses shall conform to the following requirements:

Minimum Lot Size	8000 sq ft
Minimum Lot Width	75’
Front Yard Setback	20’
Rear Yard Setback	20’
Side Yard Setback	7’
Side Yard on Street Setback	15’
Maximum Impervious Surface Area per Lot	60%

Front doors (excluding garage doors) should be protected by a recess, porch, or other covered element. A covered porch up to 200 square feet may extend up to six feet into the minimum required front setback. Front doors and windows (excluding windows on a garage door or above a garage door) should be designed as a focal point on the front elevation.

Houses should have windows that face the street; and no wall of a house should be without some fenestration, unless it is less than 3 feet from a property line or adjoining structure.

Front entries for duplexes and townhouses shall face the street and have entry details such as doors, windows, front porch, covered entries, or other entry features.

Driveways and parking spaces may not occupy more than 60% of the required front yard of a dwelling.

For front-loaded lots, that portion of a dwelling’s front façade containing a garage may not project more than eight feet closer to the front setback line than the nearest wall plane or porch. Garage doors wider than ten feet must include one or more of the following design elements: windows, wood or wood composite, raised panels, or decorative trim around the door opening.

Multi-family

Multifamily buildings must be oriented toward streets, interior drives and improved open spaces, not adjacent properties. A multifamily building may be aligned along a parking area provided it is also oriented toward a street, interior drive or improved open space.

Building entrances must face and be clearly visible from streets, interior drives or interior open space. This does not apply to entrances to individual dwelling units. Building entrances must be accessible from the street, interior drive or open space they face.

Off-street parking must be located to the side or rear of buildings and may not extend forward of the front building line. When located to the side of buildings and adjacent to a public street,

off-street parking areas may not occupy more than 30% of each perimeter public street frontage. The Director may waive these requirements when off-street parking is located forward of the front building line on adjoining properties on both sides of the multifamily site; however, these requirements may not be waived where the site fronts on a local street or on the same frontage as an adjoining detached single-family dwelling.

Multi-family developments shall provide improved amenity space for their development. This may be included as part of larger Pod amenity plan.

Multi-Family uses within the Project shall comply with the following Architectural Standards.

1. Four-sided design. All building elevations must reflect consistent design, textures, colors, and features. All walls must be articulated and fenestrated to provide visual interest.
2. Building Articulation. All buildings must include the following architectural design features at intervals of no more than 30 ft along all facades facing a street, open space or parking area:
    a. Vertical building articulation. Minimum depth and width of articulation is 36 inches and four feet, respectively, if corresponding with a change in color or building material and/or roofline. Otherwise, minimum depth and width of articulation is ten feet and 15 ft, respectively. Porches and projecting balconies, including those that are partially recessed, count toward this requirement. Regulations 7-19 Vertical.
    b. Articulation of the "base, middle and top". This typically includes a distinctive design for the portion of the elevation along the foundation and ground floor, consistent articulation of middle floors, and a distinctive roofline.
3. Diversity of Building Types. Multi-building developments must provide different architectural designs to achieve visual interest and variety, particularly where multiple buildings front on the same public street. Changes in building colors or reversal of facade designs are not sufficient to comply with this standard. To meet this requirement, changes must include a combination of at least two of the following: vertical articulation (meeting the requirements of (a) above), fenestration, building materials, and roof design.
4. Accessory structures must reflect the same design and finish as principal buildings.
5. Multifamily buildings must have a minimum 4:12 roof pitch. Alternative roof designs will be considered provided design elements are included to help the building and its roofline fit into the site's context. Pitched-roof buildings must incorporate variations in the roofline. The maximum length of any continuous roofline is 40 ft. The use, alone, of dormers and/or gables is not sufficient to comply with this requirement.
6. Transparent windows facing the street are required. At least 15% of each street-facing facade must be fenestration. All other facades must have a minimum fenestration area of 10%. Windows must be recessed or project at least two inches from the wall plane or window trim must be used at least four inches in width with color that contrasts with the base building color. Exceptions will be considered where the design includes other distinctive window or facade treatment that adds visual interest to the building.

8

Net Impact of Proposed Development

The proposed rezoning request does not adversely impact the City of Opelika nor its infrastructure in any way. Rather, the rezoning proposed for the development represents a net benefit to the City upon implementation through its completion.

9

Accompanying Exhibits

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

- Adjoining Property Owners Listing
- Overall Master Plan of the Proposed Development and Surrounding Property
- Deeds to Subject Properties
- Application for PUD Zoning
- Rezoning Exhibit

Agenda Item

H-12

Approve November and December dates for the 2026 Meeting Calendar Year.

CITY OF
OPELIKA
PLANNING

2026 Opelika Planning Commission Schedule

Meeting Chamber of the Opelika Municipal Court at 300 MLK Boulevard

	Deadline	Work Session	Meeting
January	December 31, 2025, 4:00 PM	January 27, 2:45 PM	January 27, 3:00 PM
Feburary	January 28, 4:00 PM	February 24. 2:45 PM	February 24.3:00 PM
March	February 25, 4:00 PM	March 24, 2:45 PM	March 24, 3:00 PM
April	April 1, 4:00 PM	April 28, 2:45 PM	April 28, 3:00 PM
May	April 29, 4:00 PM	May 26, 2:45 PM	May 26, 3:00 PM
June	May 27, 4:00 PM	June 23, 2:45 PM	June 23, 3:00 PM
July	July 1, 4:00 PM	July 28, 2:45 PM	July 28, 3:00 PM
August	July 29, 4:00 PM	August 25, 2:45 PM	August 25, 3:00 PM
September	August 26, 4:00 PM	September 22, 2:45 PM	September 22, 3:00 PM
October	September 30, 4:00 PM	October 27, 2:45 PM	October 27, 3:00 PM
November	October 21, 4:00 PM	November 17, 2:45 PM	November 17, 3:00 PM
December	November 18, 4:00 PM	December 15, 2:45 PM	December 15, 3:00 PM