CITY OF OPELIKA
PLANNING COMMISSION
REGULAR MEETING AGENDA

300 Martin Luther King Blvd.

April 28, 2026

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. Perryman Hill Plaza Plat No. 1 SD, 9 lots, Jerry South, Gonzalez-Strength, Inc., authorized representative for Perryman Hill, LLC, property owners, 3615 Birmingham Highway, C-2, GC-P, preliminary approval.
2. Yarbrough Hills Townhouses SD, 68 lots, Woodson T. Harmon, authorized representative for H&H Development, LLC, property owners, Terminus of Yarbrough Drive, C-3, preliminary approval.
3. Creekstone Phase 5 SD, 101 lots, Drew Mixson, authorized representative for House Mountain LLC, property owner, Oaks Parkway and Wildwood Drive, C-3, preliminary approval.
4. Warwick Retreat SD, Moore Bass Consulting, Inc., authorized representative for Freedom Land Holdings, LLC, property owners, Samford Avenue, C-2 & R-4, preliminary approval.
5. Lake Ridge SD, Redivision of South Lake Area Bank Parcels subdivision, Revision of part of Lot 2, 47 lots, Mike Maher, authorized representative for Southlake Bull Homes, LLC., property owner, 1500 block South Uniroyal Road, R-2 & R-3, preliminary approval.
6. Moore's Ridge Phase 3 SD, 26 lots, Mike Maher, Precision Surveying, authorized representative for Moore's Construction, LLC., property owner, Cedar Creek Drive near Heatherbrook Drive, PUD, preliminary approval
7. The Woods Phase 2 SD, 78 lots, Blake Rice, BSI, Inc. authorized representative for Pyramid Financial Trust, LLC, property owners, Stowe Avenue, C-2, GC-S preliminary approval.

B. **FINAL PLAT**

8. Laurel Lakes Phase 1C SD, 57 lots, Blake Rice, BSI, Inc., authorized representative for Flatiron Farms, LLC, property owners, Moraine Drive & Ontario Rd., PUD, final approval.

9. The Willows, Plat No. 2 SD, 56 lots, Blake Rice, BSI Inc., authorized representative for Trademark Quality Homes, LLC, property owners, Willows Drive, R-3, final approval.

C. **CONDITIONAL USE – Public Hearing**

10. Pleasant Drive Redevelopment, Blake Rice, BSI, Inc., authorized representative for Opelika Housing Authority, property owner, 410 Pleasant Drive, R-5, 252 mixed residential units.

11. 1501 Spring Drive Duplex, Mike Maher, Precision Surveying, authorized representative for Eagle Properties of AU, LLC., property owner, 1501 Spring Dr., R-3, duplex conditional use.

12. Botanic Cottages, Hayes Eiford, Samford Group, authorized representative for Botanic LLC, property owners, 1702 Frederick Road, C-2, GC-P, mixed-use commercial & residential with short-term rentals.

13. 104 Avenue C Duplex, Alex Perez, Guatamaula Investments, authorized representative for Earnestine and Forson Evans, property owners, South 2nd Street & Avenue C, R-4, Duplex Unit

14. Pointe Grand Apartments, Hillpointe, LLC, authorized representative for Priester Construction and Development, LLC, property owners, 2013 Waverly Parkway, R-5, 360 units townhomes and apartments.

15. 409 Geneva Street Apartments, Nelson Marsh, property owner, 409 Geneva Street, C-2, 5 apartment units in existing building.

16. GK9 Kennel, Lee Tharp, Kadre Engineering, authorized representative for Q14, LLC, property owner, 215 Orr Avenue/2405 Poplar St, M-1, Outdoor Kennels.

D. **REZONING - Public Hearing**

17. Rezoning Request, Mark Strozier, Strozier Services, LLC., authorized representative for Cannon Timber & Land LLC, property owner, 18.35 acres, 3400 block Birmingham Highway, from R-4 to C-3, GC-P.

V. OLD BUSINESS

E. **FINAL PLAT**

18. Firefly Phase 2A SD, 84 lots, Spencer Cothran, Holland Homes, authorized representative for Firefly Development Lee, LLC, property owner, 100 Firefly Lane, PUD, final approval. *(This agenda item tabled at the March 24th PC meeting.)*

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

PLANNING COMMISSION
MINUTES
300 Martin Luther King Blvd.
March 24, 2026
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.

The City of Opelika Planning Commission held its regular monthly meeting March 24, 2026 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, Councilwoman Leigh Whatley, Mr. Sheldon Whittelsey, Mr. Ben Bugg, Mr. Tom Penton, Mr. Jay Walters, and Mr. John Sweatman.

MEMBERS ABSENT: Dr. Arturo Menefee,

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

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

II. APPROVAL OF MINUTES

Approval of Planning Commission Minutes February 24, 2026

RESULT:	**Passed**
MOVER:	Director John Sweatman
SECONDER:	Tom Penton
AYES:	Chair Cannon, Walters, Bugg, Whittelsey, Penton, Mayor Smith, Councilwoman Ward 3 Whatley, Director Sweatman
NAYS:	None
ABSTAIN:	None

III. UPDATE ON PREVIOUS CASES

Mr. Mosley reported that several rezoning requests previously considered by the Planning Commission had advanced to the Opelika City Council for first reading. At the time of the meeting, only the North Uniroyal Road rezoning had been approved. Additional public hearings and second readings were scheduled for April 7, 2026.

IV. NEW BUSINESS

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

1. Pond View Woods SD, 35 lots, Josh Mura, Samford Group LLC, authorized representative for Dunlop Family Investments, LLC, property owner, accessed at White Road and Dunlop Drive, preliminary approval.

Staff Report

Mr. Mosley presented a request for preliminary plat approval for a single-family residential subdivision consisting of 33 lots, as revised from the original submittal. The property is currently zoned R-1, with a pending rezoning request to R-2 and R-3 that had previously been considered by the Planning Commission and forwarded to the City Council with a negative recommendation. The proposed subdivision includes 11 lots within the proposed R-2 portion, primarily along White Road, and 22 lots within the proposed R-3 portion extending north from Dunlop Drive. Mr. Mosley stated that most lots met the applicable requirements; however, Lots 10, 11, and 22 did not meet minimum frontage or width standards, with Lot 10 noted at approximately 78 feet of frontage. Mr. Mosley explained that the revised layout would remove a previously planned connection to White Road and instead direct traffic through the subdivision to Dunlop Drive and the planned signalized intersection at Dunlop Drive and Waverly Parkway. He stated that sidewalks would be required on both sides of Dunlop Drive for the proposed R-3 section and along White Road for the proposed R-2 section. Utilities are to be installed underground, and shared drive access is proposed for certain lots along White Road. No density figure was stated during the staff report.

Planning staff recommends preliminary approval subject to the following comments:

1. Install all utilities underground.
2. Sidewalks are required for all 33 lots.
3. There is an overhead power line extending from a stub of Dunlop Drive, northerly into the subject property, which bends to the right easterly, parallel to Rustic Street, then diagonally northeasterly, and finally turns north to White Road. The easement, or at least the existing line, should be shown on plat. Contact OPS for easement width.
4. Change signature line from Opelika Utilities Board to Opelika Water Board.
5. Add the owner/developers' name and address on the plat.
6. The names of the adjacent, existing subdivisions should be shown.
7. Add minimum setback lines for Lots 10, 11, and 22 so the minimum lot width is 70 feet.
8. Add all signature blocks prior to final plat approval.
9. Reference McDonald Downs 2nd Addition as the source that a portion of Lot 10 came from.
10. Revise lots 8, 10, 11. 22, and 31 to meet the minimum lot widths.
11. Add a note requiring the use of shared driveways.
12. White Road will be required to be expanded and improved.
13. A turnaround shall be required on White Road.
14. Correct vicinity map.
15. If a connection to the property to the north is not installed then a temporary turnaround will be required.

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

Public Hearing

The Chair opened the public hearing.

David Barnes, 531 Rustic Street, expressed concerns regarding drainage, topography, and the potential for increased stormwater runoff due to removal of existing vegetation. He requested preservation of natural vegetation or implementation of drainage mitigation measures.

John Wilkins-Klein, 601 Rustic Street, expressed concerns regarding traffic safety, drainage impacts, preservation of an existing pond, and the lack of information regarding proposed housing types and configuration.

Linda Wilkins-Klein, 601 Rustic Street, expressed concerns regarding increased traffic, loss of wooded areas, and drainage features shown on the revised plan.

Chuck Reed, 520 White Road, expressed concerns regarding cumulative traffic impacts from multiple developments in the area.

Darla Gibbs, 701 Waverly Place, expressed concerns regarding increased traffic through existing neighborhoods, pedestrian safety, and speed limits.

Brandon Rice, applicant representative, stated that the revised plan redirects traffic away from White Road and toward Dunlop Drive, where a signalized intersection is planned, and indicated that the revised configuration improves traffic flow and safety.

The public hearing was closed.

Motion to table the item.

RESULT:	**Failed**
MOVER:	Tom Penton
SECONDER:	Sheldon Whittelsey
DISCUSSION:	
	Commission members discussed the procedural issue created by the pending rezoning and whether the plat should be tabled pending City Council action. Mr. Mosley advised that tabling without the applicant's consent could create approval complications under the applicable statutory time limits and explained that the Commission's options were to vote to table or to vote the plat up or down based on the current zoning and the Commission's prior negative rezoning recommendation. Commission members also asked about drainage review, housing types, sidewalks, traffic controls, school bus access, and driveway arrangements. Staff and Engineering responded that drainage, grading, and infrastructure details would be addressed at the construction plan stage; sidewalks are required within the subdivision; the signalized intersection at Waverly Parkway and Dunlop Drive is already planned by the City; and the proposed shared drive configuration along White Road would limit direct driveway access.
AYES:	Penton, Whittelsey
NAYS:	Chair Cannon, Walters, Penton, Mayor Smith, Councilwoman Ward 3 Whatley, Director Sweatman
ABSTAIN:	None

Motion to grant preliminary plat approval with staff recommendations

RESULT:	Passed
MOVER:	Director John Sweatman
SECONDER:	Jay Walters
AYES:	Bugg, Chair Cannon, Councilwoman Ward 3 Whatley, Mayor Smith, Walters
NAYS:	Penton, Sweatman, Whittlesey
ABSTAIN:	None

2. Piedmont Property North SD, 34 lots, Blake Rice, BSI, Inc., authorized representative for Piedmont Farms, LLC, property owner, Waverly Parkway, preliminary approval.

This item was withdrawn by the applicant prior to consideration. No action was taken.

3. Priester Phase 1 SD, 27 lots, Lee Tharp, Kadre Engineering, authorized representative for Priester Road Development Partners, LLC, property owners, 2013 Waverly Parkway, preliminary approval.

Staff Report

Mr. Mosley presented a request for preliminary plat approval for a 27-lot single-family residential subdivision located along Waverly Parkway. The property is zoned R-4.

Mr. Mosley stated that the proposed lots meet the minimum lot size requirement for the R-4 district, with a minimum size of 7,500 square feet and some lots measuring up to approximately 16,000 square feet. The subdivision is designed with two entrances onto Waverly Parkway connected by a single internal street.

He noted that Lots 1, 18, 24, and 32, as labeled on the plan, front onto Waverly Parkway and should not take direct access from the parkway, but should instead access the internal street. No density calculation was provided during the staff report.

Landscaping and buffering requirements include sidewalks along both sides of the internal street and along Waverly Parkway, as well as required residential buffers. Utilities are to be installed underground.

Staff recommend preliminary plat approval for this plat, subject to the following:
1. Remove the setback lines shown on the lots. The setbacks for sides on 1, 18, 24, and 32 are incorrect.
2. A residential buffer should be shown, preserved, or planted along Lots 1, 18, 24, and 32.
3. Why is the adjoining parcel to the east shown as a part of this development? It's under a different ownership. If you need to include it for whatever reason, you must add the boundary measurements and will be required to locate the existing buildings therein.
4. The adjoining property owners' names and addresses and tax parcel numbers should be shown.
5. The right-of-way width of Waverly Parkway should be shown.
6. The names of the adjoining subdivisions should be shown; in this case, Westside Subdivisions 4rd Addition and 5th Addition.
7. Correct lot numbering.
8. Note 5 is incorrect.
9. Utility notes reference a different project
10. Site data table references 32 lots.
11. All utilities shall be underground
12. Sidewalks shall be required on both sides of the internal street and along this side of Waverly Parkway.

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

Public Hearing
The Chair opened the public hearing.

Joleen Landry, 1908 Waverly Parkway, expressed concerns regarding sewer availability and whether existing homes would be required to connect, and also raised concerns regarding traffic safety, lack of sidewalks, and pedestrian conditions along Waverly Parkway.

Staff responded that sewer service for the development would be routed internally across the property and would not require adjacent property owners to connect.

The public hearing was closed.

Motion to grant preliminary plat approval with staff recommendations

RESULT:	**Passed**
MOVER:	Director John Sweatman
SECONDER:	Ben Bugg
DISCUSSION:	**John Sweatman** questioned the spacing between the proposed entrances and White Road and raised concerns about opposing left-turn movements on Waverly Parkway.

	Scott Parker, stated that the spacing between the two proposed entrances met the City's spacing requirements, but acknowledged that opposing left-turn movements in relation to White Road had not been specifically analyzed and could be reviewed further at the final plat stage.
	Leigh Whatley, Commissioner, expressed concern regarding the cumulative traffic burden on Waverly Parkway and the need for long-range planning for that corridor.
AYES:	Walters, Bugg, Whittelsey, Penton, Mayor Smith, Director Sweatman
NAYS:	Chair Cannon, Councilwoman Ward 3 Whatley
ABSTAIN:	None

4. Fieldstone Phase 4 SD, 144 lots, Brandon Bolt, Bolt Engineering, authorized representative for Darby Pippen/DRI Fieldstne, LLC, property owners, South Uniroyal Road, preliminary approval.

Staff Report

Mr. Mosley presented a request for preliminary plat approval for a 144-lot single-family residential subdivision with 8 additional lots designated for stormwater and open space purposes. The property is zoned C-3, which allows residential development subject to R-5 standards.

Mr. Mosley stated that all residential lots meet or exceed the minimum R-5 standards, with lot widths of at least 60 feet and lot sizes ranging from approximately 8,125 square feet to 23,000 square feet. He stated that the density is approximately 1.88 units per acre.

The development includes a main access point on South Uniroyal Road, a secondary connection to the existing Cottages at Fieldstone development, a stream corridor through the middle of the site, open space areas, a detention pond, and an amenity area near the entrance. The amenity area was shown as including a pool, playground, bathrooms, mail kiosk, and entry feature.

Mr. Mosley stated that the landscaping plan shows trees throughout the development. Staff proposed a minimum of one street tree per lot, planted on private property rather than in the right-of-way. Buffering and screening are required along South Uniroyal Road, particularly for frontage conditions. Utilities are to be installed underground.

The Planning staff recommends preliminary plat approval, subject to the following:
1. Sidewalks are required on both sides of the street (correct note on plat). Provide a sidewalk along S. Uniroyal Road on this side of the street.
2. Utilities are required to be underground.
3. A minimum of two trees shall be planted on each lot. Trees shall be planted on private property not on right-of-way.
4. Correct the side on street setback to be 25 feet in the lot requirement.
5. Add a note on the plat showing ownership and maintenance of the proposed stormwater, pond, and open space on Lots 501-507 and the amenities located on Lot 601(Diagram provided shows community pool, pavilion, playground, and mail kiosk on Lot 601.)
6. Lot 501 shall include landscaping to screen Lot 7 from S. Uniroyal Road.

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

Public Hearing

The Chair opened the public hearing.

Kevin Jamison, 2320 Joules Way, expressed concerns regarding the stormwater detention pond, who would maintain it, whether it could become overgrown or attract mosquitoes and snakes. He also noted that they had weak water pressure in the existing neighborhood, and questioned increased traffic on South Uniroyal Road.

Heather Ledbetter, 3708 Riverstone Drive, expressed concerns regarding the incomplete final layer of

asphalt in the existing Fieldstone development and whether that work would ever be completed.

Delvin Kirk, 2215 Oak Drive, asked about pump station capacity and whether better drainage would be provided because of existing standing water conditions near his property.

Brandon Bolt, applicant representative, stated that the developer had been in contact with Public Works regarding a study of the pump station and that participation between the development and the City was anticipated if improvements were needed. He also stated that detention ponds would be maintained by the owner or homeowners association.

The public hearing was closed.

Motion to grant preliminary plat approval with staff recommendations

RESULT:	**Passed**
MOVER:	Director John Sweatman
SECONDER:	Ben Bugg
DISCUSSION:	**Tom Penton**, asked whether turn lanes on South Uniroyal Road would be addressed. **Scott Parker,** stated that an analysis would be required to determine whether left- or right-turn lanes are necessary. **Lucinda Cannon,** noted that the applicant's plan appeared to show two trees per lot, while the staff recommendation referenced one tree per lot, and asked that the landscaping requirement reflect what the applicant had represented. **Mr. Mosley** indicated that the Commission could require the higher landscaping standard shown by the applicant.
AYES:	Chair Cannon, Walters, Bugg, Whittelsey, Penton, Mayor Smith, Councilwoman Ward 3 Whatley, Director Sweatman
NAYS:	None
ABSTAIN:	None

5. The Preserve at Southwood SD, 110 lots, Brandon Bolt, Bolt Engineering, authorized representative for John M. Dudley, property owner, 3811 South Uniroyal Road, preliminary approval.

Staff Report

Mr. Mosley presented a request for preliminary plat approval for a single-family residential subdivision identified in the staff report as containing 110 Lots with 108 homes. The property is zoned C-3 and must meet R-5 residential standards.

Mr. Mosley stated that the proposed density is approximately 2.7 units per acre. The subdivision includes one primary entrance from South Uniroyal Road and a secondary connection to a public road in an adjacent county subdivision, providing a second point of access.

He stated that the lots generally meet the applicable minimum standards, although a few lots required revision to comply. The plan includes an amenity area with a pool and common area, a detention lot, and un-developable land at the rear where the property falls away rapidly.

Mr. Mosley stated that buffering would be required along South Uniroyal Road for the frontage lots so that the rear yards of those homes would be screened from the collector roadway. Landscaping includes the required minimum residential lot tree planting. Utilities are to be installed underground.

Staff recommends preliminary plat approval subject to the following:

1. **Lots 26 and 32 must meet the minimum 7,500 sq. ft. requirement.**
2. **Install sidewalks on both sides of all streets. Correct the note on the plat.**
3. **Install underground utilities.**
4. **Add a note on the plat showing ownership and maintenance of the proposed storm pond Lot**

501and amenity Lot 601. (Diagram provided shows community pool, pavilion, playground, and lawn areas on Lot 601.)

5. Add a landscape buffer 25 feet along South Uniroyal Road for double frontage lots. This buffer shall create a full screen of the backyard. Any fencing shall be located between the landscaping and the home.

6. No access shall be allowed to S. Uniroyal Road from Lots 1-4 and 74-80.

7. Add a sidewalk down this side of S. Uniroyal Road.

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

Public Hearing

The Chair opened the public hearing.

No public comments were received.

The public hearing was closed.

Motion to grant preliminary plat approval with staff recommendations

RESULT:	**Passed**
MOVER:	Jay Walters
SECONDER:	Sheldon Whittelsey
AYES:	Chair Cannon, Walters, Bugg, Whittelsey, Penton, Mayor Smith, Councilwoman Ward 3 Whatley, Director Sweatman
NAYS:	None
ABSTAIN:	None

6. 2Eighty SD, 32 lots, Blake Rice, BSI. Inc., authorized representative for The Grand Reserve Columbus, LLC, property owners, Columbus Pkwy/US Hwy 280, preliminary approval.

Staff Report

Mr. Mosley presented a request for preliminary plat approval for a single-family residential subdivision on approximately 15 acres along Columbus Parkway / U.S. Highway 280.

The plan shows 32 total lots, including 29 developable residential lots and 3 amenity or open space lots. Mr. Mosley stated that the lots generally exceed 80 feet in width along the front property line, with a few narrower lots in the cul-de-sac bulbs, which he indicated is common.

The development includes one primary entrance from U.S. Highway 280, a detention pond at the rear, common open space near the entrance, and a utility easement along the back of the property. No density figure was stated during the staff report.

Mr. Mosley stated that buffering would be required for the double-frontage lots backing up to U.S. 280. Utilities are to be installed underground, and sidewalks are required on both sides of the internal street.

Staff recommends preliminary plat approval subject to the following:

1. Install utilities underground.

2. Sidewalks are required on both sides of the streets.

3. Buffers shall be required as explained in this report.

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

Public Hearing

The Chair opened the public hearing.

Jay Connor, speaking for the applicant, requested that the future interconnectivity requirement be limited to the western adjacent parcel and not the eastern parcel.

Scott Parker, stated that the eastern parcel already has access from Betty's Lane and agreed that a future connection to the west only would be appropriate.

The public hearing was closed.

Motion to grant preliminary plat approval with staff recommendations

RESULT:	**Passed**
MOVER:	Mayor Eddie Smith
SECONDER:	Director John Sweatman
DISCUSSION:	
	Scott Parker, also noted that ALDOT would regulate access and that right-in/right-out restrictions were possible for nearby entrances on U.S. 280.
AYES:	Chair Cannon, Walters, Bugg, Whittelsey, Penton, Mayor Smith, Councilwoman Ward 3 Whatley, Director Sweatman
NAYS:	None
ABSTAIN:	None

7. Moore's Ridge Phase 1 SD, 12 lots, Mike Maher, Precision Surveying, authorized representative for Tim Moore, property owner, Oak Park Drive & Cedar Creek Drive, preliminary approval.

Staff Report

Mr. Mosley presented a request for preliminary plat approval for a 12-lot single-family residential subdivision within a previously approved planned unit development. He stated that this phase was originally approved as part of the Cedar Creek PUD in 2009 and is now being advanced under the name Moore's Ridge.

Mr. Mosley stated that the proposed lots are approximately 90 feet wide and range in size from about 17,000 square feet to 24,000 square feet. He stated that the subdivision is substantially consistent with what was approved in the PUD and would extend Cedar Creek Drive where it currently stops.

He explained that a previously shown roadway segment in the adjoining open space area would no longer connect in the same location and that a portion of right-of-way would need to be vacated if the plat is approved.

Staff recommends preliminary approval subject to the following:

1. **Update the adjacent property owners information.**
2. **Note the setbacks in the plat notes.**
3. **Install sidewalks on both sides of all streets.**
4. **Install a temporary turnaround at the end of the street.**
5. **The signature line for Opelika Public Works is missing.**
6. **Add the owner's name and address.**
7. **Note # 8 "….verified by Robertson Surveying." ?**
8. **As Cedar Creek Subdivision Phase 1B (PB 27, Pg 115) has been recorded, the previous right of way of Cedar Creek Drive through this project should be indicated and any portions outside of the right of way shown on Lots 1-3 should be noted as being vacated.**

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

Public Hearing

The Chair opened the public hearing.

Andrea Sterl, Heatherbrook Drive, stated that she had received notice but could not determine from the mailed map how the development would affect her property and asked for clarification regarding the location of the project.

Mr. Mosley explained that the development under consideration was on the opposite side of Cedar Creek Drive and that any development on the other side nearer Heatherbrook would come at a later time if proposed.

Cathy Chastain, 602 Hillflo Avenue, expressed concerns regarding lot size compatibility, property values, and water draining down the hill toward her yard.

Tim Moore, applicant and property owner, stated that he lives in Cedar Creek, had owned property in the area for many years, and intends to complete development in a way that is consistent with the neighborhood. He stated that the homes in this phase are intended to be similar in size to existing homes on Oak Park, but somewhat improved, and referenced anticipated values in the $400,000 range.

Amy Wilt, 3307 Heatherbrook, asked about the anticipated timeline for eventual connection of Cedar Creek through to Heatherbrook.

Mr. Moore responded that the next phase on the opposite side of Cedar Creek Road would likely follow after the moratorium and that the portion behind the larger lots could take approximately two and a half to three years to advance.

The public hearing was closed.

Motion to grant preliminary plat approval with staff recommendations

RESULT:	**Passed**
MOVER:	Director John Sweatman
SECONDER:	Councilwoman Ward 3 Leigh Whatley
DISCUSSION:	**Commission members** asked about the type and quality of homes that were anticipated within the subdivision. **Mr. Moore** responded that the homes would be single-family residences similar in character to existing nearby development, with the intent of gradually increasing value as the area is completed.
AYES:	Chair Cannon, Walters, Bugg, Whittelsey, Penton, Mayor Smith, Councilwoman Ward 3 Whatley, Director Sweatman
NAYS:	None
ABSTAIN:	None

B. **MASTER PLAN AMENDMENT and PLAT (Preliminary Only) — Public Hearing**

8. Major revisions to the Cedar Creek PUD Master Plan, 4 Acres, Intersection of Oak Park Drive and Cedar Creek Drive, Mike Maher, Precision Surveying, authorized representative for Moore's Construction, LLC, property owner, Change of use from an amenity lot (clubhouse and swimming pool) to five single-family home lots (lot sizes: 29,248 sf to 36,948 sf).

Mr. Mosley presented a request to amend the existing Cedar Creek Planned Unit Development Master Plan, originally approved in 2004 and later revised, to convert a previously designated amenity lot into residential use.

The affected area consists of approximately 4 acres that had been shown in earlier phases as an amenity lot intended for a pool, playground, clubhouse, and open space. Mr. Mosley stated that construction on the pool and clubhouse had begun years ago but was never completed, and that remnants of the unfinished facility remained on the site.

The applicant proposes to change the use of this amenity area to allow five single-family residential lots. Mr. Mosley stated that the lots would be generally consistent in width with surrounding development, at about 90 feet, and would be somewhat deeper because part of the tract includes stream buffer and watershed constraints.

Mr. Mosley stated that staff supported the amendment because of the age of the original approval, the lack of completion of the amenity area, the applicant’s purchase of the remaining undeveloped property, and the role of the additional lots in helping make continued development financially feasible.

Staff Recommendation
Staff recommends the Planning Commission make a positive recommendation to the City Council to

approve this amendment to the Cedar Creek (Moore's Ridge) Master Plan and allow five lots on this property.

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

Public Hearing
The Chair opened the public hearing.
No public comments were received.
The public hearing was closed.

Motion for a positive recommendation to City Council

RESULT:	**Passed**
MOVER:	Director John Sweatman
SECONDER:	Sheldon Whittelsey
AYES:	Chair Cannon, Walters, Bugg, Whittelsey, Penton, Mayor Smith, Councilwoman Ward 3 Whatley, Director Sweatman
NAYS:	None
ABSTAIN:	None

9. Moore's Ridge Phase 2 SD, 5 lots, Mike Maher Precision Surveying, authorized representative for Tim Moore, property owner, Cedar Creek Drive, preliminary approval.

Staff Report

Mr. Mosley presented a request for preliminary plat approval for Moore's Ridge Phase 2, a five-lot single-family residential subdivision that corresponds to the proposed amendment of the Cedar Creek PUD Master Plan.

The subdivision consists of five lots on approximately four acres, with a stated density of approximately 1.25 units per acre. Mr. Mosley stated that the lots are generally about 90 feet in width and include substantial depth because of the undevelopable land located behind them.

He stated that part of the tract contains floodplain, watershed, and other environmental constraints that cannot be developed and that these areas would remain as natural buffering.

Staff recommends preliminary approval subject to the following:
1. Approval of the master development plan amendment to allow the open space amenity lot to be used for residential development.
2. Note the setbacks in the plat notes.
3. Install sidewalks on both sides of all streets.
4. Note that the buffer area shall remain in a natural undisturbed vegetative state.
5. The signature line for Opelika Public Works is missing.
6. Add the owner's name and address.
7. Note # 8 "….verified by Robertson Surveying." ?
8. Lots 1 through 12 should be identified as Moore's Ridge Phase 1.
9. The sanitary sewer line travels all the way across Lots 13 – 17. Why does the easement stop in Lot 14?
10. As Cedar Creek Subdivision Phase 1B (PB 27, Pg 115) has been recorded, the previous right of way of Cedar Creek Drive through this project should be indicated and any portions outside of the right of way shown on Lots 1-3 should be noted as being vacated.

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

Public Hearing
The Chair opened the public hearing.
No public comments were received.

The public hearing was closed.

Motion to grant preliminary plat approval with staff recommendations

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

C. CONDITIONAL USE – Public Hearing

10. Woodson T. Harmon, authorized representative for H&H Developments LLC, property owner, Terminus of Yarbrough Drive, C-2, Yarbrough Townhomes 68 units.

Staff Report
Mr. Mosley presented the staff report to the Planning Commission for the request made by Woodson T. Harmon representing H & H Development Partners, LLC, for conditional use of a 68-unit townhome development. He stated that the applicant was granted conditional use for Yarbrough Townhomes in August 2024 and November 2024. However, the previous approvals have expired. The August 2024 approval was for 56 townhome units and the November 2024 request was for an additional 12 units for a total of 68 units. The density for the 68 units is 5.9 dwellings per acre on the 11.4 acres. He stated that the 68 townhome lots exceed the 1,800-sf minimum lot size and 20-ft lot with townhome requirement. Most of the townhome lots are 25 feet wide and have a 2,500 square foot lot size or larger. The minimum setbacks for a C-3 zoning district are 30-ft front yard, 10-ft side yard and 20-ft rear yard have been met, as well as the 20-ft minimum separation between the townhome groups.
Staff recommends conditional use approval subject to the following:
1. Extend the townhome sidewalk to the north to Yarbrough Drive.
2. All utilities shall be underground.
3. Add a note on the site plan and landscape plan indicating who will maintain the open space.
4. Between the townhome units nearest to Yarbrough Drive extension and the north property line, install an opaque visual screen with evergreen trees/shrubs. Fencing for these townhome units must be between the landscape buffer and the townhome units, so the evergreen buffer faces Yarbrough Drive extension.
5. On or near the west property lines, a residential buffer is required, consisting of one of the three options in Section 10 Landscape Regulations. If fencing is an option chosen, install the fence between landscaping (that is nearest to the adjacent single family homes) and the townhome units.
6. Any fences constructed for townhome units must be consistent in maintaining a uniform appearance as specified in HOA guidelines.
7. The exterior materials for townhomes must meet the gateway corridor cladding requirements as provided in Section 7.6 Gateway Corridor in the Zoning Ordinance.

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

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

Motion to grant conditional use approval with staff recommendations

RESULT:	**Passed**
MOVER:	Director John Sweatman
SECONDER:	Tom Penton

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

11. Ken Pylant III, authorized representative for Pyson LLC, property owners, 519 South 7th Street and 708 Avenue E, C-2, 16 townhome units.

Staff Report
Mr. Mosley presented the staff report to the Planning Commission for the request made by Ken Pylant III representing Pyson, LLC., for conditional use of a 16-unit townhome on a 31,299 sq. ft. lot on the Southside Geneva Historic District. He stated that the land use plan in the 2040 Comprehensive Plan notes this property as mixed use. The Housing Framework classification is "Downtown." The Downtown classification notes that standalone medium-to-high density multifamily in "missing middle housing" configurations ensure the small-town character of Downtown thrives. The townhomes are approximately 2,520 square feet. They are three story units with three (3) bedrooms. The plans noted that these could potentially be used for home occupations. Mr. Mosley stated that this development is in the historic district and therefore would require Historic Preservation Commission review. The buildings in the district rarely meet the C-2 setback standards. In most cases they are between 7-12 feet from the property line. Staff believe that this setback is generally consistent with the building on the adjacent blocks. This would need to be reviewed by the HPC and if deemed appropriate, the applicant could apply for a setback variance with the ZBA.
Staff recommends approval subject to the following:
1. The building will require approval from the Historic Preservation Commission.
2. All utilities shall be underground.
3. The setbacks along Avenue E, S. 7th Street, and the north property line will require a variance or will need to meet the zoning ordinance standards at time of construction.
4. The sewer line through the property will need to be relocated or abandoned and vacated if no longer needed.
5. Units 13–16 will require screening through a mixture of landscaping and hardscaping/fence to provide some privacy from the adjacent commercial property.
6. Where possible, trees should be preserved. A full landscaping plan showing the calculations will be required.
7. Trash/garbage service will require coordination with Opelika Environmental Services.

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

Public Hearing
Chair Cannon opened the public hearing.
Tessa Tallaksen, 1022 Renfroe: Inquired if anyone governs the look of the buildings in downtown?

Ken Pylant, Developer: Stated that the townhomes would be in keeping with the townhomes across the street.

Chair Cannon: Inquired about parking.

Ken Pylant: Residents would park in garages under the facility and guest park in the back.

Mr. Whittlesey: Asked about common spaces.

Mr. Pylant: Common spaces would be green space, communal garden, dog area or playground, but yet to be determined.
Chair Cannon closed the public hearing.

Motion to grant conditional use approval with staff recommendations

RESULT:	**Passed**
MOVER:	Mayor Eddie Smith

SECONDER:	Sheldon Whittelsey
DISCUSSION:	**Mr. Sweatman:** Inquired about home occupation parking. **Mr. Mosley:** The business owner has to provide parking. He noted customer intensive-based businesses are discouraged.
AYES:	Chair Cannon, Walters, Bugg, Whittelsey, Penton, Mayor Smith, Councilwoman Ward 3 Whatley, Director Sweatman
NAYS:	None
ABSTAIN:	None

12. Kurt Hayley, authorized representative for Hayley Investments, LLC, property owner, 1110-1190 Fitzpatrick Avenue, C-2, GC-S, 18 Cottages.

Staff Report
Mr. Mosley presented a request for conditional use approval for a multifamily cottage development located at Fitzpatrick Avenue. He stated that the applicant is proposing 18 detached single-family style homes on a single lot under a condominium form of ownership, which is treated as multifamily/apartment use under the zoning ordinance. He stated that the property is zoned C-2.

Mr. Mosley stated that the site contains approximately 1.99 acres and that the proposed density is approximately 9.5 units per acre. He explained that the units would all exceed 800 square feet, be separated by approximately 15 feet, and include a mix of two-bedroom and three-bedroom floor plans. He also noted that the site had most recently been used as a lay-down yard.

He stated that the site plan provides two parking spaces per unit in grouped parking areas and that the landscape plan requires 194 landscape points and 57 parking lot landscape points. Staff noted minor deficiencies in the landscape plan and a required six-foot buffer against the existing residential use on the west side.

Mr. Mosley stated that the development is subject to the Gateway Corridor multifamily standards and that the applicant had provided updated elevations with a more modern design than those shown in an earlier submittal. He stated that sidewalks would be required along Fitzpatrick Avenue and from the internal development to the public sidewalk system, and that a screened dumpster area and at least one handicap-accessible parking space would be required.

Staff recommends conditional use approval subject to the following conditions:

1. **Sidewalks are required along Fitzpatrick extending to the side property lines**
2. **Add one handicap parking space.**
3. **The exterior materials shall use the approved materials for the gateway corridor.**
4. **Screen the dumpster using an opaque fence and/or solid hedge of evergreen shrubs.**
5. **Revise the landscape plan to meet the requirements of the Zoning Ordinance.**
6. **Each unit must exceed 800 square feet in heated/cooled space.**

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

Public Hearing
The Chair opened the public hearing.

Steve Penland, 1019 Fitzpatrick Avenue, expressed concerns regarding cumulative traffic from multiple developments that would funnel traffic onto Waverly Parkway, Fitzpatrick Avenue, Fourth Avenue, and the already congested intersection at North 10th Street and Fourth Avenue. He also noted the nearby school bus turning movements at Simmons Street and questioned what would be done to address the traffic impacts.

The public hearing was closed.

Motion to grant conditional use approval with staff recommendations

RESULT:	**Failed**
MOVER:	Director John Sweatman
SECONDER:	Jay Walters

DISCUSSION:	
	Leigh Whatley asked whether a traffic study had been required. **Scott Parker** responded that this individual development did not trigger the threshold for a traffic study, although broader traffic concerns existed in the area. **Chair Cannon** suggested that the driveway should line up with Simmons Street across Fitzpatrick
AYES:	Walters, Bugg, Mayor Smith, Director Sweatman
NAYS:	Chair Cannon, Whittelsey, Penton, Councilwoman Ward 3 Whatley
ABSTAIN:	None

13. Joey Brooks, authorized representative for Kurt Hayley, property owner, 209 South 8th Street, C-1, Wine Bar and retail. .

Staff Report

Mr. Mosley presented a request for conditional use approval for a wine lounge component associated with a wine retail use located at 209 South 8th Street. He stated that the retail portion is allowed by right in the C-1 district, while the lounge component requires conditional use approval.

Mr. Mosley stated that the site is located adjacent to the breezeway and that the applicant had provided an interior floor plan showing the front entry, a circular staircase to a small elevated seating area, and a layout of tables and booths throughout the interior. He stated that the use is intended to function as approximately 70 percent retail sales with some on-site wine and beer consumption.

He stated that the proposed hours of operation are closed on Sunday and Monday, noon to 8:00 p.m. on Tuesday and Wednesday, and noon to 10:00 p.m. on Thursday, Friday, and Saturday. He further stated that the overall building area is approximately 15,000 square feet and that the expected occupancy would be roughly 50 persons, subject to final building code review.

Mr. Mosley stated that the building's size and downtown location make the use appropriate and that no on-site parking is required in the C-1 district, so patrons may rely on on-street parking and nearby public parking areas.

The Planning Staff recommends conditional use approval.

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

Public Hearing

The Chair opened the public hearing.

No public comments were received.

The public hearing was closed.

Motion to grant conditional use approval with staff recommendations

RESULT:	**Passed**
MOVER:	Tom Penton
SECONDER:	Ben Bugg
AYES:	Chair Cannon, Walters, Bugg, Whittelsey, Penton, Mayor Smith, Councilwoman Ward 3 Whatley, Director Sweatman
NAYS:	None
ABSTAIN:	None

14. Mike Bowden and Brad Bowden, authorized representatives for Mike Bowden & Tall Oaks, LLC, property owners, 2908 Birmingham Highway, R-5, Addition to Tree Tops apartments: Tree Tops II Apartments, 338 units total - 72 existing units, 266 new units.

Staff Report

Mr. Mosley presented a request for conditional use approval for an expansion of the existing Tree Tops Apartments located at 2908 Birmingham Highway. He stated that the existing complex contains three apartment buildings on approximately 32 acres and that the proposal would renovate the three existing buildings and add nine additional buildings, resulting in a total of 12 buildings.

Mr. Mosley stated that the completed development would contain 338 total units and 624 bedrooms, consisting of 72 existing units and 266 new units. He described the current buildings as being primarily three-bedroom units and stated that the new construction would consist primarily of one-bedroom and two-bedroom units.

He stated that the plan includes a secondary access point to Birmingham Highway, internal drives, parking, a resort-style pool, dog parks, and other amenity features. He stated that the proposed density is approximately 10.58 units per acre and that 678 parking spaces are shown where 676 are required.

Mr. Mosley stated that the landscape plan meets the ordinance requirements and that the existing natural buffer along Birmingham Highway should be maintained to preserve privacy for residents. He also stated that the future land use plan supports increased residential density and multifamily use in this area.

Staff recommends approval subject to the following:

1. Provide an elevation of the proposed new buildings to meet the gateway corridor cladding standards.
2. Add a residential bufferyard to the adjacent vacant R-5 area
3. All gates will need to be coordinated with the City of Opelika Police and Fire.
4. Trash service will need to be coordinated with Opelika Environmental Services.
5. If the natural buffer between the buildings and the road is ever removed, a new buffer shall be required outside of the power easement.

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

Public Hearing

The Chair opened the public hearing.

No public comments were received.

The public hearing was closed.

Motion to grant conditional use approval with staff recommendations

RESULT:	**Passed**
MOVER:	Director John Sweatman
SECONDER:	Mayor Eddie Smith
DISCUSSION:	
	Chair Cannon, asked for confirmation that the project would increase the existing complex from 72 units to 338 units and whether the proposed second entrance was at an existing curb cut.
	Parker Lewis, with Hydro Engineering, stated that the second entrance was not at an existing crossing and would function as a right-in/right-out entrance. He also stated that the project had previously been fully approved before construction was delayed by COVID and other circumstances and that the plans would be resubmitted to the City and ALDOT for rereview.
	Ben Bugg, asked about the timing of renovation of the existing buildings
	Parker Lewis, stated that the existing buildings would be fully renovated and that current residents would be relocated during that process.
AYES:	Chair Cannon, Walters, Bugg, Whittelsey, Penton, Mayor Smith, Councilwoman Ward 3 Whatley, Director Sweatman
NAYS:	None
ABSTAIN:	None

15. Tra Dykes, Woodruff Real Estate, authorized representative for Perryman Hill LLC, property owner, C-2, GC-P, Veterans Parkway and Birmingham Highway, Multi-family Apartment Complex - 265 units.

Chair Cannon announced that she would not be participating in this discussion due to a potential conflict. She turned control of the meeting over to Vice Chair Sweatman.

Staff Report

Mr. Mosley presented a request for conditional use approval for a 265-unit multifamily apartment development located at 3655 Veterans Parkway behind the proposed Publix shopping center near the intersection of Veterans Parkway and Birmingham Highway. He stated that the site contains approximately 27.4 acres and is zoned C-2 within the Gateway Corridor Primary district.

Mr. Mosley described the project as consisting primarily of walk-up apartment buildings on one side of a new internal street, with 12 townhouse-style units facing the street on the opposite side. He stated that the development would contain a mix of one-bedroom, two-bedroom, and three-bedroom units.

He stated that the future land use plan identifies the area as corridor commercial, and that apartment development is often appropriate in association with this type of regional commercial area because it can help support nearby retail uses. He stated that the corridor setback standards are 40 feet along Veterans Parkway and 20 feet on side and rear property lines, and that some setbacks along the new street may require waiver or variance treatment.

Mr. Mosley stated that the parking calculations require 530 spaces and that the plan shows 527 spaces, so additional spaces or a variance would be required at the time of development unless the ordinance changes. He also stated that the landscape plan exceeds the base and parking lot landscape requirements, that a residential buffer is shown along the western side, and that additional buffering should be provided along the proposed street adjacent to the future commercial development. Utilities are to be installed underground except for overhead transmission lines.

Staff recommends approval subject to the following:

1. Add required street buffers on the new street and future street per the requirements of the zoning ordinance. The planting requirements for these streets may be located within the public right-of-way if approved by the City of Opelika.

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 facilities must be enclosed on all sides and gated with an opaque fence/wall at a height so that the dumpster is not seen outside the enclosure. The location and manner must be coordinated with Opelika Environmental Services.

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.

8. Sidewalks will be required along both sides of new streets. The residential development will need to tie private internal sidewalks to the new public sidewalks. The development will also need to coordinate with the Opelika Engineering Department regarding sidewalks on Veterans Parkway. If not installed at the time of construction, a multi-use path will be required along Veterans Parkway.

9. The site will be required to meet the minimum parking requirements of the zoning ordinance at the time of construction or seek a variance from the ZBA.

10. The layout of the proposed lots will require the area to be replatted to meet this configuration.

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

Public Hearing

The Vice Chair opened the public hearing.

No public comments were received.

The public hearing was closed.

Motion to grant conditional use approval with staff recommendations

RESULT:	**Passed**
MOVER:	Mayor Eddie Smith
SECONDER:	Jay Walters
DISCUSSION:	
	Tom Penton, asked whether there would be an entrance from U.S. 280/Birmingham Highway in addition to the primary entrance from Veterans Parkway.
	Scott Parker, stated that the main entrance for the apartment development is from Veterans Parkway, but that an additional connection would exist as part of the overall buildout of the larger commercial development.
AYES:	Walters, Bugg, Whittelsey, Penton, Mayor Smith, Councilwoman Ward 3 Whatley, Director Sweatman
NAYS:	None
ABSTAIN:	Chair Cannon

16. Jeremy Clark, Compass Construction, authorized representative for CJCF LLC, property owner, 110 South 8th Street,
C-1, Two-story Mixed Use development (1st floor commercial, 2nd floor two residential units).

Vice Chair Sweatman relinquished control of the meeting back to Chair Cannon.

Staff Report

Mr. Mosley presented a request for conditional use approval for second-floor apartments within a mixed-use redevelopment at 110 South 8th Street in the C-1 district. He identified the building as the former downtown cleaners building and stated that it was already being remodeled by the applicant.

Mr. Mosley stated that the proposal includes two approximately 1,250-square-foot residential units above the first-floor commercial space. He described the internal layout as a hallway leading to two two-bedroom units, with living areas facing the front and rear of the building and bedrooms located more toward the interior.

He stated that the applicant had provided both an image of the existing building and a proposed elevation reflecting exterior improvements. He recommended approval of the mixed-use component subject to final Historic Preservation approval.

Planning staff recommend approval as submitted, subject to design approval by the Opelika Historic Preservation Commission.

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

Public Hearing

The Chair opened the public hearing.

Jeremy Clark, 234 Dogwood Drive, stated that the project had already been through the Historic Preservation process and that most of the exterior rehabilitation work was complete, with only paint color selection remaining.

The public hearing was closed.

Motion to grant conditional use approval with staff recommendations

RESULT:	**Passed**
MOVER:	Director John Sweatman
SECONDER:	Councilwoman Ward 3 Leigh Whatley
DISCUSSION:	**Jay Walters,** asked whether the project had already received approval from the Historic Preservation Commission.

	Mr. Clark responded that it had, and that the exterior work was substantially complete.
AYES:	Chair Cannon, Walters, Bugg, Whittelsey, Penton, Mayor Smith, Councilwoman Ward 3 Whatley, Director Sweatman
NAYS:	None
ABSTAIN:	None

17. Lee Tharp (Kadre Engineering), authorized representative for The Parmer Group, LLC, property owner, 300 South 7th Street, C-2, Townhomes (20 units).

Staff Report
Mr. Mosley presented a request for conditional use approval for a 20-unit townhome development at 300 South 7th Street within the Southside Geneva Historic District. He stated that the property is zoned C-2 and that the project had previously received Historic Preservation Commission approval, although that approval had expired and would need to be renewed.

Mr. Mosley stated that the project contains 20 townhome units on approximately 1.4 acres. He initially referenced three-story units but corrected the record to state that the project consists of two-story townhomes. He explained that the buildings would be arranged with one building of eight units facing South 7th Street, additional buildings facing Avenue C, and one building facing inward toward the rear of an adjacent property.

He stated that the future land use plan identifies this area as mixed-use downtown and that this type of missing-middle housing is considered appropriate in that setting. He further stated that the project does not meet the standard setback requirements of the corridor district, but that the proposed placement is generally in line with existing development and could be supported with the necessary variance or future ordinance amendments.

Mr. Mosley stated that parking would be located behind the buildings rather than in garages and that the City had also considered the possibility of gaining additional on-street parking in the area by re-stripping South 7th Street. He noted that the landscaping plan generally meets requirements, that the applicant proposes to preserve the existing corner tree and historic rock wall if possible, and that the units include a mix of approximately 18-foot and 22-foot-wide row houses. He also noted that the narrower 18-foot units could not be subdivided into fee-simple lots without a variance and would otherwise need to remain on a single lot. Utilities are to be installed underground.

Staff recommends approve subject to the following:
1. The building will require approval from the Historic Preservation Commission.
2. All utilities shall be underground.
3. The setbacks along Avenue C and S. 7th Street will require a variance or will need to meet the zoning ordinance standards at time of construction.
4. Where possible trees should be preserved.
5. Trash/garbage service will require coordination with Opelika Environmental Services.

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

Public Hearing
The Chair opened the public hearing.

Stone Ray, 152 Bragg Avenue, speaking for the development team, clarified that the project consists of two-story buildings rather than three-story buildings and stated that the unit sizes are approximately 1,400 to 1,600 square feet. He also stated that it is the developer's intent to improve the streetscape along both South 7th Street and Avenue C, although the final design may need to change because of drainage swales and damaged culverts.

The public hearing was closed.

Motion to grant conditional use approval with staff recommendations

RESULT:	**Passed**
MOVER:	Sheldon Whittelsey
SECONDER:	Councilwoman Ward 3 Leigh Whatley

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

18. Matthew Willis, Crawford Willis Group, authorized representative for Quinnspired LLC, property owner, 2124 Frederick Road, Indoor/Outdoor Fitness Center (Fortify Fitness and Performance).

Staff Report
Mr. Mosley presented a request for conditional use approval for an indoor/outdoor fitness center at 2124 Frederick Road. He stated that the property is located near Enterprise Drive across from the Tiger Town development and that indoor fitness is permitted by right in the C-3 Gateway Corridor Primary district, while outdoor fitness activities require conditional use approval.

Mr. Mosley stated that the existing building contains approximately 4,500 square feet of indoor space and that the applicant proposes to conduct outdoor fitness activities in two defined areas: a paved strip approximately 12 feet by 110 feet adjacent to a raised loading dock and a grassy area approximately 35 feet by 115 feet at the rear of the property near residential lots.

He stated that the outdoor sessions would generally involve cardio-based drills three or four days per week, with some sessions beginning as early as 5:30 a.m. and additional sessions occurring in the afternoon, up to a maximum of eight sessions per day. He stated that the applicant had represented that the activities would not involve amplified sound or other significant noise. No density calculation is applicable to this commercial recreational use.

Staff Recommendation
Staff recommends no outside music, speakers, amplified microphones, or whistles permitted. The fitness instructor and spectators must use normal conversation volumes during fitness sessions. Also, approval is subject to the applicant working with Planning to reduce noise if there are complaints.

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

Public Hearing
The Chair opened the public hearing.

No public comments were received.

The public hearing was closed.

Motion to grant conditional use approval with staff recommendations

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

D. **FINAL PLAT**

19. Firefly Phase 2A SD, 84 lots, Spencer Cothran, authorized representative for Firefly Development Lee, LLC, property owner, 100 Firefly Lane, final approval.

Staff Report
Mr. Mosley reported that this item had been removed from the agenda because the streets and related infrastructure were not yet ready for final plat review. He stated that the applicant was expected to return with the item at a future meeting once the remaining infrastructure work was finalized.

V. OLD BUSINESS

E. **FINAL PLAT**

20. Highline SD, 56 lots, 2410 Cunningham Drive, Aaron Adams, authorized representative for James G. McClain Jr., property owner, final approval.

Staff Report
Mr. Mosley presented the final plat request for Highline Subdivision, consisting of 56 townhouse lots and one open space lot. He stated that the development includes a primary public road with a turnaround and that the individual townhomes are arranged to face common courtyards while backing onto smaller alley-type access ways within the development. He also noted the project's frontage along Cunningham Drive.

Mr. Mosley stated that the final plat was being brought back to the table under Old Business and that staff was recommending approval. He noted that the required infrastructure had been constructed and that the remaining items were minor plat and note revisions. No density calculation was stated during the staff report.

Staff recommends final approval subject to the following:
1. Install a 5-foot sidewalk along Cunningham Drive right of way, Hi Pack Drive extension, and in front yard of all townhome groups, and connect sidewalk to open space lots as described in the February 2025 CU report.
2. All utilities shall be underground.
3. Add a note on plat about the HOAs allowed uses and maintenance responsibilities of the open space lots.
4. Change Opelika Utilities signature line to Opelika Water Works Board.

Engineering staff stated that, although the written report had originally questioned whether all infrastructure was complete, the applicant had in fact completed the required infrastructure by the time of the meeting. Engineering further stated that a small amount of sanitary sewer testing and final signatures would still be needed before the plat could be signed, but that final plat approval was recommended because the subdivision infrastructure was substantially complete.

Motion to take the item off the table

RESULT:	**Passed**
MOVER:	Director John Sweatman
SECONDER:	Tom Penton
AYES:	Chair Cannon, Walters, Bugg, Whittelsey, Penton, Mayor Smith, Councilwoman Ward 3 Whatley, Director Sweatman
NAYS:	None
ABSTAIN:	None

Motion to grant final plat approval with staff recommendations

RESULT:	**Passed**
MOVER:	Director John Sweatman
SECONDER:	Ben Bugg
AYES:	Chair Cannon, Walters, Bugg, Whittelsey, Penton, Mayor Smith, Councilwoman Ward 3 Whatley, Director Sweatman
NAYS:	None
ABSTAIN:	None

VI. ADJOURN

Motion to adjourn at 6:09 p.m.

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

_____ **Chair Lucinda Cannon**

_____ **Matt Mosley**

Agenda Item

A-1

Preliminary Plat

Perryman Hill Plaza

Public Hearing

Motion: Motion to approve or deny preliminary plat with staff recommendations

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

PC DEADLINE: _____ PC MEETING: _____

SITE ADDRESS: SW Corner Veterans Pkwy and US Hwy 280

PROPERY OWNER: Perryman Hill, LLC

APPLICANT/AUTHORIZED REPRESENTATIVE: Jerry South

MAILING ADDRESS: 1550 Woods of Riverchase Dr, Suite 200, Hoover, AL 35244

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? N/A

☐ Annexation ☐ Rezoning ☐ Other _____

PARCEL INFORMATION

Subdivision Name: Perryman Hill Plaza Plat No 1

Current Land Use: Undeveloped

Current Zoning: C-2

Proposed use of the Subdivision: _____

☐ Residential ☒ Commercial

☐ Manufacturing/Industrial ☐ Office/Institutional

Number of Lots: 9 x $3.00 = $ 27.00

Number of APO: 9 x $6.74 = $ 60.66
(Adjacent Property Owners)

Fee: $75.00

TOTAL = $162.66

PAID $162.66

I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) Perryman Hill Plaza Plat No 1 Subdivision. I understand that I must provide certain information as noted in Section 4.2, Section 4.3, and/or Section 4.4 of the Opelika Subdivision Regulations in order for the Planning Commission to review my plans. The City may require additional information or requirements, or waive certain requirements, at any time during the process. Failure to provide accurate and complete information may result in disapproval by the Planning Department and/or Planning Commission. This application, plat, and all other information are submitted with the full authorization and knowledge of the property owner(s). The undersigned below hereby swears to be the authorized applicant designated by the property owner(s) as representative or agent for the property owner(s) and therefore authorized to make said application and submit said documents on this request. The undersigned authorizes the City to inspect the subject property as necessary in reviewing the above referenced request.

OWNERS/AUTHORIZED REPRESENTATIVE SIGNATURE: Jerry M South

(PRINT NAME) JERRY SOUTH

DATE 02/02/26

AUTHORIZED TO ACT AS APPLICANT FOR PROPERTY OWNER

I, Race Cannon, Manager, Perryman Hill LLC, being owner/authorized manager of the property(s) as described in this Subdivision Application hereby authorize

Jerry South 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 2/3/26

STATE OF ALABAMA
COUNTY OF LEE

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

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

Given my hand and seal of office this 3rd day of February 2026,

_____
Notary Public

My Commission Expires: 6/24/2028

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

SUBDIVISION APPLICATION REQUIREMENTS AND INFORMATION

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

City of Opelika
Planning Commission
Planning Department Report

Meeting Date:	April 28, 2026
Subdivision:	Perryman Hill Plaza Plat No. 1 SD
Agenda Item #:	A-1
Action Requested:	Preliminary Plat – 9 lots
Location of Property:	3615 Birmingham Highway
Property Owner(s):	Perryman Hill, LLC Jerry South, Gonzalez-Strength & Associates, Inc., authorized representative
Current Land Use:	Undeveloped
Current Zoning:	C-2, GC-P
Flood Zone:	FEMA – No portion of property is in in 100-year flood zone. Property in Flood Zone "X" (area of minimal flooding) per FEMA FIRM map #01081C0064G.

Staff Comments:

The applicant is requesting preliminary approval for 9 lots located at 3615 Birmingham Highway (southwest corner of Veterans Parkway & Birmingham Highway) for commercial development. The plat area is about 59 acres. The purpose of the plat is to resurvey and further subdivide Lot 1 into two lots (Lot 1, 11.1 acres and Lot 1A, 1.4 acres) and subdivide Lot 5 into five lots (Lot 4 to Lot 8). On the plat, Lot 4 is Road 1 and Lot 8 is Road 2. Road 1 is a 65 ft. right-of-way that runs from Veterans Parkway to Birmingham Highway, and Road 2 is a 70 ft. right-of-way that runs from its intersection with Road 1 to the west boundary line of the plat. Lot 2 (12,634 sf) and Lot 3 (2 acres) are accessed from Road 1. Road 1 street construction must be completed before a building permit is issued for Lots 2 and 3.

The subject property is in a C-2, GC-P office-retail zoning district. The lot sizes and street widths are consistent with a subdivision for commercial development concerning lot layout, access, and other minimum standards. The plat provides easements, including a 20-foot private sanitary sewer easement, and access easements on Lot 4 and Lot 8 for vehicles and pedestrians.

Recommendations

Staff recommends preliminary plat approval subject to the following:

1. There are two separate flood notes on the plat with different information. Please remove the incorrect one.
2. Along the southerly right of way of Highway 280, the dimensions of the portion of said right of way where Road 1 fronts are not given. The same is true for the section of said right of way line between the easterly portion of Road 1 and a broken concrete monument. Continuing along said right of way, dimensions are missing on Lot 1A.
3. The dimensions along the northwesterly right of way of Veterans Parkway which is the frontage of Lot 1 appears to be incorrect. The chord distance is given as 810.27 feet but scales about 692 feet.
4. According to the S.O.P., some distances should be shown from the meander line to the centerline of the creek.
5. A "CENTERLINE OF CREEK" notation is given inside the southwestern portion of Lot 7, but no line is shown for that.
6. The dimensions are missing where the southerly right of way line of Road 2 hits the western parcel boundary.
7. Roads should not be labelled as lots.
8. Lots previously altered should have revised lot designations to prevent confusion.

Engineering Department Report

The applicant will be required to submit infrastructure and site construction and grading plan for the drainage, utility, post construction detention, and roadway installation to the Engineering and Public Works Departments and utilities for review and approval. Once review and comments have been made, a preconstruction meeting will be scheduled prior to construction. This meeting will discuss the expectations and requirements of the City and utility departments. After all needed State and Federal permits have been submitted for review a Notice to Proceed and Land Disturbance Permit will be issued.

All roadway and utility construction will be inspected and monitored by the Engineering and Public Works Department and other utilities. Once the construction of the site is completed, Performance Bonds will be issued for the final surface of roadway and sidewalks, and a Maintenance Bond will be issued prior to Final Plat acceptance.The location of the roadway access location on Veterans Parkway is approved and a right turn lane will be required for this access. The access for Birmingham Parkway will require ALDOT approval for the access requirements.

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

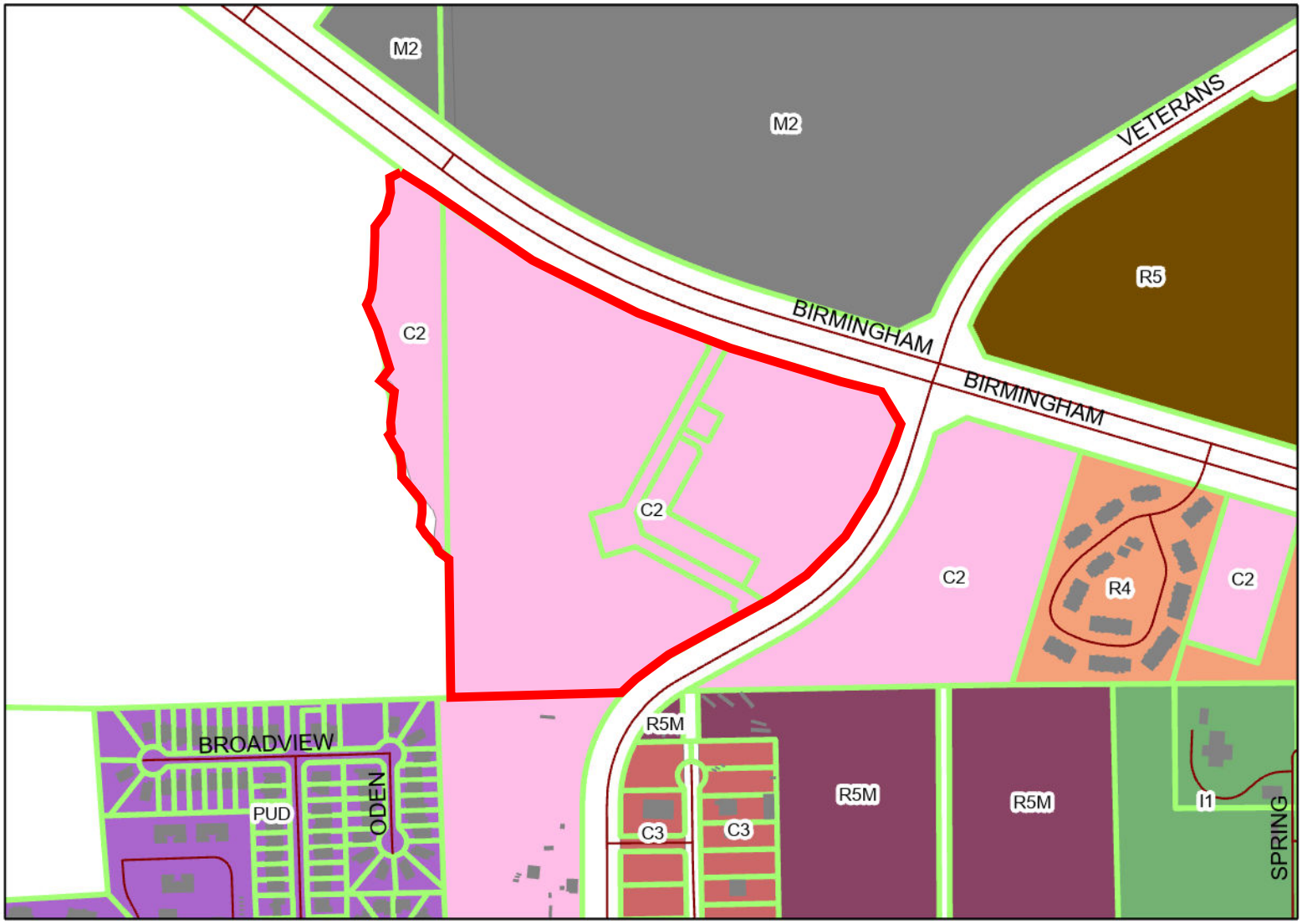
Opelika Water Board

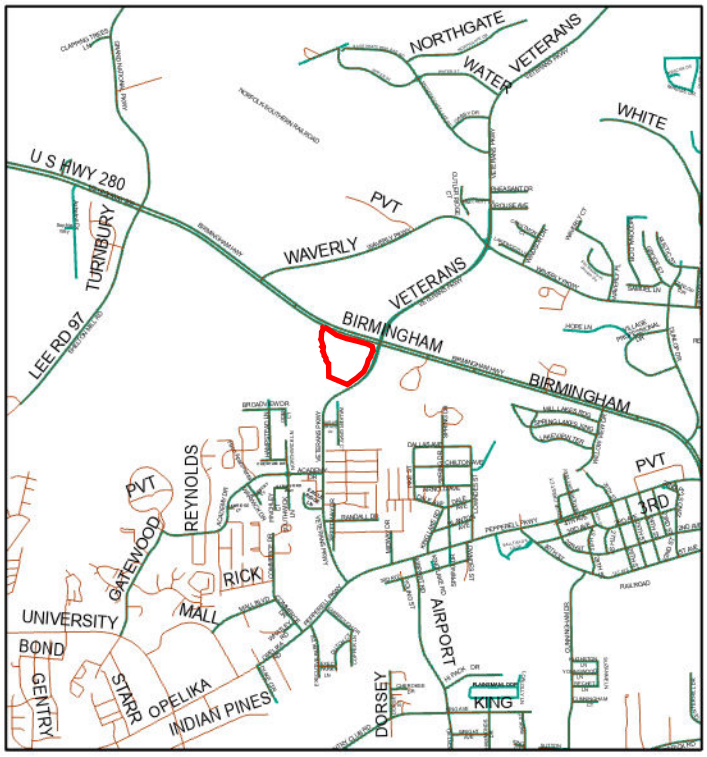
Water Service is available from 12-inch mains on Veteran's Parkway and U.S. 280 Hwy West.

Opelika Power Services

This subdivision is in the Opelika Power service territory.

PERRYMAN HILL PLAZA PLAT NO. 1 SUBDIVISION
3615 BIRMINGHAM HIGHWAY
PRELIMINARY APPROVAL, A-1



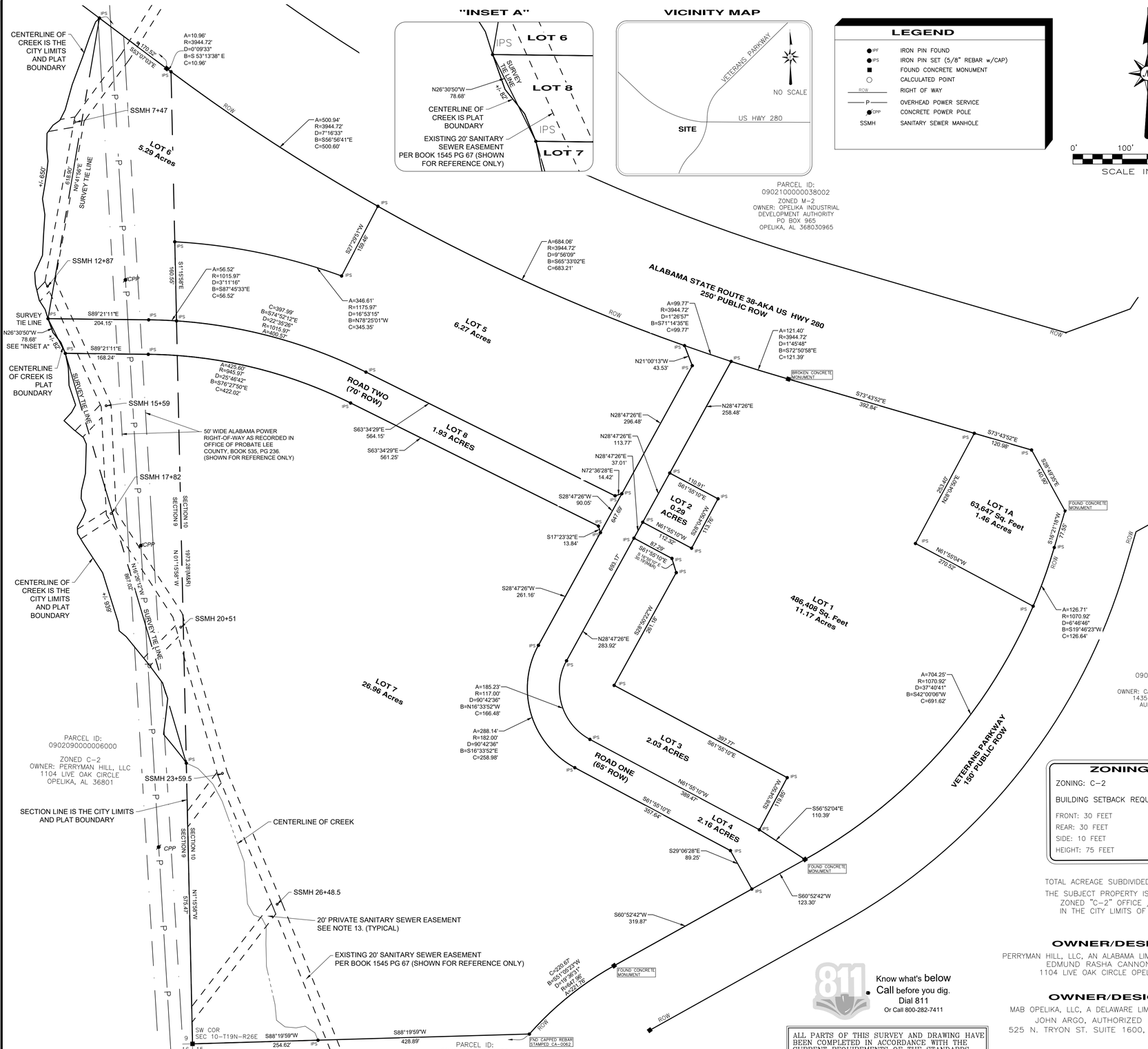


The applicant is requesting preliminary approval for 9 lots. The lots range from 12,632 sf to 26.9 acres. Lot 8 (1.9 acres) is platted for a future street.

Subject Property

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

Reduction of Minimum Off-Street



NOTES

1. Survey Tie Lines are provided as a reference line where the centerline of the creek was located as the west boundary line of Lot 6, Lot 7, and Lot 8.

2. The parent parcel for Lot 6, Lot 7, and Lot 8 as recorded in Statutory Warranty Deed Book 2691 Page 664 in the Office of the Judge of Probate, Lee County, AL., is West of the Section Line of Sections 9 and 10 noted as Parcel ID 0902090000006000 Owner Perryman Hill, LLC, 1104 Live Oak Circle, Opelika, AL. 36801.

3. Lot 2 and Lot 3 are not eligible for a building permit until such time as a street has been constructed on Lot 4 and dedicated to and accepted by the City of Opelika as a public street right-of-way on the recorded Final Plat of the Resurvey of Perryman Hill Plaza Plat No. 1.

4. North arrow and bearings shown hereon are based on Transverse Mercator Projection – Alabama East Zone – NAD 83 adjusted 2011. Using Global Positional System (GPS) and derived by RTK observation. Using the Alabama Department of Transportation CORS Network (IMAX).

5. According to the Flood Insurance Rate Map (FIRM) for Lee County, Alabama (community-panel number 01073C 0586 G, dated November 2, 2011), all of the subject property lies within Zone X, defined as "areas determined to be outside the 0.2% annual chance floodplain."

6. A private vehicular and pedestrian access easement over and across Lot 4 and Lot 8 is hereby created for the use by and benefit of Lot 1, Lot 1A, Lot 2, Lot 3, Lot 5, Lot 6, and Lot 7.

7. No dedications are made by this plat. Lots created for purpose of conveyance.

8. The parent parcel for Lot 1 and Lot 1A as recorded in Statutory Warranty Deed Book 2691 Page 664 in the Office of the Judge of Probate, Lee County, AL. Noted as Parcel ID 09020000038000. The parent parcel for Lot 4 as recorded in Statutory Warranty Deed Book 2691 Page 664 in the Office of the Judge of Probate, Lee County, AL. Noted as Parcel ID 0902100000038008 Owner MAB Opelika, LLC, 525 N. Tryon St. Suite 1600, Charlotte, NC 28202.

9. The parent parcel for Lot 2, Lot 3, Lot 5, Lot 6, Lot 7, and Lot 8 as recorded in a Vesting Deed Book 2274 Page 683 in the Office of the Judge of Probate, Lee County, AL. Lot 2 noted as Parcel ID 0902100000038006, Lot 3 noted as Parcel ID 0902100000038007, Lot 5, Lot 6, Lot 7 and Lot 8 East of the Section Line of Sections 9 and 10 noted as Parcel ID 0902100000038009 Owner Perryman Hill, LLC, 1104 Live Oak Circle, Opelika, AL 3680.

10. A purpose of this Preliminary Plat is to create a Resurvey of Perryman Hill Plaza Plat No. 1 by further subdividing Lot 1 thereon into Lots 1 and 1A hereon, further subdividing Lot 5 thereon into Lot 5, Lot 6, Lot 7, Lot 8 hereon, and revising portions of the bounds of Lot 3, Lot 4, and Lot 5 thereon to new configuration for the Lot 3, Lot 4, Lot 5 hereon.

11. Lot 4 and Lot 8 are each designated by this Plat to be developed with a street at a future date and are not eligible for a building permit.

12. All parcels and lots in this plat are zoned C-2 Office / Retail per the current City of Opelika zoning map.

13. A 20' wide private sanitary sewer easement to the Winston Street Interceptor from SSMH 7+47, 12+87, 15+59, 17+82, 20+51, 23+59.5, & 26+48.5 for the use and benefit of adjacent property currently owned by Perryman Hill, LLC. is hereby created.

14. Winston Street Interceptor sewer information provided by Opelika Public Works dated 03/03/06 & 09/13/11.

ZONING

ZONING: C-2

BUILDING SETBACK REQUIREMENTS:

FRONT: 30 FEET
REAR: 30 FEET
SIDE: 10 FEET
HEIGHT: 75 FEET

TOTAL ACREAGE SUBDIVIDED: 59.94 ACRES

THE SUBJECT PROPERTY IS CURRENTLY ZONED "C-2" OFFICE / RETAIL IN THE CITY LIMITS OF OPELIKA

Know what's below
Call before you dig.
Dial 811
Or Call 800-282-7411

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.

APRIL 2026
PROJECT# 21-0616 & 24-0395

OWNER/DESIGNEE

PERRYMAN HILL, LLC, AN ALABAMA LIMITED LIABILITY COMPANY
EDMUND RASHA CANNON, MANAGER
1104 LIVE OAK CIRCLE OPELIKA, AL 36801

OWNER/DESIGNEE

MAB OPELIKA, LLC, A DELAWARE LIMITED LIABILITY COMPANY
JOHN ARGO, AUTHORIZED REPRESENTATIVE
525 N. TRYON ST. SUITE 1600, CHARLOTTE, NC 28202.

ENGINEER/SURVEYOR: JERRY SOUTH
GONZALEZ-STRENGTH AND ASSOCIATES
1550 WOODS OF RIVERCHASE DRIVE, SUITE 200
HOOVER, AL 35244

ALABAMA LICENSED
No. 13215
PROFESSIONAL LAND SURVEYOR
JERRY M. SOUTH
04/03/26

PRELIMINARY PLAT

RESURVEY OF PERRYMAN HILL PLAZA PLAT NO. 1

AS RECORDED IN PLAT BOOK 48, PAGE 48

Being a parcel of land situated in the Southwest one quarter of Section 10, and Southeast one quarter of Section 9, Township 19 North, Range 26 East Lee County, Alabama

GONZALEZ - STRENGTH & ASSOCIATES, INC.
CIVIL ENGINEERING, LAND SURVEYING, PLANNING, TRAFFIC & TRANSPORTATION
2176 PARKWAY LAKE DRIVE
HOOVER, ALABAMA 35244
PHONE: (205) 942-2486
FAX: (205) 942-3033
www.Gonzalez-Strength.com

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N:\2024 Projects\Perryman Hill LLC\24-0395_Mixed Use Development_Opelika AL\Engineering\Construction Documents\A 24-0395 Survey Plat.dwg Apr 03,2026 - 11:00 am

Agenda Item

A-2

Preliminary Plat

Yarbrough Hills Townhouses

Public Hearing

Motion: Motion to approve or deny preliminary plat with staff recommendations

AGENDA ITEM # _____

APPLICATION FOR SUBDIVISION APPROVAL

PLANNING DEPARTMENT

700 FOX TRAIL
OPELIKA, AL 36801

PC DEADLINE: 04/01/26 PC MEETING: 04/28/26

SITE ADDRESS: Dead End of Yarbrough Drive

PROPERY OWNER: H&H Development Partners, LLC

APPLICANT/AUTHORIZED REPRESENTATIVE: Woodson T Harmon

MAILING ADDRESS: PO Box 230 LaFayette AL 36862

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

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: Yarbrough Hills Townhouses

Current Land Use: None

Current Zoning: C-3 (General Commercial)

Proposed use of the Subdivision: Town Houses

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

Number of Lots: 68 x $3.00 = $ 204

Number of APO: 17 x $6.74 = $ 114.58
(Adjacent Property Owners)

Fee: $75.00

TOTAL = 393.58

PAID 393.58

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

OWNERS/AUTHORIZED REPRESENTATIVE SIGNATURE:	
(PRINT NAME) Woodson T. Harmon	DATE 3-26-26

AGENDA ITEM # _____

AUTHORIZED TO ACT AS APPLICANT FOR PROPERTY OWNER

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

Austin Harmon 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 3-26-24

STATE OF ALABAMA
COUNTY OF CHAMBERS

I, Jennifer F. Howard, a Notary Public in and for said County and State, hereby certify

that Woodson T. Harmon, 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 26 day of March, 2024,

Jennifer F. Howard
Notary Public

My Commission Expires: 11/4/28

JENNIFER F HOWARD
MY COMMISSION EXPIRES
NOVEMBER 4, 2028
NOTARY PUBLIC
STATE OF ALABAMA

SUBDIVISION APPLICATION REQUIREMENTS AND INFORMATION

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

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: April 28, 2026

Agenda Item #: A-2

Action Requested: Subdivision Townhome Development – 69 Lots

Location of Property: End of Yarbrough Drive

Property Owner(s): H & H Development Partners, LLC
Woodson T. Harmon, authorized representative

Current Land Use: Undeveloped

Current Zoning: C-3 (General Commercial)

Surrounding Zoning Districts And Land Uses:

North	C-3	Undeveloped
South	R-4M	Residential
East	C-3	Commercial
West	R-3	Single family homes

Proposal

This development received conditional use approval at the March 2026 Planning Commission meeting. The townhome development is in a C-3 zoning district and the maximum density allowed is 16 dwelling units per acre. The lots have adequate greenspace-common area along the corners of the development, and the rear area. The lots on the outside edges of the development have been extended to the property line to have larger individual lots.

A natural buffer along the west, east, and south property lines was shown as part of the conditional use approval. A residential buffer is required on the west side adjacent to single-family homes. A homeowner's association will be established to maintain the required residential buffer on the west side, natural buffers, and open space near the townhome lots. The sidewalk on Yarbrough Drive will be extended about 200 feet to the entrance of the development. A sidewalk is required on both sides of the private streets. The sidewalk will need to meet City and ADA (Americans with Disabilities Act) standards. The natural landscape buffer and residential landscape buffer should be shown on the plat.

The 68 townhome lots exceed the 1,800-sf minimum lot size and 20-foot lot width required for a townhouse development. Most of the townhome lots are 25 feet wide and range from 2,500 to 7,500

square feet. Townhome ownership includes a front and rear yard area. Either the front yard or the rear yard area of each townhome unit is greater than 50% of the first floor area as required. Example: 1st floor of townhome unit = 965 square feet; 50% of 1st floor = 482 sf; the rear yard area is 511 sf.

The townhomes meet the minimum setbacks of the C-3 zoning district (30' front yard, 10' side, 20' rear yard) and the 20-foot minimum separation between townhome groups. The plat lays out the 10 townhome groups, each with six units. The two townhome groups with four units are in the center along Yarbrough Drive. The Future Land Use Plan 2040 identifies this area as mixed residential. The plat meets Section 8. 13 Townhouse Development Standards in the Zoning Ordinance.

Staff recommends conditional use approval, subject to the following:

1. A sidewalk is required on both sides of the streets. Extend the townhome sidewalk to the north to Yarbrough Drive.
2. All utilities shall be underground.
3. Add a note on the plat indicating who will maintain the open space.
4. Between the townhome units nearest to Yarbrough Drive extension and the north property line, install an opaque visual screen with evergreen trees/shrubs. If fencing is installed for these townhome units must be between the landscape buffer and the townhome units, so the evergreen buffer faces Yarbrough Drive extension. The buffer should be shown on the final plat.
5. On or near the west property lines, a residential buffer is required, consisting of one of the three options in Section 10 Landscape Regulations. If fencing is an option chosen, install the fence between landscaping (that is nearest to the adjacent single-family homes) and the townhome units, showing the buffer.
6. Any fences constructed for townhome units must be consistent in maintaining a uniform appearance as specified in HOA guidelines.
7. The exterior materials for townhomes must meet the gateway corridor cladding requirements as provided in Section 7.6 Gateway Corridor in Zoning Ordinance.
8. Correct the Lot table. Lot size for Lot 69.
9. Correct Note 4. Address.
10. It should be noted that the portion of the existing right-of-way of Yarbrough Drive touching this subdivision is not yet built. A temporary turnaround will need to be installed on Yarbrough.
11. Re: Note 8, the most current designation for the parent plat is Lot 2, Staley-Finch Subdivision, as recorded in Plat Book 51, Page 47
12. The blocks of lots comprising Lots 13 – 44 and Lots 45 – 50 are "floating" and not tied to the boundary.
13. There is no marker shown for the Easterly terminus of the southerly right-of-way line of the proposed extension of Yarbrough Drive.

Engineering Department Report

The applicant will be required to submit infrastructure and site construction and grading plan for the drainage, utility, post construction detention, and roadway installation to the Engineering and Public Works Departments and utilities for review and approval. Once review and comments have been made, a preconstruction meeting will be scheduled prior to construction. This meeting will discuss the expectations and requirements of the City and utility departments. After all needed State and Federal permits have been submitted for review a Notice to Proceed and Land Disturbance Permit will be issued.

The City is working on a project that will connect the east side of Yarborough Drive to an extension of Veterans Parkway. There is no timeline for the construction of Veterans Parkway extension.

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

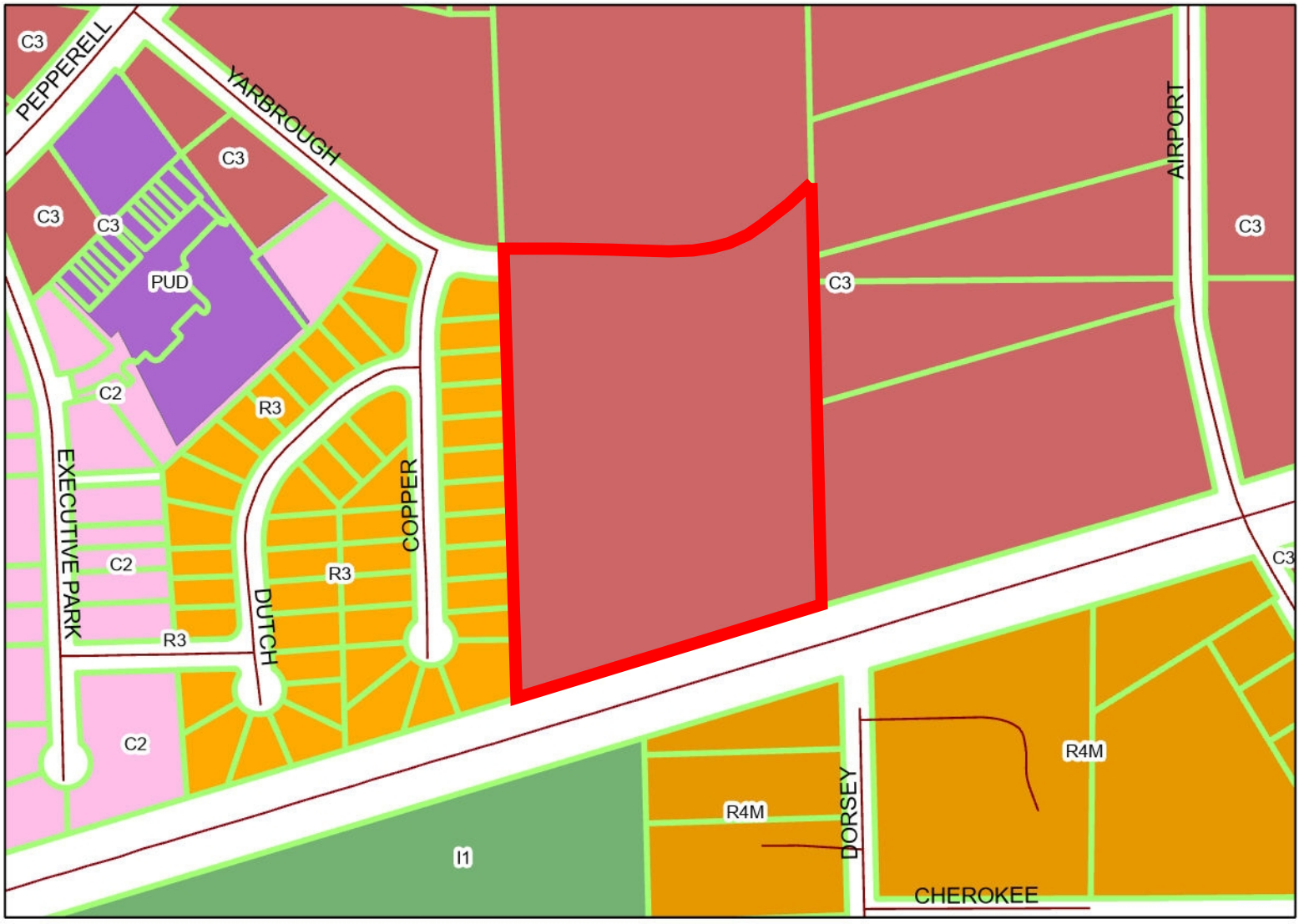
Opelika Water Board

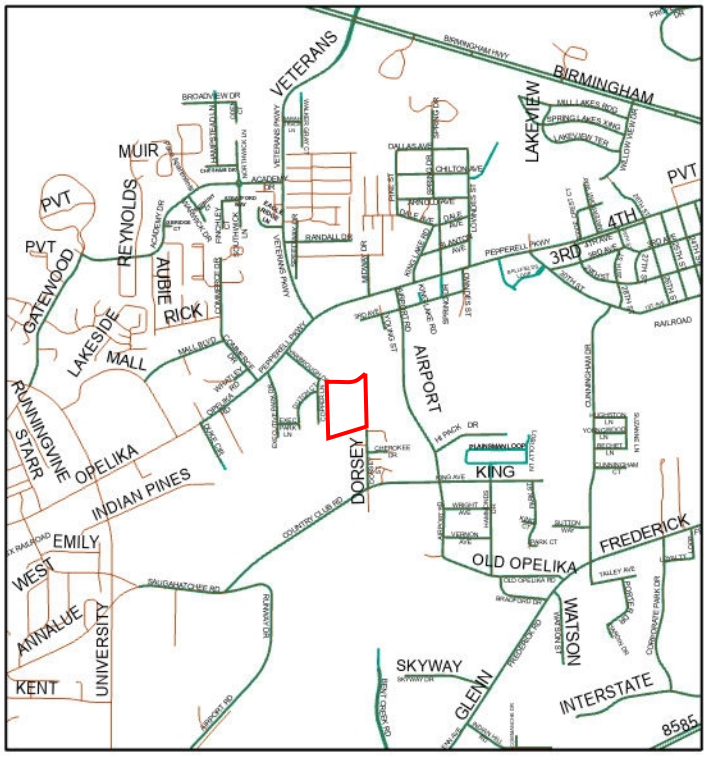
Water Service is available from an 8-inch main on Yarbrough Drive.

Opelika Power Services

This subdivision is in the Opelika Power and Alabama Power service territory

YARBROUGH HILLS SUBDIVISION
YARBROUGH DRIVE
PRELIMINARY APPROVAL, A-2





The applicant is requesting preliminary plat approval for 68 townhome lots in a **C-3** zone. The townhomes were given conditional use approval and approval of the site plan and landscape plan at the March 2026 PC meeting.

Subject Property

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

YARBROUGH HILLS SUBDIVISION

STATE OF ALABAMA
LEE COUNTY

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

IN WITNESS WHEREOF, I HAVE HEREONTO SET MY HAND AND SEAL ON THIS THE _____ DAY OF _____, 2026.

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

STATE OF ALABAMA
LEE COUNTY

I, WOODSON T. HARMON, AS MANAGER OF H AND H DEVELOPMENT PARTNERS, LLC, OF THE REAL PROPERTY SHOWN ON THIS PLAT HEREBY JOINS IN THE STATEMENT OF ARTHUR R. NETTLES AND CERTIFY THAT IT IS MY PURPOSE TO SUBDIVIDE LANDS SO PLATTED INTO LOTS AS SHOWN.

IN WITNESS WHEREOF, I HAVE HEREONTO SET MY HAND ON THIS THE ___ DAY OF _____, 2026.

_____
WOODSON T. HARMON, MANAGER
H AND H DEVELOPMENT PARTNERS, LLC

STATE OF ALABAMA
LEE COUNTY

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE ___ DAY OF _____, 2026.

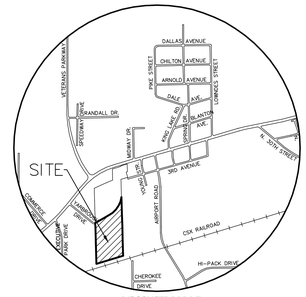
_____
NOTARY PUBLIC: MY COMMISSION EXPIRES:

NOTES:

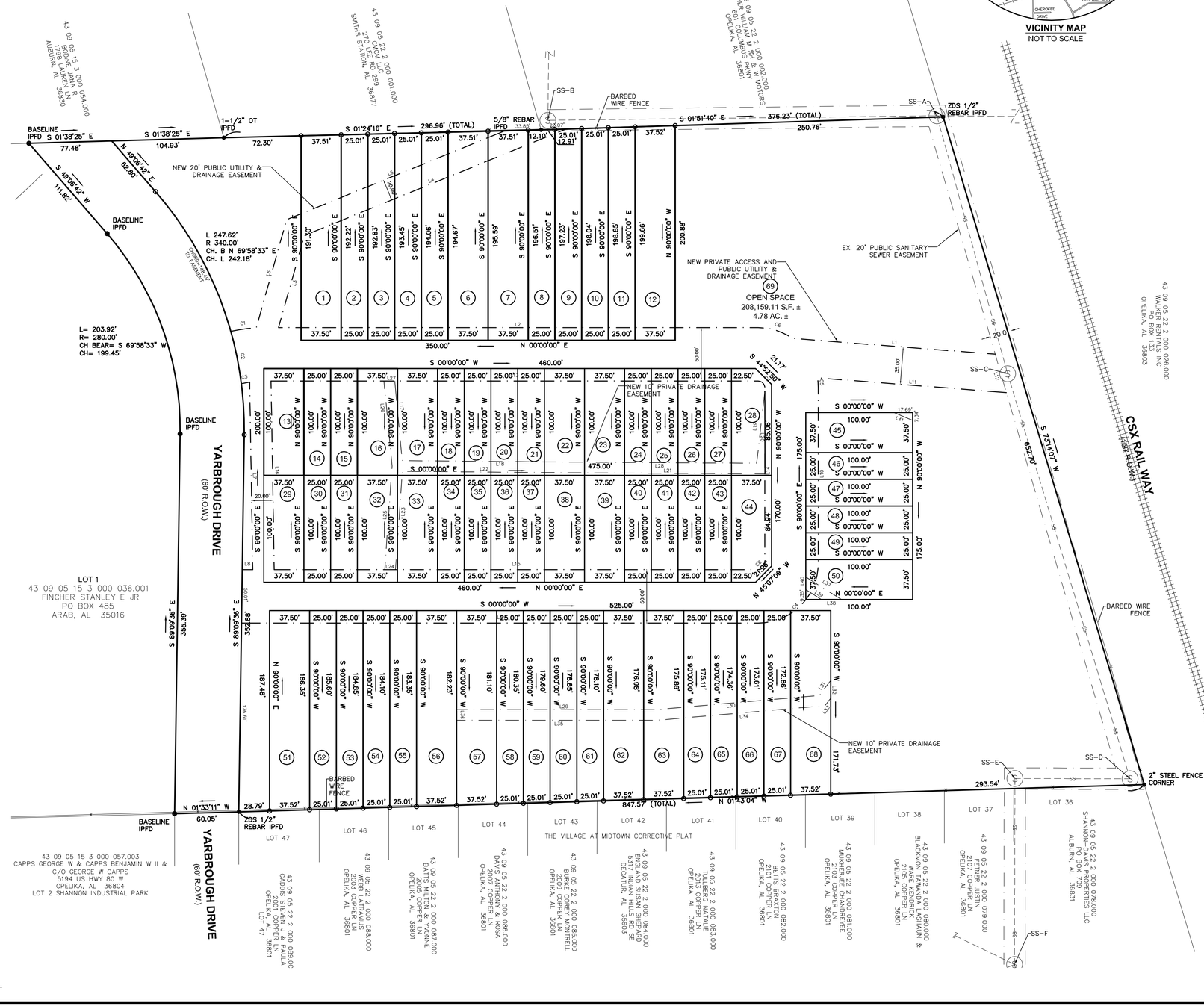
1. THIS PARCEL IS SUBJECT TO ANY EASEMENTS, RIGHT-OF-WAY, OR OTHER RESTRICTIONS OF RECORD THAT MAY EXIST.
2. BEARINGS AND ELEVATIONS BASED ON GPS RTK OBSERVATION USING OPELIKA CORS. HORIZONTAL DATUM IS NAD 83 ALABAMA EAST ZONE STATE PLANE COORDINATE SYSTEM. VERTICAL DATUM IS NAVD 88.
3. NORTH IS BASED ON GRID NORTH.
4. THE SUBJECT PROPERTY'S ADDRESS IS 3831 PEPPERELL PARKWAY, OPELIKA, ALABAMA 36830.
5. FIELDWORK COMPLETED DECEMBER 3, 2024. OFFICEWORK COMPLETED MARCH 16, 2026.
6. AN EASEMENT IS HEREBY GRANTED TO THE CITY OF OPELIKA, ALABAMA, A MUNICIPAL CORPORATION, FOR THE PURPOSE OF INSTALLING AND MAINTAINING GUY WIRES AND ANCHORS TO STABILIZE POLE LINES; EASEMENT TO BE TEN (10') FEET WIDE, BEING FIVE (5') FEET ON EACH SIDE OF THE FRONT AND SIDE LOT LINES.
7. ACCORDING TO FEMA FIRM MAP NO. 01081C0068G PANEL 68 OF 381 FOR OPELIKA, LEE COUNTY ALABAMA, EFFECTIVE DATE NOVEMBER 11, 2011, THE PARCEL LIES IN ZONE X, WHICH IS AN AREA OF MINIMAL FLOODING AND IS NOT DESIGNATED AS A FLOOD PRONE AREA.
8. THE PARENT PLAT FOR THIS PARCEL IS TITLED "W J HILYER SUBDIVISION BLOCK 1, REDIVISION OF LOTS 1 THROUGH 6 AND DEED BOOK 2199, PAGE 328, FIRST ADDITION".
9. THERE ARE DISCREPANCIES IN ORIGINAL DEED LINES VERSUS PRECISION SURVEYS RECORDED IN PLAT BOOK 48, PAGE 6 AND PLAT BOOK 50, PAGE 164. LOT 1 AREA IS APPROXIMATE ONLY.
10. THE OWNER'S NAME AND ADDRESS IS : WOODSON HARMON C/O H AND H DEVELOPMENT PARTNERS, 13376 CL TORBERT PKWY, LAFAYETTE, AL 36862.

LEGEND

CT	CRIMPED TOP	E	EXISTING ELECTRICAL TRANSFORMER/ SWITCHBOX
OT	OPEN TOP	SSCO	EXISTING SANITARY SEWER CLEANOUT
IPFD ●	IRON PIN FOUND	TV	EXISTING TELEVISION RISER
IPS ○	IRON PIN SET	T	EXISTING TELEPHONE RISER
△	CALCULATED POINT	G	EXISTING GAS METER
■	CONCRETE MONUMENT FOUND		EXISTING GAS VALVE
⊠	SPIKE NAIL SET		EXISTING FIRE HYDRANT
R.O.W.	RIGHT-OF-WAY		EXISTING WATER VALVE
(F)	FIELD MEASUREMENT	W	EXISTING WATER METER
(P)	PLAT DIMENSION		EXISTING IRRIGATION BOX
x—x	CHAIN LINK FENCE		EXISTING LIGHTPOLE
S	EXISTING SANITARY SEWER MANHOLE		EXISTING POWER POLE AND GUY WIRE
D	EXISTING STORM DRAIN MANHOLE		EXISTING SIGN
GAS	EXISTING GAS LINE (SERVICE LINE)		
UGE	EXISTING UNDERGROUND ELECTRIC LINES		
OHE	EXISTING OVERHEAD ELECTRIC LINES		
W	EXISTING WATER LINE		



VICINITY MAP
NOT TO SCALE



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	139.00'	24.08'	24.05'	N 07°52'06" W
C2	340.00'	50.07'	50.02'	S 78°13'24" W
C3	89.00'	7.90'	7.89'	S 11°04'14" E
C4	56.25'	88.36'	79.55'	S 45°00'00" E
C5	56.25'	9.34'	9.32'	N 85°14'44" E
C6	56.25'	34.10'	33.58'	N 17°21'53" E
C7	6.25'	9.82'	8.84'	S 45°00'00" W
C8	6.25'	9.82'	8.84'	N 45°00'00" W

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 04°27'58" E	190.31'
L2	N 00°00'00" E	448.72'
L3	S 74°20'01" E	89.55'
L4	S 22°09'31" E	264.04'
L5	N 22°09'31" W	220.53'
L6	N 74°20'01" W	105.13'
L7	S 89°02'41" W	175.54'
L8	N 00°00'00" E	9.86'
L9	S 00°00'00" W	483.37'
L10	S 90°00'00" E	164.00'
L11	S 04°27'58" W	177.30'
L12	N 73°46'03" E	37.41'
L13	S 00°00'00" W	455.71'
L14	N 90°00'00" W	164.00'
L15	N 00°00'00" E	452.77'
L16	N 89°02'41" E	176.52'
L17	S 84°34'28" W	74.74'
L18	S 00°30'09" W	159.11'
L19	S 83°31'24" E	67.90'
L20	S 89°58'40" W	77.51'
L21	N 00°20'45" E	180.21'
L22	N 00°30'09" E	158.91'
L23	N 85°59'27" W	92.32'
L24	N 00°00'00" E	10.02'
L25	S 85°59'27" E	97.21'
L26	N 84°34'30" E	79.89'
L27	S 00°00'00" W	10.05'
L28	S 00°20'45" W	172.45'
L29	S 00°01'05" W	186.83'
L30	S 04°59'07" E	153.16'
L31	S 53°02'28" E	17.62'
L32	S 90°00'00" W	16.63'
L33	N 53°02'28" W	8.78'
L34	N 04°59'07" W	158.05'
L35	N 00°01'05" E	187.26'
L36	N 90°00'00" E	10.00'
L37	S 32°19'30" W	39.61'
L38	N 00°00'00" E	18.70'
L39	N 32°19'30" E	17.48'
L40	S 90°00'00" E	11.83'
L41	S 22°31'38" W	19.15'

LOT TABLE

LOT	S.F.	AC.
1	7,190.99	0.17
2	4,813.15	0.11
3	4,828.48	0.11
4	4,843.80	0.11
5	4,859.13	0.11
6	7,317.42	0.17
7	7,351.50	0.17
8	4,921.09	0.11
9	4,940.81	0.11
10	4,961.12	0.11
11	4,981.43	0.11
12	7,510.24	0.17
13	3,750.00	0.09
14	2,500.00	0.06
15	2,500.00	0.06
16	3,750.00	0.09
17	3,750.00	0.09
18	2,500.00	0.06
19	2,500.00	0.06
20	2,500.00	0.06
21	2,500.00	0.06
22	3,750.00	0.09
23	3,750.00	0.09
24	2,500.00	0.06
25	2,500.00	0.06
26	2,500.00	0.06
27	2,500.00	0.06
28	5,617.97	0.08
29	3,750.00	0.09
30	2,500.00	0.06
31	2,500.00	0.06
32	3,750.00	0.09
33	3,750.00	0.09
34	2,500.00	0.06
35	2,500.00	0.06
36	2,500.00	0.06
37	2,500.00	0.06
38	3,750.00	0.09
39	3,750.00	0.09
40	2,500.00	0.06
41	2,500.00	0.06
42	2,500.00	0.06
43	2,500.00	0.06
44	5,637.03	0.08
45	2,500.00	0.06
46	2,500.00	0.06
47	2,500.00	0.06
48	2,500.00	0.06
49	2,500.00	0.06
50	3,750.00	0.09
51	7,008.40	0.16
52	4,649.44	0.11
53	4,630.69	0.11
54	4,611.95	0.11
55	4,593.20	0.11
56	6,854.66	0.16
57	6,812.49	0.16
58	4,518.23	0.10
59	4,499.48	0.10
60	4,480.74	0.10
61	4,462.00	0.10
62	6,657.85	0.15
63	6,615.68	0.15
64	4,387.02	0.10
65	4,368.28	0.10
66	4,349.53	0.10
67	4,330.79	0.10
68	6,461.04	0.15

SCALE: 1"= 50'

50 25 0 50 100
SCALE IN FEET

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

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

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

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

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

ALABAMA LICENSED No. 23346 PROFESSIONAL LAND SURVEYOR ARTHUR R. NETTLES

2004 Yarbrough Drive, Ste A
Opelika, Alabama 36801
Phone: (334) 737-0486
Web:www.baseline-llc.com
BASELINE SURVEYING & DESIGN, LLC

JOB NO.	B76524.02
DRAWN	CSM/ARN
CREW CHIEF	TTM

THIS DRAWING IS THE PROPERTY OF BASELINE SURVEYING & DESIGN, LLC. THIS DRAWING MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED CONSENT. EITHER WRITTEN OR VERBAL FROM BASELINE SURVEYING & DESIGN, LLC.

YARBROUGH HILLS SUBDIVISION
SEC. 15 & 22 T 19 N Rg 26 E
OPELIKA LEE COUNTY ALABAMA
SCALE : 1"= 50' MARCH 16, 2026
ARTHUR R. NETTLES, AL. P.L.S. REG. NO. 23346
ALABAMA CERT. OF AUTH. CA. NO. 922

Agenda Item

A-3

Preliminary Plat

Creekstone Phase 5 SD

Public Hearing

Motion: Motion to approve or deny preliminary plat with staff recommendations

AGENDA ITEM # _____

CITY OF OPELIKA

APPLICATION FOR SUBDIVISION APPROVAL

PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801

ALABAMA'S 1ST GIG CITY OPELIKA

DEADLINE: _____ MEETING: _____

SITE ADDRESS: 0 OAKS PARKWAY

PROPERY OWNER: HOUSE MOUNTAIN LLC

APPLICANT/AUTHORIZED REPRESENTATIVE: DREW MIXSON

MAILING ADDRESS: 2140 LESTER COURT, AUBURN, AL 36830

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

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: CREEKSTONE PHASE 5

Current Land Use: VACANT

Current Zoning: C-3

Proposed use of the Subdivision: _____

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

Number of Lots: 101 x $3.00 = $303

Number of APO: 15 x $7.00 = $105
(Adjacent Property Owners)

Fee: $75.00

TOTAL = 408

PAID _____

I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) CREEKSTONE PHASE 5 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: Signed by: Drew Mixson 3AFBB0B6A59440E... 3/30/2026

(PRINT NAME) DREW MIXSON DATE

AGENDA ITEM # _____

AUTHORIZED TO ACT AS APPLICANT FOR PROPERTY OWNER

I, Race Cannon, WGR House Mountain LLC, being owner/authorized manager of the property(s) as described in this Subdivision Application hereby authorize

Drew Mixson 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 3/30/26

STATE OF ALABAMA
COUNTY OF LEE

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

Given my hand and seal of office this 30th day of March 2026,

Kristina H. Beckwith
Notary Public

My Commission Expires: 6/24/26

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

SUBDIVISION APPLICATION REQUIREMENTS AND INFORMATION

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

City of Opelika
Planning Commission
Planning Department Report

Meeting Date:	April 28, 2026
Subdivision:	Creekstone Phase 5
Agenda Item No.:	A-3
Action Requested:	Preliminary Plat Approval
Location of Property:	Intersection of Wildwood Drive and Oaks Parkway
Property Owner(s):	House Mountain, LLC Drew Mixon., authorized representative
Current Land Use:	Undeveloped
Current Zoning:	C-2
Flood Zone:	FIRM Panel #01081C0089G dated 11-02-2011, all areas in Zone X

Staff Comments:

The applicant is requesting approval for 101 lots including 98 single-family residential lots. The subject property is located on 42.55 acres located adjacent to the Creekstone Subdivision and the undeveloped road shown as a future bypass. The property is currently zoned C-2.

Single-family homes are allowed by right in the C-2 zone. In this zone, the residential lots are regulated using R-5 zoning standards unless the Planning Commission feels that larger standards are appropriate. The minimum lot area in the R-5 is 7,500 square feet and 60 feet in lot width. The lots in this subdivision range in size from 7,500 square feet to 1.06 acres. All lots exceed the minimum lot area and lot width. The overall density for this development is 2.3 units per acre. This is well under the allowable 16 units per acre. The density is also similar to the adjoining Creekstone Subdivision.

The proposed subdivision contains three (3) open space lots. The open space lots are not shown as being an amenity or being programed for any particular use. Lot 502 contains a large detention area. Lots 500 and 501 are almost completely occupied by a 60 foot natural gas easement. This easement provides some spatial buffer to the proposed homes that back up to it. However, the HOA

will not have any control over what is planted or removed in this area. As such the adjacent lots act as double frontage lots. A double frontage buffer should be added to the rear of the lots that back up to Lots 500 and 501. This 10 foot screening buffer will require a planting plan reduce visibility to back of the lot.

The development shows an extension to Wildwood Drive. There will be a minimum requirement to provide a fire access lane meeting the City of Opelika Fire Codes. This lot runs adjacent to the future bypass. Staff believes that the bypass road should be constructed as part of this project where it connects from South Uniroyal Road to Wildwood Drive with the bypass.

Street A, north of Wildwood Drive exceeds the length of a cul-de-sac for the number of lots it contains. Street B east of Street A also exceeds the length of a cul-de-sac for the number of lots it contains. Sidewalks are required on both sides of each street.

Discussion: While single-family homes are allowed by right and the lot sizes meet the minimum standards, there is concern about fire safety, street design and access that need to be addressed prior to approval of this plat. The greatest issue is determining a fire access route for this project.

Recommendation:

At this time, Planning staff cannot recommend preliminary plat approval until an additional fire access route is identified. If the Planning Commission does choose to approve the plat, we recommend the approval subject to the following conditions:

1. Either reduce the number of lots on cul-de-sacs for Street A and Street B, reduce the length, or connect them to other roads removing the cul-de-sac.
2. Provide the use, maintenance responsibility and ownership of all open space lots.
3. Provide signature blocks and standard notes on the final plat.
4. All utilities shall be underground.
5. Provide a double frontage screening buffer for the lots that back up to Lots 500 and 501. This should include a typical screening plan.
6. Construct the future bypass road (Scenic Oaks) from the current turn in South Uniroyal Road to the intersection of Wildwood Drive.
7. Sidewalks are required on both sides of each street.

Engineering Department Report

The applicant will be required to submit infrastructure and site construction and grading plan for the drainage, utility, post construction detention, and roadway installation to the Engineering and Public Works Departments and utilities for review and approval. Once review and comments have been made, a preconstruction meeting will be scheduled prior to construction. This meeting will discuss the expectations and requirements of the City and utility departments. After all needed State and Federal permits have been submitted for review a Notice to Proceed and Land Disturbance Permit will be issued.
All roadway and utility construction will be inspected and monitored by the Engineering and Public Works Department and other utilities. Once the construction of the site is completed, Performance Bonds will be issued for the final surface of roadway and sidewalks, and a Maintenance Bond will be issued prior to Final Plat acceptance.
Scenic Oaks Parkway is currently not constructed. This roadway will need to be constructed by the developer with the subdivision roadways.
Engineering has no other comments or concerns regarding the proposed Preliminary Plat approval.

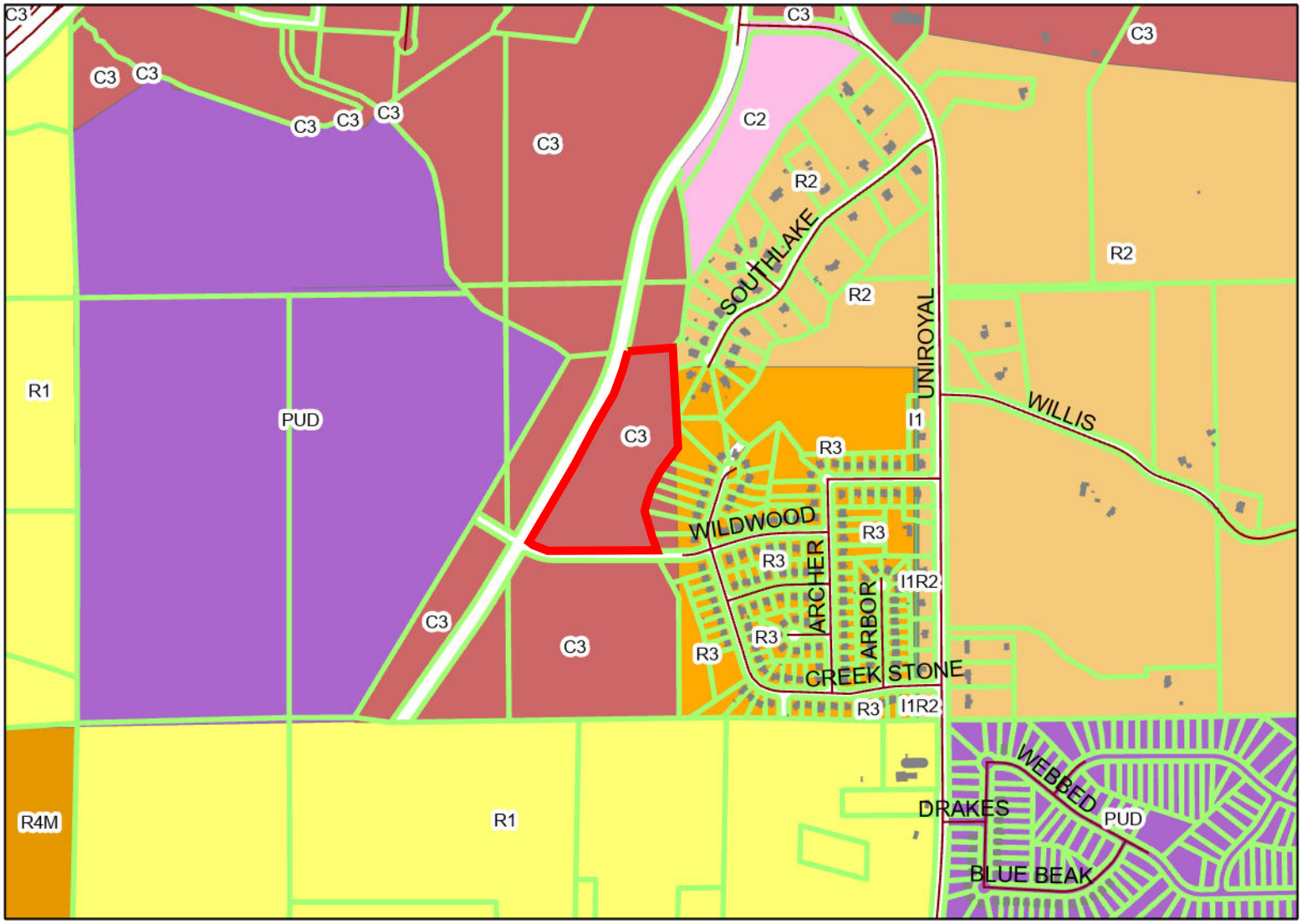
Opelika Water Report

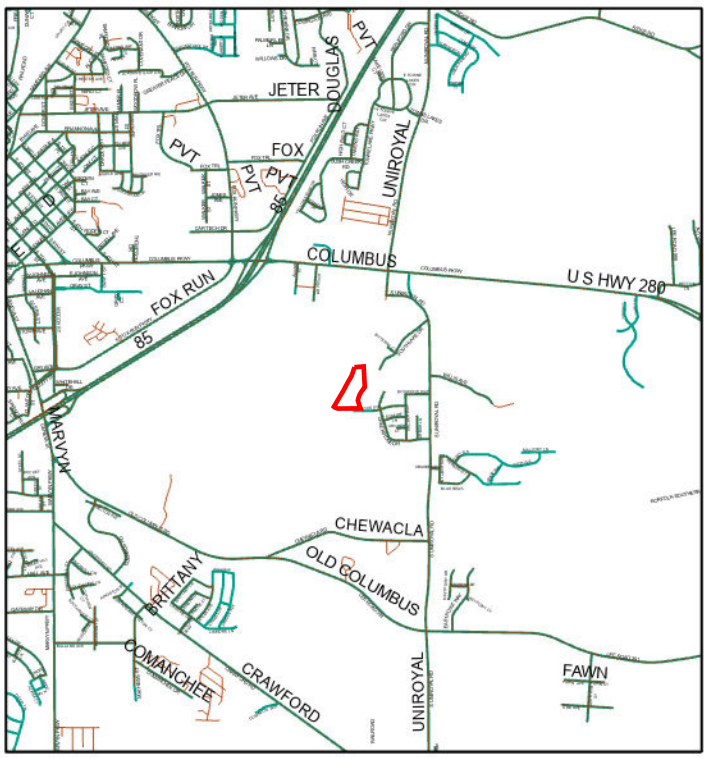
Water Service is available from an 8-inch main on Wildwood Drive.

Opelika Power Services Report

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

CREEKSTONE PHASE 5 SUBDIVISION
OAKS PARKWAY (SOUTH UNIROYAL ROAD)
PRELIMINARY APPROVAL, A-3





The applicant is requesting preliminary approval for 101 single family home lots in a R-5 zone (minimum 60' lot width and 7,500 sf lot size).

Subject Property

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

Reduction of Minimum Off-Street

Parcel Area Table		
PARCEL NO.	SQUARE FEET	ACRES
1	11675.98	0.27
2	8849.15	0.20
3	9023.21	0.21
4	11240.89	0.26
5	9998.11	0.23
6	7500.00	0.17
7	7500.00	0.17
8	7500.00	0.17
9	12245.34	0.28
10	12499.39	0.29
11	12789.62	0.29
12	28707.44	0.66
13	46324.54	1.06
14	28759.64	0.66
15	11405.94	0.26
16	8707.55	0.20
17	8726.18	0.20
18	8744.80	0.20
19	8763.42	0.20
20	8782.05	0.20
21	8800.67	0.20
22	8819.29	0.20
23	8837.92	0.20
24	8856.54	0.20
25	8875.16	0.20
26	8893.79	0.20
27	8912.41	0.20
28	8931.03	0.21
29	9891.91	0.23
30	20022.28	0.46
31	23917.59	0.55
32	19584.89	0.45
33	14736.06	0.34
34	14143.76	0.32
35	13018.56	0.30
36	14092.54	0.32
37	22987.27	0.53
38	19679.48	0.45
39	11527.64	0.26
40	9884.37	0.23
41	10061.64	0.23
42	9169.71	0.21
43	14329.31	0.33
44	19662.38	0.45
45	26220.43	0.60
46	20027.95	0.46
47	28787.49	0.66
48	49228.82	1.13
49	20832.42	0.48
50	11604.37	0.27
51	9572.49	0.22

Parcel Area Table		
PARCEL NO.	SQUARE FEET	ACRES
52	8485.68	0.19
53	7993.50	0.18
54	8032.03	0.18
55	8070.56	0.19
56	8109.08	0.19
57	8147.61	0.19
58	8186.14	0.19
59	8224.67	0.19
60	8743.81	0.20
61	11023.78	0.25
62	15577.51	0.36
63	28508.16	0.65
64	28527.78	0.65
65	22810.59	0.52
66	15940.24	0.37
67	14926.80	0.34
68	15177.17	0.35
69	14442.64	0.33
70	28786.84	0.66
71	32928.70	0.76
72	27610.69	0.63
73	19209.90	0.44
74	10542.06	0.24
75	11931.87	0.27
76	12434.63	0.29
77	12962.89	0.30
78	10977.86	0.25
79	7500.00	0.17
80	8476.02	0.19
81	8476.02	0.19
82	8473.72	0.19
83	13282.94	0.30
84	8204.24	0.19
85	8207.48	0.19
86	13912.90	0.32
87	14693.21	0.34
88	13034.80	0.30
89	12669.43	0.29
90	11500.17	0.26
91	11391.94	0.26
92	10636.51	0.24
93	10274.54	0.24
94	13776.63	0.32
95	8540.00	0.20
96	8540.00	0.20
97	8540.00	0.20
98	24143.61	0.55
500	73310.60	1.68
501	94543.50	2.17
502	76226.59	1.75

FLOOD INFORMATION:

PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR LEE COUNTY, ALABAMA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 01081C0089G EFFECTIVE DATE 11/2/2011 AND FOUND NO PORTIONS OF THE PROPERTY SHOWN HEREON TO FALL WITHIN THE DESIGNATED FLOOD ZONE.

UTILITY SERVICE INFORMATION:

SANITARY SEWER SERVICE IS ACCESSIBLE VIA WILDWOOD DR.
WATER SERVICE IS ACCESSIBLE VIA WILDWOOD DR.

ALL UTILITIES ARE TO BE PLACED UNDERGROUND

NOTE: ALL WATER LINES, SANITARY SEWERS, STORM SEWERS AND DRAINAGE, GRADING AND PAVING SHALL BE DESIGNED TO MEET THE SPECIFICATIONS OF THE CITY OF OPELIKA AND CONFORM WITH REQUIREMENTS OF THE PUBLIC WORKS MANUAL.

SITE NOTES:

1. ALL EASEMENTS SHALL BE PRIVATELY MAINTAINED.
2. ALL STRUCTURES, INCLUDING FENCES, ARE PROHIBITED ON EASEMENTS.
3. ACCESS TO EASEMENTS SHALL NOT BE RESTRICTED.

ZONING INFORMATION:

CURRENT ZONING FOR PROPERTY IS C-3, CITY OF OPELIKA.

SIDEWALK NOTE:

SIDEWALKS ARE PROPOSED ON ONE SIDE OF PROPOSED STREETS.

DEVELOPER CONTACT:

DREW MIXSON
2140 LESTER COURT
AUBURN, AL 36830

PROPOSED SITE INFORMATION:

1. PROPOSED 98 SINGLE FAMILY RESIDENTIAL LOTS.
2. TOTAL NUMBER OF ACRES TO BE SUBDIVIDED: ±42.55 ACRES.
3. TAX PARCEL IDS # 43 10 05 16 4 000 003.002, #43 10 05 16 4 000 003.003, AND #43 10 05 16 3 000 004.002
4. SMALLEST LOTS - #6, 7, 8, 79 (7500 SF)

LOT REQUIREMENTS	
MINIMUM LOT WIDTH:	60 FT
MINIMUM LOT SIZE:	7,500 SF
FRONT SETBACK:	25 FT
SIDE SETBACK:	10 FT
SIDE ON STREET SETBACK:	25 FT
REAR SETBACK:	20 FT

LOT NOTES:

1. LOT 502 IS FOR STORMWATER MANAGEMENT.
2. LOTS 500 AND 501 ARE SOUTHERN NATURAL GAS RIGHT-OF-WAY AND TO BE OPEN SPACE.

VICINITY MAP
NOT TO SCALE

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

PRELIMINARY NOT FOR CONSTRUCTION

PRELIMINARY PLAT
CREEKSTONE PHASE 5
SUBDIVISION

OPELIKA, LEE COUNTY, ALABAMA

DATE	DESCRIPTION	SYMBOL

JOB NO.: 2526
INITIAL DATE: 03.26.26
SCALE: 1"=80'

SHEET #
CS-100

CREEKSTONE
PHASE 5

80 40 0 80 160
SCALE: 1" = 80' FEET

W N S E

Agenda Item

A-4

Preliminary Plat

Warwick Retreat SD

Public Hearing

Motion: Motion to approve or deny preliminary plat with staff recommendations

AGENDA ITEM # _____

CITY OF OPELIKA

APPLICATION FOR SUBDIVISION APPROVAL

PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801

ALABAMA'S 1ST GIG CITY OPELIKA

DEADLINE: 03/16/2026 MEETING: _____

SITE ADDRESS: ALABAMA STATE ROUTE 14 (SAMFORD AVENUE) PARCEL: 1003053000026000

PROPERY OWNER: FREEDOM LAND HOLDINGS, LLC

APPLICANT/AUTHORIZED REPRESENTATIVE: MOORE BASS CONSULTING, INC.

MAILING ADDRESS: 1350 KEYS FERRY COURT, MCDONOUGH, GEORGIA 30253

PHONE NUMBER: [redacted] **NUMBER:** _____

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 PRELIMINARY PLAT EXTENSION

PARCEL INFORMATION

Subdivision Name: Warwick Retreat

Current Land Use: Vacant

Current Zoning: R-4

Proposed use of the Subdivision: Single Family and Townhomes

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

Number of Lots: 84 x $3.00 = $252.00

Number of APO: 13 x $7.00 = $91.00
(Adjacent Property Owners)

Fee: $75.00

TOTAL = $418.00

PAID _____

I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) Warwick Retreat 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: Shay Sakh

(PRINT NAME) Shay Sakvongkhamhane - Moore Bass Consulting, Inc.

DATE 03/16/2026

AGENDA ITEM # _____

AUTHORIZED TO ACT AS APPLICANT FOR PROPERTY OWNER

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

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

Property Owner's Signature _____ Date 3/18/24

STATE OF ALABAMA
COUNTY OF LEE

I, Katie Guy, a Notary Public in and for said County and State, hereby certify that JAMES NICHOLSON, 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 18 day of March,

_____
Notary Public

My Commission Expires: 1-25-28

KATIE GUY NOTARY PUBLIC COWETA COUNTY, GEORGIA MY COMMISSION EXPIRES JANUARY 25, 2028

SUBDIVISION APPLICATION REQUIREMENTS AND INFORMATION

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

City of Opelika
Planning Commission
Planning Department Report

Meeting Date:	April 28, 2026
Subdivision:	Warwick Subdivision
Agenda Item #:	A-4
Action Requested:	Preliminary Approval
Location of Property:	Samford Avenue and Court Street
Property Owner(s):	Freedom Land Holdings, LLC Moore Bass Consulting, Inc., authorized representative
Current Land Use:	Undeveloped
Current Zoning:	R-4, C-2, and GC-S
Flood Zone:	FEMA Map #01081C0090G – Nov. 2, 2011 Flood Zone "X" – No portion in flood hazard area

Staff Comments:

This plat was granted preliminary plat and conditional use approval at the March 2024 Planning Commission meeting, subject to conditions. (The conditions for approval are listed on the last page of this report.) Construction has begun on the 92-lot residential and commercial project, but an extension of the March 2024 preliminary plat is required because a final plat has not been requested.

The applicant is requesting preliminary plat approval for a 92-lot subdivision, including 84 residential lots, 4 open space detention, and 2 commercial lots. This predominantly residential subdivision is in the R-4, C-2, and GC-S zoning districts. The single-family lots range from 7,500 square feet to 22,222 square feet. The townhome lots range in size from approximately 2,874 (Lot 5)square feet to 9,018 square feet (Lot 13).

At the entrance off Samford Avenue, two commercial lots are shown. The commercial Lots 85 and 86 are currently in the C-2, GC-S zoning districts. Additionally, the C-2 zoning extends into some of the open space areas.

The total area is 26.35 acres, including new rights-of-way and roadways. Excluding the commercial parcels, there are 24.43 acres. The overall density for the development is 3.44 dwelling units per acre. The minimum lot standards of R-4 apply to most of this development. This includes a minimum of 7,500 sf lots with 60 ft lot width, and setbacks are 25 ft in the front, 20 ft. in the rear, 10 on each side, and 20 side yards on street. The townhome regulations shall apply to Lots 1-49. Ensure the minimum lot widths are met on all the lots (Lots 29).

There are six (6) open spaces or detention lots shown that range from 9,183 sf to 221,177 sf (5 acres). The six open space/detention areas combined equal 11.58 acres. Trails with 10' access easements are shown between townhome Lots 31 & 32 and Lots 42 & 43 that extends to open space labeled 88 and 89. Add a note on the plat to state ownership, maintenance, and use of open space and detention lots, including lot numbers. Also, note that these lots are non-habitable. The subdivision takes access from Samford Avenue and Court Street. The subdivision plat shows sidewalks on both sides of all roads.

Staff recommends preliminary approval with the following conditions:

1. **The certificates for the Opelika officials need to be included.**
2. **Add a note on the plat to state ownership, maintenance, and use of open space lots, including lot numbers. Note that these are non-habitable lots on the final plat.**
3. **Name the roads on the plat.**
4. **Sidewalks shall be required on both sides of the street.**
5. **All utilities shall be underground.**
6. **Remove the setback lines.**
7. **Note required buffers and proposed buffers on the plat, as shown on the landscape plan (20' landscape buffer) and the east property line.**
8. **Define proposed wall along rear of Lots 60, 61, 62, and 63.**
9. **Ensure the easements for trails on the plat and landscape plan are consistent.**
10. **Sidewalks will be required along Samford Avenue at the time of development of Lot 85 & 86 if not installed previously.**

Engineering Department Report

This subdivision is currently being constructed with the previous approval and is proceeding at an acceptable pace. The infrastructure is being installed and inspected according to the requirements of the previous approval.

Engineering has no other comments or concerns regarding and a renewal of the Preliminary Plat is recommended.

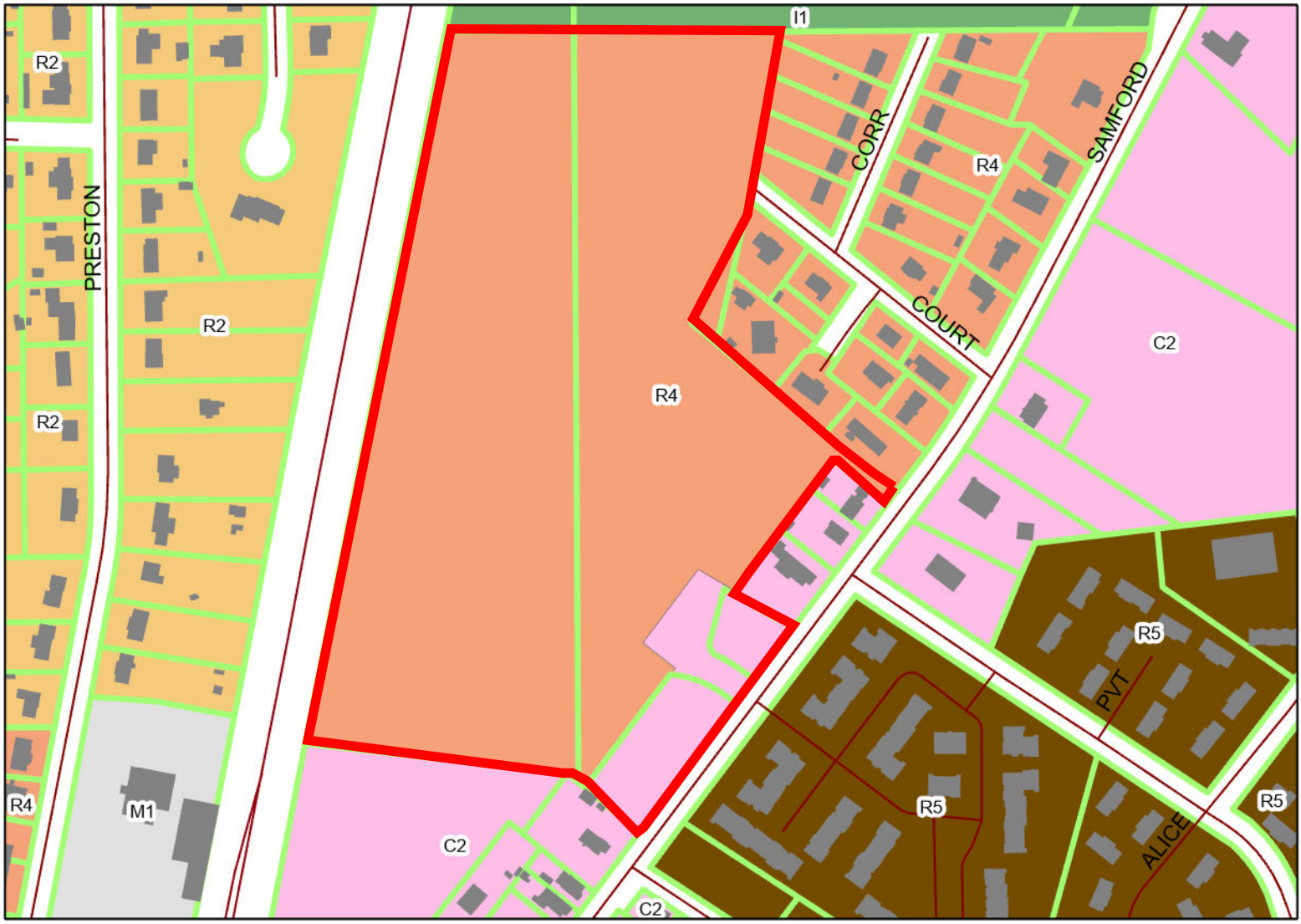
Opelika Water Board

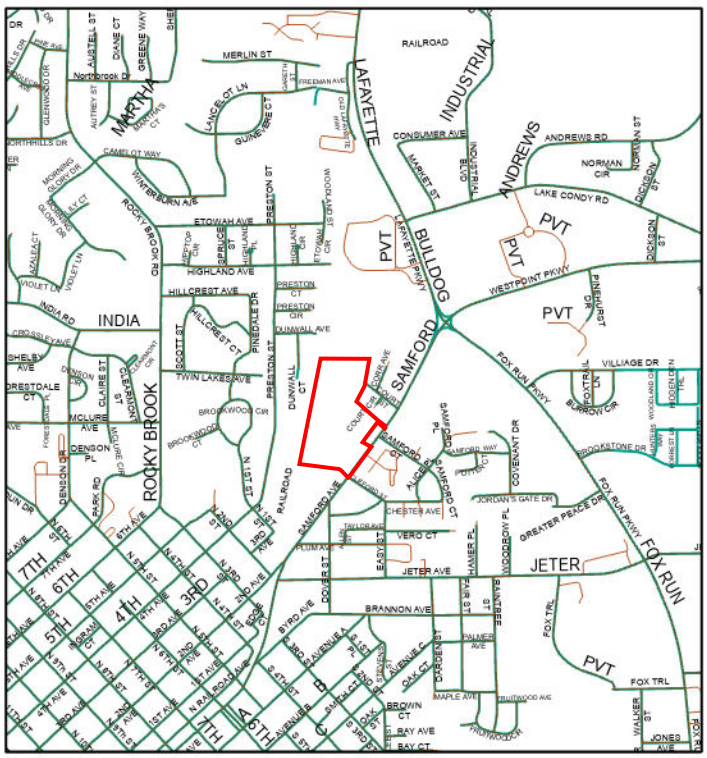
An 8-inch water main must be extended along Samford Avenue from near Lafayette Parkway to serve the proposed subdivision.

Opelika Power Services

This subdivision is in the Opelika Power service territory.

WARWICK RETREAT SUBDIVISION
300 BLOCK SAMFORD AVENUE
PRELIMINARY APPROVAL, A-4





The applicant is requesting preliminary approval for 49 townhome units, 33 single family homes and 1.9 acre commercial area fronting Samford Avenue. Preliminary approval was granted, the approval expired, and applicant is reapplying.

Subject Property

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

Reduction of Minimum Off-Street

PRELIMINARY PLAT
FOR
WARWICK RETREAT
SECTIONS 5 & 6, TOWNSHIP 19 NORTH, RANGE 27 EAST
LEE COUNTY, ALABAMA
CITY OF OPELIKA

DEVELOPMENT DATA

1. SUBDIVIDER: JEFF LINDSEY COMMUNITIES
   A. ADDRESS: 140 VILLAGE CIRCLE, SENOIA, GA 30276

2. PROPERTY OWNERS:
   A: THRASH INVESTMENTS INC
   ADDRESS: P O BOX 2009, OPELIKA AL 368032009

3. SITE DATA
   A. SOURCE OF DATA: BOUNDARY SURVEY PERFORMED BY MOORE BASS CONSULTING, INC., DATED 10-31-22
   B. LOCATION: SAMFORD AVENUE, CITY OF OPELIKA
   C. ZONING: R-4 AND C-2
   D. TYPE OF SUBDIVISION: SINGLE-FAMILY RESIDENTIAL AND TOWNHOMES
   E. TOTAL OWNERSHIP AREA: 26.35 ACRES
   SUBJECT PROPERTY AREA: 26.35 ACRES (THIS APPLICATION)
   F. PROPOSED NUMBER OF LOTS: 35 SINGLE-FAMILY LOTS
   49 TOWNHOME LOTS
   G. TOPOGRAPHIC SOURCE: LIDAR
   H. CONTOUR INTERVAL: 1 FOOT
   I. TYPE OF STREETS: PUBLIC
   J. R/W WIDTH: 60'
   K. PAVEMENT WIDTH: 26' BOC TO BOC
   L. STREET MAINTENANCE: CITY OF OPELIKA
   M. MINIMUM LOT SIZE: 0.06 AC (2722.5 SF)
   N. MINIMUM LOT WIDTH AND FRONTAGE: 60'
   O. MINIMUM STREET FRONTAGE: 60'

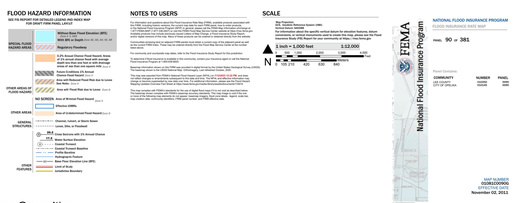
4. UTILITIES:
   A. WATER: CITY OF OPELIKA
   B. SANITARY SEWER: CITY OF OPELIKA
   C. ELECTRIC: OPELIKA POWER SERVICES

5. GENERAL NOTES:
   A. ADDITIONAL DRAINAGE OR UTILITY EASEMENTS NOT SHOWN HEREON WILL BE PROVIDED WHERE NECESSARY IN FINAL DESIGN.
   B. STREETS MAY BE ADJUSTED DURING FINAL DESIGN TO ALLEVIATE CONFLICTS WITH UTILITIES UPON APPROVAL BY CITY OF OPELIKA.

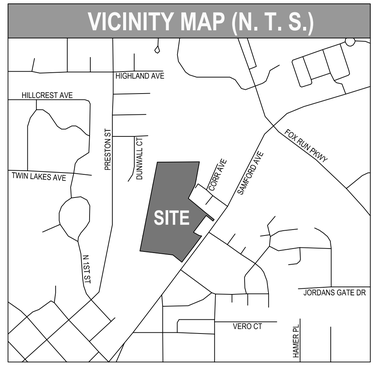
7. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF OPELIKA STANDARDS.

FLOOD NOTE

I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR LEE COUNTY, ALABAMA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 01081C0090D, EFFECTIVE DATE NOVEMBER 2, 2011 AND FOUND NO PORTIONS OF THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE.



VICINITY MAP (N. T. S.)



SHEET INDEX

COVER SHEET	1.0
EXISTING CONDITIONS MAP	2.0
PRELIMINARY PLAT	3.1
CURVE AND LOT SIZE CHARTS	3.2
CONCEPTUAL UTILITY PLAN	4.0
STORMWATER MANAGEMENT PLAN	5.0
ROAD PROFILES	6.1-6.3
DETAILS	7.0

SITE DATA

EXISTING SITE INFORMATION	
PROJECT NAME	WARWICK RETREAT
SITE AREA	26.35 AC. +/-
OPEN SPACE AREA	6.27 AC.
CURRENT ZONING	R-4
PROPOSED RESIDENTIAL DEVELOPMENT INFORMATION	
PROPOSED ZONING	R-4
PROPOSED LAND USE	SINGLE-FAMILY AND TOWNHOME RESIDENTIAL COMMUNITY
MIN. LOT WIDTH	60'
MIN. LOT AREA	7,500 SF
PROPOSED RESIDENTIAL LOT COUNT	84
PROPOSED DENSITY	3.18 UNITS/ACRE

SURVEYOR / ENGINEER

MOORE BASS CONSULTING, INC.
1350 KEYS FERRY COURT,
McDONOUGH, GA 30253
(770) 914-9394

Moore Bass Consulting, Inc.
• Civil Engineering
• Land Surveying
• Development Consulting
• Landscape Architecture
• Environmental Permitting
www.moorebass.com
TALLAHASSEE • ATLANTA
1350 Keys Ferry Court
McDonough, GA 30253
770.914.9394

PROJECT NAME: WARWICK RETREAT OPELIKA, ALABAMA

CLIENT NAME: JEFF LINDSEY COMMUNITIES 140 VILLAGE CIRCLE SENOIA, GEORGIA 30276

REVISIONS
1. REVISED PER STAFF COMMENTS 01/31/24

A2431.0076-PRELIMINARY PLAT

DATE	09-29-23
CONTRACT #	A2431.0076
DRAWN BY	BT/KH/RR

The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MB) for this Project are instruments of MB for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.

1350 KEYS FERRY COURT
McDONOUGH, GA 30253
LSF #827

SEAL

PRELIMINARY, NOT FOR CONSTRUCTION

SHEET TITLE: COVER SHEET

SHEET: 1.0

©Moore Bass Consulting

Q:\A2431.0076\Engineering\Preliminary Plat\A2431.0076-PRELIMINARY PLAT.dwg, 1.0-COVER, staylor, Mar 01, 2024 - 9:08:01am

(AL EAST ZONE)
GRID NORTH

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

WESTERN RAILWAY OF ALABAMA
(150' RIGHT-OF-WAY)

EXIST. R/W

IPF 3/4" OTP

INV=774.23

CMP

24.0 DEPT

INV=777.36

EXISTING STREAM PER DELINEATION BY APPLIED ENVIRONMENTAL SCIENCES, DATED 4/8/23

EXISTING WETLANDS PER DELINEATION BY APPLIED ENVIRONMENTAL SCIENCES, DATED 4/8/23

AREA
1,147,768 SQ. FT.
26.35 ACRES
THRASH INVESTMENTS INC
D.B. 2190, PG. 106
D.B. 2515, PG. 745
PARCEL ID.
43-10-03-05-3-000-026.000
43-10-03-05-3-000-043.000
43-10-03-06-4-000-066.000

8" CLAY

SSMH
TOP=790.90
INV=784.33
OUT=784.30

553 LF OF SANITARY SEWER TO BE REPLACED AND RE-ROUTED

EXISTING SEWER MAIN TO REMAIN

EXISTING STREAM PER DELINEATION BY APPLIED ENVIRONMENTAL SCIENCES, DATED 4/8/23

N/F
THE BOARD OF EDUCATION OF CITY OF OPELIKA
D.B. 2371, PG. 207
PARCEL ID
43-10-03-05-3-000-006.000
43-10-03-06-4-000-001.000

N89°31'14"E
672.45'

N83°14'29"W
528.48'

N/F
JERRY L. PLOTT
D.B. 2515, PG. 745
PARCEL ID
43-10-03-06-4-000-119.000

PART OF LOTS 19-24
W.C. JACKSON S/D
N/F
LEILA D. WALTON
D.B. 2343, PG. 208
PARCEL ID.
43-10-03-05-3-000-045.000

IPS

SEC. 6

SEC. 5

APPROX. SECTION LINE

COMMERCIAL
TRACT = 1.46 AC.

ZONING: R4-24.68 ACRES
ZONING: C2-1.97 ACRES

LOT 25
LOT 26
LOT 27
LOT 28
LOT 29
LOT 30
LOT 31
LOT 32
LOT 33

LOT 1
P.B.13, PG. 21

N37°03'09"E
65.74'

S37°03'09"W
298.89'

N/F
WELCH HOLT LLC
D.B. 3555, PG. 285
PARCEL ID
43-10-03-05-3-000-053.000

EXISTING WATER MAIN

ALABAMA STATE ROUTE 14
A.K.A. SAMFORD AVENUE
(60' RIGHT-OF-WAY)

INV=827.31

18" RCP

INLET
TOP=835.30
OUT=831.25

S37°03'09"W
225.03'

S37°10'20"W
74.52'

S37°10'20"W
262.23'

S09°39'21"E
104.68'

S09°39'21"E
40.00'

IPF 1/2" RB

IPS

N/F
LOVE TERRY R & MELISA V
D.B. 2195, PG. 572
PARCEL ID.
43-10-03-05-3-000-039.000

N/F
ADAMS BENJAMIN COFIELD & AMY C
D.B. 2607, PG. 520
PARCEL ID.
43-10-03-05-3-000-038.000

LOT 18
LOT 19
LOT 20
LOT 21

IPF 1/2" OTP

IPF 3/4" OTP

N/F
CANNON RICHARD WALLACE JR & PEGGY SUE
D.B. 2230, PG. 585
PARCEL ID.
43-10-03-05-3-000-037.000

N/F
ASHTON WAY APARTMENTS LLC
D.B. 2235, PG. 888
PARCEL ID.
43-10-03-05-3-000-046.000

S69°19'57"W
140.13'

IPF 1/2" RB

IPF 1" OTP

S36°45'45"W

S51°03'51"E
185.20'

N/F
RODRIGUEZ JUAN C & KIMBERLY A
D.B. 2275, PG. 280
PARCEL ID.
43-10-03-05-3-000-035.000

EXISTING SHED TO BE REMOVED

SHED

EXISTING GRAVEL DRIVE TO REMAIN

GRAVEL DRIVE

S09°39'21"E
132.00'

S09°39'21"E
73.00'

S26°43'31"W
240.80'

IPF 1/2" RB W/ CAP

LYONS SANDRA D
D.B. 2656, PG. 463
PARCEL ID.
43-10-03-05-3-000-029.001

N/F
WALLER DONNIE W & SHARON J
D.B. 2275, PG. 96
PARCEL ID.
43-10-03-05-3-000-030.000

SANDERS RHONDA LEE
D.B. 2315, PG. 41
PARCEL ID.
43-10-03-05-3-000-029.000

LYONS SANDRA D
D.B. 2656, PG. 457
PARCEL ID
43-10-03-05-3-000-027.000

S10°27'03"W
33.40'

S10°27'03"W
286.27'

EXIST. R/W

MOORE KRISTEN M
D.B. 2612, PG. 167
PARCEL ID.
43-10-03-05-3-000-025.000

THOMAS RAY
PARCEL ID.
43-10-03-05-3-000-024.000

TIGER SOUTH REALTY LLC
D.B. 2451, PG. 962
PARCEL ID.
43-10-03-05-3-000-023.000

MORRISON JAMES T & MARY E
D.B. 838, PG. 369
PARCEL ID.
43-10-03-05-3-000-022.000

DEAN MICHAEL
D.B. 2584, PG. 689
PARCEL ID
43-10-03-05-3-000-021.000

CORR AVE (50' R/W)

COURT S (50' R/W)

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• Land Surveying
• Development Consulting
• Landscape Architecture
• Environmental Permitting
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PROJECT NAME
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OPELIKA, ALABAMA

CLIENT NAME
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McDONOUGH, GA 30253
LSF #823

SEAL

PRELIMINARY, NOT FOR CONSTRUCTION

SHEET TITLE
EXISTING CONDITIONS MAP

SHEET
2.0

Q:\A2431.0076\Engineering\Preliminary Plat\A2431.0076-PRELIMINARY PLAT.dwg, 2.0-EXIST bta/kr, Mar 01, 2024 - 8:22:58am

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft

(AL EAST ZONE) GRID NORTH

WESTERN RAILWAY OF ALABAMA
(150' RIGHT-OF-WAY)

EXIST. R/W

OPEN SPACE / POND 92

OPEN SPACE / POND 89

OPEN SPACE 88

OPEN SPACE 87

OPEN SPACE 90

OPEN SPACE 91

PROPOSED 6' OPAQUE FENCE PER ZONING ORDINANCE SECTION 10.6 D

PROPOSED 5' EARTH TRAIL (TYP.)

50' STATE WATERS BUFFER

EXISTING STREAM PER DELINEATION BY APPLIED ENVIRONMENTAL SCIENCES, DATED 4/8/23

EXISTING WETLANDS PER DELINEATION BY APPLIED ENVIRONMENTAL SCIENCES, DATED 4/8/23

PROPOSED WALL (TYP.)

10' ACCESS EASEMENT FOR TRAILS (TYP.)

PROPOSED GATE FOR ACCESS

30' ACCESS EASEMENT

GRAVEL DRIVE

ZONING: R4-24.38 ACRES
ZONING: C2-1.91 ACRES

ALABAMA STATE ROUTE 14
A.K.A. SAMFORD AVENUE
(60' RIGHT-OF-WAY)

PART OF LOTS 19-24
W.C. JACKSON S/D
N/F
LEILA D. WALTON
D.B. 2343, PG. 208
PARCEL ID.
43-10-03-05-3-000-045.000

N/F
JERRY L. PLOTT
D.B. 2515, PG. 745
PARCEL ID.
43-10-03-06-4-000-119.000

N/F
LOVE TERRY R & MELISA V
D.B. 2195, PG. 572
PARCEL ID.
43-10-03-05-3-000-039.000

N/F
ADAMS BENJAMIN COFIELD & AMY V
D.B. 2607, PG. 520
PARCEL ID.
43-10-03-05-3-000-038.000

N/F
CANNON RICHARD WALLACE JR & PEGGY SUE
D.B. 2230, PG. 585
PARCEL ID.
43-10-03-05-3-000-037.000

N/F
ASHTON WAY APARTMENTS LLC
D.B. 2235, PG. 888
PARCEL ID.
43-10-03-05-3-000-046.000

N/F
HAYLEY INVESTMENTS LLC
D.B. 2581 PG. 992
PARCEL ID.
43-10-03-05-3-000-047.000

N/F
RODRIGUEZ JUAN C & KIMBERLY A
D.B. 2275, PG. 280
PARCEL ID.
43-10-03-05-3-000-035.000

N/F
WALLER DONNIE W & SHARON J
D.B. 2275, PG. 96
PARCEL ID.

SANDERS RHONDA LEE
D.B. 2315, PG. 41
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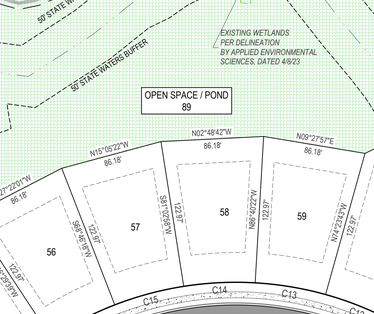
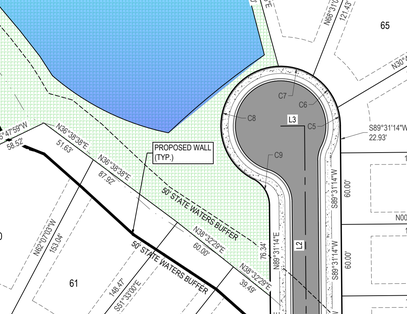
DEAN MICHAEL
D.B. 2584, PG. 669
PARCEL ID.
43-10-03-05-3-000-021.000

N/F
THE BOARD OF EDUCATION OF CITY OF OPELIKA
D.B. 2371, PG. 207
PARCEL ID.
43-10-03-05-3-000-005.000
43-10-03-06-4-000-001.000

EXISTING STREAM PER DELINEATION BY APPLIED ENVIRONMENTAL SCIENCES, DATED 4/8/23



TYPICAL RESIDENTIAL LOT
N.T.S.



TYPICAL TOWNHOME DETAIL
N.T.S.

NOTES

SEE SHEET 3.2 FOR LOT AREAS, CURVE, AND LINE TABLES

HATCH LEGEND

	OPEN SPACE
	PROPOSED PAVEMENT
	PROPOSED SWMF
	COMMERCIAL OUTPARCEL
	EXISTING WETLANDS

Moore Bass Consulting, Inc.
• Civil Engineering
• Land Surveying
• Development Consulting
• Landscape Architecture
• Environmental Permitting
www.moorebass.com
TALLAHASSEE • ATLANTA
1350 Keys Ferry Court
McDonough, GA 30253
770.914.9394

PROJECT NAME
WARWICK RETREAT
OPELIKA, ALABAMA

CLIENT NAME
JEFF LINDSEY COMMUNITIES
140 VILLAGE CIRCLE
SENOIA, GEORGIA 30276

REVISIONS
1. REVISED PER STAFF COMMENTS 01/31/24

A2431.0076-PRELIMINARY PLAT

DATE	09-29-23
CONTRACT #	A2431.0076
DRAWN BY	BT/KH/RR

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1350 KEYS FERRY COURT
McDONOUGH, GA 30253
LSF #621

SEAL

PRELIMINARY, NOT FOR CONSTRUCTION

SHEET TITLE
PRELIMINARY PLAT SITE PLAN

SHEET
3.1

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Q:\A2431.0076\Engineering\Preliminary Plat\A2431.0076-PRELIMINARY PLAT.dwg, 3.1-PP, bbaylor, Mar 01, 2024 - 9:30:53am

RESIDENTIAL TOWNHOMES		
Parcel Name	Square Feet	Acres
LOT 1	4,653	0.11
LOT 2	3,141	0.07
LOT 3	2,989	0.07
LOT 4	2,876	0.07
LOT 5	2,856	0.07
LOT 6	4,150	0.10
LOT 7	5,430	0.13
LOT 8	3,139	0.07
LOT 9	3,157	0.07
LOT 10	3,173	0.07
LOT 11	3,189	0.07
LOT 12	4,190	0.10
LOT 13	9,018	0.21
LOT 14	4,835	0.11
LOT 15	4,072	0.09
LOT 16	6,474	0.15
LOT 17	5,160	0.12
LOT 18	3,754	0.09
LOT 19	3,601	0.08
LOT 20	3,197	0.07
LOT 21	3,324	0.08
LOT 22	8,323	0.19
LOT 23	7,654	0.18
LOT 24	3,139	0.07
LOT 25	5,887	0.16
LOT 26	4,633	0.16
LOT 27	2,874	0.11
LOT 28	3,090	0.07
LOT 29	3,256	0.08
LOT 30	3,171	0.07
LOT 31	4,281	0.10
LOT 32	4,098	0.09
LOT 33	2,864	0.07
LOT 34	2,874	0.07
LOT 35	2,884	0.07
LOT 36	6,834	0.16
LOT 37	4,922	0.11
LOT 38	2,938	0.07
LOT 39	7,458	0.17
LOT 40	5,102	0.12
LOT 41	3,056	0.07
LOT 42	4,987	0.11
LOT 43	5,767	0.13
LOT 44	2,910	0.07
LOT 45	2,879	0.07
LOT 46	6,101	0.14
LOT 47	2,911	0.07
LOT 48	5,399	0.12
LOT 49	3,819	0.09
TOTAL	**210,490 SF**	**4.95 AC.**

SINGLE FAMILY RESIDENTIAL		
Parcel Name	Square Feet	Acres
LOT 50	7,613	0.18
LOT 51	7,723	0.18
LOT 52	7,528	0.17
LOT 53	7,503	0.17
LOT 54	8,172	0.19
LOT 55	9,012	0.21
LOT 56	8,865	0.20
LOT 57	8,865	0.20
LOT 58	8,865	0.20
LOT 59	8,865	0.20
LOT 60	11,493	0.26
LOT 61	11,028	0.25
LOT 62	8,905	0.20
LOT 63	13,130	0.30
LOT 64	8,209	0.19
LOT 65	11,866	0.27
LOT 66	9,500	0.22
LOT 67	7,500	0.17
LOT 68	7,500	0.17
LOT 69	13,942	0.32
LOT 70	11,394	0.26
LOT 71	13,931	0.32
LOT 72	16,799	0.39
LOT 73	11,695	0.27
LOT 74	10,600	0.24
LOT 75	10,533	0.24
LOT 76	10,659	0.25
LOT 77	10,557	0.24
LOT 78	8,526	0.20
LOT 79	8,411	0.19
LOT 80	9,110	0.21
LOT 81	8,854	0.20
LOT 82	9,333	0.21
LOT 83	18,483	0.42
LOT 84	22,222	0.51
TOTAL	**367,190 SF**	**8.43 AC.**

COMMERCIAL		
Parcel Name	Square Feet	Acres
LOT 85	17,117	0.39
LOT 86	43,852	1.01
TOTAL	**60,969 SF**	**1.39 AC.**

OPEN SPACE / PONDS		
Parcel Name	Square Feet	Acres
LOT : 87	26,917	0.62
LOT : 88	7,308	0.17
LOT : 89	221,177	5.08
LOT : 90	9,183	0.21
LOT : 91	13,092	0.30
LOT : 92	30,390	0.70
R/W	196,357	4.50
TOTAL	**504,424 SF**	**11.58 AC.**

LOT CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION
C1	27.06	280.00	27.05	N54° 37' 39"W
C2	66.55	280.00	66.39	N64° 12' 20"W
C3	89.77	280.00	89.38	N80° 11' 57"W
C4	5.36	280.00	5.36	N89° 55' 54"W
C5	15.31	50.00	15.25	S80° 45' 05"W
C6	34.19	50.00	33.53	S52° 23' 39"W
C7	30.47	50.00	30.00	S15° 20' 55"W
C8	131.38	50.00	96.72	S77° 23' 07"E
C9	27.13	25.00	25.82	N58° 25' 47"E
C10	80.74	220.00	80.28	S79° 57' 58"E
C11	47.08	25.00	40.43	S15° 30' 05"E
C12	60.00	280.00	59.89	S21° 44' 37"W
C13	60.00	280.00	59.89	S9° 27' 57"W
C14	60.00	280.00	59.89	S2° 48' 42"E
C15	60.00	280.00	59.89	S15° 05' 22"E
C16	60.00	280.00	59.89	S27° 22' 01"E
C17	60.00	280.00	59.89	S39° 38' 41"E
C18	23.41	280.00	23.41	S48° 10' 44"E
C19	77.83	220.00	77.43	S40° 26' 21"E
C20	82.50	220.00	82.02	S19° 33' 39"E

LOT CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION
C41	13.73	25.00	13.55	N38° 09' 58"E
C42	21.24	50.00	21.08	N41° 43' 43"E
C43	30.48	50.00	30.01	N12° 05' 46"E
C44	17.79	50.00	17.70	N15° 33' 49"W
C45	23.53	50.00	23.32	N50° 59' 24"W
C46	17.34	50.00	17.25	N74° 24' 18"W
C47	22.05	50.00	21.88	S83° 01' 34"W
C48	11.18	50.00	11.15	S63° 59' 10"W
C49	34.33	50.00	33.66	S37° 54' 41"W
C50	31.00	50.00	30.51	S0° 28' 42"W
C51	12.64	50.00	12.61	S24° 31' 39"E
C52	18.69	25.00	18.26	S10° 21' 15"E
C53	18.69	25.00	18.26	S32° 28' 45"W
C54	19.39	50.00	19.27	S42° 47' 17"W
C55	30.98	50.00	30.49	S13° 23' 03"E
C56	34.00	50.00	33.35	S50° 37' 00"E
C57	25.82	50.00	25.54	S84° 53' 32"E
C58	23.03	50.00	22.82	N67° 07' 07"E
C59	18.69	25.00	18.26	N75° 20' 31"E
C60	41.36	280.00	41.32	S87° 28' 22"E

LOT CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION
C21	82.50	220.00	82.02	S1° 55' 30"W
C22	8.61	220.00	8.61	S13° 47' 19"W
C23	34.17	25.00	31.57	S54° 04' 12"W
C24	52.52	280.00	52.44	S87° 51' 27"W
C25	40.03	280.00	40.00	S78° 23' 17"W
C26	39.27	25.00	35.36	N61° 12' 20"W
C27	18.69	25.00	18.26	N5° 12' 40"E
C28	12.91	50.00	12.88	N19° 13' 43"E
C29	25.48	50.00	25.20	N2° 46' 04"W
C30	23.59	50.00	23.37	N30° 52' 46"W
C31	31.75	50.00	31.22	N62° 35' 08"W
C32	7.73	50.00	7.72	N85° 12' 14"W
C33	23.00	50.00	22.80	S77° 11' 33"W
C34	35.69	50.00	34.93	S7° 13' 24"W
C35	38.67	50.00	37.71	S35° 22' 39"E
C36	18.69	25.00	18.26	S37° 37' 20"E
C37	41.68	25.00	37.02	S31° 33' 24"W
C38	66.96	220.00	66.70	S88° 02' 19"W
C39	41.15	25.00	36.66	N36° 05' 22"W
C40	4.96	25.00	4.95	N16° 44' 58"E

LOT CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION
C61	30.03	280.00	30.01	N85° 13' 25"E
C62	30.10	280.00	30.09	N79° 04' 17"E
C63	10.74	280.00	10.74	N74° 53' 35"E
C64	204.50	220.00	197.21	S79° 34' 36"E
C65	60.51	280.00	60.39	N59° 08' 18"W
C66	35.01	25.00	32.22	N25° 12' 36"W

CENTERLINE LINE TABLE		
LINE #	DISTANCE	BEARING
L1	156.48'	S52° 13' 02.90"E
L2	200.53'	N89° 31' 13.88"E
L3	20.00'	N0° 28' 46.12"W
L4	223.17'	S38° 26' 59.77"W
L5	100.00'	S50° 34' 28.12"E
L6	219.22'	S14° 54' 33.70"W
L7	25.70'	N52° 56' 51.17"W
L8	110.53'	S73° 47' 39.93"W
L9	155.00'	N16° 12' 20.07"W
L10	36.23'	S73° 47' 39.93"W
L11	218.31'	N83° 14' 29.33"W
L12	387.77'	N11° 03' 44.81"E

CENTERLINE CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD LENGTH	CHORD DIRECTION
C76	169.86	250.00	166.61	S71° 00' 53"E
C77	388.44	250.00	350.53	S6° 03' 44"E
C78	285.73	250.00	270.43	S17° 49' 57"E
C79	103.36	250.00	102.62	N64° 47' 29"W
C80	129.03	250.00	127.60	S88° 34' 47"W
C81	100.20	250.00	99.53	S85° 16' 35"W
C273	103.36	250.00	102.62	N64° 47' 29"W

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WARWICK RETREAT
OPELIKA, ALABAMA

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140 VILLAGE CIRCLE
SENOIA, GEORGIA 30276

REVISIONS
1. REVISED PER STAFF COMMENTS 01/31/24

A2431.0076-PRELIMINARY PLAT

DATE 09-29-23
CONTRACT # A2431.0076
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McDONOUGH, GA 30253
LSF #621

SEAL

PRELIMINARY, NOT FOR CONSTRUCTION

SHEET TITLE
CURVE AND LOT SIZE CHARTS

SHEET
3.2

Q:\A2431.0076\Engineering\Preliminary Plat\A2431.0076-PRELIMINARY PLAT.dwg, 3.2-CHARTS, blaylor, Mar 01, 2024 - 8:53:12am

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(AL EAST ZONE)
GRID NORTH

EXIST. R/W

IPF 3/4" OTP

WESTERN RAILWAY OF ALABAMA
(150' RIGHT-OF-WAY)

EXIST. R/W

INV=774.23

4'X3' BOX CULVERT

INV=777.36

EXISTING STREAM PER DELINEATION BY APPLIED ENVIRONMENTAL SCIENCES, DATED 4/8/23

6" CLAY

SSMH
TOP=789.63
IN=782.73
IN=783.72
OUT=782.57

50' STATE WATERS BUFFER

EXISTING WETLANDS PER DELINEATION BY APPLIED ENVIRONMENTAL SCIENCES, DATED 4/8/23

OPEN SPACE / POND 92

OPEN SPACE / POND 89

OPEN SPACE 88

OPEN SPACE 87

OPEN SPACE 91

OPEN SPACE 90

CONST. 8" SEWER MAIN (PER CITY OF OPELIKA DETAILS)

CONST. FIRE HYDRANT (PER CITY OF OPELIKA DETAILS)

CONST. WATER VALVE T (PER CITY OF OPELIKA DETAILS)

8" PIPE

SSMH
TOP=802.13
IN=797.03
OUT=794.96

ZONING: RA-24 - 9.8 ACRES
ZONING: C-2 - 1.97 ACRES

SSMH
TOP=820.16
OUT=815.19

INV=827.31

18" RCP

PLET
TOP=835.30
OUT=827.38

EXISTING WATER MAIN

DEVELOPER TO CONSTRUCT APPROX. 1,800 LF OF OFFSITE WATER TO SERVE SITE

30' ACCESS EASEMENT

GRAVEL DRIVE

SHED

CONNECT TO EXISTING GATE VALVE

SSMH
TOP=791.43
IN=785.26
OUT=785.23

SSMH
TOP=795.58
IN=790.01
IN=789.56
OUT=789.50

SSMH
TOP=797.20
IN=791.55
OUT=791.54

SSMH
TOP=798.99
IN=792.65
IN=792.81
OUT=792.44

SSMH
TOP=898.64
IN=801.41
OUT=801.24

SSMH
TOP=816.90
IN=811.01
OUT=810.96

SSMH
TOP=818.86
IN=812.92
IN=812.89
OUT=812.66

EXIST. R/W

EXIST. R/W

CORR AVE (50' R/W)

COURT S (50' R/W)

N/F
JERRY L. PLOTT
D.B. 2515, PG. 745
PARCEL ID.
43-10-03-06-4-000-119.000

PART OF LOTS 19-24
W.C. JACKSON S/D
N/F
LEILA D. WALTON
D.B. 2343, PG. 208
PARCEL ID.
43-10-03-05-3-000-045.000

N/F
WELCH HOLT LLC
D.B. 2555, PG. 285
PARCEL ID.
10-03-05-3-000-053.000

N/F
LOVE TERRY R & MELISA V
D.B. 2195, PG. 572
PARCEL ID.
43-10-03-05-3-000-039.000

N/F
ADAMS BENJAMIN COFIELD & AMY C
D.B. 2607, PG. 520
PARCEL ID.
43-10-03-05-3-000-038.000

N/F
ASHTON WAY APARTMENTS LLC
D.B. 2235, PG. 888
PARCEL ID.
43-10-03-05-3-000-046.000

N/F
CANNON RICHARD WALLACE JR & PEGGY SUE
D.B. 2230, PG. 585
PARCEL ID.
43-10-03-05-3-000-037.000

N/F
RODRIGUEZ JUAN C & KIMBERLY A
D.B. 2275, PG. 280
PARCEL ID.
43-10-03-05-3-000-035.000

N/F
WALLER DONNIE W & SHARON J
D.B. 2275, PG. 96
PARCEL ID.
43-10-03-05-3-000-030.000

SANDERS RHONDA LEE
D.B. 2315, PG. 41
PARCEL ID.
43-10-03-05-3-000-029.000

LYONS SANDRA D
D.B. 2656, PG. 463
PARCEL ID.
43-10-03-05-3-000-029.001

LYONS SANDRA D
D.B. 2656, PG. 457
PARCEL ID.
43-10-03-05-3-000-027.000

MOORE KRISTEN M
D.B. 2612, PG. 167
PARCEL ID.
43-10-03-05-3-000-025.000

THOMAS RAY
PARCEL ID.
43-10-03-05-3-000-024.000

TIGER SOUTH REALTY LLC
D.B. 2451, PG. 862
PARCEL ID.
43-10-03-05-3-000-023.000

MORRISON JAMES T & MARY E
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43-10-03-05-3-000-022.000

DEAN MICHAEL
D.B. 2584, PG. 689
PARCEL ID.
43-10-03-05-3-000-021.000

N/F
THE BOARD OF EDUCATION OF CITY OF OPELIKA
D.B. 2371, PG. 207
PARCEL ID.
43-10-03-05-3-000-006.000
43-10-03-06-4-000-001.000

IPF 1/2" RB W/ CAP

IPF 1/2" RB W/CAP

IPF 1" OTP

IPF 3/4" OTP

IPS

ALABAMA STATE ROUTE 14
A.K.A. SAMFORD AVENUE
(60' RIGHT-OF-WAY)

LINETYPE LEGEND

- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATER MAIN
- PROPOSED STORM SEWER

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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1350 KEYS FERRY COURT
McDONOUGH, GA 30253
LSF #621

SEAL

PRELIMINARY, NOT FOR CONSTRUCTION

SHEET TITLE
CONCEPTUAL UTILITY PLAN

SHEET
4.0

(AL EAST ZONE)
GRID NORTH

EXIST. R/W

WESTERN RAILWAY OF ALABAMA
(150' RIGHT-OF-WAY)

ALABAMA STATE ROUTE 14
A.K.A. SAMFORD AVENUE
(60' RIGHT-OF-WAY)

COURT ST
(50' R/W)

CORR AVE (50' R/W)

OPEN SPACE / POND
92

OPEN SPACE
88

OPEN SPACE / POND
89

OPEN SPACE
87

OPEN SPACE
91

OPEN SPACE
90

PROPOSED CROSS DRAIN

ZONING: R4-24.36 ACRES
ZONING: C2-1.91 ACRES

50' STATE WATERS BUFFER

30' ACCESS EASEMENT

GRAVEL DRIVE

SHED

INV=774.23

INV=777.36

1447.23'
N71°03'45"E

PART OF LOTS 19-24
W.C. JACKSON S/D
N/F
LEILA D. WALTON
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PARCEL ID.
43-10-03-05-3-000-045.000

N/F
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N/F
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N/F
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& PEGGY SUE
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N/F
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N/F
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43-10-03-05-3-000-027.000

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43-10-03-05-3-000-025.000

THOMAS 840
PARCEL ID.
43-10-03-05-3-000-024.000

TIGER SOUTH
REALTY LLC
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43-10-03-05-3-000-023.000

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43-10-03-05-3-000-022.000

DEAN MICHAEL
D.B. 2584,
PG. 689
PARCEL ID.
43-10-03-05-3-000-021.000

N/F
THE BOARD OF EDUCATION
OF CITY OF OPELIKA
D.B. 2371, PG. 207
PARCEL ID.
43-10-03-05-3-000-006.000
43-10-03-06-4-000-001.000

S10°27'03"W
56.63'

S10°27'03"W
286.27'

S37°03'09"E
65.74'

S37°03'09"W
92.19'

S37°03'09"W
256.80'

N37°24'11"W
186.46'

529.48'
N/F
CITY OF OPELIKA

INV=621.31

18" RCP

INLET
TOP=635.30
OUT=631.25

IPF 3/4" OTP

IPF 1/2" RB W/ CAP

IPF 1" OTP

IPS

GRADING & DRAINAGE PLAN LEGEND

- 000 — EXISTING 5.0' CONTOURS
- 000 — EXISTING 1.0' CONTOURS
- 000 — PROPOSED 5.0' CONTOURS
- 000 — PROPOSED 1.0' CONTOURS
- PROPOSED STORM SEWER

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

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Moore Bass Consulting, Inc.

• Civil Engineering
• Land Surveying
• Development Consulting
• Landscape Architecture
• Environmental Permitting

www.moorebass.com
TALLAHASSEE • ATLANTA

1350 Keys Ferry Court
McDonough, GA 30253
770.914.9394

PROJECT NAME
WARWICK RETREAT
OPELIKA, ALABAMA

CLIENT NAME
JEFF LINDSEY COMMUNITIES
140 VILLAGE CIRCLE
SENOIA, GEORGIA 30276

REVISIONS
1. REVISED PER STAFF COMMENTS 01/31/24

A2431.0076-PRELIMINARY PLAT

DATE 09-29-23

CONTRACT # A2431.0076

DRAWN BY BT/KH/RR

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McDONOUGH, GA 30253
LSF #621

SEAL

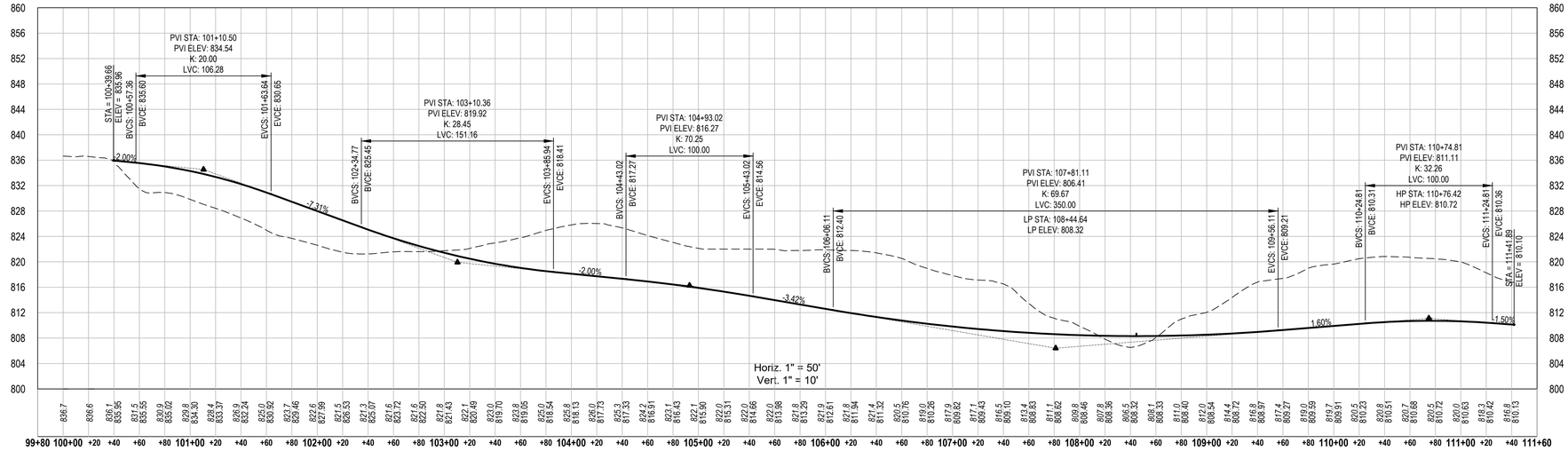
PRELIMINARY, NOT FOR CONSTRUCTION

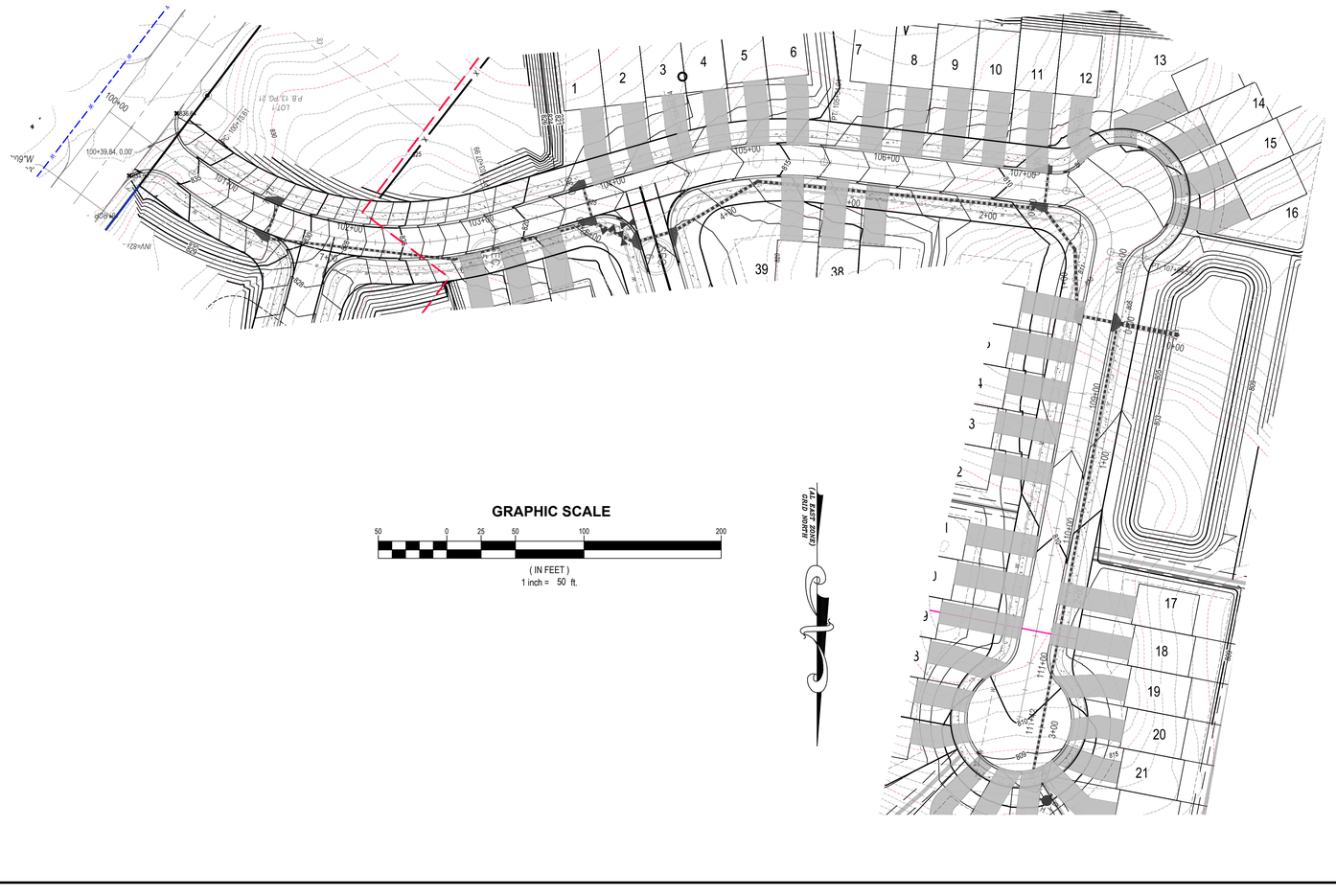
SHEET TITLE
STORMWATER MANAGEMENT PLAN

SHEET
5.0

Q:\A2431.0076\Engineering\Preliminary Plat\A2431.0076-PRELIMINARY PLAT.dwg, 5.0-STORM, bbaylor, Mar 01, 2024 - 9:33:00am

ROAD A Profile





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LSF #621

SEAL

PRELIMINARY, NOT FOR CONSTRUCTION

SHEET TITLE
ROAD PROFILE

SHEET
6.1

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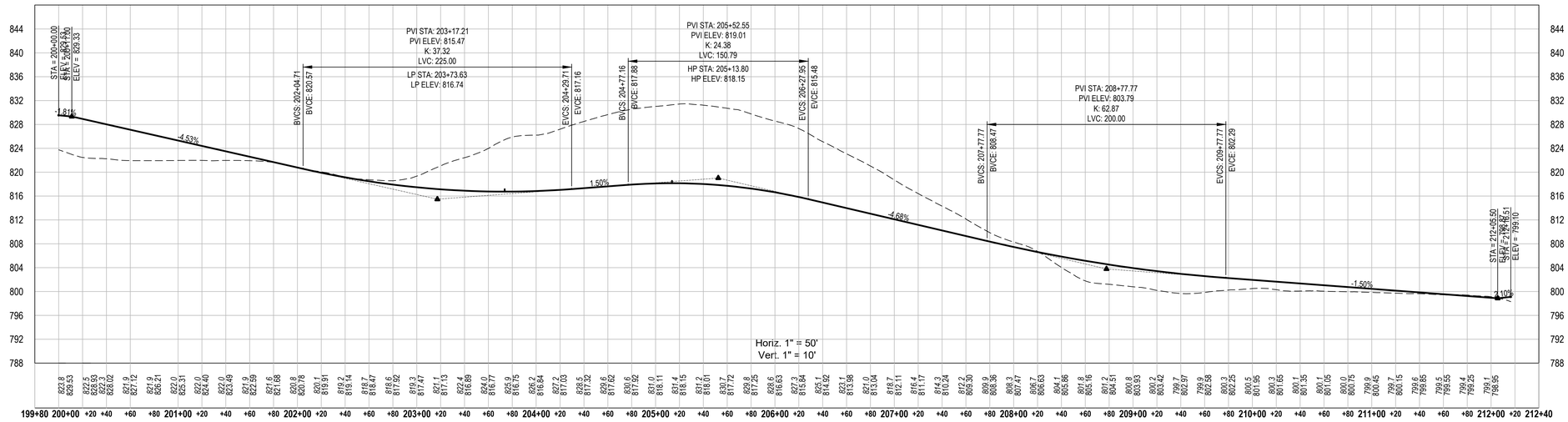
O:\A2431.0076\Engineering\Preliminary Plat\A2431.0076-PRELIMINARY PLAT.dwg, 6.1-ROAD PROFILES, btaylor, Mar 01, 2024 - 8:56:44am

ROAD B Profile



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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PROJECT NAME
WARWICK RETREAT
OPELIKA, ALABAMA

CLIENT NAME
JEFF LINDSEY COMMUNITIES
140 VILLAGE CIRCLE
SENOIA, GEORGIA 30276

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CONTRACT #	A2431.0076
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McDONOUGH, GA 30253
LSF #631

SEAL

PRELIMINARY, NOT FOR CONSTRUCTION

SHEET TITLE
ROAD PROFILE

SHEET
6.2

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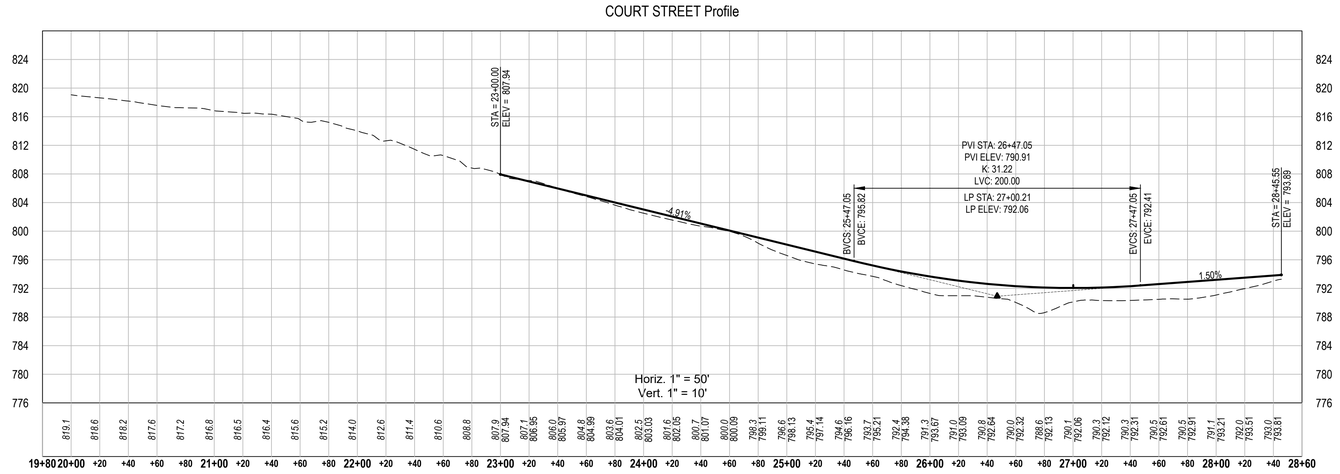

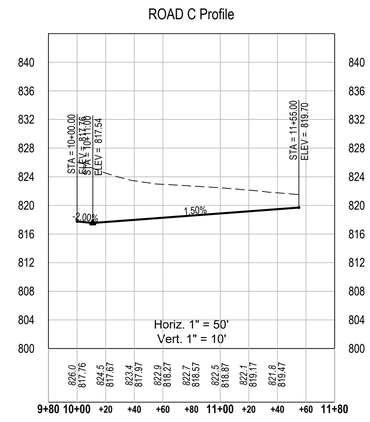

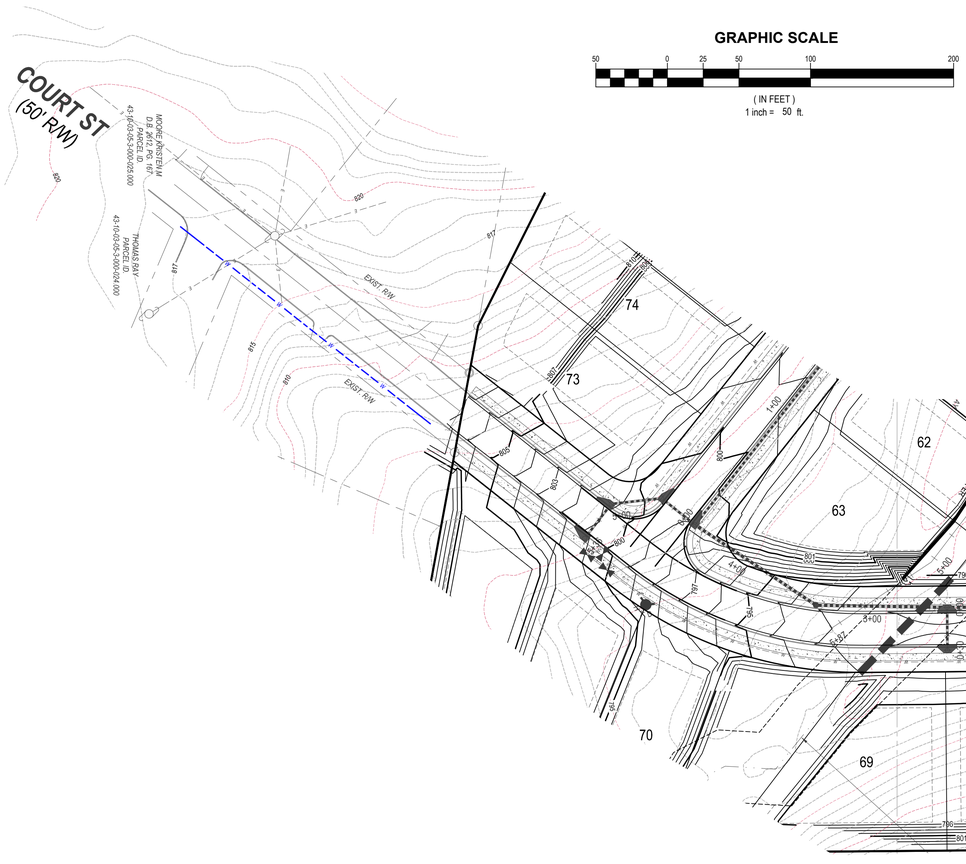

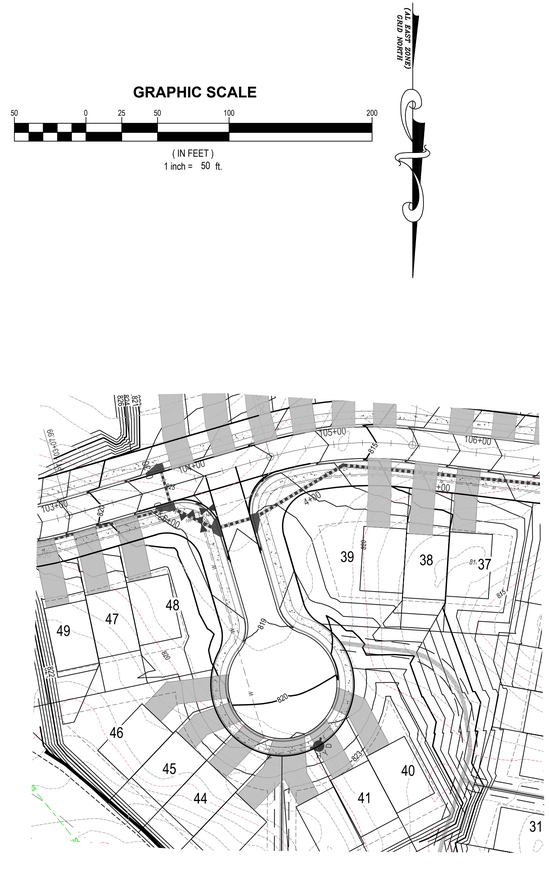

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LSF #631

SEAL

PRELIMINARY, NOT FOR CONSTRUCTION

SHEET TITLE

ROAD PROFILE

SHEET
6.3

Q:\A2431.0076\Engineering\Preliminary Plat\A2431.0076-PRELIMINARY PLAT.dwg, 6.3-ROAD PROFILES, tlaylor, Mar 01, 2024 - 9:00:08am

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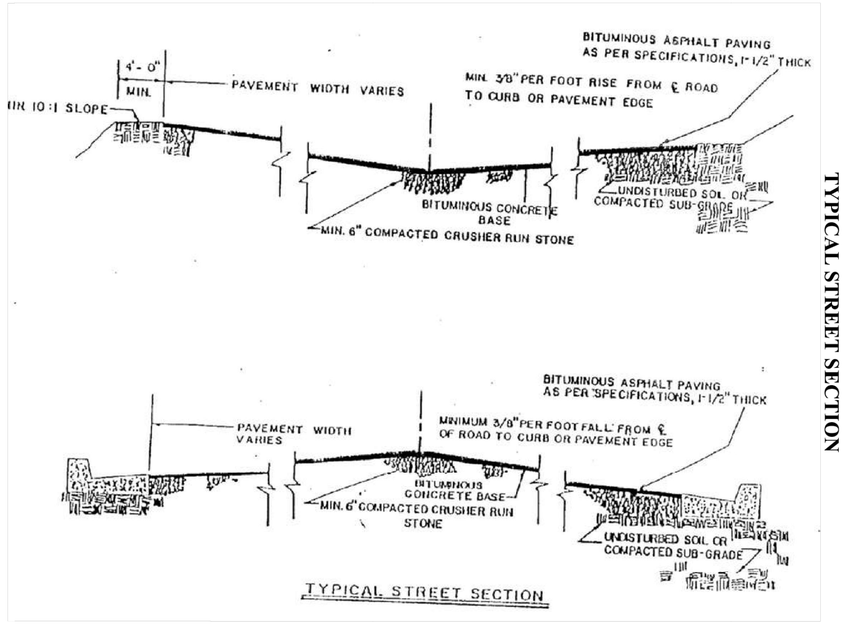
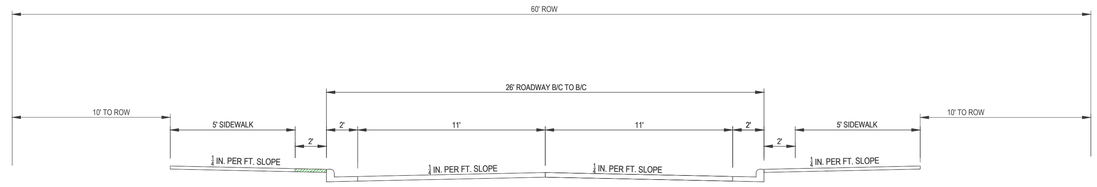
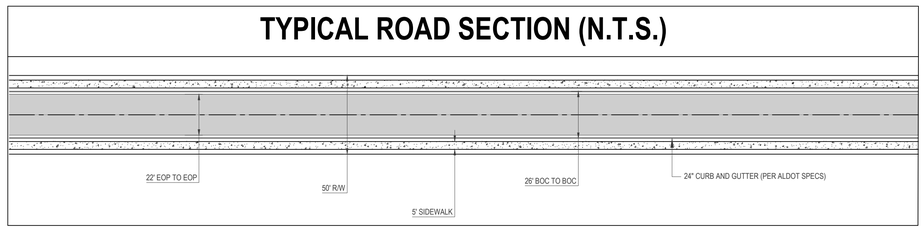


FIGURE 4.1
TYPICAL STREET SECTION

TYPICAL ROAD CROSS SECTION (N.T.S.)



TYPICAL ROAD SECTION (N.T.S.)



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PROJECT NAME
WARWICK RETREAT
OPELIKA, ALABAMA

CLIENT NAME
JEFF LINDSEY COMMUNITIES
140 VILLAGE CIRCLE
SENOIA, GEORGIA 30276

REVISIONS
1. REVISED PER STAFF COMMENTS 01/31/24

A2431.0076-PRELIMINARY PLAT

DATE 09-29-23
CONTRACT # A2431.0076
DRAWN BY BT/KH/RR

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McDONOUGH, GA 30253
LSF #821

SEAL

PRELIMINARY, NOT FOR CONSTRUCTION

SHEET TITLE
DETAILS

SHEET
7.0

Q:\A2431.0076\Engineering\Preliminary Plat\A2431.0076-PRELIMINARY PLAT.dwg, 7.0 DETAILS, billyfox, Mar 01, 2024 - 9:00:28am

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Agenda Item

A-5

Preliminary Plat

Lake Ridge SD

Public Hearing

Motion: Motion to approve or deny preliminary plat with staff recommendations

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: South Uniroyal Road N of 1604 South Uniroyal

PROPERY OWNER: Chao Han

APPLICANT/AUTHORIZED REPRESENTATIVE: Chao Han - Mike Maher

MAILING ADDRESS: [redacted]

PHONE NUMBER: [redacted]

EMAIL ADDRESS: mike.precisionsurv@gmail.com - chaohan@gmail.com

TYPE OF PLAT APPROVAL REQUESTED

☐ SKETCH PLAN ☐ | ☐ ADMINISTRATIVE ☐ | ■ PRELIMINARY ☑ | ☐ FINAL ☐

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

☐ Annexation ☐ Rezoning ☐ Other _____

PARCEL INFORMATION

Subdivision Name: South Lake Area Rediv Lot 2

Current Land Use: Vacant

Current Zoning: R4

Proposed use of the Subdivision: Residential

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

Number of Lots: 47 x $3.00 = $141

Number of APO: 24 x $7.00 = $168
(Adjacent Property Owners)

Fee: $75.00

TOTAL = 384

PAID _____

I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) South Lake Area Rediv Part of Lot 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: _____

(PRINT NAME) Chao Han

3-30-2026
DATE

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: April 28, 2026

Subdivision: Lake Ridge Subdivision

Agenda Item #: A-5

Action Requested: Preliminary Plat

Location of Property: 1500 block of South Uniroyal Road

Property Owner(s): Chao Han/Southlake Bull Homes, LLC
Mike Maher, Precision Surveying(representative)

Current Land Use: Undeveloped

Current Zoning: R-2 and R-3

Staff Comments:

The applicant is requesting preliminary plat approval for a 44-lot subdivision located off South Uniroyal Road. The previous preliminary plat approvals from 2021 and 2024 have expired. The property is zoned R-2 and R-3. The R-2 zoned lots meet the minimum 15,000 square foot lot size requirements and the minimum lot width of 80 ft. Lot 1, 2, and 20, 33 ,34 ,35 are in both the R-3 and R-2 zoning districts; the R-2 standards shall apply. The lots zoned R-3 meet the minimum 10,000 square foot lot size requirements and the minimum lot width of 70 ft. These lots range from about 10,000 square feet to 198,785 square feet. This subdivision requires underground utilities and sidewalks on both sides of all streets. Note 9 states Lots 42 and 44 shall take access from the side street and not from Uniroyal Road.

The 30-foot buffer was required by the Planning Commission in 2005. The applicant shows a change in the location of the previously approved buffer. The Planning Commission moved the 30' undisturbed buffer to the rear portions of Lots 1, 3, 4, 5, 6, 7, and 8. The required 30-foot undisturbed buffer must be replanted with a 30' residential buffer before final plat approval.

This property has tremendous changes in elevation from east to west. The lake is approximately 700 feet in elevation. Prior to grading the highest portion of the property is approximately 772 feet in elevation. The developer is grading lots adjacent to Street A and Street B. The lots along Street A area at approximately 725 feet in elevation. The final grade adjacent to Street B and C is between 750-765 feet in elevation. This site also has significant rock. The process to this point had required grading and blasting. These processes are part of subdivision development but generally do not take as long as this project has or require the level of site grading.

It should be noted that the developer has also previously been cited by Alabama Department of Environmental Management for issues related to erosion control. To our knowledge, the State does not actively have an enforcement action on the property.

As this development is coming back before the Planning Commission for review of the preliminary plat, the plan is now required to meet current requirements not in force at the time of earlier approval. This would include the requirements for sidewalks on both sides of the street and requiring two fire access routes for more than 30 units. As such we cannot support preliminary plat approval for 44 lots with only one access point.

Due to this staff recommends denial. Should the Planning Commission approve the plat, they should do so subject to the following conditions:

1. **Sidewalks shall be required on both sides of the street.**
2. **All utilities shall be underground.**
3. **Add a note Lots 44 and 42 shall have access on the new street only.**
4. **Lots 43 and future lots shall have shared driveways and access easements if farther divided.**
5. **Ensure a home can be placed on lots 26 without obstructing the 20' private storm easement.**
6. **The subdivision shall be in full compliance with the current version of the City of Opelika approved fire and building codes.**

Engineering Department Report

This subdivision is NOT currently being constructed with the previous approval and is NOT proceeding at an acceptable pace. There is no significant infrastructure that has been installed or inspected to meet the City standards.
The proposed layout of this subdivision does NOT meet the requirements of having multiple access to public roads as required by the current life safety standards.
Engineering has no other comments or concerns regarding and a renewal of the Preliminary Plat is NOT recommended.

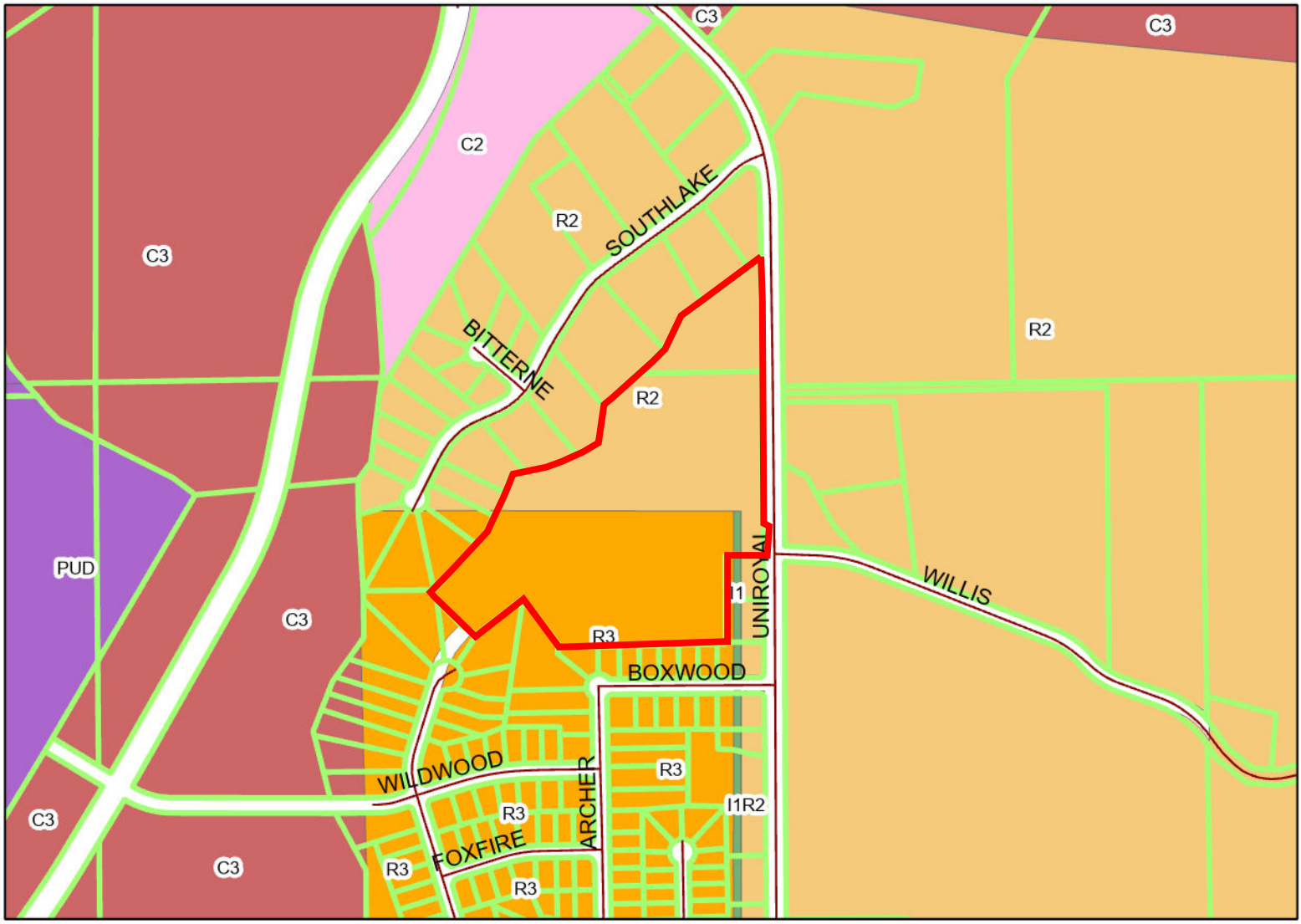
Opelika Water Report

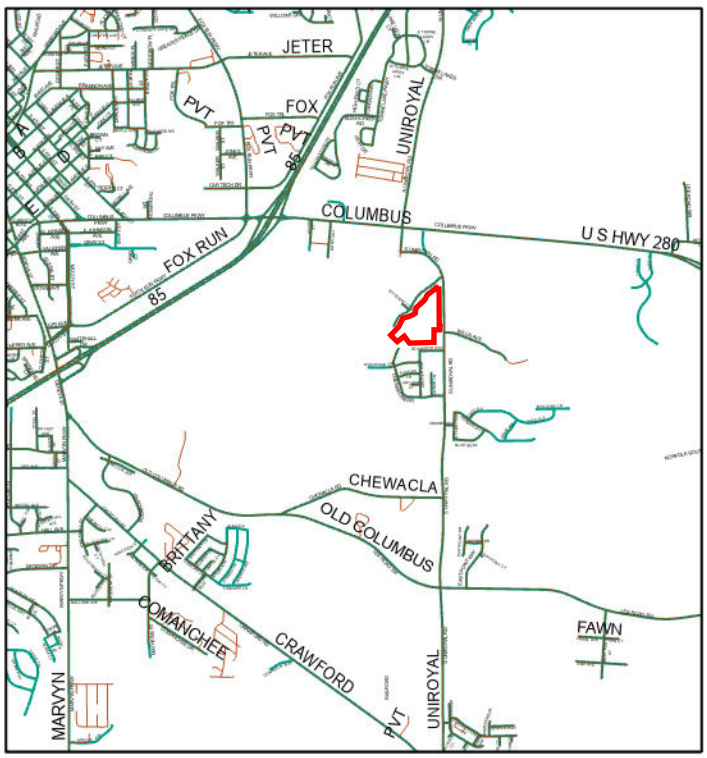
Water service is available from an 8-inch main on east side of South Uniroyal Rd.

Opelika Power Services Report

This property is located inside the Opelika Power Services Territory.

LAKE RIDGE SUBDIVISION
1500 BLOCK SOUTH UNIROYAL ROAD
PRELIMINARY APPROVAL, A-5





The applicant is requesting preliminary plat approval for 47 single family home lots. This plat was reviewed several years ago.

Subject Property

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

Reduction of Minimum Off-Street

~Lake Ridge Subdivision~

Being a Redivision of
South Lake Area
Bank Parcels
Revision of part of Lot 2
SECTION 16 T 19 N R 27 E
OPELIKA LEE COUNTY ALABAMA

State of Alabama
Lee County

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

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

the __ day of _____, 2026.

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

State of Alabama
Lee County

I Han Chao, owner of the real property shown on this plat, hereby joins in the statement of Michael T Maher, and certify that it was and is my purpose to subdivide the lands so platted as shown,

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

the __ day of _____, 2026.

_____
Han Chao

State of Alabama
Lee County

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

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

the _____ day of _____, 2026.

Notary Public: _____ My commission expires: _____

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

Director: _____ Date: _____

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

Chairman: _____ Date: _____

Approved by The Water Works Board of the City of Opelika, Alabama:

Opelika Utilities Board: _____ Date: _____

Approved by the Opelika City Engineer, Opelika, Alabama:

Engineer: _____ Date: _____

Reviewed by Opelika Power Services, Opelika, Alabama:

Opelika Power Services: _____ Date: _____

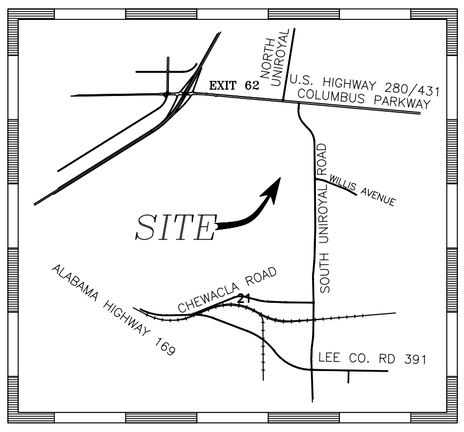
Approved by the Opelika Public Works Department:

Public Works Director: _____ Date: _____

NOTES:

1. *SOURCE OF INFORMATION: SOUTHLAKE SUBDIVISION, 2ND REVISION TO PARCEL 2 – PLAT BOOK 29, PAGE 146 AND DEED BOOK 2435, PAGE 148 (SUBJECT); CREEKSTONE PHASE 4 – PLAT BOOK 42, PAGE 133 & PLAT BOOK 42, PAGE 134; SOUTH LAKE AREA BANK PARCELS, REDIVISION OF PARCEL 2 – PLAT BOOK 29, PAGE 104; SOUTH LAKE S D 5TH REVISION, PLAT BOOK 27 PAGE 159*
2. *BASIS OF BEARING: STATE PLANE COORDINATES, NAD 1983, ALABAMA EAST ZONE, US FOOT. COORDINATES SET USING RTK GPS, ALDOT CORS AS CONTROL*
3. *DATE OF FIELD SURVEY: FEBRUARY 2, 2026.*
4. *DATE OFFICE WORK COMPLETED: MARCH 30, 2026.*
5. *AN EASEMENT IS HEREBY GRANTED TO THE CITY OF OPELIKA AND TO ANY UTILITY COMPANIES SERVING THE CITY OF OPELIKA FOR THE PURPOSE OF INSTALLING, OPERATING, AND MAINTAINING POLE LINES, GUY WIRES AND OTHER FACILITIES. EASEMENT TO BE TEN (10) FEET WIDE AND SHALL BE CENTERED ALONG THE FRONT AND SIDE LOT LINES OF EACH LOT.*
6. *NO PORTION OF THIS SITE LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA PER FEMA FIRM 01081C0068H DATED JANUARY 17, 2026.*
7. *THIS SITE SERVED BY OPELIKA WATER SERVICES*
8. *THIS SITE IS NOT LOCATED IN THE SAUGHAHATCHEE WATERSHED.*
9. *LOTS 42 AND 44 SHALL TAKE ACCESS FROM THE SIDE STREET AND NOT FROM UNIROYAL ROAD. ACCESS TO LOT 43 MUST MEET CITY REQUIREMENTS AND BE APPROVED PRIOR TO A DRIVEWAY BEING INSTALLED.*

VICINITY MAP NOT TO SCALE



43 10 05 16 4 000 050.000
BELCHER BRANDON & BEVERLY
1701 SOUTHLAKE DR
OPELIKA,AL,36801

43 10 05 15 0 000 010.000
FLOYD J NEWELL
2013 COLUMBUS PKWY
OPELIKA,AL,36801

43 10 05 15 0 000 026.002
HUMPHREY KATHY G LIVING TRUST
1501 S UNIROYAL RD
OPELIKA,AL,36801

43 10 05 15 0 000 026.000
BARTLETT DAVIS D
1607 S UNIROYAL RD
OPELIKA,AL,36804

43 10 05 15 0 000 026.001
TEAL BOBBY JOE & VICKY J
1507 S UNIROYAL RD
OPELIKA,AL,36801

43 10 05 15 0 000 026.003
CRAFT LAMAR CRAIG & ALLYSON T
2080 WILLIS AVE
OPELIKA,AL,36801

43 10 05 15 0 000 026.006
HUMPHREY ELTON L & CHARLOTTE C
408 N UNIROYAL ROAD
OPELIKA,AL,36801

OWNER AND DEVELOPER:
HAN CHAO
289 IVY LANE
AUBURN AL 36830

GRAPHIC SCALE 1"=80'
80 0 80 160 180

LEGEND
(M) = MEASURED
(R) = RECORDED
OTP = OPEN TOP PIPE
CTP = CRIMPED TOP PIPE
IPF = IRON PIN FOUND
IPS = IRON PIN SET (CA–788)
CA–788 = PRECISION SURVEYING
● = IRON PIN FOUND
○ = 1/2" REBAR SET (CA–788)
■ = HUB SET
△ = CALCULATED POINT
□ = CONCRETE MONUMENT
☼ = POWER POLE
-x-x- = WIRE FENCE
-//-//- = WOOD FENCE
-o-o-o- = CHAIN LINK FENCE
= PRIVATE DRAINAGE EASEMENT
= CREEK BUFFER (25')
= EX PUBLIC SEWER EASEMENT

43 10 05 16 4 000 143.000
EDGAR HUGHSTON BUILDER INC
8219 NORTH CROSSING COURT
FORTSON,GA,31808

43 10 05 16 4 000 142.000
EDGAR HUGHSTON BUILDER INC
8219 NORTH CROSSING COURT
FORTSON,GA,31808

43 10 05 16 4 000 141.000
EDGAR HUGHSTON BUILDER INC
8219 NORTH CROSSING COURT
FORTSON,GA,31808

43 10 05 16 4 000 126.
NASH DAVID M & EMILY C
1802 ARCHER WAY
OPELIKA,AL,36804

43 10 05 16 4 000 054.000
HAVRON KIMBERLY B & GARRY M
1709 SOUTHLAKE DR
OPELIKA,AL,36804

43 10 05 16 4 000 055.000
XAYSOMBATH PHONPHAN PAM & PHOUVONG
1711 SOUTHLAKE DR
OPELIKA,AL,36804

43 10 05 16 4 000 056.000
POWELL ASHLEY M
1921 SOUTHLAKE DR
OPELIKA,AL,36804

43 10 05 16 1 000 015.000
HUTCHINSON MICHAEL F
1811 SOUTHLAKE DR
OPELIKA,AL,36804

43 10 05 16 1 000 023.000
HANLON THOMAS & GRAZE RITA
1901 SOUTHLAKE DR
OPELIKA,AL,36801

43 10 05 16 1 000 024.000
HANSANA THENE BOUNPRASEUT O MICHAEL M
1911 SOUTHLAKE DR
OPELIKA,AL,36801

43 10 05 16 1 000 025.000
POWELL ASHLEY M
1921 SOUTHLAKE DR
OPELIKA,AL,36804

43 10 05 16 4 000 053.000
RISNER TIMOTHY R JR & KARLYN N
1707 SOUTHLAKE DR
OPELIKA, AL 36804

43 10 05 16 4 000 052.000
GREGORY DAVID E & MERRI
1705 SOUTHLAKE DR
OPELIKA, AL 36804

43 10 05 16 4 000 051.000
HENDERSON SEAN M & ELIZABETH H
1703 SOUTHLAKE DR
OPELIKA, AL 36801

43 10 05 16 4 000 050.000

SOUTH LAKE AREA BANK PARCELS, REDIVISION OF PARCEL 2 PLAT BOOK 29, PAGE 104

SOUTH LAKE S D 5TH REVISION PLAT BOOK 27 PAGE 159

Creekstone Phase 4, Plat Book 42, Page 133 & Plat Book 42, Page 134

SOUTH UNIROYAL ROAD – 80' ROW

43 10 05 15 0 000 010.000
43–10–05–15–0–000–026.002
43–10–05–15–0–000–026.006
43 10 05 15 0 000 026.001
43–10–05–15–0–000–026.001
43–10–05–15–0–000–026.003
60' WILLIS AVENUE
43 10 05 15 0 000 026.000
43 10 05 16 4 000 009.000
EDGAR HUGHSTON BUILDER INC
8219 NORTH CROSSING COURT
FORTSON,GA,31808

43 10 05 16 4 000 010.000
EDGAR HUGHSTON 3 BUILDER INC
8219 NORTH CROSSING COURT
FORTSON,GA,31808

43 10 05 16 4 000 011.000
EDGAR HUGHSTON BUILDER INC
8219 NORTH CROSSING COURT
FORTSON,GA,31808

43 10 05 16 4 000 119.000
TAYLOR ADARIUS L & PIER A
1962 BOXWOOD WAY
OPELIKA,AL,36801

43 10 05 16 4 000 120.000
PATEL VIRAL
1954 BOXWOOD WAY
OPELIKA,AL,36804

43 10 05 16 4 000 121.000
GLOVER LC & PHILLIPS TRACEY
1946 BOXWOOD WAY
OPELIKA,AL,36801

43 10 05 16 4 000 122.000

43 10 05 16 4 000 123.000
HOLLOWAY SHERBY P
1934 BOXWOOD WAY
OPELIKA,AL,36804

43 10 05 16 4 000 124.000
EDGAR HUGHSTON BUILDER INC
8219 NORTH CROSSING COURT
FORTSON,GA,31808

43 10 05 16 4 000 125.000
WOODY AERIOLE & MICHAEL
1922 BOXWOOD WAY
OPELIKA,AL,36804

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Dist
C1	47.57	30.00	N44° 04' 09.38"E	42.74
C2	122.16	270.00	S77° 32' 38.57"E	121.12
C3	49.58	230.00	N70° 45' 30.24"W	49.49
C4	71.27	230.00	N85° 48' 40.32"W	70.99
C5	80.41	230.00	S75° 17' 46.51"W	80.00
C6	52.35	230.00	S58° 45' 35.09"W	52.24
C7	8.63	40.00	N58° 25' 18.85"E	8.62
C8	39.11	40.00	S87° 23' 14.04"E	37.57
C9	75.70	55.00	S81° 11' 30.03"W	69.86
C10	162.73	55.00	S42° 59' 57.08"E	109.54
C11	47.12	30.00	N82° 45' 40.92"W	42.43
C12	86.77	180.00	N23° 57' 07.95"W	85.93
C13	30.28	180.00	N05° 19' 27.31"W	30.24
C14	26.01	30.00	N24° 20' 03.91"E	25.21
C15	9.72	55.00	S44° 06' 45.15"W	9.71
C16	26.13	30.00	N64° 00' 10.25"E	25.31
C17	15.24	20.00	S69° 12' 46.22"E	14.88
C18	77.16	55.00	N87° 34' 15.51"W	70.99
C19	103.38	55.00	S01° 36' 37.25"E	88.82

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Dist
C20	53.25	55.00	S83° 11' 37.77"E	51.19
C21	36.05	55.00	N50° 17' 35.67"E	35.41
C22	30.08	30.00	S60° 14' 05.48"W	28.83
C23	25.89	30.00	N66° 19' 03.87"W	25.10
C24	56.81	55.00	S71° 10' 43.41"E	54.31
C25	51.78	55.00	N52° 15' 50.20"E	49.89
C26	56.64	55.00	N04° 12' 34.76"W	54.17
C27	15.81	55.00	N41° 56' 59.10"W	15.76
C28	26.01	30.00	S25° 20' 43.32"E	25.21
C29	23.48	230.00	N03° 25' 50.09"W	23.47
C30	72.74	230.00	N15° 24' 58.09"W	72.44
C31	53.33	230.00	N31° 07' 08.35"W	53.21
C32	53.63	30.00	S13° 27' 19.04"W	46.77
C33	123.06	180.00	S84° 15' 25.79"W	120.67
C34	36.36	180.00	N70° 22' 12.72"W	36.30
C35	42.90	320.00	S68° 25' 22.43"E	42.86
C36	101.88	320.00	S81° 23' 03.56"E	101.45
C37	47.12	30.00	N45° 30' 19.70"W	42.43

Seal	
Drawn By:	MTM
Scale:	1"=80'
File Name:	21–417–SD1
Date:	3–15–2024

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

Sheet Title:
SOUTHLAKE AREA BANK PARCELS
REDIVIISON OF PART OF LOT 2
PHASE ONE

\\PRECISION-NAS\Precision\Jobs\2021\21-417\21-417-phase 1b added 2 lots 2-5-2024.dwg, 3/30/2026 11:46:00 AM, 1:80

Agenda Item

A-6

Preliminary Plat

Moore's Ridge SD

Public Hearing

Motion: Motion to approve or deny preliminary plat with staff recommendations

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: Tim Moore (Moore's Constuction)

PROPERY OWNER: at intersection of Oak Park Drive and Cedar Creek Drive

[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: Moore's Ridge, Phase 1

Current Land Use: vacant

Current Zoning: R1

Proposed use of the Subdivision: single family residential

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

Number of Lots: 26 x $3.00 = $78

Number of APO: 34 x $7.00 = $238
(Adjacent Property Owners)

Fee: $75.00

TOTAL = 391

PAID _____

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

OWNERS/AUTHORIZED REPRESENTATIVE SIGNATURE:

(PRINT NAME) Tim Moore - Moore's Construction

DATE 3-30-26

AUTHORIZED TO ACT AS APPLICANT FOR PROPERTY OWNER

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

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

Property Owner's Signature _____ Date _____

STATE OF ALABAMA
COUNTY OF LEE

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

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

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

_____
Notary Public

My Commission Expires: _____

SUBDIVISION APPLICATION REQUIREMENTS AND INFORMATION

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

City of Opelika
Planning Commission
Planning Department Report

Meeting Date:	April 28, 2026
Subdivision:	Moore's Ridge Phase 3 (formerly Cedar Creek Phase 5-A)
Agenda Item #:	A-6
Action Requested:	Preliminary Approval
Location of Property:	Cedar Creek Drive & Heatherbrook Drive intersection
Property Owner(s):	Tim Moore, Moore's Construction, property owner Mike Maher, Precision Surveying, authorized representative
Current Land Use:	Undeveloped
Current Zoning:	PUD (Cedar Creek)
Flood Zone:	FIRM Panel #01081C0060H dated 01-17-2025, all areas in Zone X

Staff Comments:

The applicant is requesting preliminary approval for a 26-lot subdivision. The subject property is part of the Cedar Creek PUD. The 26 lots are accessed from Cedar Creek Drive about 200 feet from the intersection of Cedar Creek and Heatherbrook Drive. Cedar Creek Drive currently has eastern and western access points on Hillflo Drive. As future phases of Moore's Ridge subdivision are added Cedar Creek Drive will be completed as a loop intersecting Hillflo on the west and east side.

The 26 lots range from 14,507 sf 28,260 sf. The lot widths are 80 feet. The 26 lots are similar size to the lots on Cedar Creek Drive with homes. Phase 3 density is 1.77 dwelling units per acre (26 units on 14.7 acres).

Staff recommends preliminary approval subject to the following:

1. Add the minimum setbacks in the plat notes.
2. Install sidewalks on both sides of all streets.
3. The signature line for Opelika Public Works is missing
4. The undeveloped remainder of the parent parcel must be shown, in a reduced scale breakout or similar, with an approximate acreage given.
5. The two stub streets should have at least a temporary name and right of way width.

6. A temporary turnaround may be required at the end of Cedar Creek Drive.
7. Add the owner's name and address.
8. Note # 8 "….verified by Robertson Surveying." ?
9. As Cedar Creek Subdivision Phase 1B (PB 27, Pg 115) has been recorded, the previous right of way of Cedar Creek Drive through this project should be indicated and any portions outside of the right of way shown on Lots 1-3 should be noted as being vacated.

Engineering Department Report

The applicant will be required to submit infrastructure and site construction and grading plan for the drainage, utility, post construction detention, and roadway installation to the Engineering and Public Works Departments and utilities for review and approval. Once review and comments have been made, a preconstruction meeting will be scheduled prior to construction. This meeting will discuss the expectations and requirements of the City and utility departments. After all needed State and Federal permits have been submitted for review a Notice to Proceed and Land Disturbance Permit will be issued.

All roadway and utility construction will be inspected and monitored by the Engineering and Public Works Department and other utilities. Once the construction of the site is completed, Performance Bonds will be issued for the final surface of roadway and sidewalks, and a Maintenance Bond will be issued prior to Final Plat acceptance.

A second access for emergency vehicles will be required by the current life safety standards.

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

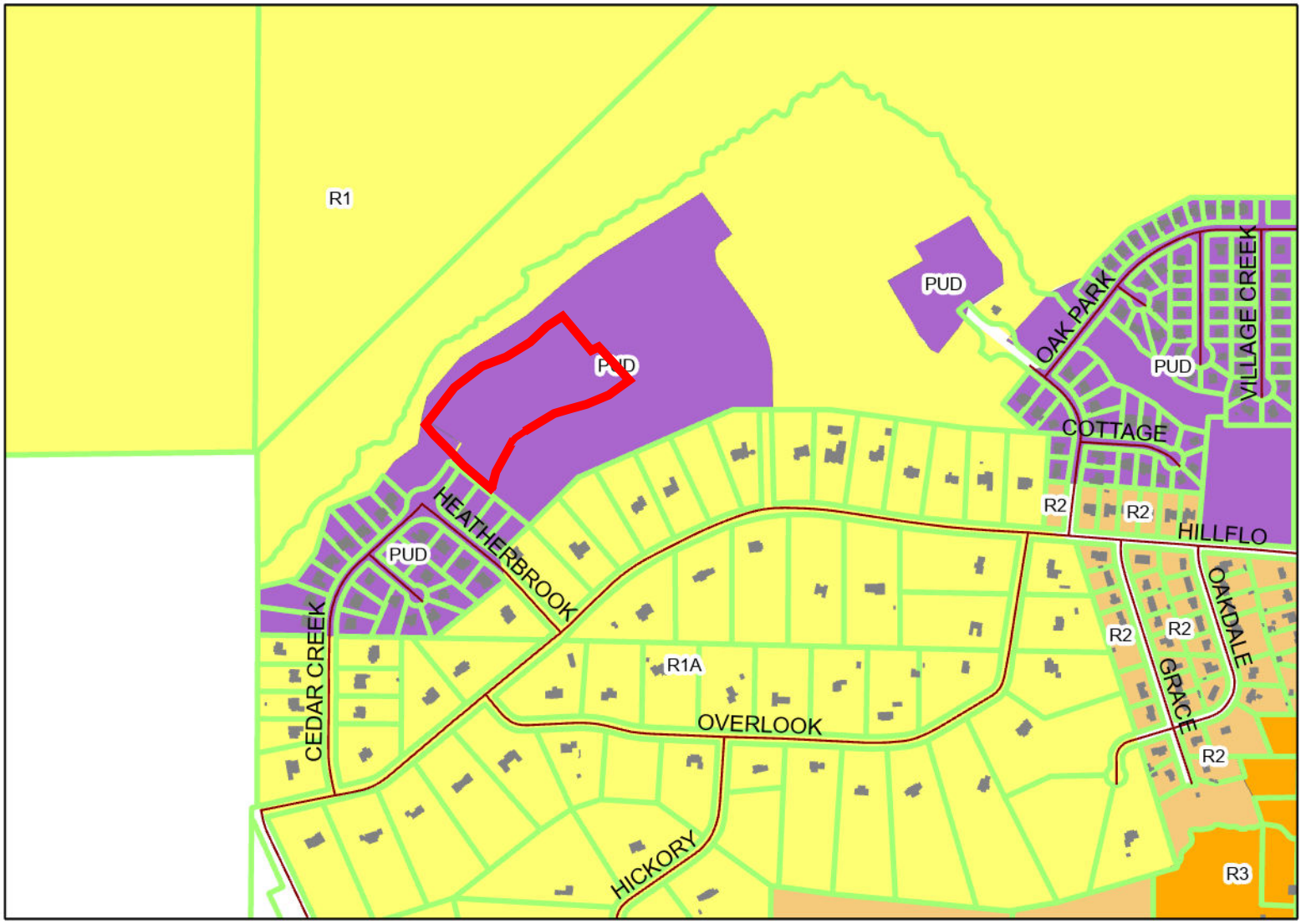
Opelika Water Board

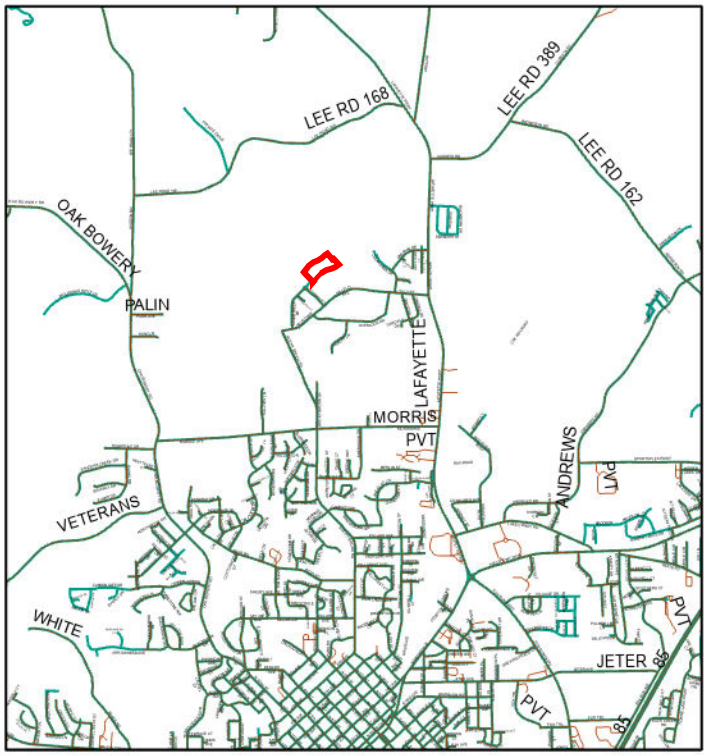
Water Service is available from an 8-inch main on Cedar Creek Drive. Please note that for homes with a finished floor elevation above 805', available pressure will be below 50 psi. Individual pumps for homes may be required to boost pressure.

Opelika Power Services

This subdivision is in the Opelika Power service territory.

MOORE'S RIDGE PHASE 3 SUBDIVISION
OAK PARK DRIVE & CEDAR CREEK DRIVE
PRELIMINARY APPROVAL, A-6





The applicant is requesting preliminary approval for 26 lots. Lot widths are 80 feet or more. The lots range from 14,507 sf to 28,260 sf.

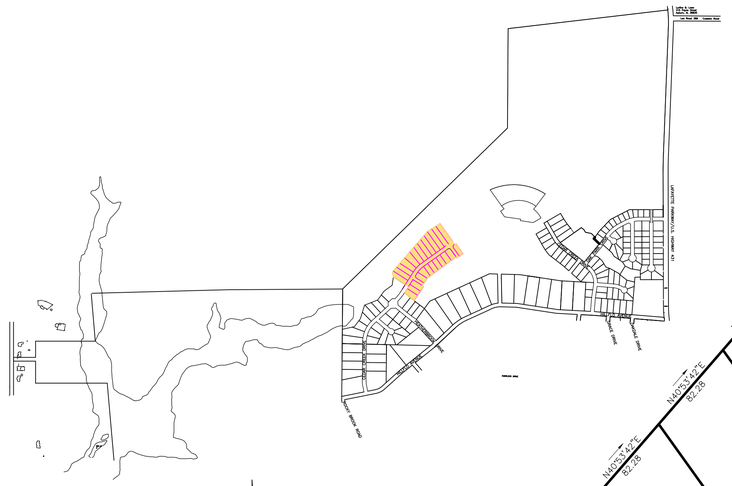
Subject Property

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

Reduction of Minimum Off-Street

Moore's Ridge
Phase 3

SECTION 30 T-20-N R-27-E
OPELIKA LEE COUNTY ALABAMA


Cedar Creek Drive
Cedar Creek Drive
Cedar Creek Drive

Agenda Item

A-7

Preliminary Plat

The Woods Phase 2 SD

Public Hearing

Motion: Motion to approve or deny preliminary plat with staff recommendations

AGENDA ITEM # _____

CITY OF OPELIKA

APPLICATION FOR SUBDIVISION APPROVAL

PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801

ALABAMA'S 1ST GIG CITY OPELIKA

DEADLINE: 4/1/26 MEETING: 4/28/26

SITE ADDRESS: Stowe Ave.

PROPERY OWNER: Pyramid Financial Trust, LLC

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

MAILING ADDRESS: [redacted]

PHONE NUMBER:

EMAIL ADDRESS:

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: The Woods, Phase 2

Current Land Use: Vacant

Current Zoning: C2

Proposed use of the Subdivision: Single-family Residential

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

Number of Lots: 78 x $3.00 = $234.00

Number of APO: 26 x $7.00 = $182.00
(Adjacent Property Owners)

Fee: $75.00

TOTAL =$491.00

PAID _____

I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) The Woods, 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

(PRINT NAME) Blake Rice, BSI, Inc.

DATE 3/24/26

AGENDA ITEM # _____

AUTHORIZED TO ACT AS APPLICANT FOR PROPERTY OWNER

I, Pyramid Finacial Trust, 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 the 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.

City of Opelika
Planning Commission
Planning Department Report

Meeting Date:	April 28, 2026
Subdivision:	The Woods Subdivision, Phase 2
Agenda Item #:	B-7
Action Requested:	Preliminary Approval
Location of Property:	McCoy Street and Stowe Avenue
Property Owner(s):	Pyramid Financial Trust, LLC Blake Rice, BSI, authorized representative
Current Land Use:	Undeveloped
Current Zoning:	C-2, GC-S
Flood Zone:	FEMA – Nov 2, 2011 – MAP#01081C00088G –Flood Zone "X" - Area is outside the 0.2% annual chance flooding.

Staff Comments:

The first phase of The Woods is along Gray Street, where homes are currently under construction. This phase will not have a direct road connection to that Phase. The applicant is requesting preliminary plat review for 75 single-family lots. The plat shows three open spaces on Lots 76, 77, and 78. The plat shows access from McCoy Street by Stowe Avenue and emergency access to an unpaved connection on Oliver Avenue.

The property is zoned C-2, GC-S. Therefore, the R-5 zoning standard will be applied to a single-family development in a commercial zone. The minimum lot size is 7,500 square feet, with a minimum lot width of 60 feet. Most of the 75 residential lots meet the minimum lot size for the lots and lot width requirements. The lots range from 7,500 square feet to 19,632 sq. ft. The lot width is at least 60 feet at the property line or must be 60 feet at the 25' minimum building setback line. The lot area for Lot 36 is less than the minimum requirements. The lot width at the building line appears to be too narrow on Lots 7, 8, 9,1 2, and 13.

This plat shows Lots 76, 77, and 78 as open space lots. Add a note to state who is responsible for building and maintaining open space/common/amenity areas/HOA properties, and detention ponds. Lot 78 will be a required emergency access, not an open space. This area will need to be improved and have signs notify that parking or structures shall not be allowed within the fire lane.

Planning staff suggests a residential buffer be retained or installed along the rear of Lots 1-9, 37-54, and the side and rear of Lot 55. The residential buffer would provide a buffer between the

multi-family uses and the single-family lots. Sidewalks will be required on both sides of all streets extending to connect to McCoy Street. All utilities shall be installed underground.

Staff recommends preliminary plat approval, subject to the following:

1. **Install underground utilities**
2. **Install sidewalks on both sides of all streets with connections to McCoy Street.**
3. **Add a note on who is responsible for building and maintaining open space/common/amenity areas/ HOA properties, and detention ponds.**
4. **Add the owner/developer's name and address to the plat.**
5. **Add the adjoiners across McCoy Street and across South Fox Run Pkwy.**
6. **Confirm that Lots 7, 8, 9, 12, 13, and 36 meet the minimum requirements or modify them to be conforming.**
7. **Improve and provide signage restricting parking within the fire access road.**

Engineering Department Report

The applicant will be required to submit infrastructure and site construction and grading plan for the drainage, utility, post construction detention, and roadway installation to the Engineering and Public Works Departments and utilities for review and approval. Once review and comments have been made, a preconstruction meeting will be scheduled prior to construction. This meeting will discuss the expectations and requirements of the City and utility departments. After all needed State and Federal permits have been submitted for review a Notice to Proceed and Land Disturbance Permit will be issued.

All roadway and utility construction will be inspected and monitored by the Engineering and Public Works Department and other utilities. Once the construction of the site is completed, Performance Bonds will be issued for the final surface of roadway and sidewalks, and a Maintenance Bond will be issued prior to Final Plat acceptance.

The gated fire access on Lot 78 will need to be constructed and paved all the way to McCoy Street through the Oliver Avenue ROW.

This plat is dependent on the dedication of the ROW connection that has an existing roadway of Stowe Avenue. This ROW is currently tied up in court proceedings, and this will need to be resolved prior to the final plat acceptance of the subdivision.

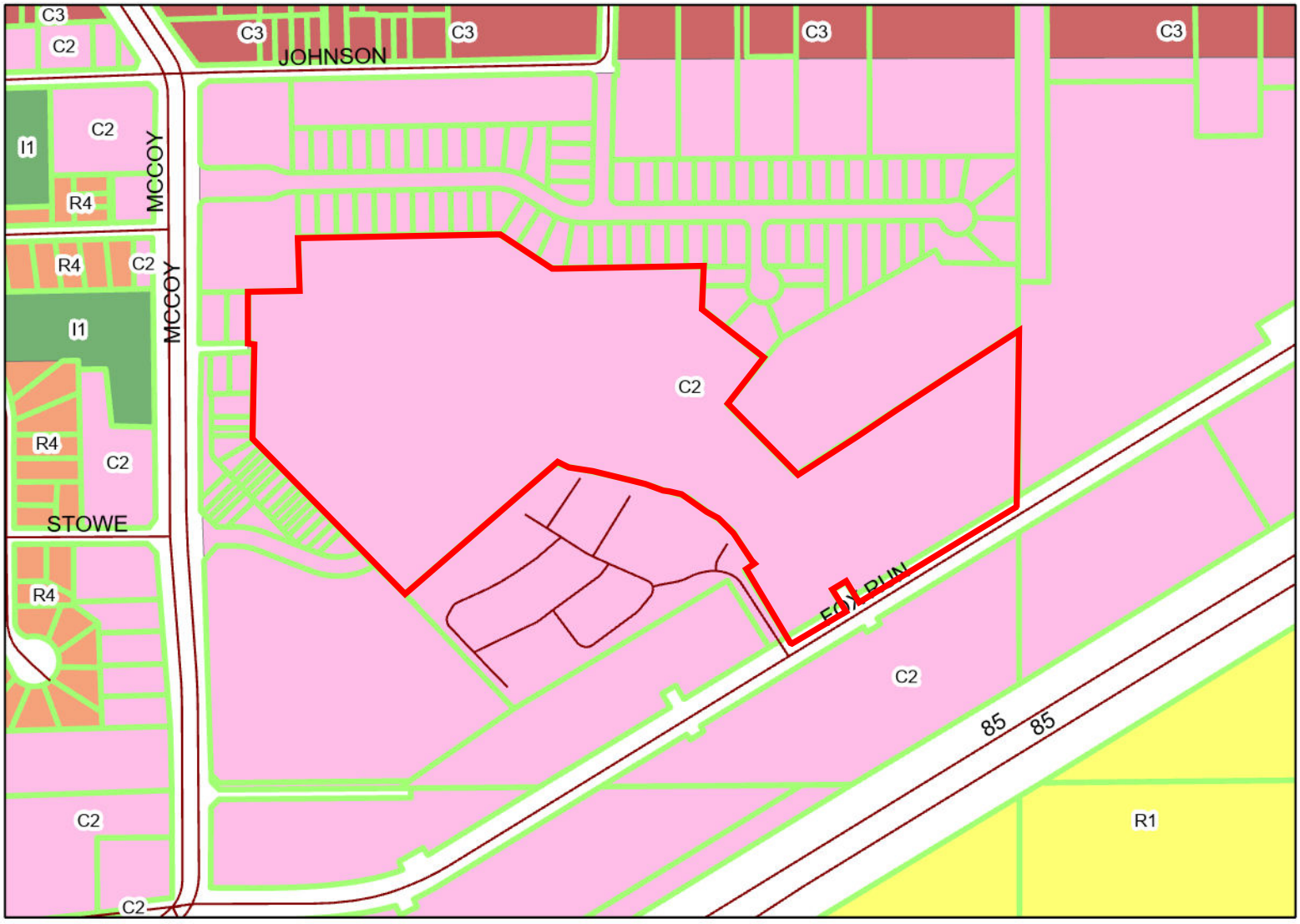
Opelika Utilities Board Report

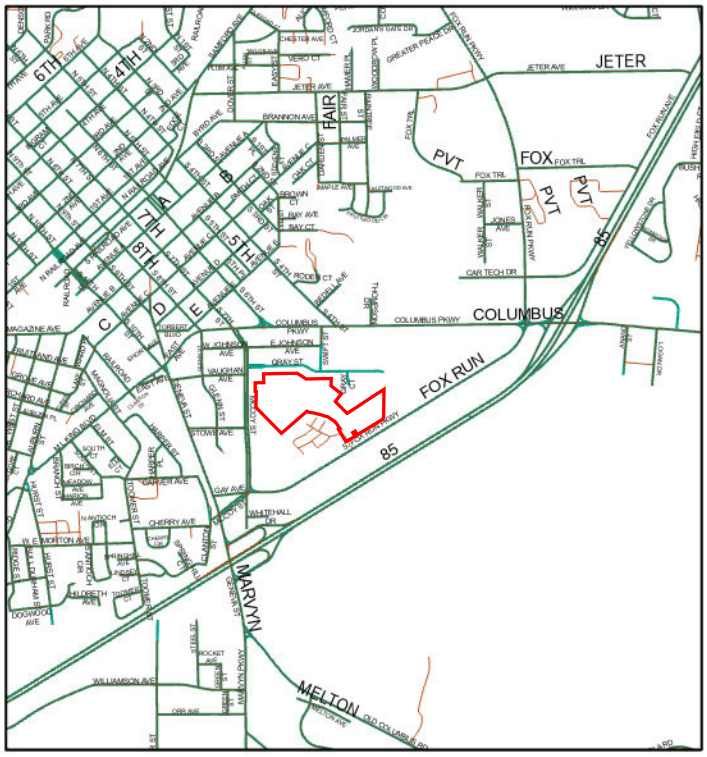
Water Service is available from an 8-inch main on Stowe Avenue and a 16" main along McCoy Street at Oliver Avenue.

Opelika Power Services Report

This subdivision is in the Opelika Power service territory.

THE WOODS PHASE 2 SUBDIVISION
STOWE AVENUE
PRELIMINARY APPROVAL, A-4





The applicant is requesting preliminary plat approval for 75 single family home lots in a C-2 zone. In commercial zones, residential developments follow lot area requirements of the R-5 zoning district: minimum 60' lot width and 7,500 sf lot area.

Subject Property

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

OPELIKA CERTIFICATES

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

Chairman: _____ Date:_____

Accepted by the Opelika City Planner, Opelika, Alabama:

Planner: _____ Date: _____

Approved by the Opelika City Engineer, Opelika, Alabama:

City Engineer: _____ Date: _____

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

Public Works Director: _____ Date: _____

Accepted by the Opelika Water Board, Opelika, Alabama:

Opelika Water Board: _____ Date: _____

Accepted by the Opelika Power Services, Opelika, Alabama:

Opelika Power Services: _____ Date: _____

DEDICATION

The State of Alabama
Lee County }

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

In witness whereof, I have hereunto set my hand on this the ____ day of _____, 2026.

_____
(Managing Member)

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.

ACKNOWLEDGEMENT

The State of Alabama
Lee County }

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

Given under my hand and official seal this the _____ day of _____, 2026.

_____
Notary Public:
My Commission Expires:

PRELIMINARY PLAT OF

THE WOODS - PH 2

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

Preliminary - For Review Only. Not For Construction, Recording Purposes, or Implementation
Date: 03/11/2026

I, Jeffrey S. Ham, hereby certify that all parts of this survey and drawing have been completed according to the current Code of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

_____
Jeffrey S. Ham
Alabama License No. 21773

NOTES:

1. Survey North: Grid North based upon NAD83 State Plane Coordinates, Alabama East Zone, US FOOT, RTK GPS using the ALDOT Cors as reference.
2. Basis for Survey:
   -Fox Run Parkway Development LLC Subdivision Redivision of Tract A-1-A, Plat Book 43, Page 19, Probate Office, Lee County, Alabama.
3. According to the FEMA FIA NFIP Flood Insurance Map (FIRM), Map No. 0108I C0088G, effective November 2, 2011 the subject property is located:
   -Zone X (not shaded) - Areas determined to be outside the 0.2% annual chance floodplain.
4. Any common areas shown on this plat shall be maintained by the Homeowners Association adopted and/or established with this plat.
5. An easement is hereby granted to the City of Opelika and to any utility company serving the City of Opelika for the purpose of installing, operating, and maintaining poles, lines, guy wires, and other facilities. Total easement width is ten (10) feet wide with five (5) feet off each side of front and side lot lines.
6. There is a ten (10) foot utility and drainage easement along the right-of-way of each lot.
7. This survey was made without the benefit of an attorney's title opinion of title commitment. The surveyor's search of public records was limited to those matters affecting the boundaries of the subject property only. There may be matters of record, such as conveyances, easements, rights-of-way, etc., that affect the title to the subject property which are not known to the surveyor and not disclosed by this survey.
8. There was no attempt in the field to determine the location of or the extent of possible encroachments beneath the surface.
9. This drawing becomes void if any alterations or changes are made by others.
10. This drawing may not be altered or added to without permission from BSI Engineering Surveying, Inc.
11. Development Data:
    -Total Number of Lots: 78
    -Area of Largest Lot: Lot 76 - 11.12 Acres (484,592 Sq. Ft.)
    -Area of Smallest Lot: Lot 78 - 0.08 Acres (3,477 Sq. Ft.)
    -Total Acreage: 38.49 Acres (1,676,781 Sq. Ft.)

McCoy Street
140' ROW
Oliver Avenue
Not Open
Street B
50' ROW
Street A
50' ROW
Stowe Avenue
60' ROW
Gray Court
50' ROW
South Fox Run Parkway
100' ROW
77
OPEN SPACE
78
OPEN SPACE
76
OPEN SPACE
75
Common
32
Detention Pond
25
Open Space
24
Open Space
23
Open Space
Existing 20' Sanitary Sewer Easement
PB:41 PG:177
Existing Non-Exclusive Easement (ingress, egress & utilities)
PB:41 PG:177
Existing Lake
Wetlands
Gated Fire Access
10' D.U.E. (public)
20' Private Utility & Drainage Easement
20' Sanitary Sewer Easement
Tract "A-10"
A Re-Subdivision of Tract "A-1-A" of
Fox Run Parkway Development, LLC Subdivision
PB:43 PG:19
Tract "A-7"
A Re-Subdivision of Tract "A-1"
Fox Run Parkway Development LLC
861 Wayland Ct
Smyrna, GA 30080
Tract "A-3-A"
A Re-Subdivision of Tracts "A-3", "A-4", & "A-5"
of the Re-Subdivision of Tract A of the Fox Run
Parkway Development, LLC Subdivision
PB: 42 PG: 104
Parcel Number
43 10 04 17 2 000 021.003
N/F
D4OP LLC
13901 Midway Road, Suite 102
Dallas, TX 75244
PB: 2619 PG: 939
N/F
Tract B
Fox Run Parkway Development LLC S D
Plat Book 32, Page 186
Fox Run Apartments LLC
C/O Property Tax Dept 1603 LBJ Frwy STE 300
Dallas, TX 75234
N/F
Pyramid Financial Trust LLC
861 Wayland Court
Smyrna, GA 30080
The Woods
PB:47 PG:118
N/F
Wayne Gentry
PO Box 2866
Phenix City, AL 36868
Parcel A-9-B
The Woods
PB:47 PG:118
N/F
Properties
723 Xanke Ct
Auburn, AL 36830
N88° 58' 43"E 622.64'
S62° 36' 08"E 304.00'
N89° 37' 11"E 473.01'
S00° 22' 49"E 131.60'
S00° 29' 13"E 262.69'
S67° 30' 04"E 947.39'
S67° 30' 09"E 252.65'
N67° 30' 09"W 750.85'
S67° 30' 09"E 388.20'
S00° 30' 47"W 151.86'
N5° 00' 16"E 630.10'
S00° 27' 54"E 520.07'
S48° 40' 04"E 305.65'
N01° 01' 17"W 174.44'
N88° 51' 26"E 162.90'
N88° 52' 34"E 469.60'
N88° 51' 14"E 319.28'
S88° 51' 14"W 312.62'
N89° 14' 46"E 123.88'
N89° 43' 34"W 136.67'
S89° 43' 31"W 136.67'
S79° 40' 55"W 142.00'
S65° 33' 06"W 155.68'
S46° 08' 56"W 136.18'
S43° 53' 04"E 338.64'
S46° 47' 42"W 68.43'
S48° 47' 42"W 624.82'
N48° 47' 42"E 626.76'
S48° 47' 36"W 658.22'
N78° 26' 58"W 249.41'
N73° 00' 25"W 184.57'
N53° 49' 17"W 168.53'
N22° 30' 35"W 129.05'
N22° 23' 00"W 248.86'
S58° 22' 10"W 551.75'
N31° 33' 50"W 60.01'
S58° 26' 57"W 50.12'
S31° 39' 05"E 60.06'
N58° 38' 34"E 34.72'
S58° 22' 13"W 261.76'
N01° 08' 46"W 134.85'
N01° 08' 46"W 134.87'
N01° 08' 46"W 134.62'
N01° 08' 46"W 134.80'
N01° 08' 46"W 134.78'
N03° 45' 56"E 136.44'
N13° 43' 49"E 140.44'
N22° 29' 51"E 135.00'
N22° 29' 51"E 134.99'
N22° 29' 51"E 134.99'
N22° 29' 51"E 134.99'
N22° 29' 51"E 134.99'
N22° 29' 51"E 134.99'
N22° 29' 51"E 134.98'
N22° 29' 51"E 134.98'
N22° 29' 51"E 134.98'
N22° 29' 51"E 134.98'
N22° 29' 51"E 134.98'
N22° 29' 51"E 135.00'
N41° 12' 18"W 135.00'
S41° 12' 18"E 132.65'
S41° 12' 18"E 132.66'
S41° 12' 18"E 132.67'
S41° 12' 18"E 132.66

Agenda Item

B-8

Final Plat

Laurel Lakes Phase 1C

No Public Hearing

Motion: Motion to approve or deny final plat

AGENDA ITEM # _____

CITY OF OPELIKA

APPLICATION FOR SUBDIVISION APPROVAL

PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801

ALABAMA'S 1ST GIG CITY OPELIKA

DEADLINE: 4/1/26 MEETING: 4/28/26

SITE ADDRESS: Ontario Road, Ridge Road

PROPERY OWNER: Flatiron Farms, LLC

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

MAILING ADDRESS: [redacted]

PHONE NUMBER:

EMAIL ADDRESS:

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 1C

Current Land Use: Vacant

Current Zoning: PUD

Proposed use of the Subdivision: Single-family Residential

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

Number of Lots: 57 x $3.00 = $ N/A

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

Fee: $75.00

TOTAL = $75.00

PAID _____

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

OWNERS/AUTHORIZED REPRESENTATIVE SIGNATURE: Blake Rice

(PRINT NAME) Blake Rice, BSI, Inc.

DATE 4/1/26

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, Barrett-Simpson, 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.

City of Opelika
Planning Commission
Planning Department Report

Meeting Date:	April 28, 2026
Subdivision:	Laurel Lakes Phase 1C
Agenda Item #:	B-8
Action Requested:	Final Approval
Location of Property:	Ridge Road, Erie Drive, Great Bear Road, and Moraine Drive
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 the property is in a 100-year flood zone. Property in Flood Zone "X", which is outside the 0.2% annual chance flood plain

Staff Comments:

The applicant is requesting final plat approval for 57 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 1C will take access from Ridge Road by way of Erie Drive, with internal connections to Ontario Road and Great Bear Road.

Single-family homes will be constructed on 56 lots, and an open space lot that includes a required landscape buffer. The single-family lots range in size from approximately 8,000 square feet to 17,000 square feet with a minimum lot width of 60 feet. The required 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.

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 approximate 40-foot landscape easement is included as part of Lot 1002-B-1-A Common Area.

Due to the larger landscape buffer as part of the open space lot, Lots 17-43 are slightly under the typical lot size of 9,000 square feet. Due to the requirements, character, and PUD language, this design change is intended to protect the future removal of the landscape buffer by individual property owners. The final plat meets the requirements in the Subdivision Regulations.

Staff recommend final plat approval, subject to the following:

1. Install underground utilities.
2. Install sidewalks on both sides of all streets.
3. Add a signature line for the Planning Commission Chairman.

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.

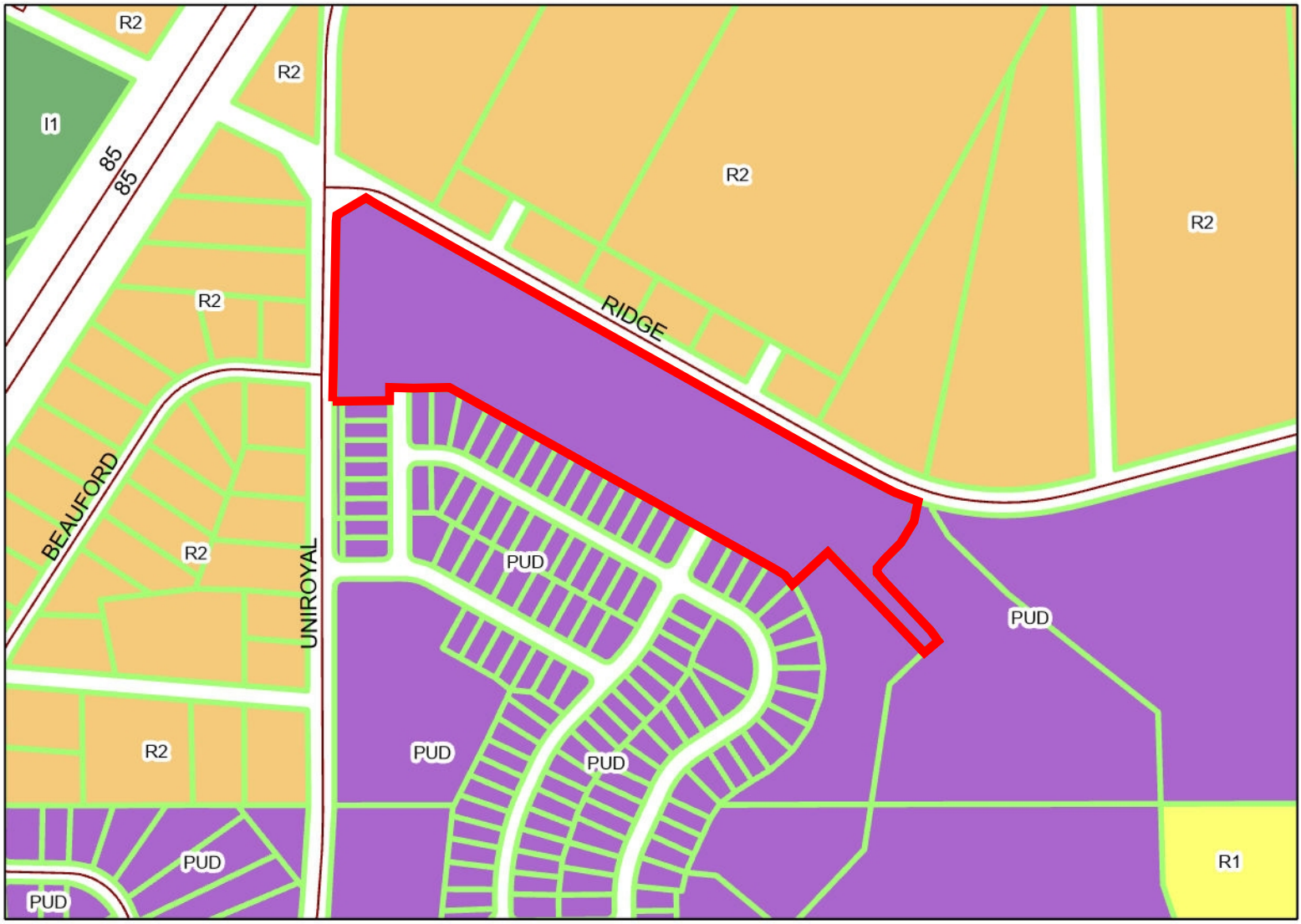
Opelika Water Board Report

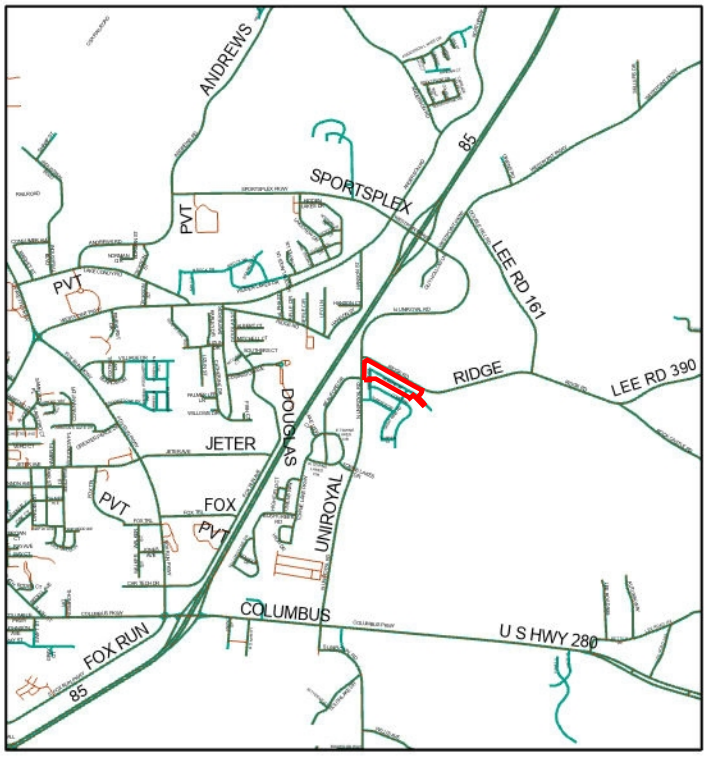
Water infrastructure must be inspected and approved before final plat can be signed.

Opelika Power Services Report

This subdivision is outside of the Opelika Power service territory.

LAUREL LAKES PHASE 1C SUBDIVISION
ONTARIO ROAD AND RIDGE ROAD
FINAL APPROVAL, B-8





The applicant is requesting final plat approval for 57 single family home lots in the PUD Laurel Lakes zoning district. The lots range from 9,161 square feet to 10,608 sf; lot width is 60 feet.

Subject Property

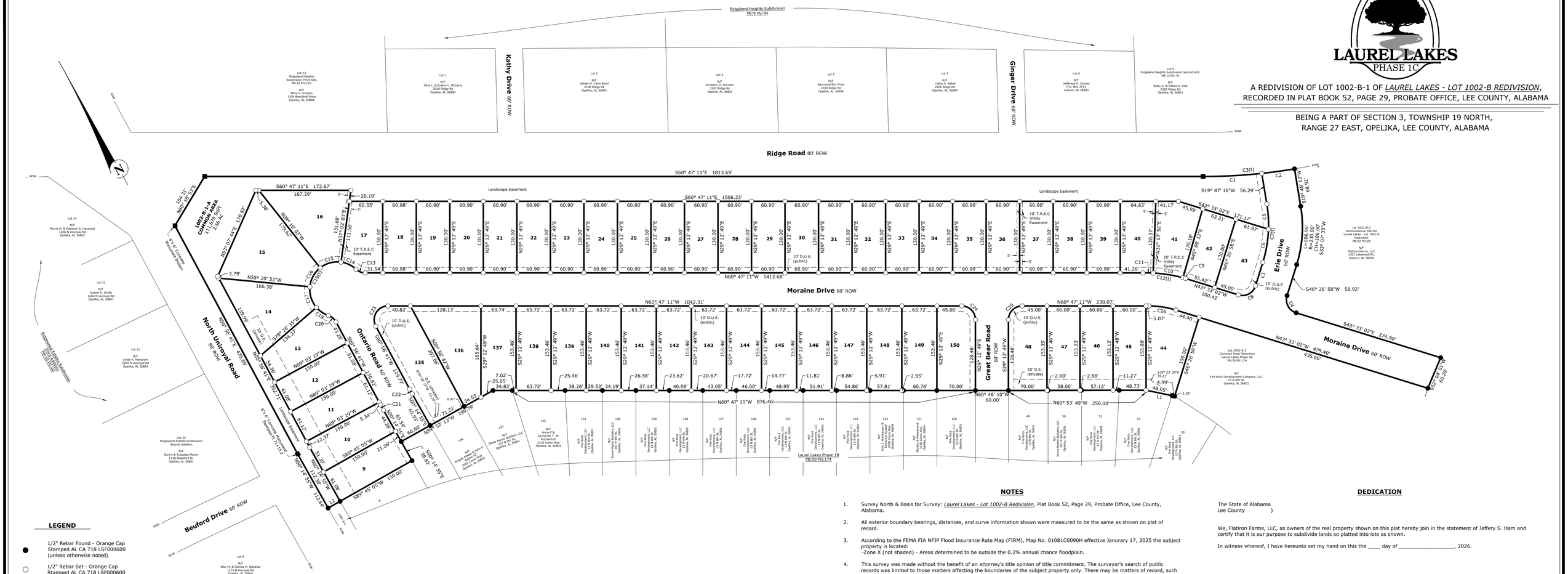
The City of Opelika does not guarantee this map to be free from errors or inaccuracies. The City of Opelika, Alabama disclaims any responsibility or liability for interpretations from this map or decisions based thereon. The information contained on this map is a general representation only and is not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

FINAL PLAT OF

LAUREL LAKES
PHASE 1C

A REDIVISION OF LOT 1002-B-1 OF *LAUREL LAKES - LOT 1002-B REDIVISION*, RECORDED IN PLAT BOOK 52, PAGE 29, PROBATE OFFICE, LEE COUNTY, ALABAMA

BEING A PART OF SECTION 3, TOWNSHIP 19 NORTH, RANGE 27 EAST, OPELIKA, LEE COUNTY, ALABAMA



LEGEND

●	1/2" Rebar Found - Orange Cap Stamped AL CA 718 LSF000600 (unless otherwise noted)
○	1/2" Rebar Set - Orange Cap Stamped AL CA 718 LSF000600
■	Concrete Monument Found
Ⓒ	Calculated Point
DB:	Deed Book
PB:	Plat Book
PG:	Page
(t)	Total Curve Data
(typ.)	Typical Example
ROW	Right - of - Way
N/F	Now or Formerly
D.E.	Drainage Easement
D.U.E.	Drainage & Utility Easement

Line Table		
Line #	Length	Direction
L1	53.04'	N49° 00' 17"W
L2	25.00'	S89° 45' 05"W
L3	44.75'	S46° 26' 58"W

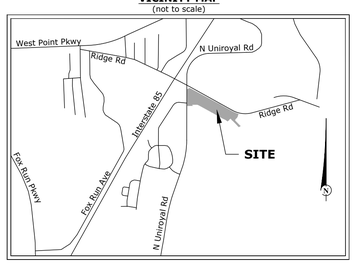
Curve Table				
Curve #	Arc Length	Radius	Chord Bearing	Chord Distance
C1	107.11'	1005.30'	S63° 50' 20"E	107.06'
C2	60.03'	1005.30'	S68° 36' 07"E	60.02'
C3(t)	167.14'	1005.30'	S65° 32' 58"E	166.95'
C4	39.27'	25.00'	S01° 26' 58"W	35.36'
C5	46.06'	230.00'	N25° 31' 30"E	45.99'
C6	60.97'	230.00'	N38° 51' 21"E	60.79'
C7(t)	107.03'	230.00'	N33° 07' 07"E	106.06'
C8	39.27'	25.00'	S88° 33' 02"E	35.36'
C9	4.85'	260.38'	S45° 16' 04"E	4.85'
C10	54.84'	260.38'	S51° 50' 07"E	54.74'
C11	18.64'	260.38'	S59° 55' 11"E	18.63'
C12(t)	78.33'	260.38'	S53° 21' 08"E	78.03'
C13	18.69'	25.00'	S39° 22' 11"E	18.26'
C14	30.55'	50.00'	S35° 27' 34"E	30.08'
C15	40.32'	50.00'	S76° 04' 00"E	39.24'
C16	40.30'	50.00'	S57° 44' 32"W	39.22'
C17	40.32'	50.00'	N11° 32' 51"E	39.24'
C18	26.47'	50.00'	S26° 43' 22"E	26.16'
C19(t)	177.97'	50.00'	S60° 04' 45"W	97.83'
C20	18.69'	25.00'	S20° 28' 19"E	18.26'
C21	10.93'	525.00'	N00° 20' 53"E	10.93'
C22	9.68'	465.00'	N00° 20' 53"E	9.68'
C23	51.60'	25.00'	S60° 04' 45"W	42.92'
C24	39.27'	25.00'	S15° 47' 11"E	35.36'
C25	39.27'	25.00'	N74° 12' 49"E	35.36'
C26	49.64'	165.00'	N52° 10' 06"W	49.45'

Lot Table		
Lot #	Acres	Square Footage
9	0.21	9,161
10	0.21	9,318
11	0.21	9,168
12	0.21	9,162
13	0.24	10,248
14	0.31	13,391
15	0.40	17,601
16	0.32	14,048
17	0.20	8,568
18	0.18	7,928
19	0.18	7,917
20	0.18	7,917
21	0.18	7,917
22	0.18	7,917
23	0.18	7,917
24	0.18	7,917
25	0.18	7,917
26	0.18	7,917
27	0.18	7,917

Lot Table		
Lot #	Acres	Square Footage
28	0.18	7,917
29	0.18	7,917
30	0.18	7,917
31	0.18	7,917
32	0.18	7,917
33	0.18	7,917
34	0.18	7,917
35	0.18	7,917
36	0.18	7,917
37	0.18	7,917
38	0.18	7,917
39	0.18	7,917
40	0.19	8,095
41	0.21	9,339
42	0.18	8,027
43	0.20	8,806
44	0.27	11,610
45	0.21	9,183
46	0.21	9,190

Lot Table		
Lot #	Acres	Square Footage
47	0.21	9,197
48	0.24	10,605
135	0.37	16,070
136	0.33	14,186
137	0.23	9,915
138	0.22	9,778
139	0.22	9,778
140	0.22	9,778
141	0.22	9,778
142	0.22	9,778
143	0.22	9,778
144	0.22	9,778
145	0.22	9,778
146	0.22	9,778
147	0.22	9,778
148	0.22	9,778
149	0.22	9,778
150	0.24	10,608

VICINITY MAP
(not to scale)



NOTES

1. Survey North & Basis for Survey: *Laurel Lakes - Lot 1002-B Redivision*, Plat Book 52, Page 29, Probate Office, Lee County, Alabama.
2. All exterior boundary bearings, distances, and curve information shown were measured to be the same as shown on plat of record.
3. According to the FEMA FIA NFIP Flood Insurance Rate Map (FIRM), Map No. 01081C0090H effective Janurary 17, 2025 the subject property is located:
-Zone X (not shaded) - Areas determined to be outside the 0.2% annual chance floodplain.
4. This survey was made without the benefit of an attorney's title opinion of title commitment. The surveyor's search of public records was limited to those matters affecting the boundaries of the subject property only. There may be matters of record, such as conveyances, easements, rights-of-way, etc., that affect the title to the subject property which are not known to the surveyor and not disclosed by this survey.
5. There was no attempt in the field to determine the location of or the extent of possible encroachments beneath the surface.
6. This drawing becomes void if any alterations or changes are made by others.
7. This drawing may not be altered or added to without permission from BSI Engineering Surveying, Inc.
8. Any common areas shown on this plat shall be maintained by the Homeowners Association adopted and/or established with this plat
12. All lots in this subdivision shall be subject to, held and shall be held, conveyed, hypothecated or encumbered, use, occupied and improved subject to covenants and restrictions to be recorded by separate instrument in the Office of the Judge of Probate of Lee County, Alabama following the recording of this plat which shall run with the land and shall be binding upon all parties having or acquiring any right, title or interest in and to the lots set forth on this plat.
13. An easement is hereby granted to the City of Opelika and to any utility company serving the City of Opelika for the purpose of installing, operating, and maintaining poles, lines, guy wires, and other facilities. Total easement width is ten (10) feet wide with five (5) feet off each side of front and side lot lines.
14. The purpose of this plat is to divide Lot 1002-B-1 (18.47 acres) of *Laurel Lakes - Lot 1002-B Redivision* into 57 lots.
15. Current Property Owners:
Flatiron Farms, LLC
P.O. Box 3710
Auburn, AL 36831
16. Development Data:
-Total Number of Lots: 57
-Area of Largest Lot: Lot 1002-B-1-A - 2.56 Acres (111,678 Sq Ft)
-Area of Smallest Lot: Lot 19-39 - 0.18 Acres (7,917 Sq Ft)
-Total Acreage: 18.47 Acres (804,734 Sq Ft)
17. Minimum Building Setbacks
-Front: 20'
-Side: 7'
-Rear: 25'
-Side Street: 15'

Preliminary - For Review Only. Not For Construction, Recording Purposes, or Implementation
Date: 03/31/2026

SURVEYOR CERTIFICATE

I, Jeffrey S. Ham, hereby certify that all parts of this survey 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. 21775

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 _____, 2026.

_____
Flatiron Farms, LLC
Authorized Representative
Frank E. Plan

ACKNOWLEDGEMENT

The State of Alabama
Lee County }

I, _____, a Notary Public, in and for said County in said 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 official seal this the _____ day of _____, 2026.

_____
Notary Public:
My Commission Expires:

OPELIKA CERTIFICATES

Accepted by the Opelika City Planner, Opelika, Alabama:

Planner: _____ Date: _____

Approved by the Opelika City Engineer, Opelika, Alabama:

City Engineer: _____ Date: _____

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

Public Works Director: _____ Date: _____

Accepted by the Opelika Water Board, Opelika, Alabama:

Opelika Water Board: _____ Date: _____

Accepted by the Opelika Power Services, Opelika, Alabama:

Opelika Power Services: _____ Date: _____

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

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

DEVELOPER
Flatiron Farms, LLC
P.O. Box 3710
Auburn, AL 36810

80' 0' 80' 160'
Barscale 1" = 80'

PROJECT NO: 21-0146

FIELD BY: CAJ/MER
DRAWN BY: REBP/APD
FIELD DATE: 03/26/2026
DRAWN DATE: 03/30/2026

Drawing Name: S:\SD\21\21-0146 EMB - Floyd North Uniroyal - Opelika\dwg\PHASE 1C\FINAL PLAT - Laurel Lakes Phase 1C.dwg Last Modified: Mar 29, 2026 - 7:44pm by rpullin

Agenda Item

B-9

Final Plat

The Willows, Plat No. 2 SD

No Public Hearing

Motion: Motion to approve or deny final plat

AGENDA ITEM # _____

CITY OF OPELIKA

APPLICATION FOR SUBDIVISION APPROVAL

PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801

ALABAMA'S 1ST GIG CITY OPELIKA

DEADLINE: 4/1/26 MEETING: 4/28/26

SITE ADDRESS: Willows Drive & Brookstone Drive

PROPERY OWNER: Trademark Quality Homes, LLC

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

MAILING ADDRESS: [redacted]

PHONE NUMBER:

EMAIL ADDRESS:

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: The Willows Plat No. 2

Current Land Use: Vacant

Current Zoning: R3

Proposed use of the Subdivision: Single-family Residential

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

Number of Lots: 56 x $3.00 = $ N/A

Number of APO: 6 x $7.00 = $ N/A
(Adjacent Property Owners)

Fee: $75.00

TOTAL = $75.00

PAID _____

I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) The Willows Plat No. 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

(PRINT NAME) Blake Rice, BSI, Inc.

DATE 3/31/26

AGENDA ITEM # _____

AUTHORIZED TO ACT AS APPLICANT FOR PROPERTY OWNER

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

Blake Rice, Barrett-Simpson, Inc. to act as my representative in all decisions concerning the subdivision of my property(s) before the Opelika Planning Commission and City Council.

Property Owner's Signature _____ Date 5/4/21

STATE OF ~~ALABAMA~~ Georgia
COUNTY OF ~~LEE~~ Meriwether

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

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

Given my hand and seal of office this 4th day of May 2021,

_____
Notary Public

My Commission Expires: 7-1-23

KRISTIN NICOLE WYROSDICK NOTARY PUBLIC MERIWETHER COUNTY, GEORGIA My Commission Expires 07-01-2023

SUBDIVISION APPLICATION REQUIREMENTS AND INFORMATION

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

City of Opelika
Planning Commission
Planning Department Report

Meeting Date:	April 28, 2026
Subdivision:	The Willows, Plat No. 2
Agenda Item No.:	B-9
Action Requested:	Final Plat Approval
Location of Property:	Terminus Catherine Drive
Property Owner(s):	Trademark Quality Homes, LLC Blake Rice, authorized representative
Current Land Use:	Undeveloped
Current Zoning:	R-3
Flood Zone:	FEMA – Nov 2, 2011 – MAPNo.01081C0090H - No Portion of property is in a Flood Zone; property in "Flood Zone "X" - Area is outside the 0.2% annual chance flooding

Staff Comments:

The applicant is requesting final approval for 56 lots, The Willows, Plat No. 2. At the February 2019 meeting, a preliminary plat for 130 lots was approved for "Stephens Woods Phase VI ". The property changed ownership, and the new plat title is "The Willows". The final plat review for "The Willows Plat No. 1" was for 62 of the 130 lots. The remainder lot (Lot 116) is divided into the plat "The Willows Plat No. 2" consisting of the remaining 56 single-family home lots. .

In the preliminary plat review, eight lots did not meet the minimum 10,000 sf lot size requirement for the R-3 zone. The eight lots have been revised on the final plat, and all lots are now 10,000 sf or greater. The 54 single family home lots range in size from 10,035 square feet to 25,347 sf. The single-family lots meet the 70-foot lot width requirement at the property line or at the 30 foot minimum front building setback line. Two unbuildable open space/detention lots with a creek are 1.47 acres and 3.5 acres.

Willows Plat No. 2 is accessed from Catherine Drive that connects to Willow Drive. Willow Drive is access to the Willow No. 2 Plat. Wendy Lane and Shine Court are new streets on the Willow Plat. A street in the adjacent Fox Run Phase V subdivision stubs out into the Willows plat. As recommended at the preliminary plat review, the final plat for Willows Plat No. 2 provides a stub-out street connection located between Lots 84 and 85 to connect to an existing stub out street shown on the recorded Fox Run Phase V plat. Connecting streets with adjacent subdivisions provides alternative streets for homeowners to access a collector street and provides an extra entry point for emergency vehicles.

As recommended at the preliminary plat review, the final plat adds a 42x55 area for a Sanitary Sewer Pump Station on Lot 116-A. Lot 116-A is reserved as a 3.5-acre open space and detention lot.

Recommendation:

Planning staff recommends final plat approval subject to the following:

1. Install sidewalks on one side of all streets.
2. Install underground utilities

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.

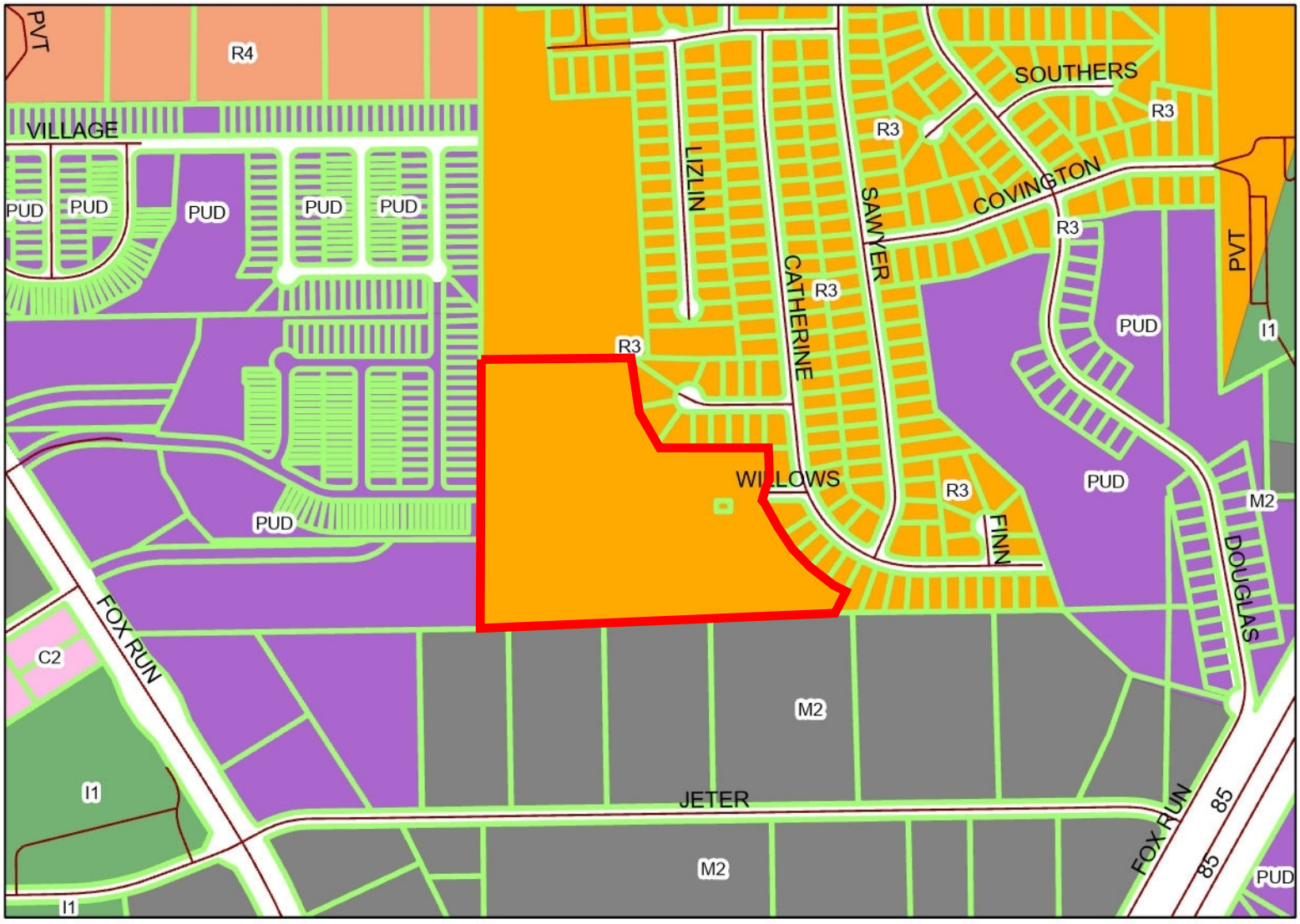
Opelika Water Board

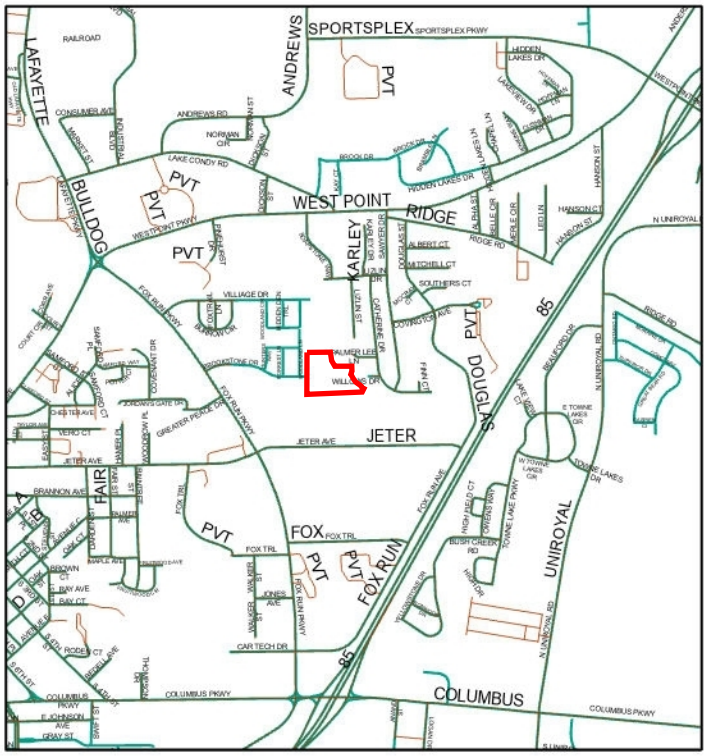
Water infrastructure must be inspected and approved before final plat can be signed.

Opelika Power Services

This subdivision is in the Opelika Power service territory.

THE WILLOWS PLAT No. 2 SUBDIVISION
BROOKSTONE DRIVE
FINAL APPROVAL, B-9





The applicant is requesting final plat approval for 56 lots; 54 lots for single family homes; two lots open space lots.

Subject Property

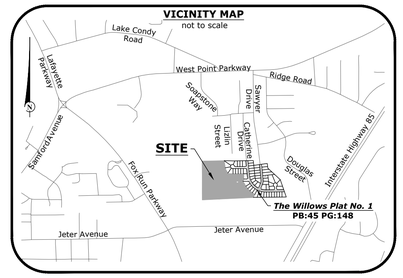
The City of Opelika does not guarantee this map to be free from errors or inaccuracies. The City of Opelika, Alabama disclaims any responsibility or liability for interpretations from this map or decisions based thereon. The information contained on this map is a general representation only and is not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

FINAL PLAT OF
THE WILLOWS, PLAT NO. 2

A REDIVISON OF LOT 116 OF *THE WILLOWS, PLAT NO. 1*

BEING A PART OF SECTION 4, TOWNSHIP 19 NORTH, RANGE 27 EAST, LEE COUNTY, ALABAMA

VICINITY MAP
not to scale



NOTES:

1. Survey North: *The Willows Plat No. 1*, Plat Book 45, Page 148, Probate Office, Lee County, Alabama.
2. Basis for Survey:
   - *The Willows Plat No. 1*, Plat Book 45, Page 148, Probate Office, Lee County, Alabama.
   - *Fox Run Subdivision Phase V-A*, Plat Book 51, Page 161, Probate Office, Lee County, Alabama
   - *Fox Run Subdivision Phase V-B*, Plat Book 52, Page 20, 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 City of Opelika for the purpose of installing, operating, and maintaining poles, lines, guy wires, and other facilities. Total easement width is ten (10) feet wide with five (5) feet off each side of front and side lot lines.
6. There is a ten (10) foot utility and drainage easement along the right-of-way of each lot.
7. This survey was made without the benefit of an attorney's title opinion of title commitment. The surveyor's search of public records was limited to those matters affecting the boundaries of the subject property only. There may be matters of record, such as conveyances, easements, rights-of-way, etc., that affect the title to the subject property which are not known to the surveyor and not disclosed by this survey.
8. There was no attempt in the field to determine the location of or the extent of possible encroachments beneath the surface.
9. This drawing becomes void if any alterations or changes are made by others.
10. This drawing may not be altered or added to without permission from BSI Engineering Surveying, Inc.
11. Development Data:
    - Total Number of Lots: 56
    - Area of Largest Lot: Lot 116-A - 3.50 Acres (152,498 Sq. Ft.)
    - Area of Smallest Lot: Lot 106 - 0.23 Acres (10,035 Sq. Ft.)
    - Total Acreage: 24.35 Acres (1,060,659 Sq. Ft.)

DEDICATION

The State of Alabama
Lee County }

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

In witness whereof, I have hereunto set my hand on this the ____ day of _____, 2026.

David Chapman
President/ CEO

ACKNOWLEDGEMENT

The State of Alabama
Lee County }

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

Given under my hand and official seal this the _____ day of _____, 2026.

Notary Public:
My Commission Expires:

OPELIKA CERTIFICATES

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

Chairman: _____ Date:_____

Accepted by the Opelika City Planner, Opelika, Alabama:

Planner: _____ Date: _____

Approved by the Opelika City Engineer, Opelika, Alabama:

City Engineer: _____ Date: _____

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

Public Works Director: _____ Date: _____

Accepted by the Opelika Water Board, Opelika, Alabama:

Opelika Water Board: _____ Date: _____

Accepted by the Opelika Power Services, Opelika, Alabama:

Opelika Power Services: _____ Date: _____

Preliminary - For Review Only
Not For Construction, Recording Purposes, or Implementation
Date: 03/30/2026

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

Jonathan A. Ham
Alabama License No. 34787

PROJECT NO: 19-0169

FIELD BY: WHP
DRAWN BY: REBP
FIELD DATE: 09/28/2021
DRAW DATE: 03/30/2026

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

Drawing Name: S:\SD\2019\19-0169 Stephens Woods Ph VI - Opelika\dwg\Final\FINAL PLAT - Willows Plat No 3.dwg Last Modified: Mar 30, 2026 - 10:47am by rpullin

LEGEND

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

Line Table		
Line #	Length	Direction
L1	30.56'	N89° 41' 26"E
L2	30.56'	N89° 41' 26"E
L3	42.00'	S00° 18' 34"E
L4	55.00'	N89° 41' 26"E
L5	42.00'	N00° 18' 34"W

Curve Table				
Curve #	Arc Length	Radius	Chord Bearing	Chord Distance
C1	39.27'	25.00'	S45° 18' 34"E	35.36'
C2	20.32'	25.00'	N22° 58' 27"E	19.76'
C3	27.41'	55.00'	S31° 58' 58"W	27.12'
C4	50.71'	55.00'	S08° 42' 15"E	48.93'
C5	43.59'	55.00'	S57° 49' 18"E	42.46'
C6	47.16'	55.00'	N74° 54' 38"E	45.72'

Curve Table				
Curve #	Arc Length	Radius	Chord Bearing	Chord Distance
C7 (t)	168.86'	55.00'	S41° 41' 49"E	109.93'
C8	12.87'	20.00'	N68° 47' 00"E	12.65'
C9	7.84'	55.00'	N83° 08' 10"E	7.83'
C10	42.97'	55.00'	N56° 40' 27"E	41.88'
C11	49.45'	55.00'	N08° 32' 19"E	47.80'
C12	46.02'	55.00'	N41° 11' 12"W	44.69'

Curve Table				
Curve #	Arc Length	Radius	Chord Bearing	Chord Distance
C13	46.35'	55.00'	N89° 17' 55"W	44.99'
C14	52.32'	55.00'	S39° 18' 23"W	50.37'
C15 (t)	244.94'	55.00'	N40° 21' 51"W	87.17'
C16	34.94'	26.27'	N51° 09' 40"E	32.42'
C17	23.19'	20.00'	S59° 34' 15"E	21.91'
C18	19.69'	55.00'	S36° 37' 07"E	19.59'

Curve Table				
Curve #	Arc Length	Radius	Chord Bearing	Chord Distance
C19	20.32'	25.00'	S23° 35' 36"E	19.76'
C20	39.27'	25.00'	S44° 41' 26"W	35.36'
C21	39.27'	25.00'	S45° 18' 34"E	35.36'
C22	39.27'	25.00'	S44° 41' 26"W	35.36'
C23	22.39'	25.00'	N64° 39' 02"W	21.65'
C24	19.87'	55.00'	S49° 20' 32"E	19.76'

Curve Table				
Curve #	Arc Length	Radius	Chord Bearing	Chord Distance
C25	61.91'	55.00'	N88° 03' 47"E	58.69'
C26	50.50'	55.00'	N29° 30' 47"E	48.75'
C27	50.48'	55.00'	N23° 05' 08"W	48.73'
C28	68.68'	55.00'	N85° 09' 09"W	64.31'
C29	19.87'	55.00'	S48° 43' 23"W	19.76'
C30 (t)	271.31'	55.00'	N00° 18' 34"W	68.75'

Curve Table				
Curve #	Arc Length	Radius	Chord Bearing	Chord Distance
C31	22.39'	25.00'	S64° 01' 53"W	21.65'
C32	39.27'	25.00'	N45° 18' 34"W	35.36'
C33	39.27'	25.00'	S44° 41' 26"W	35.36'

Agenda Item

C-10

Conditional Use

Pleasant Drive Housing Development

(Opelika House Authority/Blake Rice)

Public Hearing

Motion: Motion to approve or deny conditional use with staff recommendations

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: 4/1/26 PC MEETING: 4/28/26

SITE ADDRESS: Pleasant Drive Dedevelopment

PROPERY OWNER: Opelika Housing Authority

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

MAILING ADDRESS: [redacted]

PHONE NUMBER: [redacted]

EMAIL ADDRESS: [redacted]

PARCEL INFORMATION

Project name: Pleasant Drive Redevelopment Address/Location: 412 Pleasant Dr.

Current Land Use: Vacant/Multi-Family Housing Current Zoning: R5

Adjacent Zoning Districts: North: R3 South: R5 East: M1/R5 West: I1

Description of Proposed Use: Multi-family Housing, Duplex, Townhomes

AUTHORIZATION TO ACT AS APPLICANT (if applicable)

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

Property Owner's Signature: See attached Authroization to Act 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:_____

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? This is a redevelopment of existing multi-family housing and an expansion of those housing types.

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 redevelopment will not create adverse impacts to the neighborhood nor to existing traffic conditions, public infrastructure.

3) What precautions will be taken to minimize any adverse effects from the proposed use on surrounding property owners? The redevelopment will use adequate buffers, and offer open spaces, parks and fitness areas, enhancing the current use as it coexists with surrounding properties.

APPLICATION REQUIREMENTS

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

AGENDA ITEM # _____

CERTIFICATION

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

OWNERS/AUTHORIZED REPRESENTATIVE SIGNATURE:	DATE:
(PRINT NAME) Blake Rice, BSI, Inc.	4/1/26

STATEMENT OF UNDERSTANDING

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

OWNERS/AUTHORIZED REPRESENTATIVE SIGNATURE:	DATE:
(PRINT NAME) Blake Rice, BSI, Inc.	4/1/26

City of Opelika
Planning Commission
Planning Department Report

Meeting Date:	April 28, 2026
Agenda Item #:	C-10
Action Requested:	Conditional Use – Mixed residential
Location of Property:	410 Pleasant Drive
Property Owner(s):	Blake Rice, BSI Inc., Opelika Housing Authority, authorized representative
Current Land Use:	Current Multi-family housing and Undeveloped
Current Zoning:	R-5

Surrounding Zoning Districts And Land Uses:

North	R-3	Railroad and Single-family
South	R-5	Residential
East	M-1 & R-5	Manufacturing /Residential
West	I-1	Assisted Living/Hospital

The applicant is requesting conditional use approval for a 252-unit development including a variety of housing types on 20.90 acres. The property is located on the west side of Pleasant Drive south of the railroad tracks. The development property is zoned R-5. Approximately five (5) acres of the subject property is the Pleasant Homes Housing development managed by the Opelika Housing Authority. The south and west properties contain East Alabama Health and Arbor Springs Health and Rehab. The north side of the development is bound by the railroad tracks. The east property line is adjacent to Pleasant Drive. Across this street is a manufacturing facility and an older neighborhood with a mix of different housing types including single family, duplex, and multi-family housing.

Pleasant Homes was constructed in the 1950s or earlier. It contains 74 units in a mix of one and primarily two story buildings. It operated as a traditional public housing development overseen by the Opelika Housing Authority. Approximately 10 years ago the property was converted to Rental Assistance Demonstration (RAD) Project Based Vouchers which allows for different financing. The OHA is working with private partners to now modernize the property and create a mixed or stratified income development. The development would maintain the same number of overall vouchers and

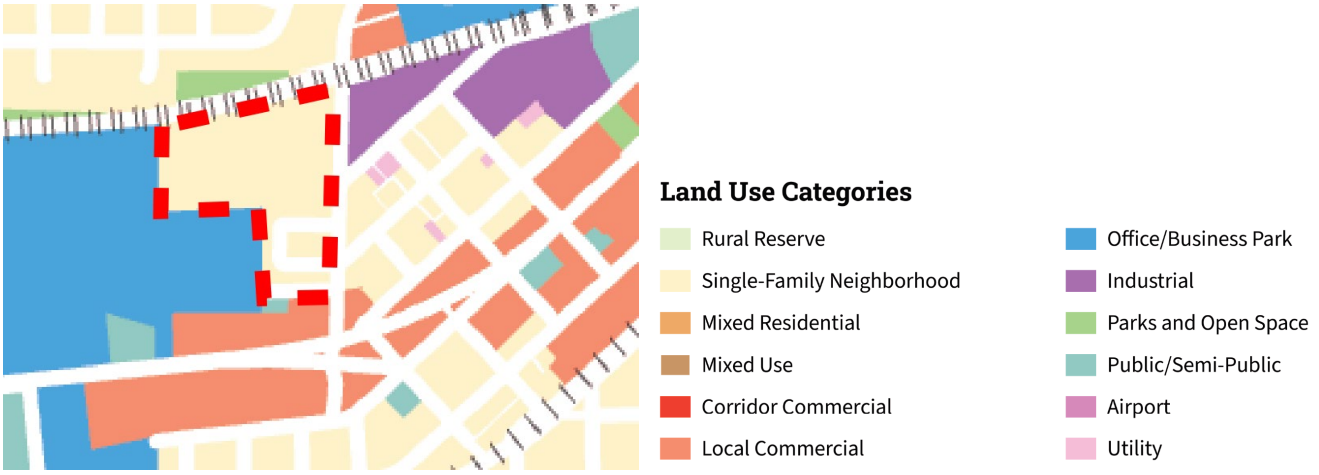
disperse those tenants in a new mixed residential development including workforce and market-rate tenants. This method de-stigmatizes housing options and allows individuals and families of all incomes to live together instead of clustering low income residents in a single area. Opelika has been working towards implementing this style of redevelopment with older public housing since at least 2016.

The proposed development would include 252 residential units in a variety of housing types including duplex (30 units), townhome (114 units), and apartment style (108) units. The phased project would occur over multiple years. This phasing allow existing residents to transition to new housing and then redevelop the existing part of Pleasant Homes preventing loss of housing.

The proposed development consists of four apartment building groups, 16 townhome buildings, and 15 duplex buildings. The apartment units are proposed to be three stories with 24 or 30 units. The townhomes and duplexes would be a mix of one and two story buildings. All of the buildings are designed to address both the internal streets and external streets. The maximum allowable density for the R-5 zone is 16 units per acre. The proposed density for this development is 12 units per acre. The density of the current Pleasant Home development is 14.8 units per acre. The density in the surrounding area ranges from approximately 4 units per acre for the single family to 14.8 for the other multi-family developments. The site also contains multiple offices, a co-working facility for residents, and amenities including athletic courts, playgrounds, a gazebo, and pocket parks.

This property is also adjacent to both the East Alabama Health Hospital campus and a manufacturing facility to the east. These building have extremely large footprints. The hospital particularly is one of the tallest buildings in the region.

The Opelika 2040 Comprehensive Plan lists the proposed future landuse of this area as “Single Family Neighborhood”. The Single Family Neighborhood designation is intended to consist primarily of single-family detached homes occupying moderate sized lots. The plan notes that single-family attached (townhouses and duplexes) are appropriate in infill areas and transitional areas or adjacent to primary transportation corridors. The property is in a very transitional area between the office, industrial, and commercial designations.



This project includes multiple goals stated in the Comprehensive Plan. The design and layout of the development creates complete neighborhoods with multiple housing types, amenities, and work spaces. It also proposes connectivity to EA Health, the largest employer in the City. This allows residents to be able to get to work without requiring a vehicle. Additionally, there is a full size grocery store within a walkable distance to this site. This project also provides safe, clean and affordable housing by redeveloping one of the oldest public housing developments in the City of Opelika. It does so in a manner promoted by both the Carver-Jeter Plan and Comprehensive Plan.

The applicant provided sample design styles and has noted that the units will address both the internal and external streets. While this is not in the Gateway Corridor, staff has consistently recommended that non-detached single family meet those minimum standards for cladding and screening. The property meets the setback requirements of the R-5 zoning district.

The site does show dumpsters or trash containers. The dumpsters or compactor and service will need to be coordinated and approved by Opelika Environmental Services. These containers need to be enclosed and screened with corridor-approved materials and landscaping.

The landscape plan shows the base points and parking points required for overall development. Based on the size, the development is required to have 2,382 base points with 482 parking lot points. Staff recommends that tree be used to help frame the new buildings along both existing and proposed streets. Much of this area is now used for pull in parking which is not desirable.

The site plan shows a significant number of sidewalks throughout the development. Sidewalks will also be required on the development side of Pleasant Drive.

This development revitalizes one of the City's oldest multi-family sites. It provides residents attainable and affordable workforce housing. The site is in close proximity to both daily needs and one of the largest employers in the area. It also provides a major investment to spur redevelopment in the area.

Staff recommends approval subject to the following conditions:

1. **Add sidewalks Pleasant Drive.**
2. **Provide trees along both new and existing streets.**
3. **If dumpsters or compactors are installed, dumpsters must be enclosed on all sides and gated with an opaque fence at a height so that the dumpster is not seen outside the enclosure. Opelika Environmental Services must approve the waste collection type and location.**
4. **All utilities shall be underground.**
5. **All mechanical and HVAC units shall be screened from the public right-of-way.**
6. **The units shall meet the standards of the Gateway Corridor and meet or exceed the quality of the images provided.**
7. **Prior to each phase, the developer shall provide the City of Opelika with the number of units and what funding sources or grants will used to ensure that the overall development remains a mixed income development.**

Engineering Department Report

The applicant will be required to submit infrastructure and site construction and grading plan for the drainage, utility, post construction detention, and roadway installation to the Engineering and Public Works Departments and utilities for review and approval. Once review and comments have been made, a preconstruction meeting will be scheduled prior to construction. This meeting will discuss the expectations and requirements of the City and utility departments. After all needed State and Federal permits have been submitted for review a Notice to Proceed and Land Disturbance Permit will be issued.

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

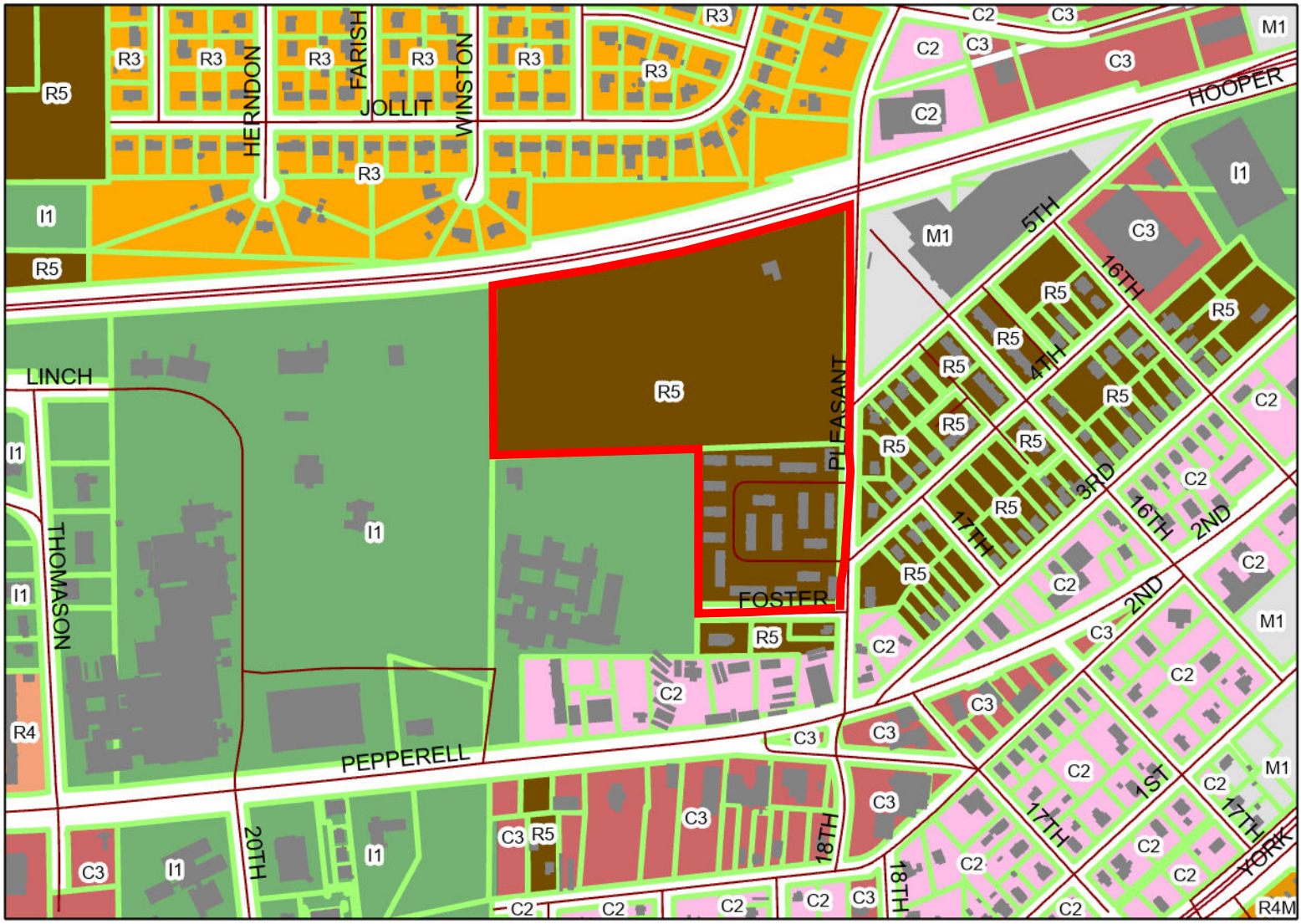
Opelika Water Report

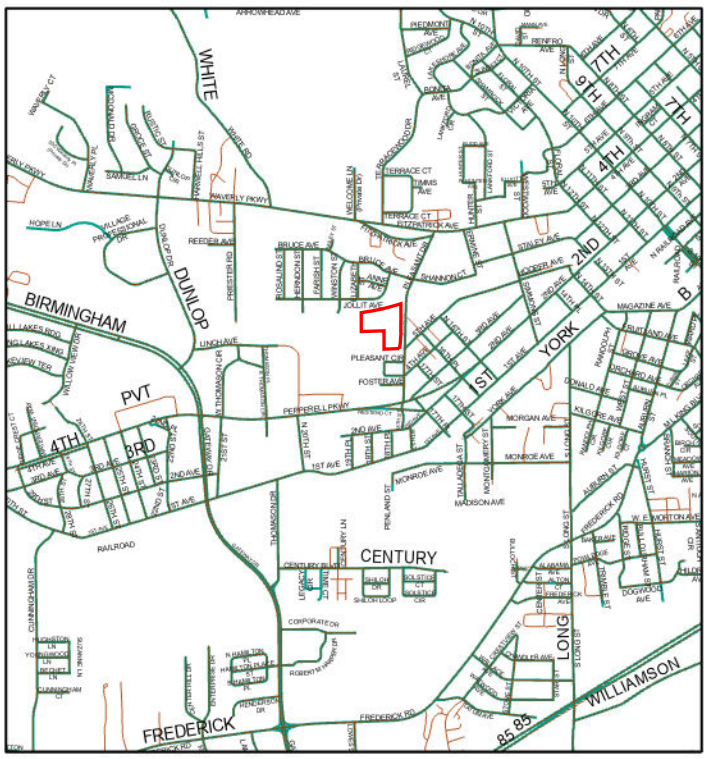
Water Service is available from 6-inch mains on Pleasant Dr., 4th Ave., and 5th Ave. Once final water demand is determined, it may be possible that an additional 8-inch main is required to be extended from Pepperell Parkway to serve the development.

Opelika Power Services Report

This subdivision is in the Opelika Power service territory.

PLEASANT DRIVE REDEVELOPMENT
412 PLEASANT DRIVE
CONDITIONAL USE, C-10





The Opelika Housing Authority is requesting approval for 30 duplex units, 58 townhome units, and 108 apartment units for a a total of 252 housing units on 20.9 acres. 482 parking spaces are provided.

Subject Property

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

Reduction of Minimum Off-Street

PLEASANT DRIVE
DEVELOPMENT PLAN

Opelika Housing Authority
Tapestry Development

PLEASANT DRIVE DEVELOPMENT PLAN GOALS

- Create a cohesive, connected neighborhood with a variety of housing types for targeted demographics
- Provide ample open spaces and landscaping throughout the newly developed neighborhood
- Ensure future connectivity to the hospital
- This is not a "numbers' driven development driven by a targeted density or economic return - this is a development plan driven by the goal of creating a thriving new affordable community

PLEASANT DRIVE MASTER PLAN

SITE INFO:

ACREAGE:
- UNDEVELOPED: 15.5 ACRES
- PLEASANT HOMES: 5.4 ACRES

UNITS:
- DUPLEX: 30 UNITS
- TOWNHOMES: 58 UNITS (UNDEVELOPED) / 56 UNITS (PLEASANT HOMES)
- APARTMENTS: 108 UNITS
- TOTAL: 252 UNITS

PHASE 1:
UNITS:
- DUPLEXES: 8 UNITS
- TOWNHOMES: 0 UNITS
- APARTMENTS: 54 UNITS
- TOTAL: 62 UNITS

PARKING:
REQUIRED PARKING SPACES @ 1.75 SPACES/UNIT: 109 SPACES
PROVIDED PARKING SPACES: 111 SPACES
REQUIRED H/C PARKING SPACES: 5 SPACES
PROVIDED H/C PARKING SPACES: 6 SPACES

PHASE 2:
UNITS:
- DUPLEXES: 10 UNITS
- TOWNHOMES: 0 UNITS
- APARTMENTS: 54 UNITS
- TOTAL: 64 UNITS

PARKING:
REQUIRED PARKING SPACES @ 1.75 SPACES/UNIT: 112SPACES
PROVIDED PARKING SPACES: 130 SPACES
REQUIRED H/C PARKING SPACES: 5 SPACES
PROVIDED H/C PARKING SPACES: 6 SPACES

PHASE 3:
UNITS:
- DUPLEXES: 0 UNITS
- TOWNHOMES: 56 UNITS
- APARTMENTS: 0 UNITS
- TOTAL: 56 UNITS

PARKING:
REQUIRED PARKING SPACES @ 1.5 SPACES/UNIT: 84 SPACES
PROVIDED PARKING SPACES: 118 SPACES
REQUIRED H/C PARKING SPACES: 5 SPACES
PROVIDED H/C PARKING SPACES: 6 SPACES

PHASE 4:
UNITS:
- DUPLEXES: 12 UNITS
- TOWNHOMES: 58 UNITS
- APARTMENTS: 0 UNITS
- TOTAL: 70 UNITS

PARKING:
REQUIRED PARKING SPACES @ 1.75 SPACES/UNIT: 123 SPACES
PROVIDED PARKING SPACES: 123 SPACES
REQUIRED H/C PARKING SPACES: 5 SPACES
PROVIDED H/C PARKING SPACES: 6 SPACES

SETBACKS:
- FRONT: 25'
- REAR: 20'
- SIDE: 10'
- SIDE YARD: 20'

BASE POINT SITE INFO:

TOTAL PARCEL SIZE:	20.90 ACRES
DEVELOPED AREA:	20.90 ACRES / 910,119 SF
PHASE 1:	215,703 SF
BASE POINTS REQ'D:	451
PARKING POINTS REQ'D:	113
TOTAL POINTS REQ'D:	562
PHASE 2:	174,130 SF
BASE POINTS REQ'D:	368
PARKING POINTS REQ'D:	130
TOTAL POINTS REQ'D:	498
PHASE 3:	235,305 SF
BASE POINTS REQ'D:	491
PARKING POINTS REQ'D:	118
TOTAL POINTS REQ'D:	609
PHASE 4:	284,980 SF
BASE POINTS REQ'D:	590
PARKING POINTS REQ'D:	123
TOTAL POINTS REQ'D:	713
TOTAL BASE POINTS REQ'D:	1,900
TOTAL PARKING POINTS REQ'D:	482
TOTAL POINTS REQ'D:	2,382

BSH

Pleasant Drive Redevelopment
Opelika, Lee County, Alabama

REVISIONS

1	

Proposed Site Plan

PROJECT INFORMATION
DESIGNED BY:
REVIEWED BY:
APPROVED BY:
DATE: 3/30/26
PROJECT NUMBER: 25-0264

SHEET: C1

PHASE 1

PHASE 1:

UNITS: DUPLEXES: 8 UNITS
TOWNHOMES: 0 UNITS
APARTMENTS: 54 UNITS
TOTAL: 62 UNITS

PARKING:

REQUIRED PARKING SPACES @ 1.75 SPACES/UNIT: 109 SPACES
PROVIDED PARKING SPACES: 111 SPACES
REQUIRED H/C PARKING SPACES: 5 SPACES
PROVIDED H/C PARKING SPACES: 6 SPACES

BSH

Pleasant Drive Redevelopment
Opelika, Lee County, Alabama

REVISIONS

Proposed Site Plan

PROJECT INFORMATION
DESIGNED BY:
REVIEWED BY:
APPROVED BY:
DATE: 3/30/26
PROJECT NUMBER: 25-0264

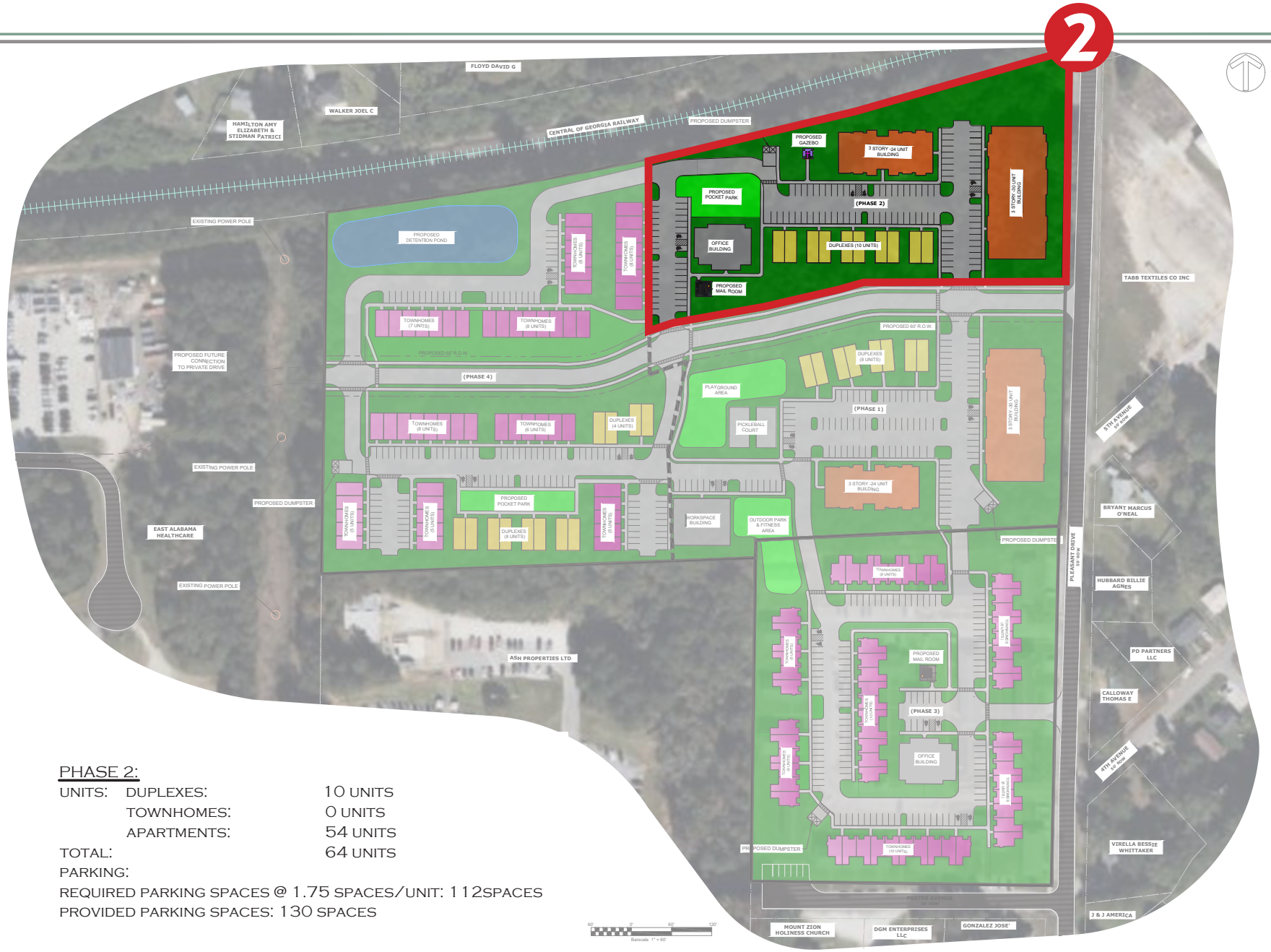
SHEET: C1

PHASE 1

Inspiration: Duplex

Inspiration: Apartments

PHASE 2



PHASE 2:

UNITS:	DUPLEXES:	10 UNITS
	TOWNHOMES:	0 UNITS
	APARTMENTS:	54 UNITS
TOTAL:		64 UNITS

PARKING:

REQUIRED PARKING SPACES @ 1.75 SPACES/UNIT: 112SPACES

PROVIDED PARKING SPACES: 130 SPACES

BSH

Pleasant Drive Redevelopment
Opelika, Lee County, Alabama

REVISIONS

1	

Proposed Site Plan

PROJECT INFORMATION

DESIGNED BY:
REVIEWED BY:
APPROVED BY:
DATE: 3/30/26
PROJECT NUMBER: 25-0264

SHEET: C1

PHASE 2

Inspiration: Duplex

Inspiration: Apartments

PHASE 3

PHASE 3:

UNITS:	DUPLEXES:	0 UNITS
	TOWNHOMES:	56 UNITS
	APARTMENTS:	0 UNITS
TOTAL:		56 UNITS

PARKING:

REQUIRED PARKING SPACES @ 1.5 SPACES/UNIT: 84 SPACES

PROVIDED PARKING SPACES: 118 SPACES

REQUIRED H/C PARKING SPACES: 5 SPACES

PROVIDED H/C PARKING SPACES: 6 SPACES

BSH

Pleasant Drive Redevelopment

Opelika, Lee County, Alabama

REVISIONS

1	

Proposed Site Plan

PROJECT INFORMATION

DESIGNED BY:
REVIEWED BY:
APPROVED BY:

DATE: 3/30/26

PROJECT NUMBER: 25-0264

SHEET: C1

PHASE 3

Inspiration: Townhomes

Inspiration: Townhomes

PHASE 4

PHASE 4:

UNITS:	DUPLEXES:	12 UNITS
	TOWNHOMES:	58 UNITS
	APARTMENTS:	0 UNITS
TOTAL:		70 UNITS

PARKING:

REQUIRED PARKING SPACES @ 1.75 SPACES/UNIT: 123 SPACES

PROVIDED PARKING SPACES: 123 SPACES

REQUIRED H/C PARKING SPACES: 5 SPACES

PROVIDED H/C PARKING SPACES: 6 SPACES

BSH

Pleasant Drive Redevelopment
Opelika, Lee County, Alabama

REVISIONS

1	

Proposed Site Plan

PROJECT INFORMATION

DESIGNED BY:
REVIEWED BY:
APPROVED BY:

DATE: 3/30/26

PROJECT NUMBER: 25-0264

SHEET: C1

PHASE 4

Inspiration: Duplex

Inspiration: Townhomes

PLEASANT DRIVE DEVELOPMENT PLAN SUMMARY

PROPOSED NEW NUMBER OF UNITS	PHASE 1	PHASE 2	PHASE 3	PHASE 4	TOTAL
DUPLEXES	8	10	-	12	30
TOWNHOMES	-	-	56	58	114
APARTMENTS	54	54	-	-	108
TOTALS	**62**	**64**	**56**	**70**	**252**

CURRENT PLEASANT HOMES INVENTORY OF UNITS	TOTAL
TOTAL	**252**

Agenda Item

C-11

Conditional Use

Spring Hill Heights, Lots 1 & 2

(Nick Howell/Mike Maher)

Public Hearing

Motion: Motion to approve or deny conditional use with staff recommendations

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: 1501 SPRING DRIVE

PROPERY OWNER: NICK HOWELL

APPLICANT/ AUTHORIZED REPRESENTATIVE: NICK HOWELL - MIKE MAHER

MAILING ADDRES [redacted]

PHONE NUMBER [redacted]

EMAIL ADDRESS [redacted]

PARCEL INFORMATION

Project name: Springhill Hts Lots 1 and 2 Address/Location: 1501 Spring Hill (corner of dale)

Current Land Use: Single family on one lot Current Zoning: R3

Adjacent Zoning Districts: North: R3 South: C3 East: C3 West: R5M

Description of Proposed Use: Duplex units

AUTHORIZATION TO ACT AS APPLICANT (if applicable)

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

Property Owner's Signature: _____ Date: 3/31/26

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? The Home will Be of similar size But w/ 2 Homes. use on 2 sides is commercial

2) Will the use result in a substantial adverse effect on adjacent properties, the character of the neighborhood, traffic conditions, public infrastructure, etc.? Since each Half has one Bedroom Residential Density is unchanged

3) What precautions will be taken to minimize any adverse effects from the proposed use on surrounding property owners? Homes are set Back From The Front and Rear to allow Buffer

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 Nick Howell, 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) Nick Howell	3/31/26

STATEMENT OF UNDERSTANDING

I, Nick Howell (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) Nick Howell	3/31/26

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: April 28, 2026

Agenda Item #: C-11

Action Requested: Conditional Use – Duplex on One Lot

Location of Property: 1515 Spring Drive

Property Owner(s): Nick Howell, Eagle Properties of AU, LLC
Mike Maher, authorized representative

Current Land Use: Vacant

Current Zoning: R-3

Surrounding Zoning Districts And Land Uses:

North	R-3	Single family homes
South	C-3	Vacant/Undeveloped
East	C-3	Vacant/Undeveloped
West	R-5M	Commercial (Eagle Electric)

Proposal

The applicant is requesting approval to construct a duplex (two dwelling units attached) on a 10,001 square foot (sf) vacant lot (1515 Spring Drive). The lot is in an R-3 zoning district and a duplex requires conditional use approval. A single-family home occupied the lot in 2023; the home has been removed. On the site plan, the lot area below the proposed duplex is unbuildable; a 20' sanitary sewer easement and 20' storm sewer are shown along the south portion of the lot. The duplex location shown on the lot is 1.6 feet from the sewer easement. A large portion of this lot is unusable because of the two easements along the south side of the lot.

Each duplex unit is 362 square feet (16'x 22.6') as shown on site plan. The floor plan for each unit is one bedroom (10x12), one bathroom, a living room area (15x12), and an adjacent compact kitchen area next to the living room (floor plan in PC packet). The front elevation (front door) of each dwelling unit faces Spring Drive. The exterior material is hardie plank lap siding. One parking space is shown for each duplex unit. A minimum of two parking spaces for each unit is required. The applicant said the units are for employees that work for the applicant.

The adjacent properties are zoned R-3, C-3 (general commercial), and R-5M (high density residential). The adjacent land uses are single family homes in the R-3 zone, an undeveloped wooded area is zoned R-5M, and the applicant's business location (Eagle Electric) is adjacent to the proposed duplex; the business

property was recently rezoned from R-5M to C-3 (general commercial). A 52-unit apartment development is 200 feet from the duplex at the corner of Dale Avenue and Spring Drive. The apartments are zoned R-5M zone (high density residential) and constructed in 1970.

Chilton Drive is two blocks north of the applicant's property in a R-3 zone. There are two lots on Chilton Drive with a duplex on each lot; both duplexes are on a corner lot; the front door of each duplex unit faces a different street; the duplex is 100% brick veneer on all sides. A corner lot duplex facing a different street do not appear as a typical duplex with two front doors facing the same street.

The proposed duplex exceeds the 3.5 dwelling units per acre allowed in the R-3 zone. The 10,001 square foot lot (or 0.23 acres) is less than an acre and allows 0.80 dwelling units per acre (3.5 x 0.23 = .80 units allowed). The Zoning Ordinance (Section 7.3 A. Note 4) allows the Planning Commission to grant a 25% density increase per acre for conditional uses. A 25% density increase (3.5 x 25%) approved by the Planning Commission would be 4.375 units per acre or 1 unit for a 10,001-sf lot. The two units would equal 8.7 units per acre for this lot.

Recommendations

The proposed development exceeds the maximum 3.5 dwellings per acre density for a 10,001-sf lot in a R-3 zoning district. The maximum 25% density increase allowed by the Planning Commission (Section 7.3 A) added to the 0.80 density for a 10,001 sf lot allows 1.00 dwelling unit per acre for a duplex (multi-family) development. The density request for a duplex exceeds the 25% maximum density that the Planning Commission is allowed to approve. There are two other duplex lots in this area located on corner lots. The front door of each unit faces a different street, the exterior material is 100% brick, and the duplexes are consistent in character with the nearby single-family homes. Also, in the Spring Drive to Chilton Avenue area that is zoned R-3, there is no established pattern of multi-family or duplex housing. The single-family homes are dominant in the R-3 zone area. About six years ago, a plat approval in the R-3 zone on and near Lownes Street and Peppermill Court (one block east of Spring Drive) added 32 single family home lots; at least 16 new single-family homes have been constructed on these lots in the past 6 years. Planning believes the duplex in this R-3 zone area would be inconsistent with the existing character of single-family residential homes.

Staff recommends denial of the duplex request

Engineering Department Report

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

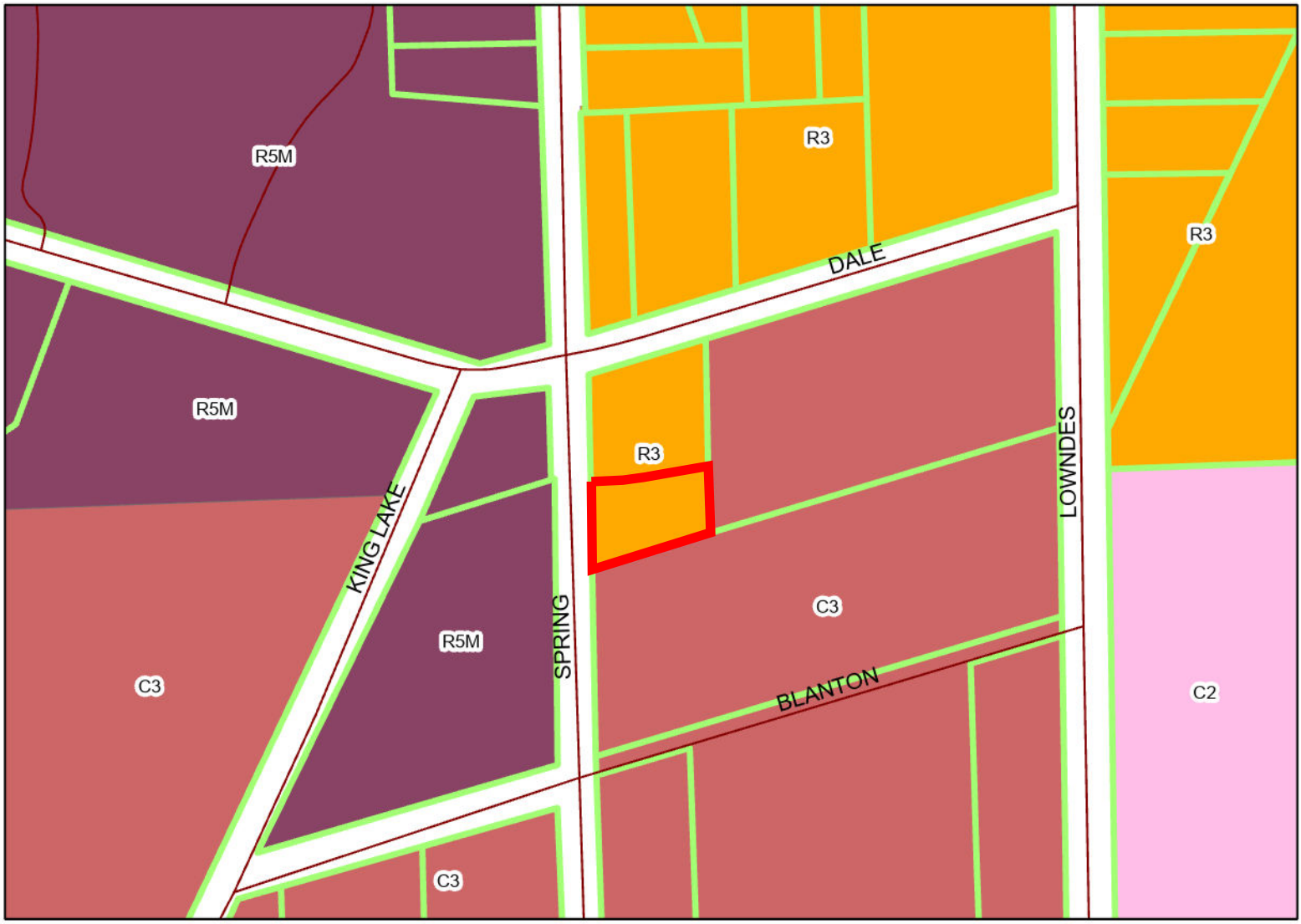
Opelika Water Board

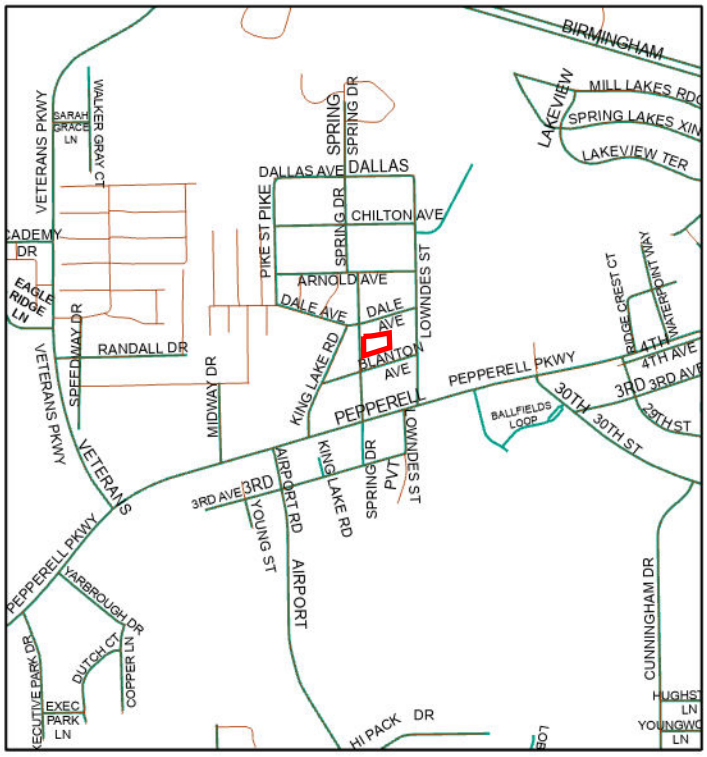
Water Service is available from an 8-inch main located along the west side of Spring Dr.

Opelika Power Services

This subdivision is in the Opelika Power service territory.

SPRINGHILL HEIGHTS DUPLEX
1501 SPRING DRIVE
CONDITIONAL USE, C-11





The applicant is requesting approval for a duplex in a R-3 zoning district.

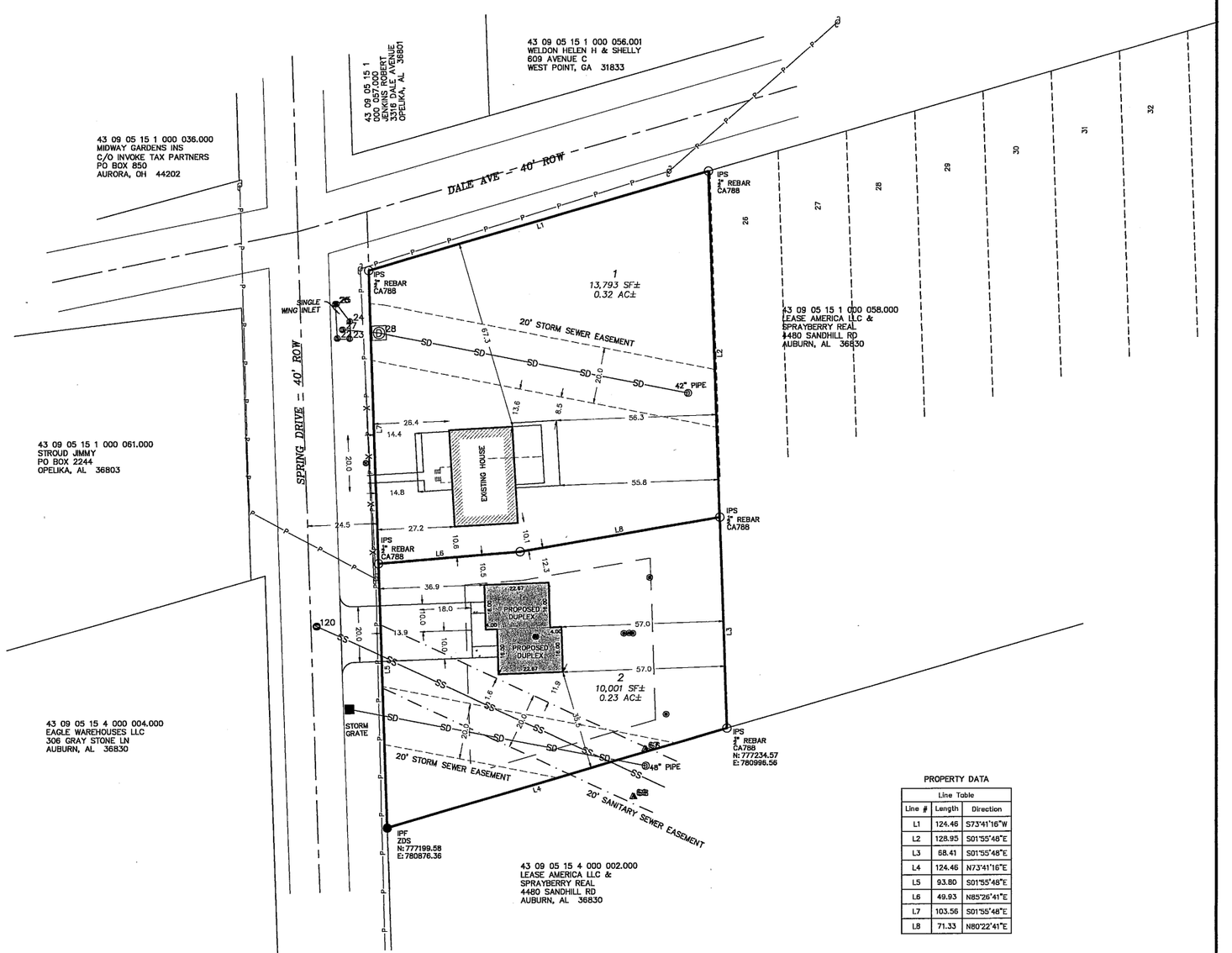
Subject Property

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

Reduction of Minimum Off-Street

SITE PLAN FOR LOTS 1 AND 2 SPRINGHILL HEIGHTS SUBDIVISION REDIVISION OF LOTS 21–25, BLOCK E

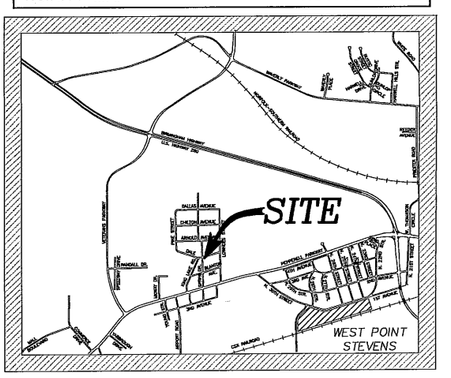
1501 SPRING DRIVE
OPELIKA, LEE COUNTY, ALABAMA
SEC 15 T 19 N R 26 E



PROPERTY DATA

Line Table		
Line #	Length	Direction
L1	124.46	S73°41'16"W
L2	128.95	S01°55'48"E
L3	68.41	S01°55'48"E
L4	124.46	N73°41'16"E
L5	93.80	S01°55'48"E
L6	49.93	N85°26'41"E
L7	103.56	S01°55'48"E
L8	71.33	N80°22'41"E

VICINITY MAP NOT TO SCALE



NOTES:

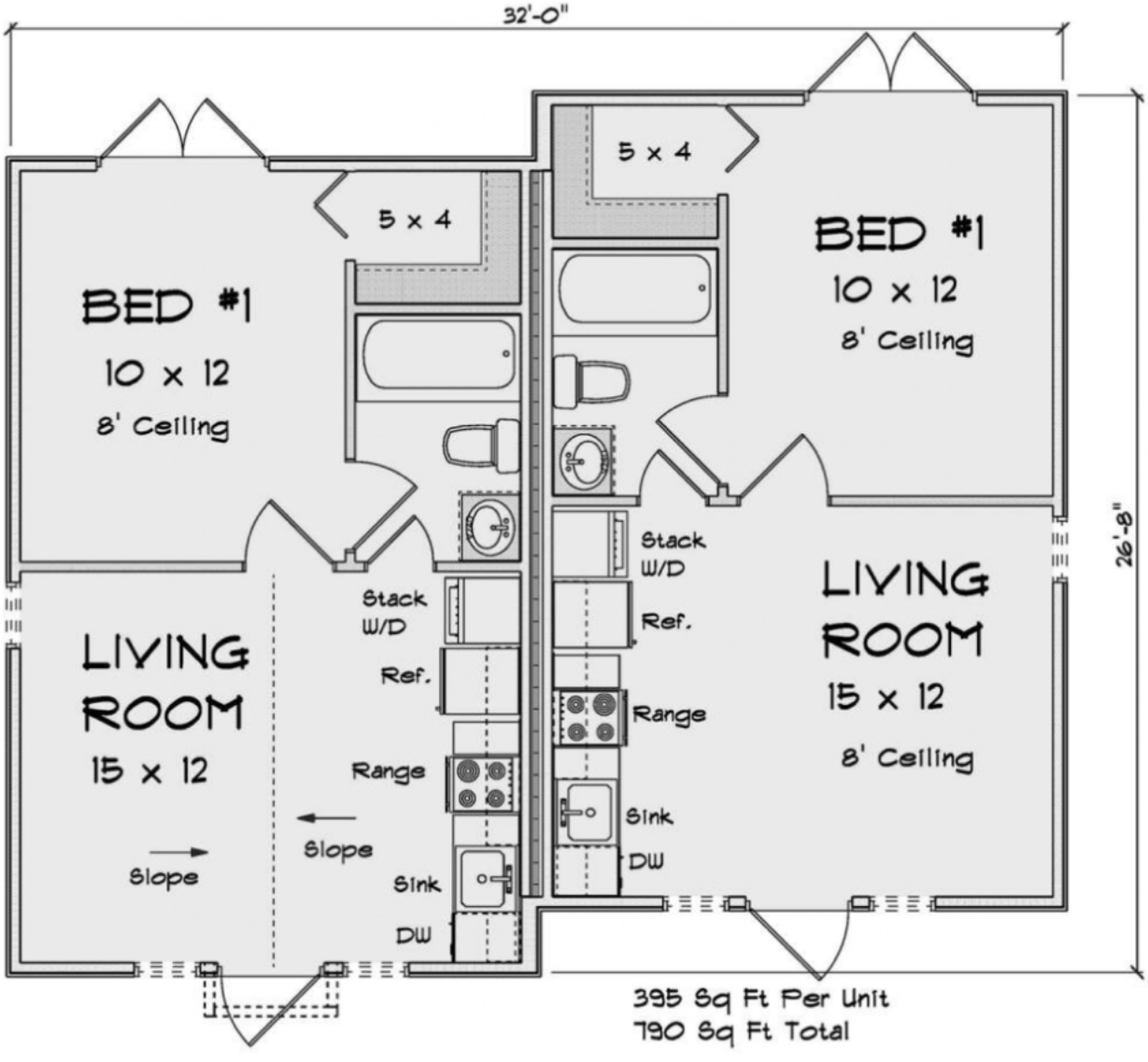
1. BEARINGS BASED ON STATE PLANE COORDINATES, NAD 1983, ALABAMA EAST ZONE, US FOOT. COORDINATES SET USING RTK GPS, ALDOT CORS AS CONTROL.
2. FIELD WORK COMPLETED 3–20–2026.
3. OFFICE WORK COMPLETED 3–31–2026.
4. SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY OR RESTRICTIONS OF RECORD WHICH EXIST AS A MATTER OF RECORD OR EXIST DEFACTO.
5. ALL EASEMENTS ARE TO BE PRIVATELY MAINTAINED.
6. NO PERMENANT STRUCTURES MAY BE CONSTRUCTED OR PLACED ON EASEMENTS.
7. ACCESS TO EASEMENTS SHALL NOT BE RESTRICTED.
8. AN EASEMENT HAS BY GRANTED TO THE CITY OF OPELIKA AND TO ANY UTILITY COMPANIES SERVING THE CITY OF OPELIKA FOR THE PURPOSE OF INSTALLING, OPERATING, AND MAINTAINING POLE LINES, GUY WIRES AND OTHER FACILITIES. EASEMENT TO BE TEN (10) FEET WIDE AND SHALL BE CENTERED ALONG THE FRONT AND SIDE LOT LINES OF EACH LOT.
9. SOURCES OF INFORMATION: PLAT BOOK 3 PAGE 12;DEED BOOK 2756 PAGE 572.
10. GROSS AREA = 23,794 SQUARE FEET. NO. OF LOTS = 2.
11. SIZE OF SMALLEST LOT = 10,001 SF±
12. THIS IS A CONVENTIONAL SUBDIVISION.
13. NO SPECIAL FLOOD HAZARD ON THIS PROPERTY BASED ON FEMA FIRM PANEL 01081C0088H DATED 1–17–2025.
14. THE PURPOSE OF THIS PLAT IS TO APPLY TO BUILD 2 DUPLEXES.

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

GRAPHIC SCALE 1"=20'
20' 0 20' 40' 60'

Seal	Drawn By: ANW – MTM	PRECISION SURVEYING	2124 Moores Mill Road Suite 110 Auburn, Alabama 36830 Phone (334) 821–0105 www.precisionsurveying.biz
	Scale: 1"=20'		
	File Name: 25–0654 SP1	Sheet Title: SITE PLAN FOR SPRING HILL HEIGHTS REDIVISION OF LOTS 21–25 1501 SPRING DRIVE, OPELIKA, AL	
	Date: 3–31–2026		

MAIN FLOOR



Images copyrighted by the designer.

Agenda Item

C-12

Conditional Use

1702 Frederick Road

Botanic Cottages

(Botanic, LLC/Hayes Eiford)

Public Hearing

Motion: Motion to approve or deny conditional use with staff recommendations

AGENDA ITEM # TBD

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

PC DEADLINE: 03/24/26 PC MEETING: _____

PROJECT NAME: BOTANIC COTTAGES
SITE ADDRESS: 1702 FREDERICK ROAD, OPELIKA AL 36801
PROPERY OWNER: BOTANIC LLC

APPLICANT/ [redacted]

PARCEL INFORMATION

Current Land Use: Mixed-Use Commercial Current Zoning: C-2

Description of Proposed Use: Mixed-Use Commercial with Short Term Rental Cottages

Adjacent Zoning Districts: North: C-2 South: C-3 East: I-1 West: C-2

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

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

AGENDA ITEM # _____

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

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

Cottages will be constructed within a master-planned commercial development. Architectural Styles will match and enhance the current premium development.

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

It is anticipated that infrastructure will be adequate for proposed improvements.

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

Improvements will be contained inside the existing development and are not anticipated to have adverse effects on surrounding property owners.

APPLICATION REQUIREMENTS:

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

Fee: $125.00 **PAID** _____

CERTIFICATION

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

OWNERS/AUTHORIZED REPRESENTATIVE SIGNATURE:	**DATE:** 03/24/2026
(PRINT NAME) Hayes Eiford	

AGENDA ITEM # _____

STATEMENT OF UNDERSTANDING

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

OWNERS/AUTHORIZED REPRESENTATIVE SIGNATURE:	**DATE:** 03/24/2026
(PRINT NAME) Hayes Eiford	

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: April 28, 2026

Agenda Item #: C-12

Action Requested: Conditional Use –12 detached dwelling units (short term units)

Location of Property: 1702 Fredrick Road

Property Owner(s): Botanic, LLC.
Hayes Eiford, Samford Group, authorized representative

Current Land Use: Botanic – Restaurant and Retail Garden Center

Current Zoning: C-2, GC-P

Surrounding Zoning Districts And Land Uses:

North	C-2	Residential
South	C-3, GC-S	Commercial (office) and vacant
East	I-1, GC-P	Commercial (funeral home)
West	C-2, GC-P	Commercial (Self-storage)

Proposal

The applicant is requesting conditional use approval for 12 detached residential cottages to be uses for short term rentals in a C-2, GC-P zoning district. The subject property was previously approved to have 19 units on the site, however, that use approval has since expired. The current site currently has a restaurant, bakery, atrium, outdoor areas, retail spaces, offices, and greenhouses. The applicant also shows a conservatory that is part of the site. This use is allowed provided it is compliant with the zoning ordinance and other code requirements. The site is approximately 11.64 acres located on the north side of Fredrick Road. The proposed development would maintain the existing restaurant and add a large atrium for dining and sales purposes. The site would also add four additional greenhouses and a checkout center for the retail component.. The opposite side of the lake would have 12 small cottage style condominiums located around the lake area. The entire site would be connected by cart paths and internal drives. The allowed density for this site is 16 units per acre. The proposed density is 1.0 units per acre.

The overall setbacks for the property are 40 feet from the front, 20 feet from the sides or rear lines. This is met except against the residential property to the north. This unit will either need to move to 20 feet from the property line or be removed. The applicant is proposing to improve the current easement along eastern boundary. The driveway is noted as 15 feet with 16 parallel parking spaces. This drive will need to be expanded to a minimum of 20 feet to meet fire code. Additionally, the drive and edges will be required to

remain free from debris or parking except in designated spaces. Signage and or markings will be required ensure that the fire lane remains open.

The applicant meets the overall parking requirement for the residential and their current listed uses. While the conservatory is not necessarily part of the conditional use review, they will need to demonstrate that parking is available for this use as well. The proposed cottages are designed to operate more like resort or hotel units than traditional housing units. In that regard, it is less likely that there will be multiple cars at the units than a traditional family home.

The previous site plan approval met the minimum requirements for landscaping which is based on the overall acreage and parking spaces. The overall requirements should still be compliant, especially in light of the business. The additional parking will require that either new landscaping be added on that side or existing landscaping be identified. There is a required buffer where parking/aisle are adjacent to property lines which will be required to be accounted for during this development. There was a previously required buffer located along the north property line adjacent to the residential neighbor. This area was previously wooded, but is now being used to compost organic materials, park vehicles, stack pallets, dumpsters, and other materials.

There are no additional dumpsters or trash facilities being proposed on the site plan. Any dumpster should be shown and screened with approved corridor materials. The smell in this area where they currently have composting and dumpsters is extremely strong and noticeable from a upwards of 40 feet away. No dumpster, refuse bin, composting, or other trash container should be located within 50 feet of any property line. All outside sales and storage areas must be identified on the site plan. This should include any temporary lay down or construction storage areas.

Any gates should be approved by the City emergency personnel. Gates should be set back off the street so that they do not create stacking issues along Fredrick Road.

Recommendation

Staff does not have issues with the overall concept, however there are some concerns that must be addressed to ensure that the use will not have ongoing issues for adjacent property owners:

1. **Any dumpster must be screened through approved corridor materials. No dumpster, refuse bin, composting, or other trash container should be located within 50 feet of any property line due to the strong, pungent smell of the refuse being disposed.**
2. **All gates will need to be noted and approved by City emergency personnel to ensure emergency access and adequate stacking from the public street.**
3. **The driveway to the residential units shall be at least 20 feet wide and meet all requirements of the Opelika fire code. The drive must include signage or markings noting that the drive cannot be used for parking except in designated locations.**
4. **All buildings must meet corridor cladding requirements.**

5. **The storage bins must be fully screened from the public right-of-way. All outside storage and sales areas shall be noted on the site plan. Lay down yards and construction material storage shall be designated on a site plan and must be 50 feet from any property line.**
6. **The previously required residential buffer along the north property line shall be installed.**
7. **Building 12 must meet the required setbacks for the Gateway Corridor of at least 20 feet.**
8. **The cottages shall only be used for lodging (eating and sleeping); private and/or commercial events and activities are prohibited. Only the registered/contracted guests may utilize the cottages.**

Engineering Department Report

Opelika Fire Department requires that the proposed paved access drive will need to meet a minimum of 20-ft width for the increased traffic and emergency vehicles. Two lanes will be required.
The permitting and land disturbance permit will be issued by the Building Inspections Department with the permitting of each structure.
The private sanitary sewer system will need to be reviewed and approved by the Public Works Department for each of these units.
Engineering has no other comments or concerns regarding the proposed Conditional Use approval

---

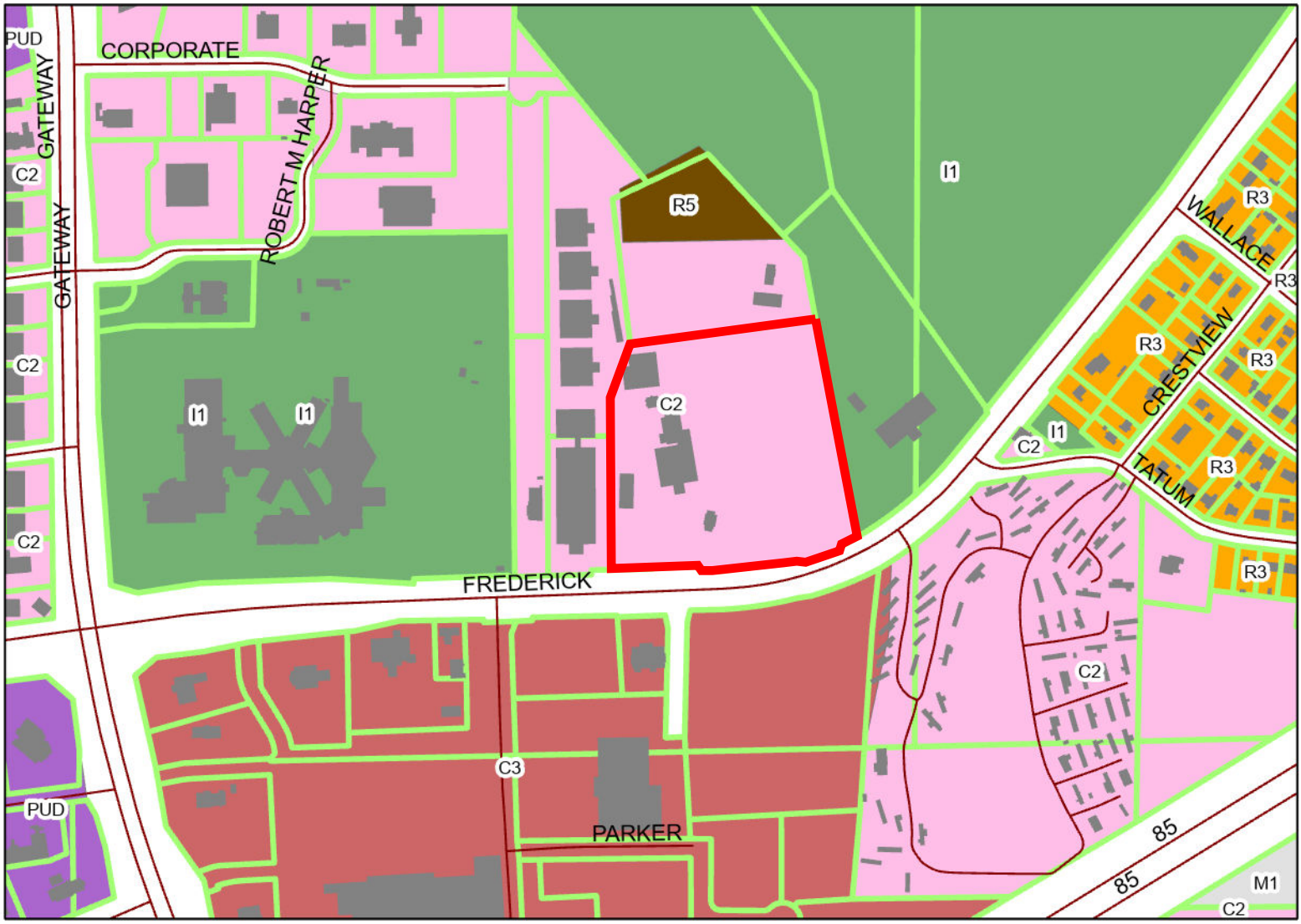
Opelika Water Board

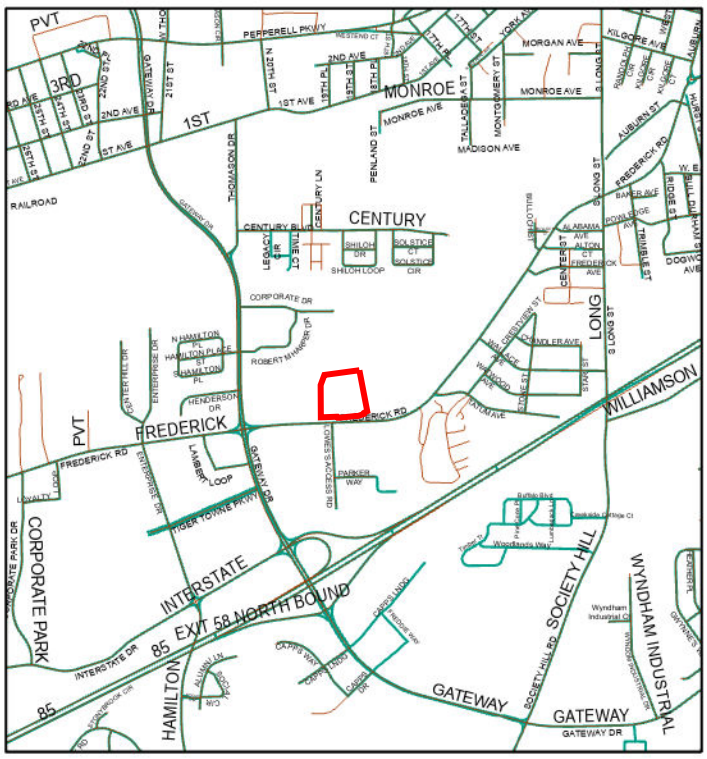
An additional service connection is needed to serve this development. Water service is available from a 12-inch main on the south side of Frederick Rd. The existing water service to 1600 Frederick must be maintained.

Opelika Power Services

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

BOTANIC COMMERCIAL & RESIDENTIAL
1702 FREDERICK ROAD
CONDITIONAL USE, C-12





On 11.6 acres, the applicant is requesting approval for 12 cottage lots (30x40) and a 60x40 conservatory including a 20x20 addition. The development is on the same lot with the Botanic restaurant and market store.

Subject Property

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

Reduction of Minimum Off-Street

SITE INFORMATION:

SITE AREA

TOTAL SITE AREA:	11.62 AC.

ZONING INFORMATION:

JURISDICTION:	CITY OF AUBURN
PROP. ZONING:	PUD

LOT SUMMARY

TOTAL PROPOSED LOTS :	12 LOTS
TYPICAL PAD SIZE:	30'x40' (1,200 SF)

SAMFORD GROUP

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

SAMFORDGROUPLLC.COM

REV.	DATE:	DESCRIPTION

BOTANIC COTTAGES

1702 FREDERICK ROAD
CITY OF OPELIKA, LEE COUNTY, AL 36801

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SEAL:

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

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

DESIGN TEAM:

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

SCALE & NORTH ARROW:

NORTH ARROW

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

JOB NUMBER:	012001
DATE:	3/24/2026

SHEET TITLE:
CONCEPT SITE PLAN

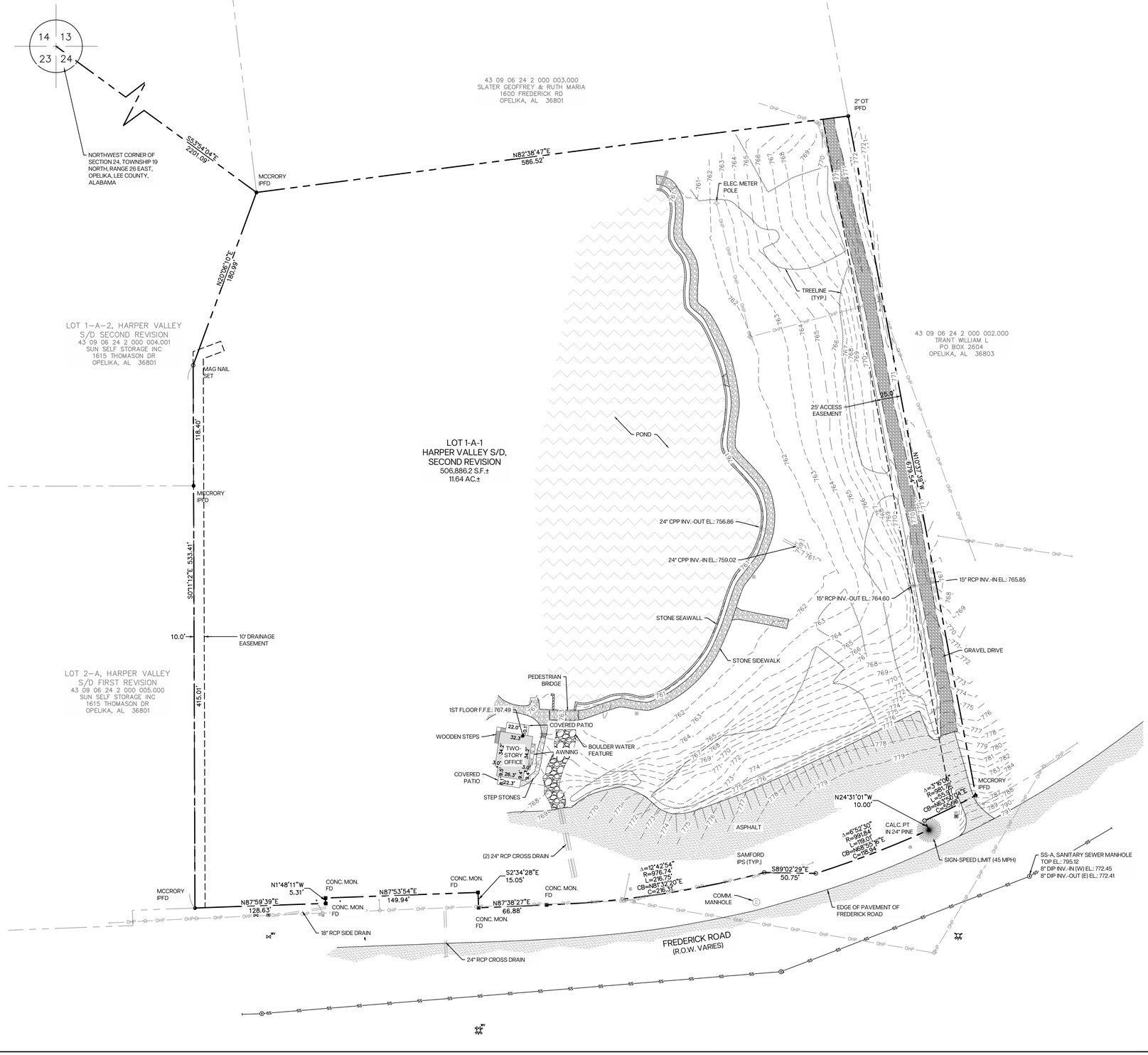
STATE OF ALABAMA
LEE COUNTY

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

IN WITNESS WHEREOF, I HAVE HEREONTO SET MY HAND AND SEAL ON THIS THE 24TH DAY OF MARCH, 2026.

DYLAN M. COOK, AL P.L.S. REG. NO. 50880
NOT A CERTIFIED SURVEY UNLESS SIGNED AND STAMPED WITH MY SEAL

NOTES:
1. THIS PARCEL IS SUBJECT TO ANY EASEMENTS, RIGHT-OF-WAY, OR OTHER RESTRICTIONS OF RECORD THAT MAY EXIST.
2. BEARINGS AND ELEVATIONS BASED ON GPS RTK OBSERVATION USING AUBURN CORS. HORIZONTAL DATUM IS NAD 83 ALABAMA EAST ZONE STATE PLANE COORDINATE SYSTEM. VERTICAL DATUM IS NAVD 88.
3. NORTH IS BASED ON GRID NORTH.
4. FIELDWORK COMPLETED MARCH 24, 2026. OFFICEWORK COMPLETED MARCH 24, 2026.
5. ACCORDING TO FEMA FIRM MAP NO. 01081C0207H, PANEL 207 OF 381 FOR LEE COUNTY, ALABAMA, EFFECTIVE DATE JANUARY 17, 2025, THE PARCEL LIES IN ZONE X. ZONE X BEING AN AREA OF MINIMAL FLOODING.
6. NO REQUEST FOR, OR ATTEMPT MADE TO LOCATE ANY IMPROVEMENTS OR UNDERGROUND INSTALLATIONS, OTHER THAN SHOWN.



LEGEND

MCCRORY	PLASTIC CAP ON THE TOP OF 1/2" REBAR BEARING JAMES L. MCCRORY'S ALABAMA LAND SURVEYING REGISTRY NUMBER LS-12493
SAMFORD	PLASTIC CAP ON THE TOP OF 5/8" REBAR BEARING SAMFORD GROUP SURVEYING, LLC'S ALABAMA LAND SURVEYING CERTIFICATE OF AUTHORIZATION NUMBER CA-50492
CT	CRIMPED TOP
OT	OPEN TOP
IPFD ●	IRON PIN FOUND
IPS ○	IRON PIN SET
△	CALCULATED POINT
■	CONCRETE MONUMENT FOUND
⊠	SPIKE NAIL SET
R.O.W.	RIGHT-OF-WAY
(F)	FIELD MEASUREMENT
(P)	PLAT MEASUREMENT
E	ELECTRIC TRANSFORMER
	POWER POLE
	GUY ANCHOR & WIRE
	LIGHT POST
TR	COMM./TELEPHONE PEDESTAL
C	COMM. VAULT
FO	FIBER OPTIC WARNING POST
S	SANITARY SEWER MANHOLE
	SIGN
W	WATER METER
WV	WATER VALVE
	FIRE HYDRANT
IR	IRRIGATION CONTROL VALVE
	STORM DRAIN MANHOLE
CO	SAN. SEWER CLEANOUT
GV	GAS VALVE
-x-	BARBED WIRE FENCE
-o-	CHAIN LINK FENCE
GAS	GAS LINE
SS	SAN. SEWER LINE
W	WATER LINE
OHP	OVERHEAD POWER LINE
OHC	OVERHEAD COMMUNICATION LINE
UP	UNDERGROUND POWER
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT
	GRAVEL/RIPRAP

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

SAMFORDGROUPLLC.COM

REV.	DATE:	DESCRIPTION:

BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY OF 1702 FREDERICK ROAD

SEC. 24 T 19 N R 26 E
OPELIKA, LEE COUNTY, AL 36801
DYLAN M. COOK, AL P.L.S. REG. NO. 50880
ALABAMA CERT. OF AUTH. CA. NO. 50492

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SEAL:

ALABAMA LICENSED No. 50880 PROFESSIONAL LAND SURVEYOR DYLAN COOK

DESIGN TEAM:

CREW CHIEF:	DMC
DRAWN BY:	DMC

SCALE & NORTH ARROW:

NORTH ARROW

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

JOB NUMBER:	S010001
DATE:	24/03/2026

Revised Site Plan

SITE INFORMATION:

SITE AREA

TOTAL SITE AREA:	15.67 AC.
TOTAL OPEN SPACE:	6.40 AC. (40.8%)

ZONING INFORMATION:

JURISDICTION:	CITY OF OPELIKA
EX. ZONING:	C-2 (CONDITIONAL USE)

LOT SUMMARY

PROPOSED LOTS:	115 UNITS
PROP. DENSITY:	7.34 DU/AC.
MAX DENSITY:	16 DU/AC.
MAX. BLDG AREA:	40%
TYP. LOT SIZE:	24' x 100' (2,400 SF)

SETBACKS

FRONT:	30 FT.
REAR:	30 FT.
SIDE:	10 FT. (0 FT. TOWNHOMES)
SIDE STREET:	25 FT.

SAMFORD GROUP

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

SAMFORDGROUPLLC.COM

REV.	DATE:	DESCRIPTION

BOTANIC COTTAGES

1702 FREDERICK ROAD
CITY OF OPELIKA, LEE COUNTY, AL 36801

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EVERY DIG. EVERY TIME.

DESIGN TEAM:

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

SCALE & NORTH ARROW:

NORTH ARROW

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

JOB NUMBER:	012001
DATE:	4/22/2026

SHEET TITLE:
CONCEPT SITE PLAN

Agenda Item

C-13

Conditional Use

South 2nd Street & Ave. C

(Guatemala Investments/Alex Perez)

Public Hearing

Motion: Motion to approve or deny conditional use with staff recommendations

Authentisign ID: 8A6F2805-7C33-F111-8EF2-000D3A55CAFE

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: Intersection S. 2nd Street and Avenue C, Opelika, AL 36801

PROPERY OWNER: Guatamaula Investments ATTN: Alex Perez

APPLICANT/ AUTHORIZED REPRESENTATIVE: Alex Perez

MAILING ADDRES [redacted]

PHONE NUMBER:

EMAIL ADDRESS:

PARCEL INFORMATION

Project name: S. 2nd Street Address/Location: S. 2nd Street and Avenue C

Current Land Use: Vacant Current Zoning: R4

Adjacent Zoning Districts: North: R4 South: R4 East: R4 West: R4

Description of Proposed Use: Townhomes

AUTHORIZATION TO ACT AS APPLICANT (if applicable)

I, Forson Evans, being owner of the property which is the subject of this conditional use application hereby authorize Alex Perez, 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: AuthentiSIGN FORSON EVANS Date: 04/08/26

STATE OF ALABAMA,
COUNTY OF LEE

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

Given my hand and seal of office this 8th day of April 2026.

W. Brinson Sheffield
Notary Public

W. BRINSON SHEFFIELD NOTARY PUBLIC ALABAMA STATE AT LARGE

My Commission Expires: 10/01/2029

AuthentiSIGN LL

Authentisign ID: 8A6F2805-7C33-F111-8EF2-000D3A55CAFE

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? _____
There are several other townhomes in the near vicinity of the property

2) Will the use result in a substantial adverse effect on adjacent properties, the character of the neighborhood, traffic conditions, public infrastructure, etc.? _____
No, it will not. It will help establish new development in the neighborhood

3) What precautions will be taken to minimize any adverse effects from the proposed use on surrounding property owners? _____
Every precaution will be taken to prevent any effects on the adjacent property owners. The goal of the project is to take a vacant lot and turn it in to a desirable homeplace.

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** _____

Authentisign ID: 8A6F2805-7C33-F111-8EF2-000D3A55CAFE

AGENDA ITEM # _____

CERTIFICATION

I Alex Perez, 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) Alex Perez	03/27/2026

STATEMENT OF UNDERSTANDING

I, Alex Perez (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) Alex Perez	03/27/2026

City of Opelika

Planning Commission

Planning Department Report

Meeting Date: April 28, 2026

Agenda Item #: C-13

Action Requested: Conditional Use – Duplex (2 dwelling units)

Location of Property: 104 Avenue C (corner Avenue C & South 2nd Street)

Property Owner(s): Earnestine & Forson Evans III
Alex Perez, authorized representative

Current Land Use: Undeveloped

Current Zoning: R-4

Surrounding Zoning Districts And Land Uses:

North	R-4	Singel family home
South	R-4	Undeveloped
East	R-4	Undeveloped
West	R-4	Undeveloped

Proposal

The applicant is requesting conditional use approval to construct a duplex on a corner lot in a R-4 zoning district. A duplex in an R-4 zone requires conditional use approval. The duplex will be rental units.

Many of the dwellings near the proposed duplex lot were constructed between 1935 and 1945 (Lee County tax records). The R-4 neighborhood is two blocks from the C-1 downtown district. The adjacent lots on the east, west, and south side of the applicant's lot had a dwelling on each lot, but the homes were removed and the lots are vacant. Also, near the applicant's lot are at least five lots with two addresses (addresses for two dwelling units or a dwelling unit and workshop/garage). These five lots are also vacant.

The proposed one-story duplex is on the corner of Avenue C and South 2nd Street. On this corner lot, the site plan shows the front door of each duplex facing a different street instead of two front doors facing the same street as a traditional duplex development. The duplex units facing a different street appears like a large single-family home. Also, the front door facing different streets locates the driveways and two parking spaces on different streets.

The applicant's exterior materials and elevations are in the PC packet. Each duplex unit is 1,100 square feet. The exterior material is 100% hardy cement board lap siding. The building elevations and roof pitch must be in character with other homes in the neighborhood.

The R-4 neighborhood for the proposed duplex is primarily single-family homes, but it appears duplexes (or two detached dwellings on a lot) were constructed in the past. At least five lots have two addresses on one lot. (The two addresses representing power meters could be for two dwelling units or one a dwelling unit and a workshop/garage.) The 2040 Future Land Use Map provides how areas in the City should develop or be maintained for the future. The map shows this R-4 area in a single-family neighborhood classification. The single-family category may also allow townhomes and duplexes (attached single family homes) when there are a number of vacant lots in a developed area. This older developed neighborhood could be considered an in-fill area that would allow duplexes and townhomes as another option for housing.

The R-4 maximum density is 9 dwelling units per acre. The 10,022-sf lot or 0.23-acre lot allows 2.07 dwellings. The two duplex units meet the R-4 density requirement for a 10,022-sf lot.

Recommendation

Staff recommends conditional use approval subject to the following:

Staff recommends conditional use request approval subject to:

1. **Exterior wall materials must follow the exterior material standards provided in Section 7.6 Gateway Corridor.**
2. **The duplex must be in character with the existing single-family homes in the neighborhood.**

Engineering Department Report

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

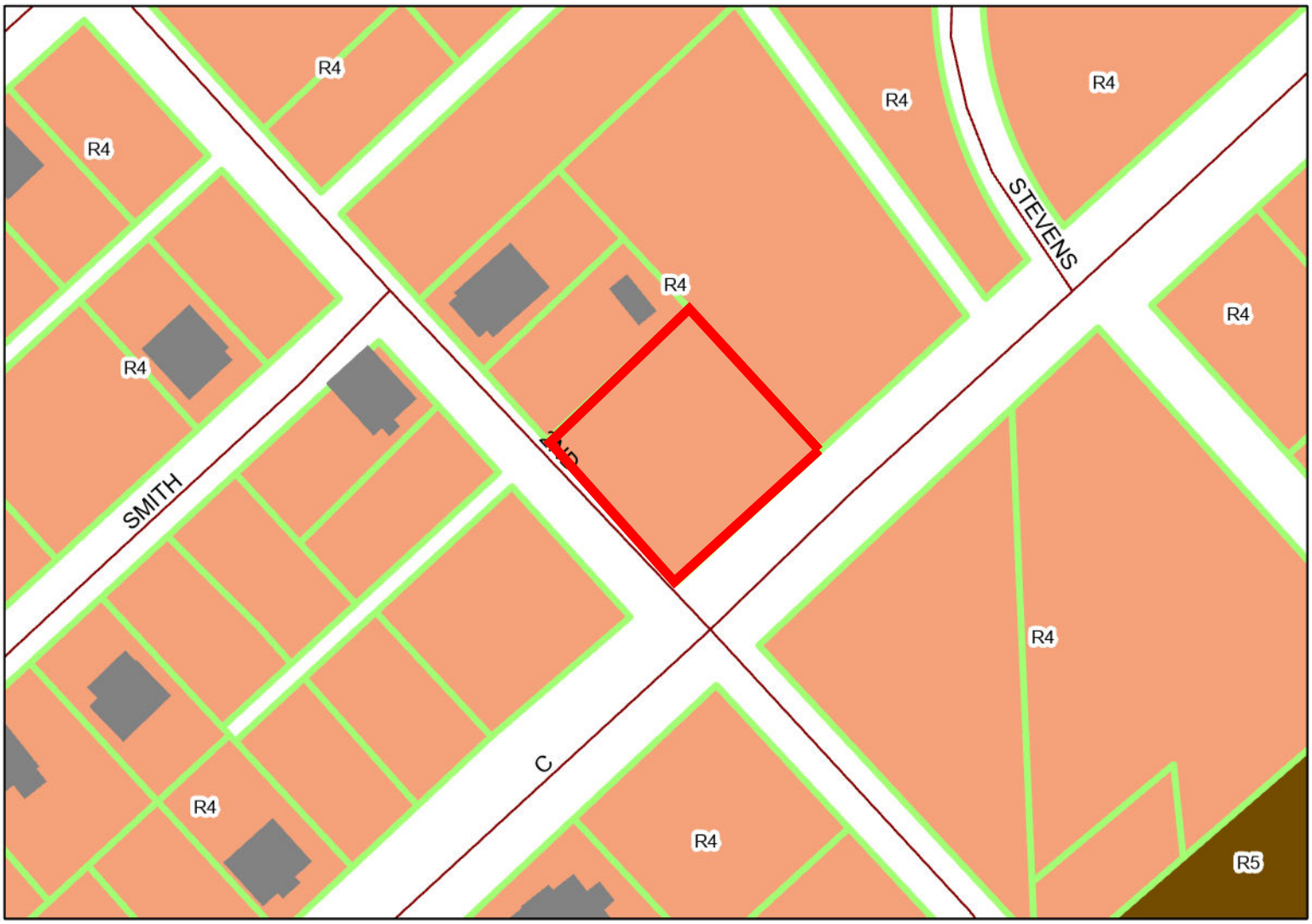
Opelika Water Board

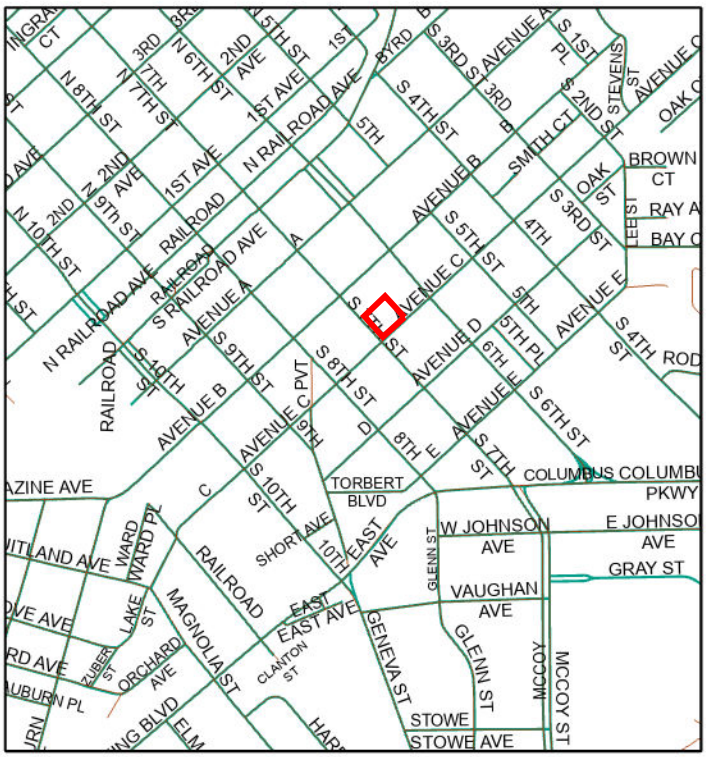
Water Service is available from 6-inch mains along the south side of Avenue C and west side of South 2nd Street.

Opelika Power Services

This subdivision is in the Opelika Power service territory.

DUPLEX ON 10,000 SF LOT
104 AVENUE C
CONDITIONAL USE, C-13





The applicant is requesting a duplex (two dwelling units attached) on a 10,022 sf lot in a R-4 zoning district. The lot is on the corner of Avenue C and South 2nd Street.

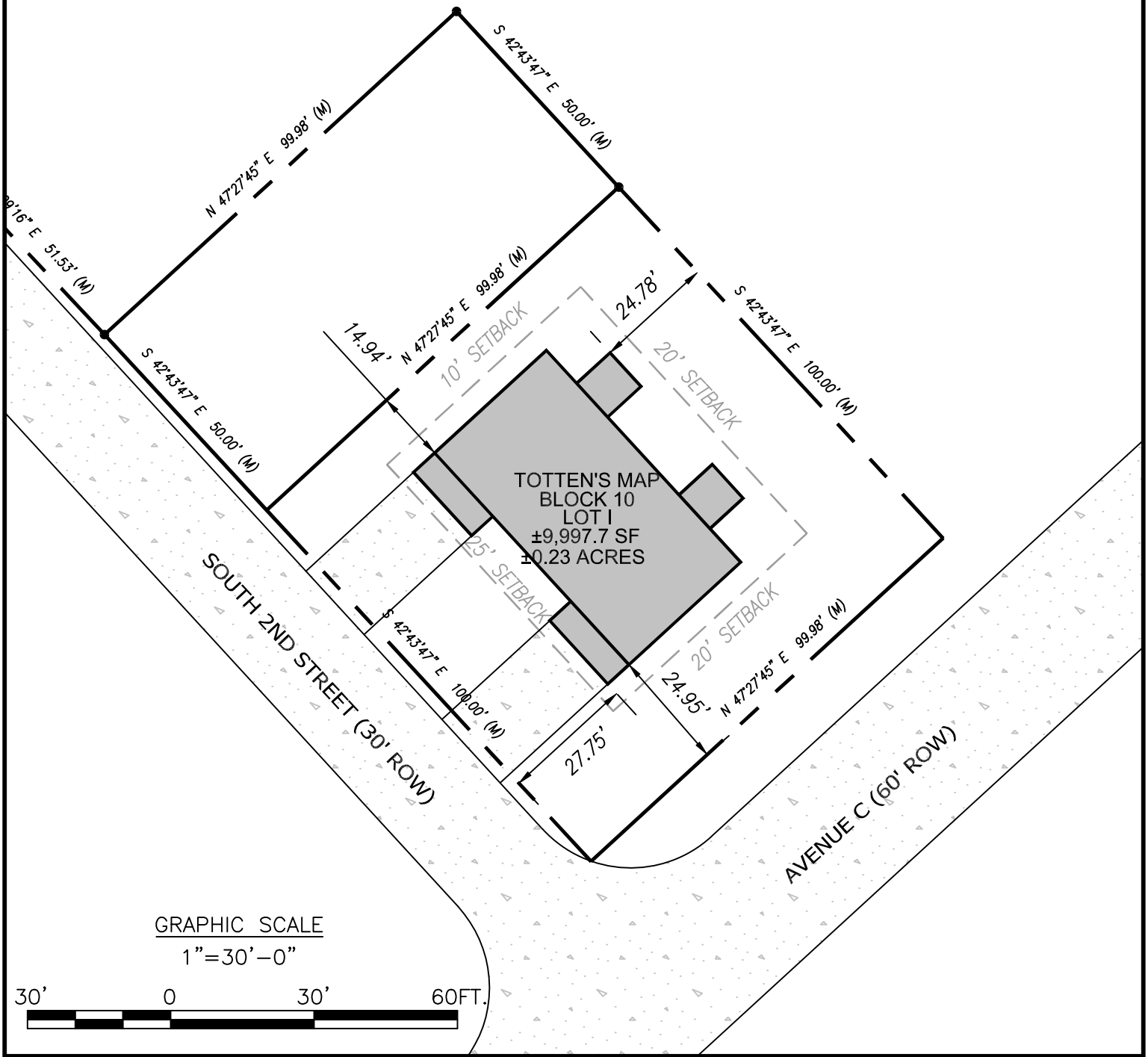
Subject Property

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

Reduction of Minimum Off-Street

PROJECT NOTES:

ZONE: R-4
TYPE: DUPLEX RESIDENTIAL
LOT SIZE: ±9,997.7 SF
HOUSE IMPERVIOUS SURFACE: 2,303.68 SF
DRIVEWAY IMPERVIOUS SURFACE: 1,100.86 SF
TOTAL IMPERVIOUS SURFACE: 3,404.54 SF
ISR: 0.34



GRAPHIC SCALE
1"=30'-0"

30' 0 30' 60FT.

SITE PLAN	DESIGNED BY: JFW DRAWN BY: JFW CHECKED BY: BRIAN LEE, P.E. SCALE: 1" = 30'-0" DATE: 23 MARCH 2026	SOUTH FRAMING INC SOUTH 2ND STREET OPELIKA, AL 36801	AuburnCivil PROS 113 MITCHAM AVENUE, AUBURN, AL 36830 334.320.5488

Agenda Item

C-14

Conditional Use

2013 Waverly Parkway

Point Grande Opelika

(Priester Construction and Development, LLC
Hillpointe, LLC)

Public Hearing

Motion: Motion to approve or deny conditional use with staff recommendations

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: 2013 Waverly Parkway, Opelika, AL 36801 (Parcels: 0901114000034002 and 090111400003400)

PROPERY OWNER: Priester Construction and Development LLC; Jolly Rogers Properties LLC

APPLICANT/ AUTHORIZED REPRESENTATIVE: Hillpointe, LLC

MAILING ADDRESS: [redacted]

PHONE NUMBER: [redacted]

EMAIL ADDRESS: [redacted]

PARCEL INFORMATION

Project name: Pointe Grande Opelika Address/Location: 2013 Waverly Parkway

Current Land Use: Vacant Undeveloped Current Zoning: R5

Adjacent Zoning Districts: North: R5, C2 South: I1, R3 East: R4, R3 West: C2, R5M, R5

Description of Proposed Use: R5 zoning with a conditional use to allow townhomes and apartments.

AUTHORIZATION TO ACT AS APPLICANT (If applicable)

I, Kole Oglesby PCD, LLC, being owner of the property which is the subject of this conditional use application hereby authorize Hillpointe, 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: _____ Date: 3/23/2026

STATE OF ALABAMA,
COUNTY OF LEE

I, Donna Griggs, a Notary Public in and for said County and State, hereby certify that Kole Oglesby, 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 23 day of March 2026,

_____
Notary Public

My Commission Expires: 6/6/29

NOTARY PUBLIC Donna Marie Griggs Expires 6/6/2029 ALABAMA STATE AT LARGE

AGENDA ITEM # _____

CERTIFICATION

I Kole Oglesby, 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) Kole Oglesby	3/23/26

STATEMENT OF UNDERSTANDING

I, Kole Oglesby (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) Kole Oglesby	3/23/26

AGENDA ITEM # _____

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

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3. There shall be a community need for the proposed use and a need to provide or maintain a proper mix of uses both within Opelika and also within the immediate area of the proposed use: (a) the proposed use shall not result in either a detrimental concentration of a particular use within the City or within the immediate area; and (b) the area for which the use is proposed is not better suited for or likely to be needed for the uses that are permitted as a matter of right within that district, in light of policies or programs of the City of Opelika.
4. The proposed use at the proposed location shall not result in a substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-ways, or other matters affecting the public health, safety, and general welfare, either as they not exist or as they may in the future be developed as a result of the implementation of provisions and polices of the Comprehensive Plan, this ordinance, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice, by the City or other governmental agency having jurisdiction to guide growth and development.
5. The proposed use in the proposed area will be adequately served by and will not impose an undue burden on any of the improvements, facilities, utilities, and services specified in this subsection. Where any such improvements, facilities, utilities, or services are not available or adequate to service the proposed use in the proposed location, the applicant shall, as part of the application and as a condition to approval of the proposed conditional use permit, be responsible for establishing ability, willingness and binding commitment to provide such improvements, facilities, utilities, and services in sufficient time and in a manner consistent with the Comprehensive Plan, this ordinance, the other plans, programs, maps and ordinances adopted by the City to guide its growth and development. The approval of the conditional use permit shall be conditional upon such improvements, facilities, utilities, and services being provided and guaranteed by the applicant.

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

1) How is the proposed use appropriate in the location for which it is proposed? The proposed use is consistent with Opelika's zoning framework, it supports the City's goals for orderly growth and land, promotes housing diversity, meets residential demand, and creates a gradual density transition.

2) Will the use result in a substantial adverse effect on adjacent properties, the character of the neighborhood, traffic conditions, public infrastructure, etc.? The use will benefit the adjacent owners. A new collector road connecting Dunlop Dr to Waverly Place will provide additional access.

3) What precautions will be taken to minimize any adverse effects from the proposed use on surrounding property owners? The surrounding property owners have been involved in the discussion regarding the collector road. Zoning Ordinance standards will be adhered to, including landscape buffering and screening, architectural styles, and when possible, underground utilities will be provided. Coordination with life safety will ensure access and emergency response requirements are met.

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** _____

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, Kole Oglesby - Pristyle Construction and Dev, LLC, being owner of the property which is the subject of this application hereby authorize Hillpointe, LLC, 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: 3/23/2026

STATE OF ALABAMA

COUNTY OF ~~LEE~~ Coffee

I, Gwyn Ellis Taylor, a Notary Public in and for said County and State, hereby certify that Kole Oglesby, 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 23 day of March, 2026

_____
Notary Public

My Commission Expires: 6/6/29

NOTARY PUBLIC
Donna Marie Griggs
Expires 6/6/2029
ALABAMA STATE AT LARGE

09/26/12

City of Opelika
Planning Commission
Planning Department Report

Meeting Date:	April 28, 2026
Agenda Item #:	C-14
Action Requested:	Conditional Use – Townhomes and Apartments
Location of Property:	2013 Waverly Parkway
Property Owner(s):	Priester Construction and Development LLC, Jolly Rogers Properties LLC Kyle Oglesby, Preister Construction and Development, authorized representative Chuck Moore, Hillpointe, LLC, authorized representative
Current Land Use:	Undeveloped
Current Zoning:	R-5

Surrounding Zoning Districts And Land Uses:

North	R-5 & C-2	Residential and Office
South	I-1 & R-3	Institutional and Residential
East	R-3 & R-4	Residential
West	R-5M, C-2, & R-5	Crestwood MHP and Vacant

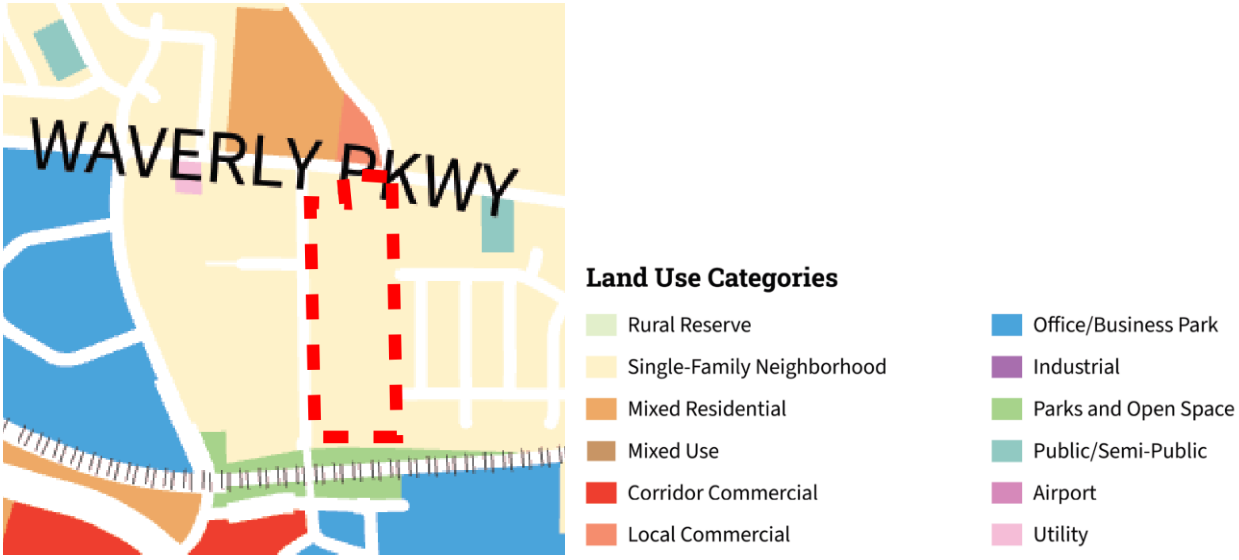
The applicant is requesting conditional use approval for a 360-unit development including 312 apartment units and 48 townhomes 27.63 acres. The property is located at the corner of Preister Road and Waverly Parkway, although a 1.47-acre parcel will be cut out of the parent parcel. That property is zoned C-2. The development property is zoned R-5. The property is located adjacent to the Westend Subdivision to the east, vacant property and the Crestwood Mobile Home Park to the west, office and mixed residential properties to the north, and vacant property and railroad to the south. This property does have a small creek running along the eastern half adjacent to the neighboring residential.

The proposed development consists of 11 apartment building groups and six town home groups. The apartment units are proposed to be three stories with 24 or 36 two-bedroom units. All the townhomes will be two stories with three-bedroom units. The maximum allowable density for the R-5 zone is 16 units per acre. The proposed density for this development is 13.03 units per acre. The actual densities

of this development are somewhat higher than the realized densities of developments adjacent to the property.

To the west is Crestwood Mobile Home Park, zoned R-5M, with approximately 8.63 dwelling units per acre, along with a large undeveloped parcel. To the east is Westside Subdivision, an R-3 single-family neighborhood with a density of about 2.46 dwelling units per acre. To the north, Timothy Manor Apartments, zoned R-5, with an approximate density of 6.17 dwelling units per acre, as well as an office. Also, to the north are the Woodbend Apartments, with approximately 9.52 units per acre. To the south is a dental lab and undeveloped land.

The Opelika 2040 Comprehensive Plan lists the proposed future landuse of this area as "Single Family Neighborhood". This is likely due to the presence of the Westend neighborhood to the east which has stub streets to this property. Across Waverly Parkway there is a mix of residential types including the single-family neighborhoods McDonald Downs and Harwell Hills. The two small apartment complexes across the street are designated "Mixed Residential."



The Single Family Neighborhood designation is intended to consist primarily of single-family detached homes occupying moderate sized lots. The plan notes that single-family attached (townhouses and duplexes) are appropriate in infill areas and transitional areas or adjacent to primary transportation corridors. The proposed development is more consistent with the Mixed Residential designation in the future land use plan. As previously mentioned, that designation is located on the existing developments across Waverly Parkway. It should be noted that while the Comprehensive Plan is a guiding document, the proposed development is significantly more dense than the surrounding properties.

The property frontage is along Waverly Parkway and Preister Road with two direct points of ingress and egress. The developer has also proposed building an additional street to the west that will tie Priester Road to Dunlop Drive near the railroad bridge. The access on to Waverly Parkway will line up with White Road. There are two streets in the Westside neighborhood that are stubbed to this property. They are Bruce Avenue and Jollit Avenue. The applicant is not proposing to make those connections. Generally, we do try to tie stub streets in when they develop, however, due to the environmental issues (creek) and stark differences housing type, it may not be appropriate. This does leave the Westside neighborhood with one way in and one way out for the foreseeable future.

The layout of the development has most of the units located on thew Priester Road side. As previously mentioned there is a stream shown on the east side. This area is approximately 7.5 acres of the overall 27.63 acres. This provides additional buffering adjacent to the single-family neighborhood, but does concentrate development. The applicant is noting a 20 foot residential buffer on the east property line. The amenities on the site plan include a clubhouse, pool, fenced pet area, and tennis or pickleball court. Sidewalks are shown around the apartment buildings and on one side of the internal streets. Sidewalks should be added on the Priester Road street side, Waverly Road frontage, and on both sides of the new proposed street.

The apartment groups and townhome groups' exterior materials are provided. Both exterior materials lists are primarily brick, brick veneer, and cementitious siding on all 4 sides of the units. The list of exterior materials meets the gateway corridor requirements. The properties meet the maximum building area of 40 percent. Three-story apartment buildings do not exceed the maximum height of 45 feet. The three story units are much taller than most of the other buildings in the general area. There are some two story units in Woodbend Apartments down Waverly Parkway. The property meets the setback requirements of the R-5 zoning district. There is a sewer line that appears to go under three buildings. This line will need to be relocated at the owner’s expense.

The site does show dumpsters or trash containers. The dumpsters or compactor and service will need to be coordinated and approved by Opelika Environmental Services. These containers need to be enclosed and screened with corridor-approved materials and landscaping.

The landscape plan shows the base points and parking points required for overall development. Based on the size, the development is required to have 2,427 base points with 624 parking lot points, and the

landscape plan provides 2,432 base points and 627 parking lot points. A total of 313 trees are provided; no shrubs are shown on the plan.

The proposed apartment use can be approved through the conditional use process in the R-5 zone. However, the development is not generally in compliance with the 2040 Comprehensive Plan's future land use map. While townhouses are consistent, a majority of the development is designated for apartment uses. Additionally, there are some concerns about the scale of this development in relation to the surrounding uses.

The use is conditionally allowed at this location. Staff has concerns with the use related to its alignment with the future land use map and its scale and density. If the Planning Commission chooses to approve the conditional use, staff recommends it do so subject to the following conditions:

1. **Relocate existing sewer line or modify the location of the buildings so that they do not encroach on the line or any associated easement.**
2. **Add a sidewalk along Priester Road, Waverly Parkway, and on both sides of the proposed new road.**
3. **If dumpsters or compactors are installed, dumpsters must be enclosed on all sides and gated with an opaque fence at a height so that the dumpster is not seen outside the enclosure. Opelika Environmental Services must approve the waste collection type and location.**
4. **All utilities shall be underground.**
5. **All mechanical and HVAC units shall be screened from the public right-of-way.**
6. **The rear of any townhouses shall be screened from the public right-of-way. Fences, if used, shall be located between the landscaping and the back of the home.**

Engineering Department Report

The applicant will be required to submit infrastructure and site construction and grading plan for the drainage, utility, post construction detention, and roadway installation to the Engineering and Public Works Departments and utilities for review and approval. Once review and comments have been made, a preconstruction meeting will be scheduled prior to construction. This meeting

will discuss the expectations and requirements of the City and utility departments. After all needed State and Federal permits have been submitted for review a Notice to Proceed and Land Disturbance Permit will be issued.

The roadway to Dunlop Drive construction will be inspected and monitored by the Engineering Department. Once the construction of the roadway is completed, Performance Bonds will be issued for the final surface of roadway and sidewalks, and a Maintenance Bond will be issued prior to Final Plat acceptance.

The applicant has submitted a turn lane study that is still under review. The initial study shows that no turn lanes are needed on Waverly Parkway. Engineering feels that the entrance off Waverly will be used more than the other two and that a left turn lane should be installed at this location regardless of the preliminary study results due to the increased traffic on Waverly Parkway.

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

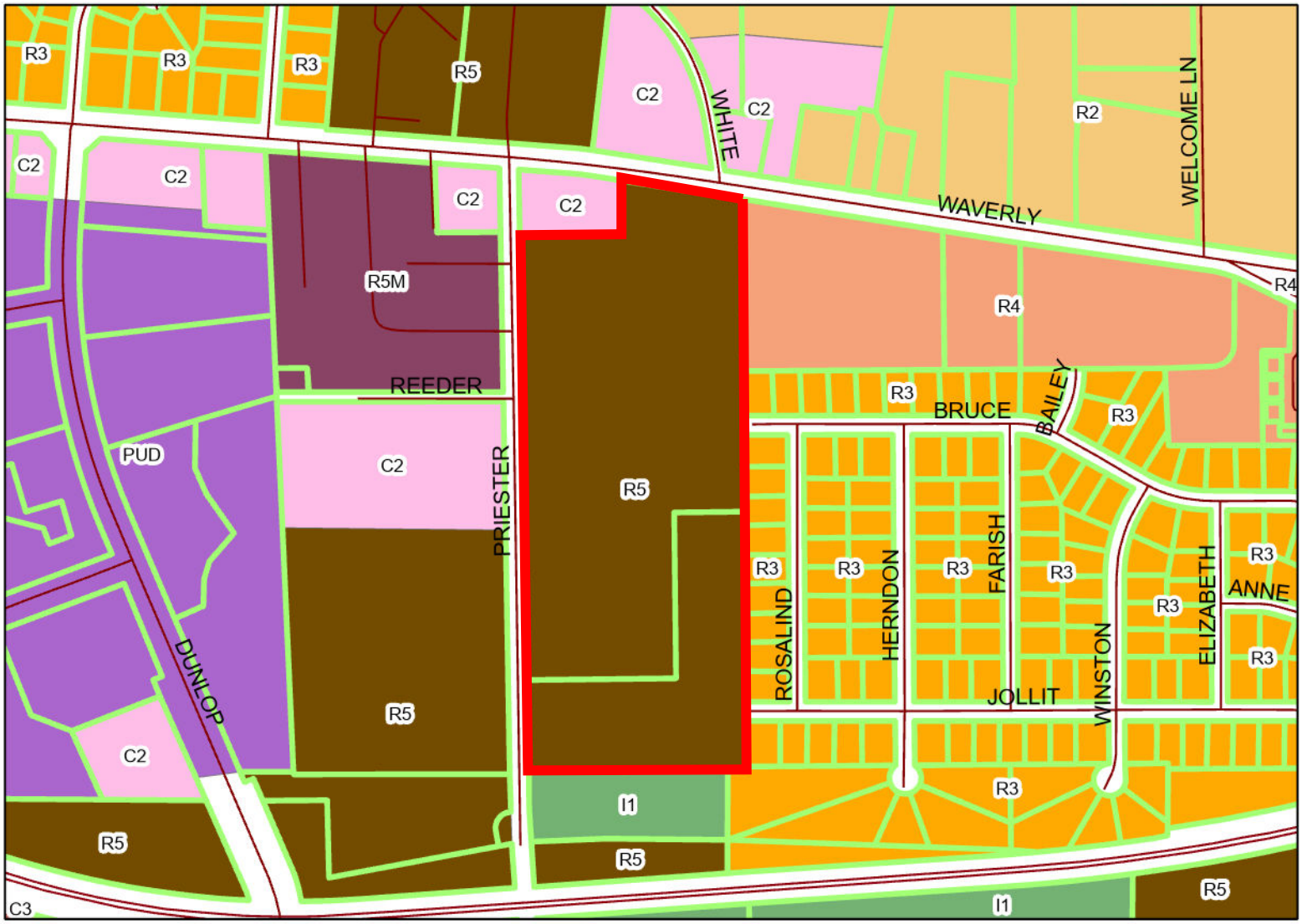
Opelika Water Report

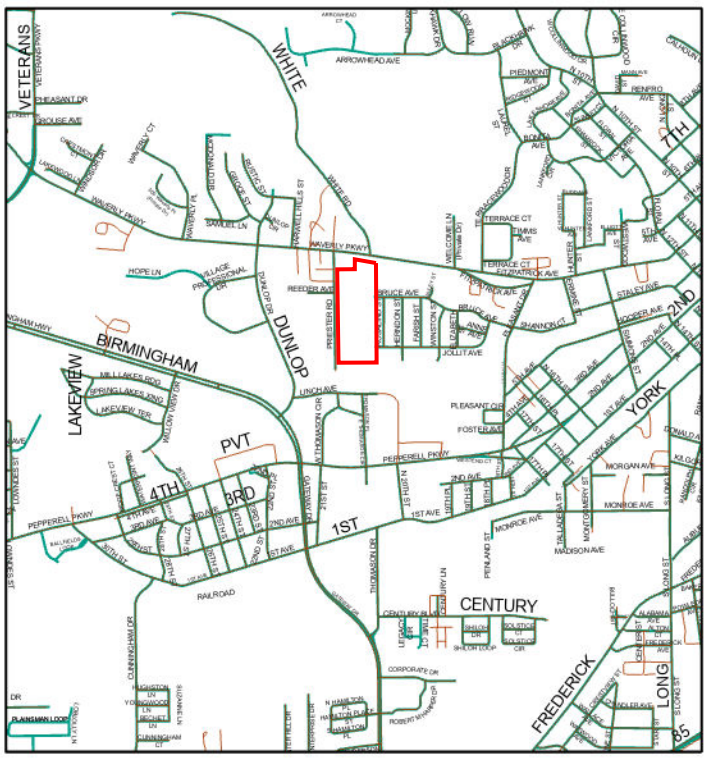
Water Service is available from a 10" main along the western side of Priester Rd and an 8-inch main on Jollit Avenue. An existing water main extending from Priester Road to Jollit Avenue must be relocated or maintained. A water connection to the 12-inch main along Dunlop Drive will also be required along the proposed connector road from Dunlop to Priester Road. Units with a finished floor elevations higher than 805' should be designed for static pressures less than 50 psi.

Opelika Power Services Report

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

POINTE GRANDE OPELIKA TOWNHOMES & APARTMENTS
2013 WAVERLY PARKWAY
CONDITIONAL USE, C-14





The applicant is requesting approval for 360 dwelling units: 312 apartments and 48 townhomes on 29.1 acres. Density is 13.03 units per acre for the 27.6 acre developed area. (One remaining parcel at 1.47 acre is not included in the density.)

Subject Property

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

Reduction of Minimum Off-Street

Vicinity Map

SITE PLAN NOTES:

PARCEL AREA: 29.10 ACRES
PROPOSED PROJECT AREA: ±27.63 ACRES
REMAINING PARCEL: ±1.47 ACRES

PARCEL ID: 0901114000034000 & 0901114000034002

EXISTING ZONING: R-5
PROPOSED ZONING: R-5

PROPOSED USE: MULTI-FAMILY

PROPOSED MULTI-FAMILY UNITS: 360 UNITS
APARTMENTS: 312 UNITS (ALL 2-BEDROOM, 3-STORIES)
TOWNHOMES: 48 UNITS (ALL 3-BEDROOM, 2-STORIES)
PROPOSED DENSITY:13.03-UPA (CALCULATED WITH 27.63 AC)

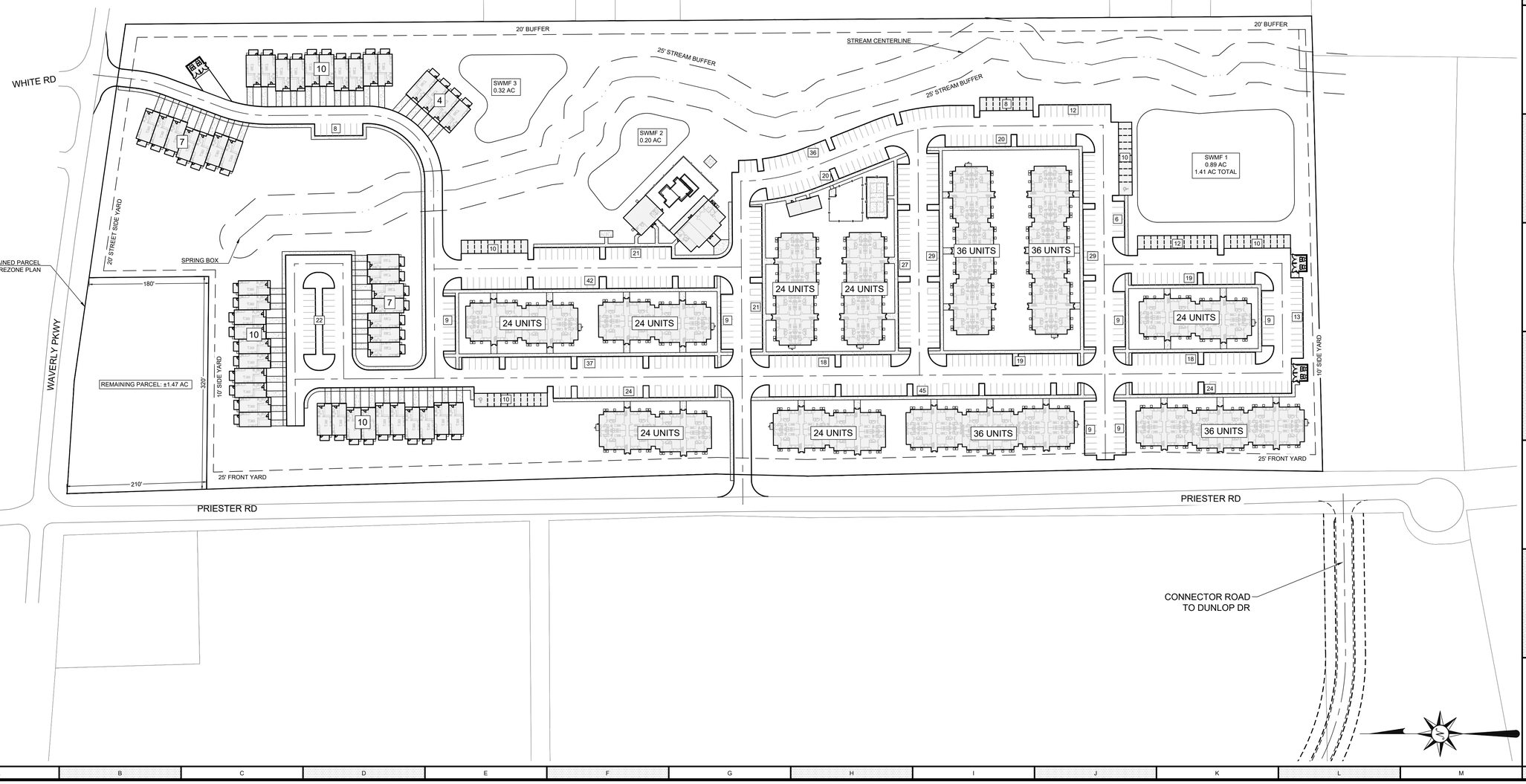
APARTMENT MAX HEIGHT: 41'-3 3/8"
TOWNHOME MAX HEIGHT: 29'-1 1/8"

APARTMENT PARKING SUMMARY:
PARKING REQUIRED.....624 SPACES (2.00 SPACES/UNIT)
PARKING PROPOSED.....624 SPACES (2.00 SPACES/UNIT)
STANDARD SPACES (9'X18').....540 SPACES
ACCESSIBLE SPACES.....24 SPACES
GARAGES (10'X20').....60 SPACES

TOWNHOME PARKING SUMMARY:
PARKING REQUIRED.....96 SPACES (2.00 SPACES/UNIT)
PARKING PROPOSED.....96 SPACES (2.00 SPACES/UNIT)
DRIVEWAY (9'X18').....48 SPACES
GARAGES (10'X20').....48 SPACES

YARD SETBACKS:
FRONT: 25 FT
REAR: 20 FT
SIDE: 10 FT
SIDE (STREET): 20 FT

R-4 & R-3 BUFFER: 20 FT UNDISTURBED



CONSULTANT:

KSH ENGINEERING

Office:
8830 Macon Highway
Building 200
Athens, GA 30606

DEVELOPER:

HILLPOINTE

Corporate Office:
631 W Morse Blvd, Suite 200
Winter Park, FL 32789
PH: (407) 752-9004

Operations Office:
8830 Macon Highway
Building 300
Athens, GA 30606
PH: (407) 752-9004

Information: www.hillpointe.com

24- HOUR CONTACT:
Chris Oliver, P.E.
P: (919) 257-8192
Email: coliver@hillpointe.com

PROJECT:

OPELIKA, AL - PRIESTER RD

2013 WAVERLY PARKWAY
OPELIKA, AL

SHEET TITLE:

CONDITIONAL USE SITE PLAN

DRAWING SCALES:

HORIZONTAL: 1" = 80'

0 80 160 240

VERTICAL: N/A

DRAWING/SIGNATURE DATE: 03/23/2026

FOR REVIEW ONLY

INITIAL ISSUANCE DATE:

NO.	REVISIONS & PERMITTING ISSUANCES	DATE
A		
B		
C		
D		
E		
F		

ISSUED FOR CONSTRUCTION:

NO.	CHANGES TO APPROVED PLANS	DATE
1		
2		
3		
4		
5		
6		

SHEET 1 OF 2

C:\Users\ChrisOliver\OneDrive - Hillpointe\KSH Engineering - Field Engineering\Projects\Opelika, AL - Priester Rd\3.0 Design\1.0 PD\20260303 0.0 - Opelika AL Waverly Pkwy Concept A 11x17.dwg, 11x17 (ANSI B), 3/23/2026 10:19:46 AM, Chris Oliver

CONSULTANT:

KSH ENGINEERING

Office:
8830 Macon Highway
Building 200
Athens, GA 30606

DEVELOPER:

HILLPOINTE

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Chris Oliver, P.E.
P: (919) 257-8192
Email: coliver@hillpointe.com

PROJECT:

OPELIKA, AL - PRIESTER RD

2013 WAVERLY PARKWAY
OPELIKA, AL

SHEET TITLE:

CONDITIONAL USE OVERALL PLAN

DRAWING SCALES:

HORIZONTAL: 1" = 120'

0 120 240 360

VERTICAL: N/A

DRAWING/SIGNATURE DATE: 03/23/2026

FOR REVIEW ONLY

INITIAL ISSUANCE DATE:

NO.	REVISIONS & PERMITTING ISSUANCES	DATE
A		
B		
C		
D		
E		
F		

ISSUED FOR CONSTRUCTION:

NO.	CHANGES TO APPROVED PLANS	DATE
1		
2		
3		
4		
5		
6		

SHEET 2 OF 2

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C:\Users\ChrisOliver\OneDrive - Hillpointe\KSH Engineering - Files\Engineering\Projects\Opelika, AL - Priester Rd\5.0 Design\5.1 CAD\2026.03.06 - Chapman Rd, Waverly Pkwy Concept A.3.0.2.DWT 03.19.26 by

GENERAL LANDSCAPE NOTES:

1. WARRANTY: ALL PLANTS SHALL BE WARRANTED TO REMAIN ALIVE, HEALTHY, AND IN THRIVING CONDITION FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE
2. PLANTS SHALL MEET DOT SPECIFICATIONS AND AMERICAN STANDARD FOR NURSERY STOCK STANDARDS.
3. PLANTS SHALL BE SPECIMEN QUALITY. PLANTS SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF.
4. HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO THE MAIN BODY OF THE PLANT AND NOT FROM BRANCH TIP TO TIP. IF A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE AS LARGE AS THE MAXIMUM SIZE SPECIFIED.
5. SHADE TREES SHALL BE STRAIGHT UNLESS OTHERWISE SPECIFIED
6. PLANTS SHALL BE SUBJECT TO REVIEW BY OWNER'S REPRESENTATIVE. OWNER'S REPRESENTATIVE SHALL BE THE SOLE JUDGE OF THE QUALITY AND ACCEPTABILITY OF MATERIALS AND PLACEMENT.
7. PLANTING PLANS INDICATE DIAGRAMMATIC LOCATIONS ONLY. SITE ADJUSTMENTS OF PLANTING DESIGN AND RELOCATION OF PLANT MATERIAL INSTALLED PRIOR TO OWNER REPRESENTATIVE'S APPROVAL SHALL BE DONE WITHOUT PENALTY OR ADDITIONAL COST TO OWNER. STAKE PLANT LOCATIONS AT SITE AND OBTAIN OWNER REPRESENTATIVE'S APPROVAL PRIOR TO PLANT INSTALLATION.
8. PLACE PLANTS UPRIGHT AND TURNED SO THAT THE MOST ATTRACTIVE SIDE IS VIEWED.
9. BE FAMILIAR WITH UNDERGROUND UTILITIES BEFORE DIGGING. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGE OF UTILITY LINES.
10. PROVIDE SHOVEL-CUT TRENCH AT SHRUB BEDS IN LAWN AREAS UNLESS OTHERWISE NOTED.
11. PROVIDE 3" THICKNESS MULCH AT ALL PLANTS AND PLANTING BEDS. MULCH MUST BE 3" THICK AT TIME OF FINAL WALK-THROUGH. MULCH IN SHRUB AND TREE PLANTING BEDS SHALL BE PINE STRAW UNLESS OTHERWISE NOTED. MULCH IN GROUNDCOVER BEDS TO BE SHREDDED HARDWOOD UNLESS OTHERWISE NOTED.
12. MAINTENANCE WORK SHALL BE PERFORMED UNTIL DATE OF FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE.
13. CONTRACTOR'S PRICES SHALL INCLUDE ALL LABOR AND MATERIAL NECESSARY TO COMPLETE THE WORK, I.E. MULCH, PLANTING, SOIL MIX, WOOD AND WIRE STAKING MATERIAL, ETC.
14. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWING SHALL BE FURNISHED. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE OWNER'S REPRESENTATIVE ASSUMES NO LIABILITY FOR OMISSION OR ERRORS. HIS ESTIMATES ARE ONLY AN AID FOR CLARIFICATION OF UNITS AND A CHECK FOR THE CONTRACTOR TO COMPARE WITH HIS OWN ESTIMATES. DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF OWNER'S REPRESENTATIVE. NO EXTRA COMPENSATION SHALL BE ALLOWED FOR EXTRA QUANTITIES NECESSARY TO COMPLETE THE WORK.
15. WHERE LANDSCAPING AREAS ADJOIN GRASSED RIGHTS-OF-WAY, SUCH AREAS SHALL BE CONSIDERED PART OF THE LANDSCAPED AREA FOR PURPOSES OF MAINTENANCE. AS OF COMPLETION OF SITE IMPROVEMENTS, THE PROPERTY OWNER SHALL HAVE AN IMPLIED EASEMENT OF THE RIGHT-OF-WAY EXTENDING FROM THE SITE TO THE ROAD PAVEMENT IN ORDER TO COMPLETE THE REQUIRED MAINTENANCE.
16. CONTRACTOR TO DESIGN-BUILD IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE OF NEW PLANT MATERIAL. IRRIGATION HEADS TO BE INSTALLED FLUSH WITH GRADE.

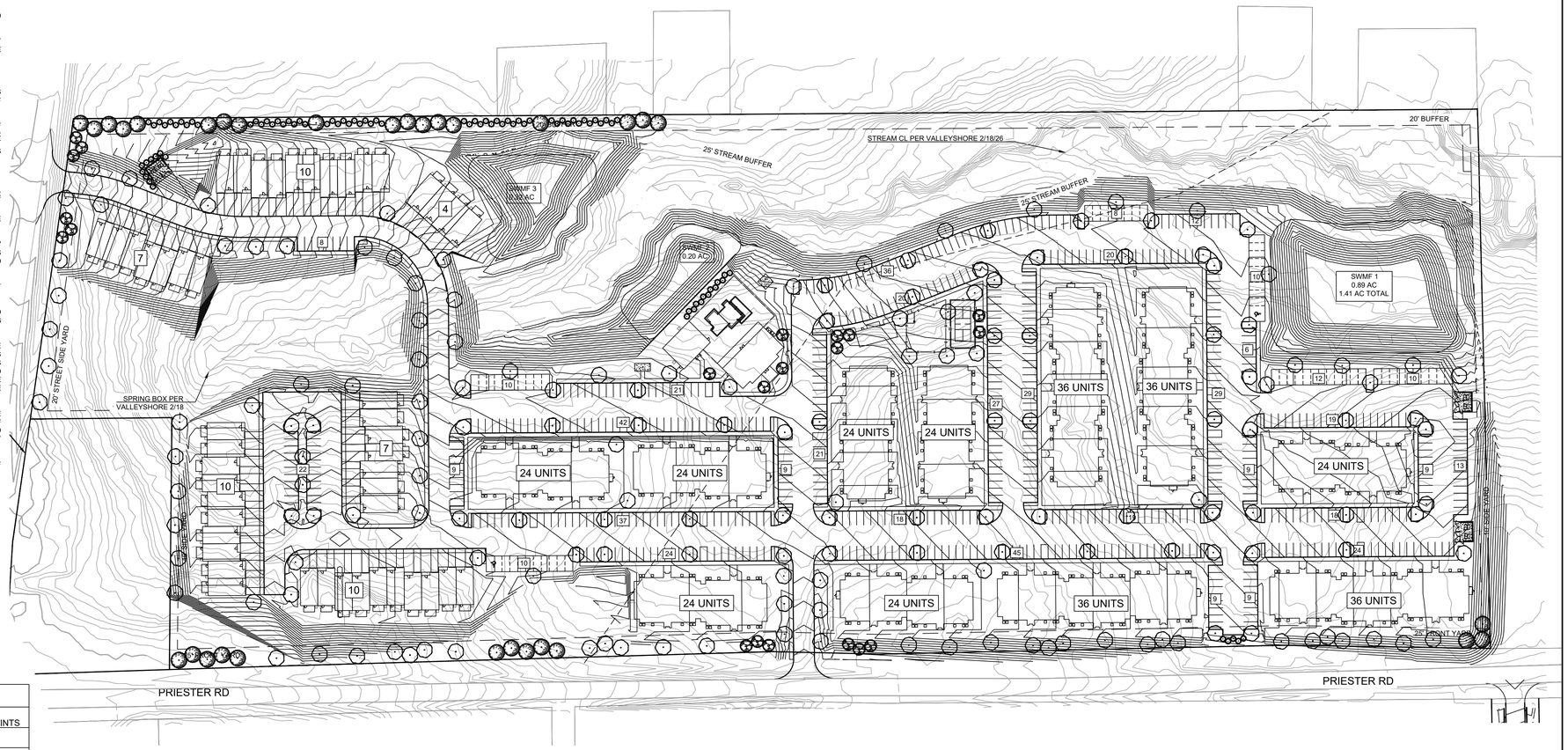
LANDSCAPE REQUIREMENTS:

SQUARE FOOTAGE OF DEVELOPED AREA: 1,203,563 SF

SITE LANDSCAPE:
[(1,203,563 SF - 10,000 SF)/500] + 40 = 2,427 BASE POINTS REQUIRED
2,432 BASE POINTS PROPOSED

RESIDENTIAL ZONE BUFFER (EAST PERIMETER): A STAGGERED DOUBLE ROW OF EVERGREEN PLANTINGS AT LEAST 6 FEET IN WIDTH, WHICH WILL GROW TO AT LEAST 6 FEET IN HEIGHT.

PARKING LOT LANDSCAPE: 1 POINT PER PARKING SPACE
624 SPACES X 1 = 624 PARKING LOT POINTS REQUIRED
627 PARKING LOT POINTS PROPOSED



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL	POINTS
TREES					
	175	LARGE DECIDUOUS TREE	B & B	3" CAL	11
	31	LARGE EVERGREEN TREE	B & B	3" CAL	11
	86	MEDIUM EVERGREEN	B & B	1.5" CAL	8
	21	UNDERSTORY TREE	B & B	2" CAL	5

ENGINEER:
FORESITE group
Foresite Group, LLC
2301 Ogletree Village Lane
Suite 200
Auburn, AL 36830
o | 334.887.6064
f | 334.887.6024
w | www.foresitegroup.net

DEVELOPER:
HILLPOINTE
631 W MORSE BLVD, SUITE 200
WINTER PARK, FL 32789
(919) 257-8192
EMAIL: COLIVER@HILLPOINTE.COM
CONTACT: CHRIS OLIVER

PROJECT:
OPELIKA, AL - PRIESTER RD
2013 WAVERLY PARKWAY
OPELIKA, AL
PARCEL #:0901114000034000 & 0901114000034002

SEAL:

REVISIONS DATE

PROJECT MANAGER: AY
DRAWING BY: FG
JURISDICTION: OPELIKA, AL
DATE: 2026-03-25
TITLE:

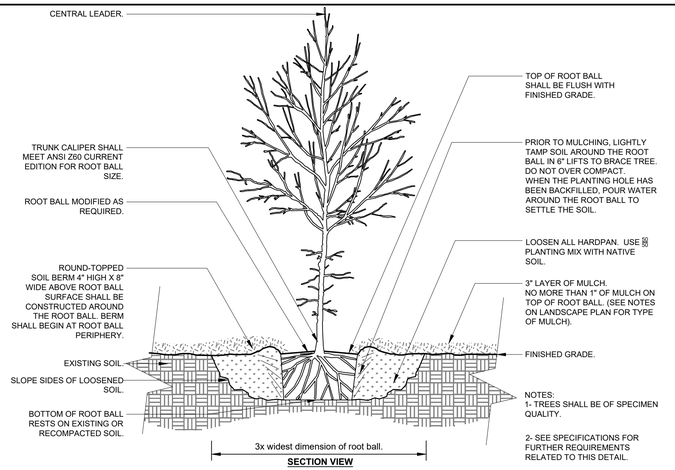
PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER:
L-1

COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOB/FILE NUMBER: 2557.001

Plotted on 3/25/2026 11:17 PM By: GINA DUFOS
V:\2024\02.PROJECTS\2557.001 LAFONT, JACQUELINE\04 LLC\2557.001 PRIESTER AVE SR 51 AMLN, OPELIKA\2026\03.1 LANDSCAPE PLAN.DWG
Plot Scale: 1:1



4 TREE PLANTING

1/2" = 1'-0"

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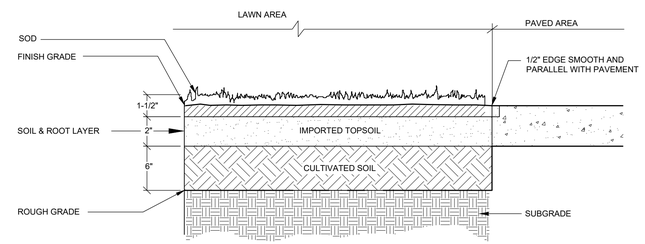
0000-01



SODDING PROCEDURE:
1. PREPARE FINISH GRADE (AS PER SPECIFICATIONS)
2. APPLY LIME & FERTILIZER & ROTO-TIL (AS PER SOIL TEST)
3. LAY SOD & WATER THOROUGHLY

NOTE: INSTALL SOD SO THAT TOP OF SOIL AND ROOT LAYER IS LEVEL WITH TOP OF PAVEMENT.

1 SOD INSTALLATION

NOT TO SCALE

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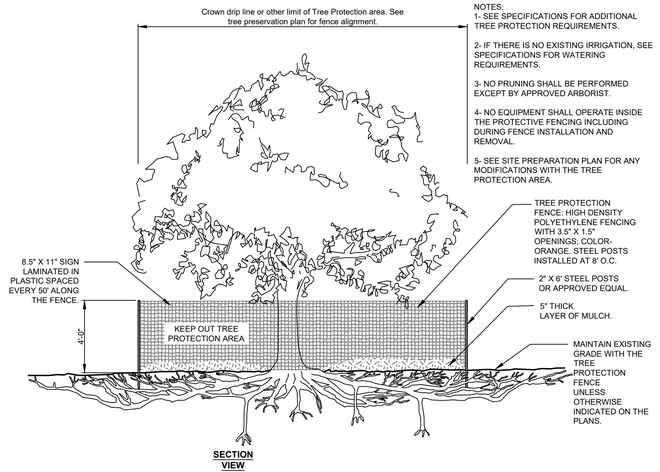
0002-01



NOTES:
1- SEE SPECIFICATIONS FOR ADDITIONAL TREE PROTECTION REQUIREMENTS.

2- IF THERE IS NO EXISTING IRRIGATION, SEE SPECIFICATIONS FOR WATERING REQUIREMENTS.

3- NO PRUNING SHALL BE PERFORMED EXCEPT BY APPROVED ARBORIST.

4- NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.

5- SEE SITE PREPARATION PLAN FOR ANY MODIFICATIONS WITH THE TREE PROTECTION AREA.

5 TREE PROTECTION

1/4" = 1'-0"

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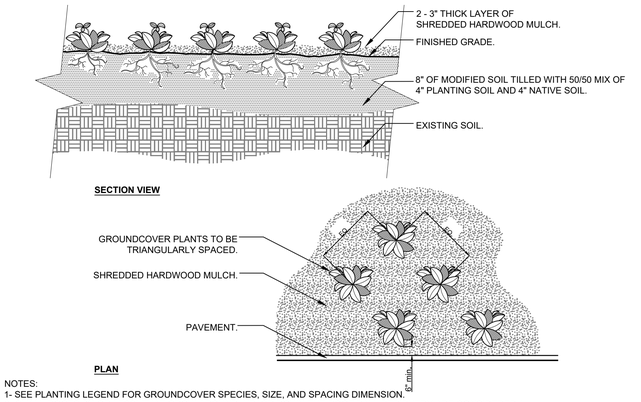
FX-PL-FX-TRMT-02



NOTES:
1- SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
2- SMALL ROOTS (¼" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).
3- SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

2 GROUNDCOVER

3/4" = 1'-0"

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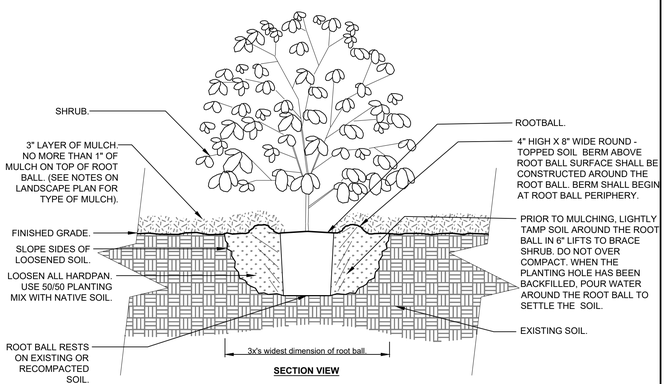
0003-01



NOTES:
1- SHRUBS SHALL BE OF SPECIMEN QUALITY.

2- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

3 SHRUB PLANTING

3/4" = 1'-0"

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0001-01

ENGINEER:

FORESITE group

Foresite Group, LLC
2301 Ogletree Village Lane
Suite 200
Auburn, AL 36830

o | 334.887.6064
f | 334.887.6024
w | www.foresitegroup.net

DEVELOPER:

HILLPOINTE

631 W MORSE BLVD, SUITE 200
WINTER PARK, FL 32789
(919) 257-8192
EMAIL: COLIVER@HILLPOINTE.COM

CONTACT: CHRIS OLIVER

PROJECT:

OPELIKA, AL - PRIESTER RD

2013 WAVERLY PARKWAY
OPELIKA, AL

PARCEL #:09011140000340000 & 09011140000340002

SEAL:

REVISIONS	DATE

PROJECT MANAGER:	AY
DRAWING BY:	FG
JURISDICTION:	OPELIKA, AL
DATE:	2026-03-25
TITLE:	

LANDSCAPE DETAILS

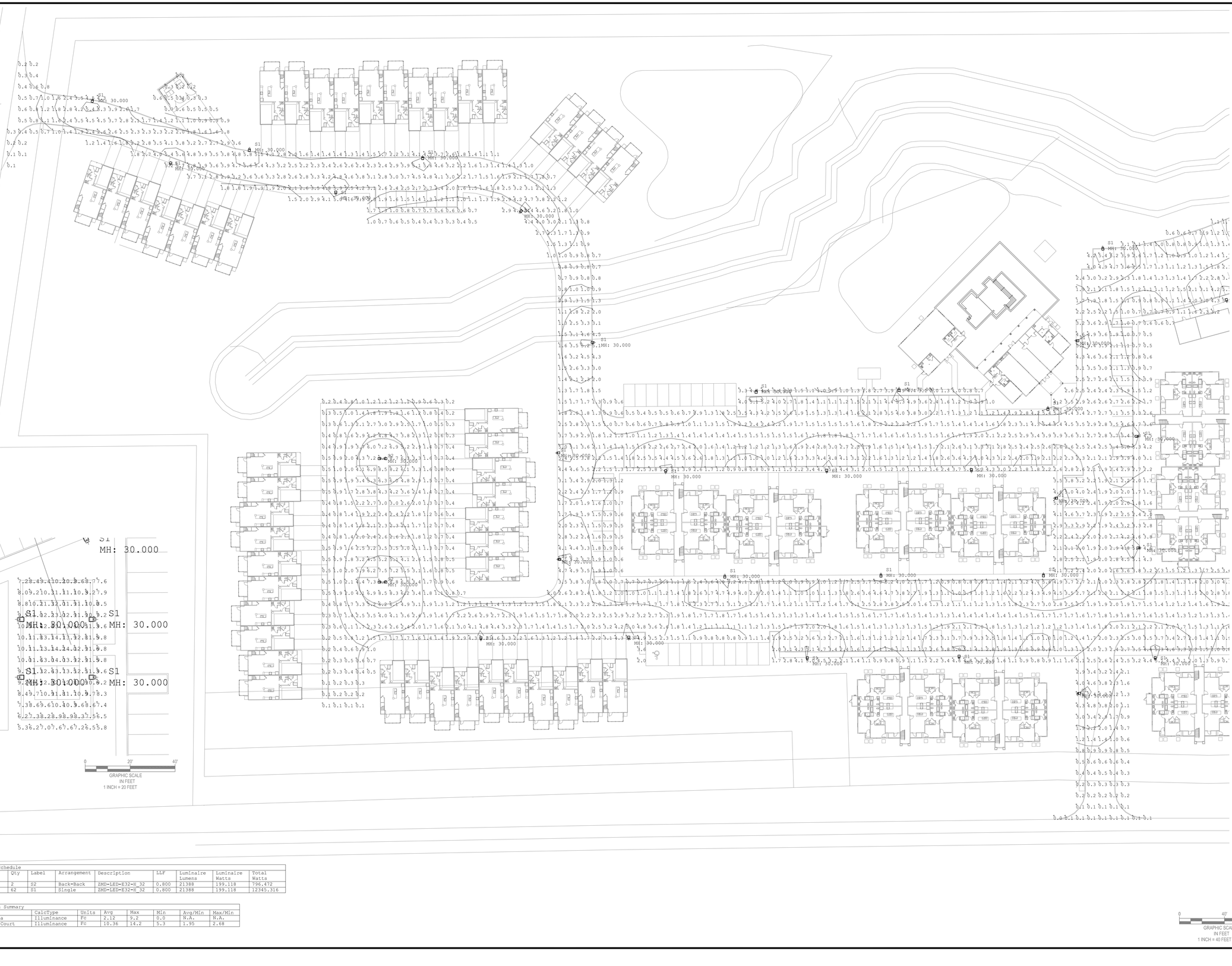
SHEET NUMBER:

L-2

COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOB/FILE NUMBER: 2557.001

Plotted on: 3/24/2026 1:52:14 PM By: ELENA PATRICK
Y:\Shared\PROJECTS\2557.001 | PHILLY | PROJECTIONS | LC\2557.001 PRIESTER AVE MIX TEFAMILY ONLY -CDC\ACAD\CD-1 LANDSCAPE PLAN.DWG



Luminaire Schedule								
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	2	S2	Back-Back	ZMD-LED-E32-H_32	0.800	21388	199.118	796.472
	62	S1	Single	ZMD-LED-E32-H_32	0.800	21388	199.118	12345.316

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking Area	Illuminance	Fc	2.12	9.2	0.0	N.A.	N.A.
Pickleball Court	Illuminance	Fc	10.36	14.2	5.3	1.95	2.68

E:\ONEDRIVE - RL TECH SOLUTIONS\RL TECH SOLUTIONS\HILLPOINTE\POINTE GRAND OPELIKA, AL\POINTE GRAND OPELIKA, AL- PHOTOMETRIC.DWG 3/13/2026

RL Tech Solutions
WWW.RLTSOL.COM

ISSUE NO.	DATE:	REV NO.	DATE:
ISSUE NO.	DATE:	REV NO.	DATE:
ISSUE NO.	DATE:	REV NO.	DATE:
ISSUE NO.	DATE:	REV NO.	DATE:
ISSUE NO.	DATE:	REV NO.	DATE:
ISSUE NO.	DATE:	REV NO.	DATE:
ISSUE NO.	DATE:	REV NO.	DATE:
ISSUE NO.	DATE:	REV NO.	DATE:
ISSUE NO.	DATE: 10/10/25	REV NO.	DATE:

STATUS: **CONSTRUCTION PLANS** — FOR CONSTRUCTION

SITE LIGHTING PHOTOMETRIC CALCULATION

POINTE GRAND OPELIKA, AL.

CAUTION

0 1/2 1

IF THIS SCALE BAR DOES NOT MEASURE 1" THE DOCUMENT IS NOT TO SCALE

ALABAMA LICENSED No. 50142 PROFESSIONAL ENGINEER RICHARD R. CREAVILLE

RICHARD CREAVILLE
AL #PE50142

JOB NO:	
DESIGN: RLL	
DRAWN: RLL	
APPROVED: RRC	
SHEET NO: PH100.1	REV:

0 40' 80'

GRAPHIC SCALE
IN FEET
1 INCH = 40 FEET

RL Tech Solutions
WWW.RLTSOL.COM

ISSUE NO.	DATE:
ISSUE NO.	DATE:
ISSUE NO.	DATE:
ISSUE NO.	DATE:
ISSUE NO.	DATE:
ISSUE NO.	DATE:
ISSUE NO.	DATE: 10/10/25
STATUS:	FOR CONSTRUCTION

REV NO:	DATE:	REV NO:	DATE:	REV NO:	DATE:	REV NO:	DATE:	REV NO:	DATE:
REV NO:	DATE:	REV NO:	DATE:	REV NO:	DATE:	REV NO:	DATE:	REV NO:	DATE:

SITE LIGHTING PHOTOMETRIC CALCULATION

POINTE GRAND OPELIKA, AL.

CAUTION

0 1/2 1

IF THIS SCALE BAR DOES NOT MEASURE 1" THE DOCUMENT IS NOT TO SCALE

ALABAMA LICENSED
No. 50142
PROFESSIONAL
ENGINEER
RICHARD R. CREAVALLE

RICHARD CREAVALLE
AL #PE50142

JOB NO:	
DESIGN: RLL	
DRAWN: RLL	
APPROVED: RRC	
SHEET NO:	REV:
PH100.2	

E:\ONEDRIVE - RL TECH SOLUTIONS\RL TECH SOLUTIONS\RLP\POINTE\POINTE GRAND OPELIKA, AL\POINTE GRAND OPELIKA, AL PHOTOMETRIC.DWG 3/13/2026

PremiumSpec™ **LED AREA LIGHT** **PLTS-12312**

project name	type
catalog number	S1
comments	voltage
approved by	date

DESCRIPTION

Outlasting and outperforming 400W metal halide fixtures, this 200W LED area light is ideal for a variety of outdoor applications.

FEATURES

- Type III light distribution projects light outwards with a lateral width of 40 degrees
- Slipfitter adjusts up to 180° (90° left and 90° right)
- 0-10V dimming

LISTINGS

- IP65
- UL Listed for wet locations

PERFORMANCE

- CRI: >80
- CCT: 2200K
- Rated lifetime L70: 50,000 hours
- Surge Protection: 5kV
- Philips Lumileds LEDs
- Light Distribution: Type III
- BUG: B4-U0-G3

THERMAL

- -40°F to 113°F (-40°C to 45°C) operating temperature

ELECTRICAL

- THD: <20%
- Power Factor: >0.9
- Input Voltage: 120-277V
- Dimmable power supply (0-10V)

INSTALLATION

- Designed for mounting with the included slipfitter mount; see installation instructions for more information.

CONSTRUCTION

- Low profile die-cast aluminum housing
- Durable dark bronze powder coat finish

WARRANTY

- 5 year prorated warranty; see pltsolutions.com for warranty details

UL LISTED

APPLICATIONS

- Parking Lots
- Automotive Dealerships
- Roadways
- Campuses
- Area Security Lighting
- Airports

972-535-0926 | PLTSOLUTIONS.COM | ver 032123

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RL Tech Solutions
WWW.RLTSOL.COM

ISSUE NO.	DATE:	
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ISSUE NO.	DATE:	
ISSUE NO.	DATE:	
ISSUE NO.	DATE:	
ISSUE NO.	DATE:	
ISSUE NO.	DATE:	
ISSUE NO.	DATE:	10/10/25 FOR CONSTRUCTION

STATUS: CONSTRUCTION PLANS

REV NO:	DATE:
REV NO:	DATE:
REV NO:	DATE:
REV NO:	DATE:
REV NO:	DATE:
REV NO:	DATE:
REV NO:	DATE:
REV NO:	DATE:
REV NO:	DATE:
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SITE LIGHTING FIXTURE INFORMATION

POINTE GRAND OPELIKA, AL.

CAUTION

0 1/2 1

IF THIS SCALE BAR DOES NOT MEASURE 1" THE DOCUMENT IS NOT TO SCALE

ALABAMA LICENSED No. 50142 PROFESSIONAL ENGINEER RICHARD R. CREAVALLE

RICHARD CREAVALLE
AL #PE50142

JOB NO:	
DESIGN: RLL	
DRAWN: RLL	
APPROVED: RRC	
SHEET NO: PH101	REV:

PAINT COLORS:

SW 7012
Creamy

COLOR ABOVE SHALL BE USED FOR COLORS DESIGNATED "CREAMY WHITE" IN KEYNOTES

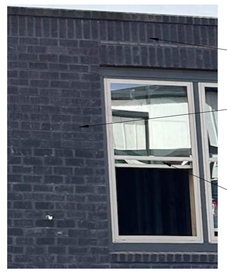
SW 7048
Urbane Bronze

COLOR ABOVE SHALL BE USED FOR COLORS DESIGNATED "DARK BRONZE" IN KEYNOTES

MATERIALS:

- BALCONY LIGTHTING
- WOOD LOOK SIDING AT BALCONIES
- BALCONY GUARDRAIL IN DARK BRONZE
- FIBER CEMENT TRIM PAINTED DARK BRONZE
- FIBER CEMENT TRIM PAINTED (SEE ELEVATIONS FOR COLOR)

- DOWNSPOUT W/ COLLECTOR HEAD IN BRONZE
- TYPICAL EXTERIOR DECORATIVE LIGHTING
- TYPICAL BRONZE STOREFRONT
- FIBER CEMENT BOARD & BATTEN PAINTED (SEE ELEVATIONS FOR COLOR)



- BRICK VENEER "CHARCOAL" IN ROWLOCK AND SOLDIER COARSE
- BRICK VENEER "CHARCOAL" IN RUNNING BOND PATTER
- VINYL WINDOW @ BRICK VENEER

- FIBER CEMENT TRIM PAINTED (SEE ELEVATIONS FOR COLOR)
- VINYL WINDOW @ FIBER CEMENT SIDING
- WOOD BOARD AND BATTEN SHUTTERS
- FIBER CEMENT LAP SIDING PAINTED (SEE ELEVATIONS FOR COLOR) IN ALTERNATING PATTERN

COMPOSITE WOOD DECKING (BALCONY FINISH)

LIGHTING:

DECORATIVE SCONCE WALL LIGHT, 5' TALL, ATTACHED AT EACH SIDE OF BREEZEWAY ENTRY

BREEZEWAY AREA LIGHT MOUNTED ABOVE BREEZEWAY OPENING AT 2ND LEVEL, IN BLACK COLOR WITH GOOSENECK MOUNT

UNIT BALCONY LIGHT

MATERIAL BOARD
NOT TO SCALE

ARCHITECT:

KSH ENGINEERING

Office:
8830 Macon Highway
Building 300
Athens, GA 30606

DEVELOPER:

HILLPOINTE

Corporate Office:
101 South New York Avenue, Unit 211
Winter Park, FL 32789
PH: (407) 752-9004

Operations Office:
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Information: www.hillpointe.com

24- HOUR CONTACT:
Marcus Wiedower
P: (706) 254-3251
Email: mwiedower@hillpointe.com

PROJECT:

POINTE GRAND OPELIKA

OPELIKA, ALABAMA

KSH# 202604 HP# xxxxxxx

SHEET TITLE:

MATERIAL BOARD

ARCHITECT SEAL:

DRAWING DATE: 03/23/26

SITE SUBMITTAL SET

REVISIONS		
No.	Issue	Date

SHEET: A0

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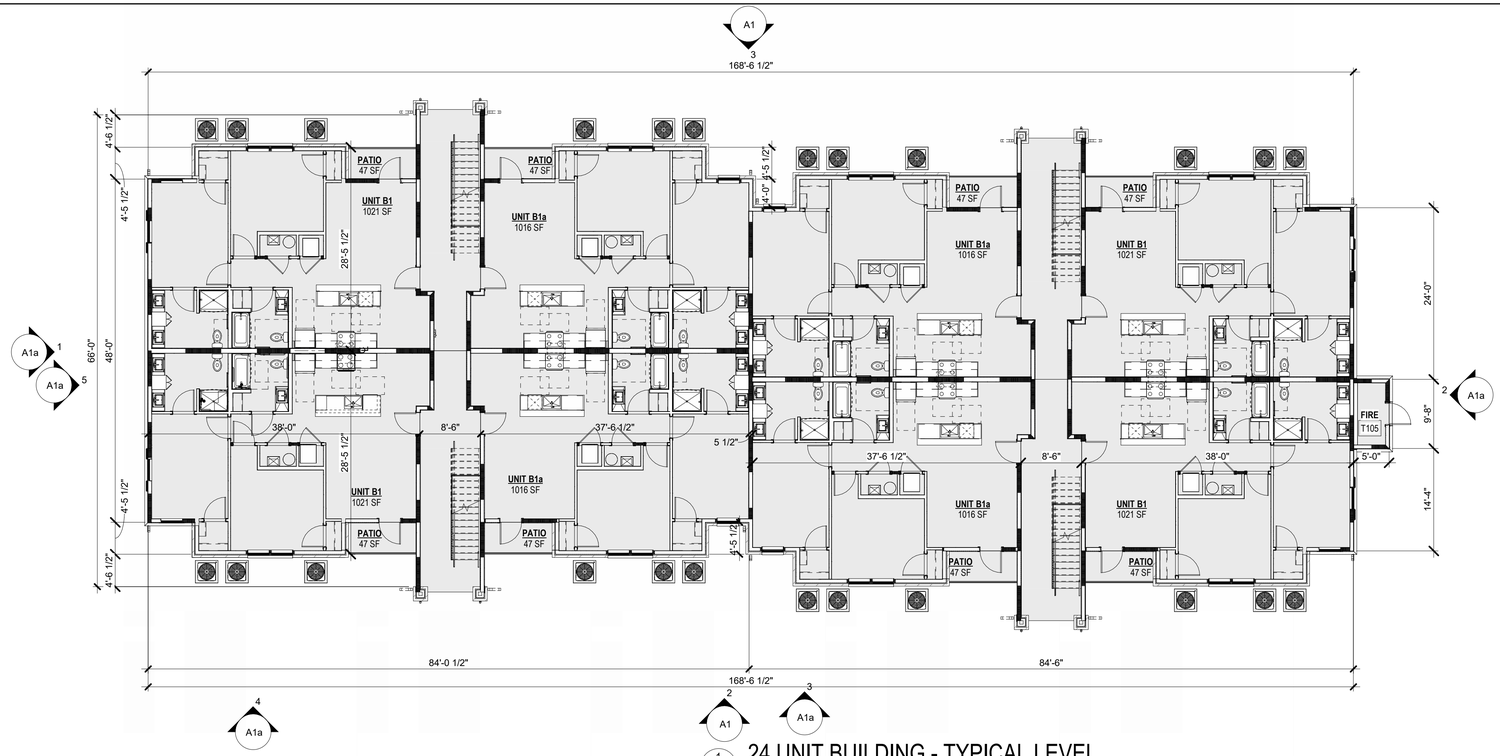
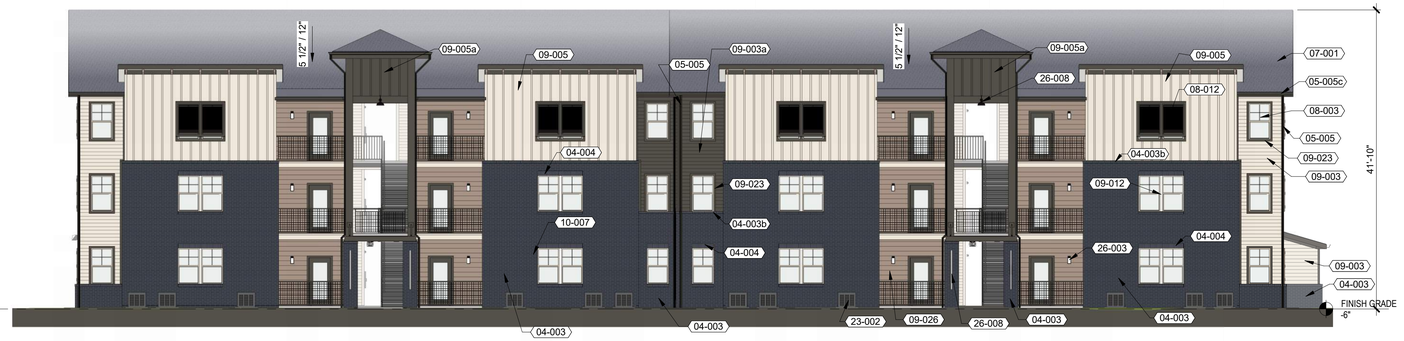


1 A1 — 24 UNIT BUILDING - TYPICAL LEVEL

SCALE: 1" = 10'-0"

KEYNOTES	
TAG	KEYNOTE TEXT
04-003	BRICK VENEER, RUNNING BOND PATTERN - CHARCOAL COLOR, TO BE SELECTED BY OWNER
04-003b	BRICK VENEER, ROWLOCK COURSE - CHARCOAL COLOR, TO BE SELECTED BY OWNER
04-004	BRICK VENEER, RUNNING BOND PATTERN, PAINTED EXTRA WHITE
05-005	3"x4" PRE-FINISHED ALUMINUM DOWNSPOUT (D.S.) - COLOR : DARK BRONZE, TO BE SELECTED BY OWNER (TO TIE INTO UNDERGROUND STORMWATER SYSTEM PER CIVIL)
05-005c	6" K-STYLE PREFINISHED ALUMINUM GUTTER - COLOR : DARK BRONZE, TO BE SELECTED BY OWNER
07-001	ASPHALT ROOFING SHINGLES, CLASS C RATING PER ASTM E108 MIN. COLOR: CHARCOAL (TO BE SELECTED BY OWNER)
08-003	SINGLE HUNG VINYL WINDOW ASSEMBLY (4 OVER 1 MUNTIN PATTERN) COLOR: ALMOND (TO BE SELECTED BY OWNER) SEE WINDOW DETAILS
08-012	BAHAMA SHUTTER, PAINTED DARK BRONZE, TO BE SELECTED BY OWNER
09-003	FIBERCEMENT LAP SIDING, SMOOTH 6" EXP., PAINTED: CREAMY WHITE
09-003a	FIBERCEMENT LAP SIDING, SMOOTH 6" EXP., PAINTED: DARK BRONZE
09-005	FIBERCEMENT PANEL SIDING, SMOOTH, W/ BATTENS @ 16" O.C., NO EXPOSED VERTICAL JOINTS, PAINTED: CREAMY WHITE
09-005a	FIBERCEMENT PANEL SIDING, SMOOTH, W/ BATTENS @ 16" O.C., NO EXPOSED VERTICAL JOINTS, PAINTED: DARK BRONZE
09-012	FIBERCEMENT TRIM BOARD, SMOOTH - FASCIA, 1x8, SMOOTH, PAINTED: DARK BRONZE
09-023	WRAP ALL WINDOWS/DOORS/STOREFRON WITH 1x FIBERCEMENT TRIM BOARD, SMOOTH (SEE DETAILS FOR SIZE) PAINTED: DARK BRONZE
09-026	SYNTHETIC WOOD 8" LAP SIDING, COLOR OAK (TO BE SELECTED BY OWNER)
10-007	18"x60" BOARD AND BATTEN SHUTTERS, COLOR: WOOD LOOK (TO BE SELECTED BY OWNER)
23-002	A/C CONDENSING UNIT, RE: MECHANICAL DWGS. TO BE SCREENED WITH DENSE EVERGREEN PLANTING PER LANDSCAPE DWGS.
26-003	EXTERIOR LED WALL SCONCE @ 6'-8" A.F.F., RE: ELECTRICAL DWGS.
26-008	EXTERIOR BUILDING LIGHTING (TO BE SELECTED BY OWNER)



2 A1 — 24 UNIT BUILDING - FRONT ELEVATION

SCALE: 1" = 10'-0"

3 A1 — 24 UNIT BUILDING - REAR ELEVATION

SCALE: 1" = 10'-0"

ARCHITECT:

KSH ENGINEERING

Office:

8830 Macon Highway
Building 300
Athens, GA 30606

DEVELOPER:

HILLPOINTE

Corporate Office:

101 South New York Avenue, Unit 211
Winter Park, FL 32789
PH: (407) 752-9004

Operations Office:

8830 Macon Highway
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Athens, GA 30606
PH: (407) 752-9004

Information: www.hillpointe.com

24- HOUR CONTACT:

Marcus Wiedower
P: (706) 254-3251
Email: mwiedower@hillpointe.com

PROJECT:

POINTE GRAND OPELIKA

OPELIKA, ALABAMA

KSH# 202604 HP# xxxxxxx

SHEET TITLE:

24 UNIT BUILDING - PLAN AND ELEVATIONS

ARCHITECT SEAL:

DRAWING DATE: 03/23/26

SITE SUBMITTAL SET

REVISIONS		
No.	Issue	Date

SHEET: A1

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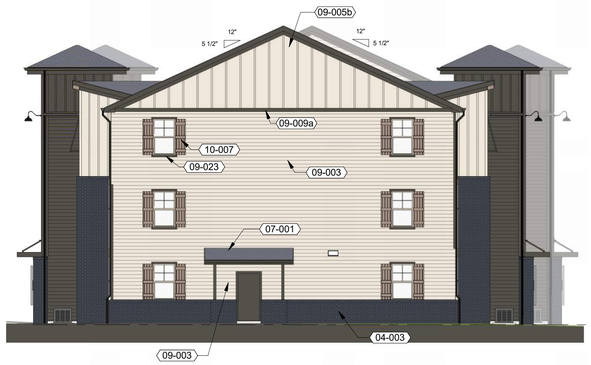
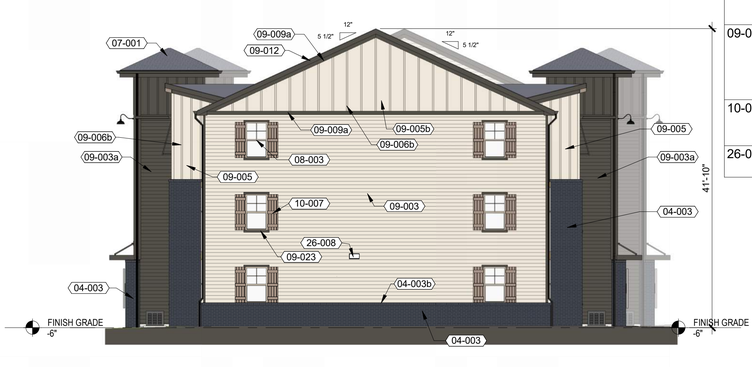
36 UNIT BUILDING HAS SIMILAR DESIGN WITH SIMILAR PERCENTAGES

MATERIAL SQUARE FOOTAGE CALCULATIONS - 24 UNIT BUILDING	AREA S.F.	%
FRONT ELEVATION		
TOTAL AREA S.F.	4,935	
WINDOWS, DOORS & OPENINGS S.F.	800	16.21%
TOTAL MATERIAL AREA=	4,135	
CATEGORY 1 MATERIALS: (33% MIN)		
MATERIAL - BRICK S.F.	1,757	42.49%
CATEGORY 2 MATERIALS :		
FIBER CEMENT LAP SIDING	1,144	27.67%
FIBER CEMENT BOARD AND BATTEN SIDING	1,235	29.87%
TOTALCAT. 2 MATERIALS S.F. THIS ELEVATION	2,379	57.53%
	4,136	100%
REAR ELEVATION)		
TOTAL AREA S.F.	4,935	
WINDOWS, DOORS & OPENINGS S.F.	800	16.21%
TOTAL MATERIAL AREA=	4,135	
CATEGORY 1 MATERIALS: (33% MIN)		
MATERIAL - BRICK S.F.	1,757	42.49%
CATEGORY 2 MATERIALS :		
FIBER CEMENT LAP SIDING	1,123	27.16%
FIBER CEMENT BOARD AND BATTEN SIDING	1,235	29.87%
TOTALCAT. 2 MATERIALS S.F. THIS ELEVATION	2,358	57.03%
	4,115	100%
RIGHT SIDE ELEVATION		
TOTAL AREA S.F.	1,692	
WINDOWS, DOORS & OPENINGS S.F.	90	5.32%
TOTAL MATERIAL AREA=	1,602	
CATEGORY 1 MATERIALS:		
MATERIAL - BRICK S.F.	147	9.18%
CATEGORY 2 MATERIALS :		
FIBER CEMENT LAP SIDING	1,177	73.47%
FIBER CEMENT BOARD AND BATTEN SIDING	279	17.42%
TOTALCAT. 2 MATERIALS S.F. THIS ELEVATION	1,456	90.89%
	1,603	100%
LEFT SIDE ELEVATION		
TOTAL AREA S.F.	1,692	
WINDOWS, DOORS & OPENINGS S.F.	90	5.32%
TOTAL MATERIAL AREA=	1,602	
CATEGORY 1 MATERIALS:		
MATERIAL - BRICK S.F.	147	9.18%
CATEGORY 2 MATERIALS :		
FIBER CEMENT LAP SIDING	1,177	73.47%
FIBER CEMENT BOARD AND BATTEN SIDING	279	17.42%
TOTALCAT. 2 MATERIALS S.F. THIS ELEVATION	1,456	90.89%
	1,603	100%
TOTAL BUILDING MATERIAL CALCULATIONS		
TOTAL AREA S.F.	13,254	
WINDOWS, DOORS & OPENINGS S.F.	1,780	13.43%
TOTAL MATERIAL AREA=	11,474	
CATEGORY 1 MATERIALS: (33% MIN)		
MATERIAL - BRICK S.F.	3,808	33.19%
CATEGORY 2 MATERIALS :		
FIBER CEMENT LAP SIDING	4,621	40.27%
FIBER CEMENT BOARD AND BATTEN SIDING	3,028	26.39%
TOTALCAT. 2 MATERIALS S.F. THIS BUILDING	7,649	66.66%
	11,457	100%



2 A1a 24 UNIT BUILDING - RIGHT ELEVATION

SCALE: 1" = 10'-0"



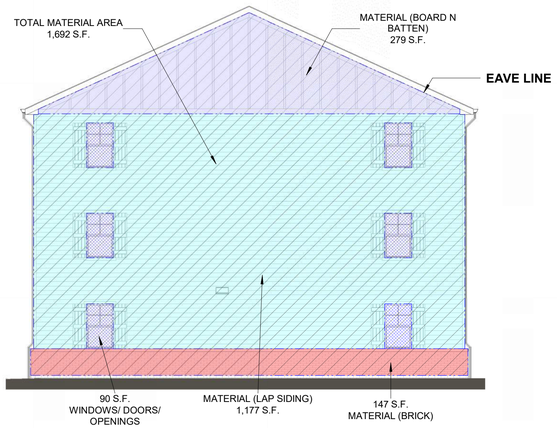
1 A1a 24 UNIT BUILDING - LEFT ELEVATION

SCALE: 1" = 10'-0"

KEYNOTES	
TAG	KEYNOTE TEXT
04-003	BRICK VENEER, RUNNING BOND PATTERN - CHARCOAL COLOR, TO BE SELECTED BY OWNER
04-003b	BRICK VENEER, ROWLOCK COURSE - CHARCOAL COLOR, TO BE SELECTED BY OWNER
07-001	ASPHALT ROOFING SHINGLES, CLASS C RATING PER ASTM E108 MIN. COLOR: CHARCOAL (TO BE SELECTED BY OWNER)
08-003	SINGLE HUNG VINYL WINDOW ASSEMBLY (4 OVER 1 MUNTIN PATTERN) COLOR: ALMOND (TO BE SELECTED BY OWNER) SEE WINDOW DETAILS
09-003	FIBERCEMENT LAP SIDING, SMOOTH 6" EXP., PAINTED: CREAMY WHITE
09-003a	FIBERCEMENT LAP SIDING, SMOOTH 6" EXP., PAINTED: DARK BRONZE
09-005	FIBERCEMENT PANEL SIDING, SMOOTH, W/ BATTENS @ 16" O.C., NO EXPOSED VERTICAL JOINTS, PAINTED: CREAMY WHITE
09-005b	FIBERCEMENT PANEL SIDING, SMOOTH, W/ BATTENS @ 24" O.C., NO EXPOSED VERTICAL JOINTS, PAINTED: CREAMY WHITE
09-006b	FIBERCEMENT BATTEN BOARD, SMOOTH (2 1/2"x3/4") AT 16" O.C.(ALIGN TO COVER ALL VERTICAL JOINTS) PAINT TO MATCH PANEL THEY ARE ON
09-009a	FIBERCEMENT TRIM BOARD, SMOOTH, 1x8, PAINTED: DARK BRONZE
09-012	FIBERCEMENT TRIM BOARD, SMOOTH - FASCIA, 1x8, SMOOTH, PAINTED: DARK BRONZE
09-023	WRAP ALL WINDOWS/DOORS/STOREFRON WITH 1x FIBERCEMENT TRIM BOARD, SMOOTH (SEE DETAILS FOR SIZE) PAINTED: DARK BRONZE
10-007	18"x60" BOARD AND BATTEN SHUTTERS, COLOR: WOOD LOOK (TO BE SELECTED BY OWNER)
26-008	EXTERIOR BUILDING LIGHTING (TO BE SELECTED BY OWNER)

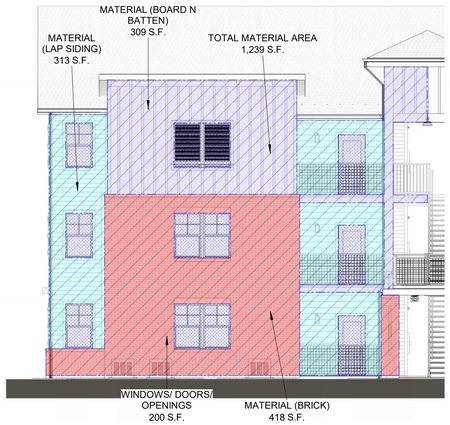
MATERIAL KEY:

- MATERIAL (BRICK VENEER) CHARCOAL
- MATERIAL (FIBER CEMENT LAP SIDING)
- MATERIAL (FIBER CEMENT BOARD AND BATTEN)
- WINDOWS, DOORS



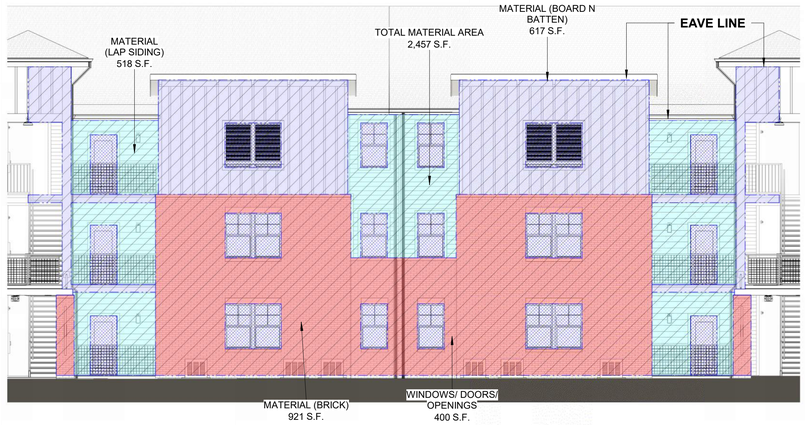
5 A1a TYP. APT. (L. SIDE) - MATERIAL CALCS.

SCALE: 1/8" = 1'-0"



4 A1a TYPICAL APT (END)- MATERIAL CALCS.

SCALE: 1/8" = 1'-0"



3 A1a TYPICAL APT FRONT (CENTER) - MATERIAL CALCS.

SCALE: 1/8" = 1'-0"

ARCHITECT:

KSH ENGINEERING

Office:

8830 Macon Highway
Building 300
Athens, GA 30606

DEVELOPER:

HILLPOINTE

Corporate Office:

101 South New York Avenue, Unit 211
Winter Park, FL 32789
PH: (407) 752-9004

Operations Office:

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Building 300
Athens, GA 30606
PH: (407) 752-9004

Information: www.hillpointe.com

24- HOUR CONTACT:

Marcus Wiedower
P: (706) 254-3251
Email: mwiedower@hillpointe.com

PROJECT:

POINTE GRAND OPELIKA

OPELIKA, ALABAMA

KSH# 202604 HP# xxxxxxx

SHEET TITLE:

24 UNIT BUILDING - ELEVATIONS

ARCHITECT SEAL:

DRAWING DATE: 03/23/26

SITE SUBMITTAL SET

REVISIONS		
No.	Issue	Date

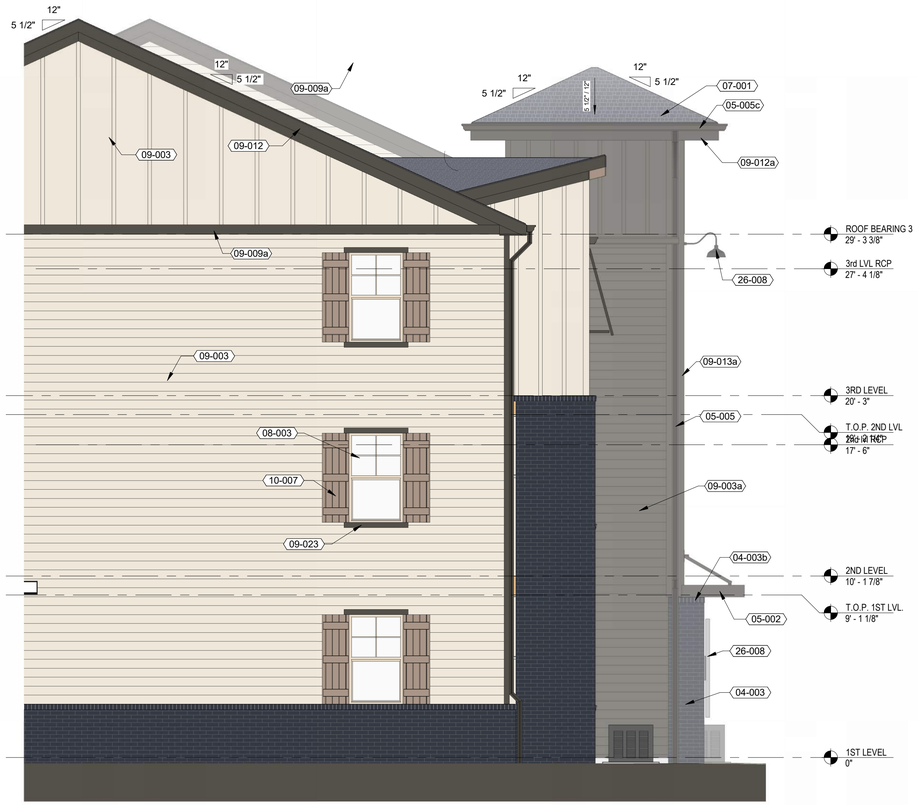
SHEET: A1a

3/23/2026 2:42:47 PM

KEYNOTES	
TAG	KEYNOTE TEXT
01-004	LINE SHOWN IS THE AVERAGE ROOF LINE BETWEEN THE HIGHEST PEAK AND THE LOWEST ROOF BEARING/EAVE
04-003	BRICK VENEER, RUNNING BOND PATTERN - CHARCOAL COLOR, TO BE SELECTED BY OWNER
04-003b	BRICK VENEER, ROWLOCK COURSE - CHARCOAL COLOR, TO BE SELECTED BY OWNER
05-002	PRE-FABRICATED ALUMINUM ROOF CANOPY SYSTEM WITH INTERIOR GUTTER FRAME, RE: DETAILS
05-003	PRE-FABRICATED STEEL CHANNEL STAIR W/ PRE-CAST CONCRETE TREADS AND CLOSED STEEL RISERS, RE: STAIR DETAILS ON A220-221
05-005	3"x4" PRE-FINISHED ALUMINUM DOWNSPOUT (D.S.) - COLOR : DARK BRONZE, TO BE SELECTED BY OWNER (TO TIE INTO UNDERGROUND STORMWATER SYSTEM PER CIVIL)
05-005c	6" K-STYLE PREFINISHED ALUMINUM GUTTER - COLOR : DARK BRONZE, TO BE SELECTED BY OWNER
07-001	ASPHALT ROOFING SHINGLES, CLASS C RATING PER ASTM E108 MIN. COLOR: CHARCOAL (TO BE SELECTED BY OWNER)
08-003	SINGLE HUNG VINYL WINDOW ASSEMBLY (4 OVER 1 MUNTIN PATTERN) COLOR: ALMOND (TO BE SELECTED BY OWNER) SEE WINDOW DETAILS

KEYNOTES	
TAG	KEYNOTE TEXT
09-003	FIBERCEMENT LAP SIDING, SMOOTH 6" EXP., PAINTED: CREAMY WHITE
09-003a	FIBERCEMENT LAP SIDING, SMOOTH 6" EXP., PAINTED: DARK BRONZE
09-005a	FIBERCEMENT PANEL SIDING, SMOOTH, W/ BATTENS @ 16" O.C., NO EXPOSED VERTICAL JOINTS, PAINTED: DARK BRONZE
09-007a	FIBERCEMENT TRIM BOARD, SMOOTH, 1x4, PAINTED: DARK BRONZE
09-009a	FIBERCEMENT TRIM BOARD, SMOOTH, 1x8, PAINTED: DARK BRONZE
09-012	FIBERCEMENT TRIM BOARD, SMOOTH - FASCIA, 1x8, SMOOTH, PAINTED: DARK BRONZE
09-012a	FIBERCEMENT TRIM BOARD, SMOOTH - FASCIA,1x12, SMOOTH, PAINTED: DARK BRONZE
09-013a	FIBERCEMENT TRIM BOARD, SMOOTH (SEE DETAILS FOR SIZE) PAINTED: DARK BRONZE
09-023	WRAP ALL WINDOWS/DOORS/STOREFRON WITH 1x FIBERCEMENT TRIM BOARD, SMOOTH (SEE DETAILS FOR SIZE) PAINTED: DARK BRONZE
10-007	18"x60" BOARD AND BATTEN SHUTTERS, COLOR: WOOD LOOK (TO BE SELECTED BY OWNER)
26-008	EXTERIOR BUILDING LIGHTING (TO BE SELECTED BY OWNER)

KEYNOTES	
TAG	KEYNOTE TEXT



2 A2b TYPICAL MULTIFAMILY - ENLARGED SIDE ELEVATION

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

1 A2b TYPICAL MULTIFAMILY - ENLARGED FRONT ELEVATION

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

ARCHITECT:

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HILLPOINTE

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PROJECT:

POINTE GRAND OPELIKA

OPELIKA, ALABAMA

KSH# 202604 HP# xxxxxxx

SHEET TITLE:

TYPICAL MULTIFAMILY - ENLARGED ELEVATIONS

ARCHITECT SEAL:

DRAWING DATE: 03/23/26

SITE SUBMITTAL SET

REVISIONS		
No.	Issue	Date

SHEET: A2b

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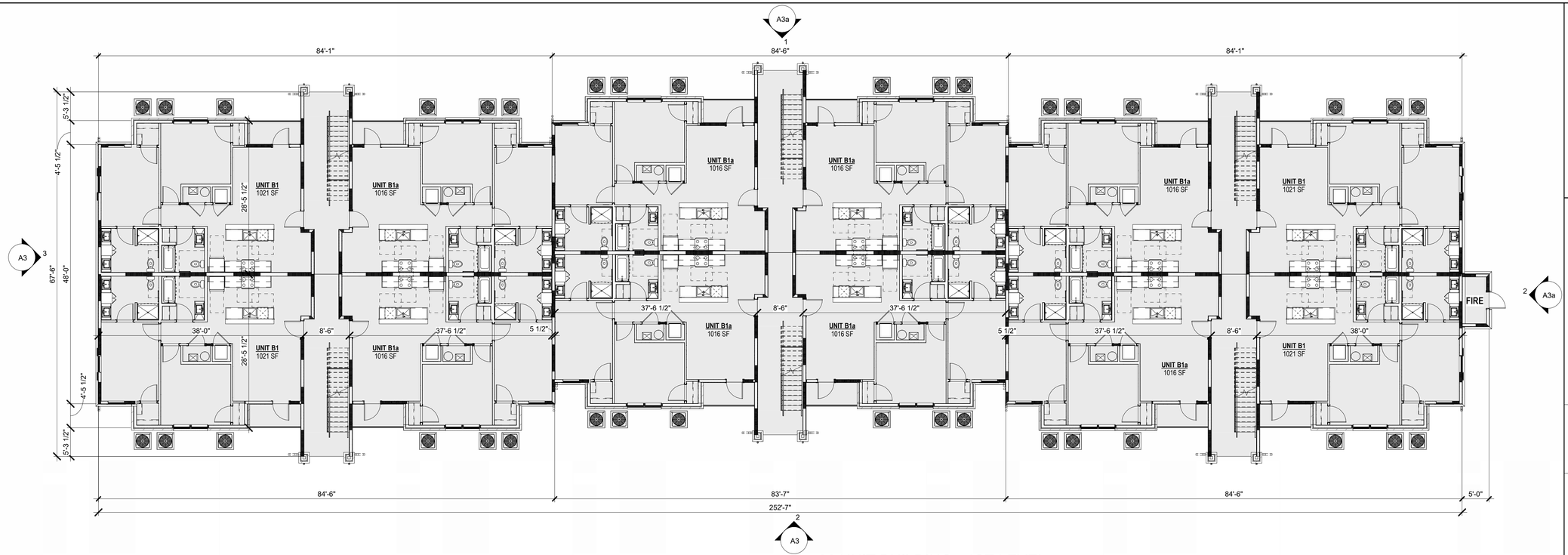


1 A3 — 36 UNIT BUILDING - 1ST LEVEL

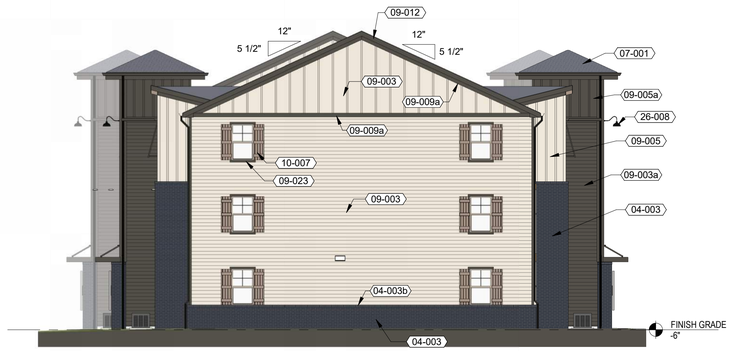
SCALE: 1" = 10'-0"

2 A3 — 36 UNIT BUILDING - FRONT ELEVATION

SCALE: 1" = 10'-0"

KEYNOTES	
TAG	KEYNOTE TEXT
04-003	BRICK VENEER, RUNNING BOND PATTERN - CHARCOAL COLOR, TO BE SELECTED BY OWNER
04-003b	BRICK VENEER, ROWLOCK COURSE - CHARCOAL COLOR, TO BE SELECTED BY OWNER
04-004	BRICK VENEER, RUNNING BOND PATTERN, PAINTED EXTRA WHITE
07-001	ASPHALT ROOFING SHINGLES, CLASS C RATING PER ASTM E108 MIN. COLOR: CHARCOAL (TO BE SELECTED BY OWNER)
08-003	SINGLE HUNG VINYL WINDOW ASSEMBLY (4 OVER 1 MUNTIN PATTERN) COLOR: ALMOND (TO BE SELECTED BY OWNER) SEE WINDOW DETAILS
08-012	BAHAMA SHUTTER, PAINTED DARK BRONZE, TO BE SELECTED BY OWNER
09-003	FIBERCEMENT LAP SIDING, SMOOTH 6" EXP., PAINTED: CREAMY WHITE
09-003a	FIBERCEMENT LAP SIDING, SMOOTH 6" EXP., PAINTED: DARK BRONZE
09-005	FIBERCEMENT PANEL SIDING, SMOOTH, W/ BATTENS @ 16" O.C., NO EXPOSED VERTICAL JOINTS, PAINTED: CREAMY WHITE

KEYNOTES	
TAG	KEYNOTE TEXT
09-005a	FIBERCEMENT PANEL SIDING, SMOOTH, W/ BATTENS @ 16" O.C., NO EXPOSED VERTICAL JOINTS, PAINTED: DARK BRONZE
09-009a	FIBERCEMENT TRIM BOARD, SMOOTH, 1x8, PAINTED: DARK BRONZE
09-012	FIBERCEMENT TRIM BOARD, SMOOTH - FASCIA, 1x8, SMOOTH, PAINTED: DARK BRONZE
09-023	WRAP ALL WINDOWS/DOORS/STOREFRON WITH 1x FIBERCEMENT TRIM BOARD, SMOOTH (SEE DETAILS FOR SIZE) PAINTED: DARK BRONZE
09-026	SYNTHETIC WOOD 8" LAP SIDING, COLOR OAK (TO BE SELECTED BY OWNER)
10-007	18"x60" BOARD AND BATTEN SHUTTERS, COLOR: WOOD LOOK (TO BE SELECTED BY OWNER)
26-008	EXTERIOR BUILDING LIGHTING (TO BE SELECTED BY OWNER)
G	VINYL WINDOW (4 OVER 1 MUNTIN PATTERN)



3 A3 — 36 UNIT BUILDING - LEFT ELEVATION

SCALE: 1" = 10'-0"

ARCHITECT:

KSH ENGINEERING

Office:

8830 Macon Highway
Building 300
Athens, GA 30606

DEVELOPER:

HILLPOINTE

Corporate Office:

101 South New York Avenue, Unit 211
Winter Park, FL 32789
PH: (407) 752-9004

Operations Office:

8830 Macon Highway
Building 300
Athens, GA 30606
PH: (407) 752-9004

Information: www.hillpointe.com

24- HOUR CONTACT:

Marcus Wiedower
P: (706) 254-3251
Email: mwiedower@hillpointe.com

PROJECT:

POINTE GRAND OPELIKA

OPELIKA, ALABAMA

KSH# 202604 HP# xxxxxxx

SHEET TITLE:

36 UNIT BUILDING - PLAN AND ELEVATIONS

ARCHITECT SEAL:

DRAWING DATE: 03/23/26

SITE SUBMITTAL SET

REVISIONS		
No.	Issue	Date

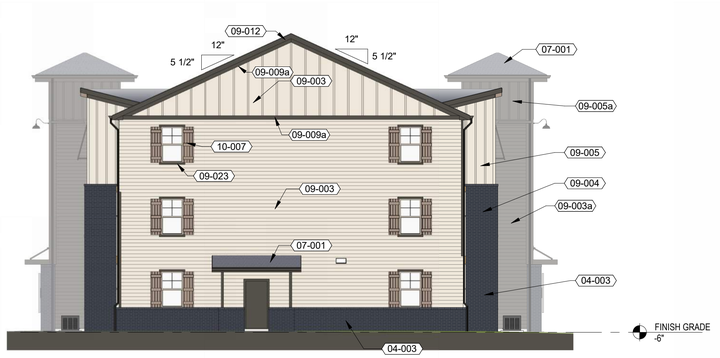
SHEET: A3

3/23/2026 2:42:55 PM

1 A3a **36 UNIT BUILDING - REAR ELEVATION**
SCALE: 1" = 10'-0"

KEYNOTES	
TAG	KEYNOTE TEXT
04-003	BRICK VENEER, RUNNING BOND PATTERN - CHARCOAL COLOR, TO BE SELECTED BY OWNER
04-003b	BRICK VENEER, ROWLOCK COURSE - CHARCOAL COLOR, TO BE SELECTED BY OWNER
04-004	BRICK VENEER, RUNNING BOND PATTERN, PAINTED EXTRA WHITE
05-001	ALUMINUM GUARDRAIL, TOP AT 42" A.F.F., COLOR: DARK BRONZE (TO BE SELECTED BY OWNER)
07-001	ASPHALT ROOFING SHINGLES, CLASS C RATING PER ASTM E108 MIN. COLOR: CHARCOAL (TO BE SELECTED BY OWNER)
09-003	FIBERCEMENT LAP SIDING, SMOOTH 6" EXP., PAINTED: CREAMY WHITE
09-003a	FIBERCEMENT LAP SIDING, SMOOTH 6" EXP., PAINTED: DARK BRONZE
09-004	FIBERCEMENT LAP SIDING, SMOOTH,- ALTERNATING 4" BELOW 10.75" REPEATED PATTERN., PAINTED: CREAMY WHITE
09-005	FIBERCEMENT PANEL SIDING, SMOOTH, W/ BATTENS @ 16" O.C., NO EXPOSED VERTICAL JOINTS, PAINTED: CREAMY WHITE

KEYNOTES	
TAG	KEYNOTE TEXT
09-005a	FIBERCEMENT PANEL SIDING, SMOOTH, W/ BATTENS @ 16" O.C., NO EXPOSED VERTICAL JOINTS, PAINTED: DARK BRONZE
09-009a	FIBERCEMENT TRIM BOARD, SMOOTH, 1x8, PAINTED: DARK BRONZE
09-012	FIBERCEMENT TRIM BOARD, SMOOTH - FASCIA, 1x8, SMOOTH, PAINTED: DARK BRONZE
09-023	WRAP ALL WINDOWS/DOORS/STOREFRON WITH 1x FIBERCEMENT TRIM BOARD, SMOOTH (SEE DETAILS FOR SIZE) PAINTED: DARK BRONZE
09-026	SYNTHETIC WOOD 8" LAP SIDING, COLOR OAK (TO BE SELECTED BY OWNER)
10-007	18"x60" BOARD AND BATTEN SHUTTERS, COLOR: WOOD LOOK (TO BE SELECTED BY OWNER)
23-002	A/C CONDENSING UNIT, RE: MECHANICAL DWGS. TO BE SCREENED WITH DENSE EVERGREEN PLANTING PER LANDSCAPE DWGS.
26-003	EXTERIOR LED WALL SCONCE @ 6'-8" A.F.F., RE: ELECTRICAL DWGS.
26-008	EXTERIOR BUILDING LIGHTING (TO BE SELECTED BY OWNER)



2 A3a **36 UNIT BUILDING - RIGHT ELEVATION**
SCALE: 1" = 10'-0"

ARCHITECT:

KSH ENGINEERING

Office:

8830 Macon Highway
Building 300
Athens, GA 30606

DEVELOPER:

HILLPOINTE

Corporate Office:

101 South New York Avenue, Unit 211
Winter Park, FL 32789
PH: (407) 752-9004

Operations Office:

8830 Macon Highway
Building 300
Athens, GA 30606
PH: (407) 752-9004

Information: www.hillpointe.com

24- HOUR CONTACT:
Marcus Wiedower
P: (706) 254-3251
Email: mwiedower@hillpointe.com

PROJECT:

POINTE GRAND OPELIKA

OPELIKA, ALABAMA

KSH# 202604 HP# xxxxxxx

SHEET TITLE:

36 UNIT BUILDING - ELEVATIONS

ARCHITECT SEAL:

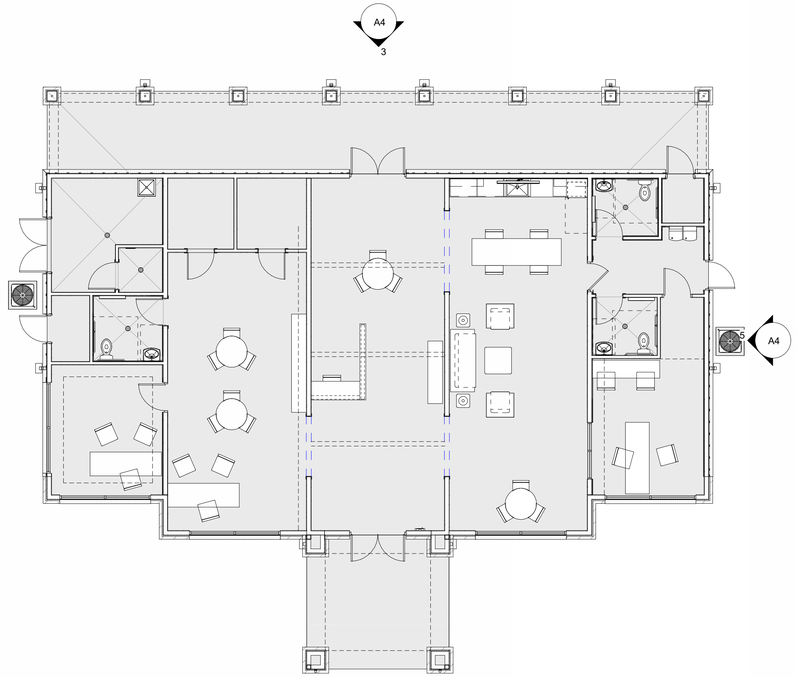
DRAWING DATE: 03/23/26

SITE SUBMITTAL SET

REVISIONS		
No.	Issue	Date

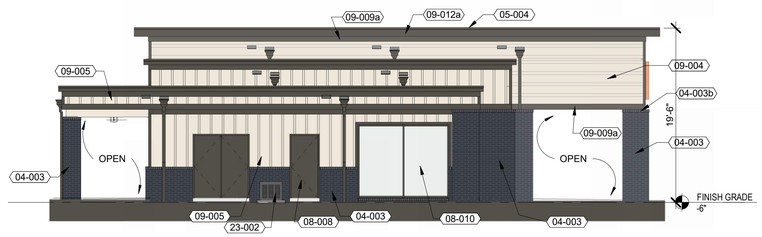
SHEET: A3a

3/23/2026 2:42:59 PM

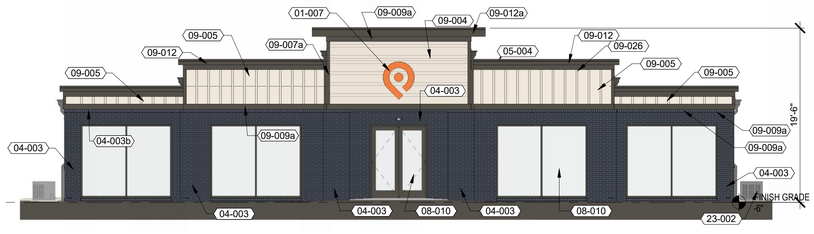


1 A4 CLUBHOUSE - FLOOR PLAN
SCALE: 1/8" = 1'-0"

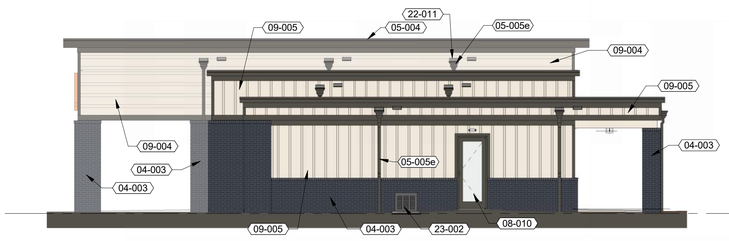
KEYNOTES	
TAG	KEYNOTE TEXT
01-007	BUILDING SIGNAGE PER OWNER
04-003	BRICK VENEER, RUNNING BOND PATTERN - CHARCOAL COLOR, TO BE SELECTED BY OWNER
04-003b	BRICK VENEER, ROWLOCK COURSE - CHARCOAL COLOR, TO BE SELECTED BY OWNER
05-004	ALUMINUM WALL CAP WITH SLOPED TOP AND DRIP EDGES, COLOR: DARK BRONZE, TO BE SELECTED BY OWNER
05-005e	ALUMINUM DOWNSPOUT W/ COLLECTOR HEAD (D.S.) - COLOR : DARK BRONZE, TO BE SELECTED BY OWNER
08-008	HOLLOW METAL DOOR AND FRAME, PAINTED DARK BRONZE, RE: DOOR SCHEDULE
08-010	ALUMINUM STOREFRONT SYSTEM (DARK BRONZE), SEE STOREFRONT ELEVATIONS
09-004	FIBERCEMENT LAP SIDING, SMOOTH,- ALTERNATING 4" BELOW 10.75" REPEATED PATTERN., PAINTED: CREAMY WHITE
09-005	FIBERCEMENT PANEL SIDING, SMOOTH, W/ BATTENS @ 16" O.C., NO EXPOSED VERTICAL JOINTS, PAINTED: CREAMY WHITE
09-007a	FIBERCEMENT TRIM BOARD, SMOOTH, 1x4, PAINTED: DARK BRONZE
09-009a	FIBERCEMENT TRIM BOARD, SMOOTH, 1x8, PAINTED: DARK BRONZE
09-012	FIBERCEMENT TRIM BOARD, SMOOTH - FASCIA, 1x8, SMOOTH, PAINTED: DARK BRONZE
09-012a	FIBERCEMENT TRIM BOARD, SMOOTH - FASCIA,1x12, SMOOTH, PAINTED: DARK BRONZE
09-013	FIBERCEMENT TRIM BOARD, SMOOTH (SEE DETAILS FOR SIZE) PAINTED: CREAMY WHITE
09-026	SYNTHETIC WOOD 8" LAP SIDING, COLOR OAK (TO BE SELECTED BY OWNER)
22-011	ROOF SCUPPER - 4"x12"(SC-12) METAL, (ROOF SLOPES TOWARD DRAIN)
23-002	A/C CONDENSING UNIT, RE: MECHANICAL DWGS. TO BE SCREENED WITH DENSE EVERGREEN PLANTING PER LANDSCAPE DWGS.



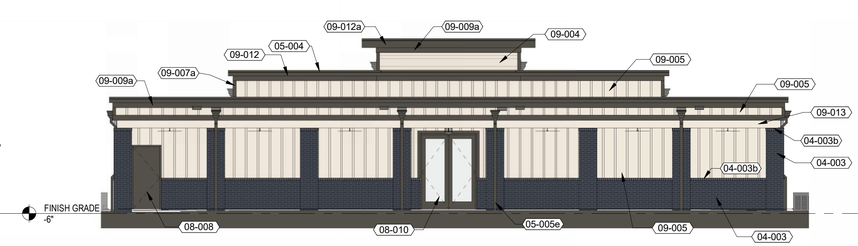
4 A4 CLUBHOUSE - LEFT ELEVATION
SCALE: 1/8" = 1'-0"



2 A4 CLUBHOUSE - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



5 A4 CLUBHOUSE - RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



3 A4 CLUBHOUSE - REAR ELEVATION
SCALE: 1/8" = 1'-0"

ARCHITECT:

KSH ENGINEERING

Office:

8830 Macon Highway
Building 300
Athens, GA 30606

DEVELOPER:

HILLPOINTE

Corporate Office:

101 South New York Avenue, Unit 211
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PH: (407) 752-9004

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PROJECT:

POINTE GRAND OPELIKA

OPELIKA, ALABAMA

KSH# 202604 HP# xxxxxxx

SHEET TITLE:

CLUBHOUSE - PLAN AND ELEVATIONS

ARCHITECT SEAL:

DRAWING DATE: 03/23/26

SITE SUBMITTAL SET

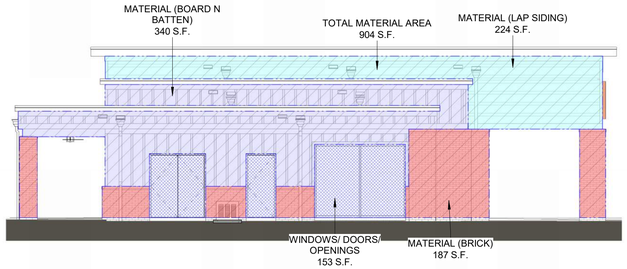
REVISIONS		
No.	Issue	Date

SHEET: A4

3/23/2026 2:43:00 PM

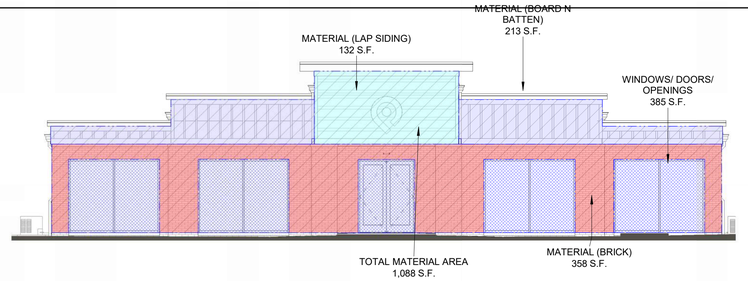
MATERIAL KEY:

- MATERIAL (BRICK VENEER) CHARCOAL
- MATERIAL (FIBER CEMENT LAP SIDING)
- MATERIAL (FIBER CEMENT BOARD AND BATTEN)
- WINDOWS, DOORS



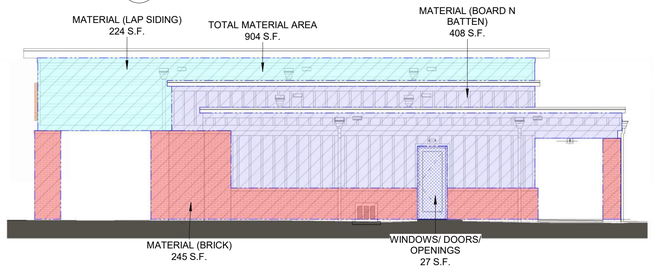
3 A5 CLUBHOUSE - LEFT MATERIAL CALC.

SCALE: 1/8" = 1'-0"



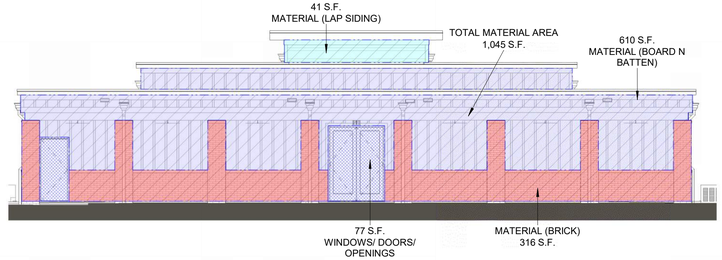
1 A5 CLUBHOUSE - FRONT MATERIAL CALC.

SCALE: 1/8" = 1'-0"



4 A5 CLUBHOUSE - RIGHT MATERIAL CALC

SCALE: 1/8" = 1'-0"



2 A5 CLUBHOUSE - REAR MATERIAL CALCS.

SCALE: 1/8" = 1'-0"

MATERIAL SQUARE FOOTAGE CALCULATIONS - CLUBHOUSE

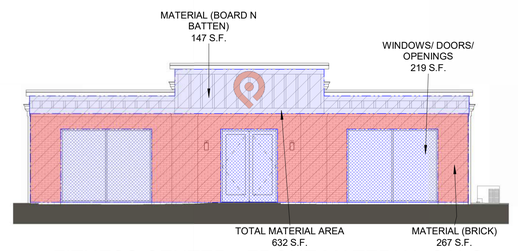
	AREA S.F.	%
FRONT ELEVATION		
TOTAL AREA S.F.	1,088	
WINDOWS, DOORS & OPENINGS S.F.	385	35.39%
TOTAL MATERIAL AREA=	703	
CATEGORY 1 MATERIALS: (33% MIN)		
MATERIAL - BRICK S.F.	358	50.92%
CATEGORY 2 MATERIALS :		
FIBER CEMENT LAP SIDING	132	18.78%
FIBER CEMENT BOARD AND BATTEN SIDING	213	30.30%
TOTALCAT. 2 MATERIALS S.F. THIS ELEVATION	345	49.08%
	703	100%
REAR ELEVATION)		
TOTAL AREA S.F.	1,045	
WINDOWS, DOORS & OPENINGS S.F.	77	7.37%
TOTAL MATERIAL AREA=	968	
CATEGORY 1 MATERIALS: (33% MIN)		
MATERIAL - BRICK S.F.	316	32.64%
CATEGORY 2 MATERIALS :		
FIBER CEMENT LAP SIDING	41	4.24%
FIBER CEMENT BOARD AND BATTEN SIDING	610	63.02%
TOTALCAT. 2 MATERIALS S.F. THIS ELEVATION	651	67.25%
	967	100%
RIGHT SIDE ELEVATION		
TOTAL AREA S.F.	904	
WINDOWS, DOORS & OPENINGS S.F.	27	2.99%
TOTAL MATERIAL AREA=	877	
CATEGORY 1 MATERIALS:		
MATERIAL - BRICK S.F.	245	27.94%
CATEGORY 2 MATERIALS :		
FIBER CEMENT LAP SIDING	224	25.54%
FIBER CEMENT BOARD AND BATTEN SIDING	408	46.52%
TOTALCAT. 2 MATERIALS S.F. THIS ELEVATION	632	72.06%
	877	100%
LEFT SIDE ELEVATION		
TOTAL AREA S.F.	904	
WINDOWS, DOORS & OPENINGS S.F.	153	16.92%
TOTAL MATERIAL AREA=	751	
CATEGORY 1 MATERIALS:		
MATERIAL - BRICK S.F.	187	24.90%
CATEGORY 2 MATERIALS :		
FIBER CEMENT LAP SIDING	224	29.83%
FIBER CEMENT BOARD AND BATTEN SIDING	340	45.27%
TOTALCAT. 2 MATERIALS S.F. THIS ELEVATION	564	75.10%
	751	100%
TOTAL BUILDING MATERIAL CALCULATIONS		
TOTAL AREA S.F.	3,941	
WINDOWS, DOORS & OPENINGS S.F.	642	16.29%
TOTAL MATERIAL AREA=	3,299	
CATEGORY 1 MATERIALS: (33% MIN)		
MATERIAL - BRICK S.F.	1,106	33.53%
CATEGORY 2 MATERIALS :		
FIBER CEMENT LAP SIDING	621	18.82%
FIBER CEMENT BOARD AND BATTEN SIDING	1,571	47.62%
TOTALCAT. 2 MATERIALS S.F. THIS BUILDING	2,192	66.44%
	3,298	100%

MATERIAL SQUARE FOOTAGE CALCULATIONS - FITNESS

	AREA S.F.	%
FRONT ELEVATION		
TOTAL AREA S.F.	632	
WINDOWS, DOORS & OPENINGS S.F.	219	34.65%
TOTAL MATERIAL AREA=	413	
CATEGORY 1 MATERIALS: (33% MIN)		
MATERIAL - BRICK S.F.	267	64.65%
CATEGORY 2 MATERIALS :		
FIBER CEMENT LAP SIDING	0	0.00%
FIBER CEMENT BOARD AND BATTEN SIDING	147	35.59%
TOTALCAT. 2 MATERIALS S.F. THIS ELEVATION	147	35.59%
	414	100%
REAR ELEVATION)		
TOTAL AREA S.F.	628	
WINDOWS, DOORS & OPENINGS S.F.	167	26.59%
TOTAL MATERIAL AREA=	461	
CATEGORY 1 MATERIALS: (33% MIN)		
MATERIAL - BRICK S.F.	138	29.93%
CATEGORY 2 MATERIALS :		
FIBER CEMENT LAP SIDING	0	0.00%
FIBER CEMENT BOARD AND BATTEN SIDING	324	70.28%
TOTALCAT. 2 MATERIALS S.F. THIS ELEVATION	324	70.28%
	462	100%
RIGHT SIDE ELEVATION		
TOTAL AREA S.F.	609	
WINDOWS, DOORS & OPENINGS S.F.	27	4.43%
TOTAL MATERIAL AREA=	582	
CATEGORY 1 MATERIALS:		
MATERIAL - BRICK S.F.	184	31.62%
CATEGORY 2 MATERIALS :		
FIBER CEMENT LAP SIDING	0	0.00%
FIBER CEMENT BOARD AND BATTEN SIDING	398	68.38%
TOTALCAT. 2 MATERIALS S.F. THIS ELEVATION	398	68.38%
	582	100%
LEFT SIDE ELEVATION		
TOTAL AREA S.F.	609	
WINDOWS, DOORS & OPENINGS S.F.	194	31.86%
TOTAL MATERIAL AREA=	415	
CATEGORY 1 MATERIALS:		
MATERIAL - BRICK S.F.	113	27.23%
CATEGORY 2 MATERIALS :		
FIBER CEMENT LAP SIDING	0	0.00%
FIBER CEMENT BOARD AND BATTEN SIDING	302	72.77%
TOTALCAT. 2 MATERIALS S.F. THIS ELEVATION	302	72.77%
	415	100%
TOTAL BUILDING MATERIAL CALCULATIONS		
TOTAL AREA S.F.	2,478	
WINDOWS, DOORS & OPENINGS S.F.	607	24.50%
TOTAL MATERIAL AREA=	1,871	
CATEGORY 1 MATERIALS: (33% MIN)		
MATERIAL - BRICK S.F.	702	37.52%
CATEGORY 2 MATERIALS :		
FIBER CEMENT LAP SIDING	0	0.00%
FIBER CEMENT BOARD AND BATTEN SIDING	1,171	62.59%
TOTALCAT. 2 MATERIALS S.F. THIS BUILDING	1,171	62.59%
	1,873	100%

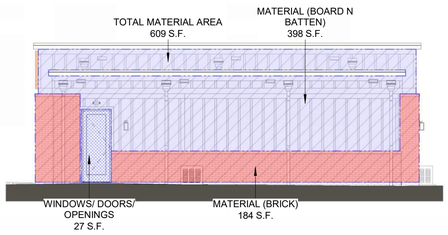
7 A5 FITNESS CENTER - LEFT MATERIAL CALC.

SCALE: 1/8" = 1'-0"



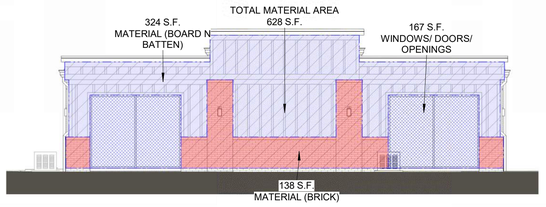
5 A5 FITNESS CENTER - FRONT MATERIAL CALC.

SCALE: 1/8" = 1'-0"



8 A5 FITNESS CENTER - RIGHT MATERIAL CALC.

SCALE: 1/8" = 1'-0"



6 A5 FITNESS CENTER - REAR MATERIAL CALC.

SCALE: 1/8" = 1'-0"

ARCHITECT:

KSH ENGINEERING

Office:

8830 Macon Highway
Building 300
Athens, GA 30606

DEVELOPER:

HILLPOINTE

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PROJECT:

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OPELIKA, ALABAMA

KSH# 202604 HP# xxxxxxx

SHEET TITLE:

MATERIAL CALCULATIONS

ARCHITECT SEAL:

DRAWING DATE: 03/23/26

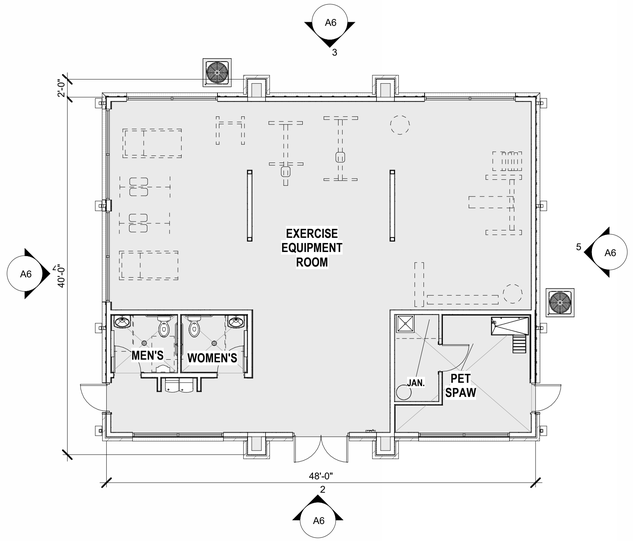
SITE SUBMITTAL SET

REVISIONS

No.	Issue	Date

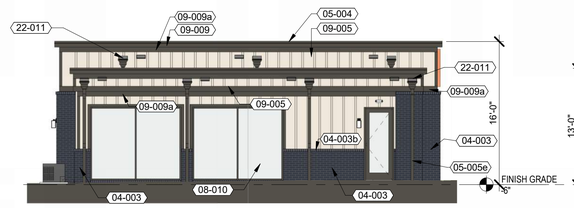
SHEET: A5

3/23/2026 2:43:05 PM

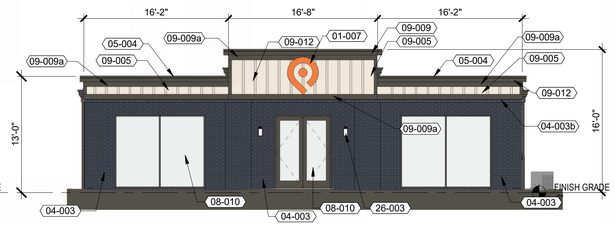


1 A6 FITNESS CENTER - FLOOR PLAN
SCALE: 1/8" = 1'-0"

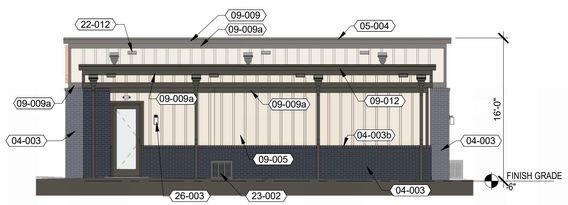
KEYNOTES	
TAG	KEYNOTE TEXT
01-007	BUILDING SIGNAGE PER OWNER
04-003	BRICK VENEER, RUNNING BOND PATTERN - CHARCOAL COLOR, TO BE SELECTED BY OWNER
04-003b	BRICK VENEER, ROWLOCK COURSE - CHARCOAL COLOR, TO BE SELECTED BY OWNER
05-004	ALUMINUM WALL CAP WITH SLOPED TOP AND DRIP EDGES, COLOR: DARK BRONZE, TO BE SELECTED BY OWNER
05-005e	ALUMINUM DOWNSPOUT W/ COLLECTOR HEAD (D.S.) - COLOR : DARK BRONZE, TO BE SELECTED BY OWNER
08-010	ALUMINUM STOREFRONT SYSTEM (DARK BRONZE), SEE STOREFRONT ELEVATIONS
09-005	FIBERCEMENT PANEL SIDING, SMOOTH, W/ BATTENS @ 16" O.C., NO EXPOSED VERTICAL JOINTS, PAINTED: CREAMY WHITE
09-007a	FIBERCEMENT TRIM BOARD, SMOOTH, 1x4, PAINTED: DARK BRONZE
09-009	FIBERCEMENT TRIM BOARD, SMOOTH, 1x8, PAINTED: CREAMY WHITE
09-009a	FIBERCEMENT TRIM BOARD, SMOOTH, 1x8, PAINTED: DARK BRONZE
09-012	FIBERCEMENT TRIM BOARD, SMOOTH - FASCIA, 1x8, SMOOTH, PAINTED: DARK BRONZE
22-011	ROOF SCUPPER - 4"x12"(SC-12) METAL, (ROOF SLOPES TOWARD DRAIN)
22-012	EMERGENCY OVERFLOW SCUPPER - 4"x12"(OS-12) METAL, (2" MIN/4" MAX ABOVE ROOF SCUPPER)
23-002	A/C CONDENSING UNIT, RE: MECHANICAL DWGS. TO BE SCREENED WITH DENSE EVERGREEN PLANTING PER LANDSCAPE DWGS.
26-003	EXTERIOR LED WALL SCONCE @ 6'-8" A.F.F., RE: ELECTRICAL DWGS.



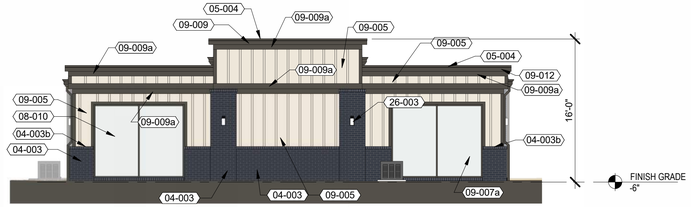
4 A6 FITNESS CENTER - LEFT ELEVATION
SCALE: 1/8" = 1'-0"



2 A6 FITNESS CENTER - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



5 A6 FITNESS CENTER - RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



3 A6 FITNESS CENTER - REAR ELEVATION
SCALE: 1/8" = 1'-0"

ARCHITECT:

KSH ENGINEERING

Office:

8830 Macon Highway
Building 300
Athens, GA 30606

DEVELOPER:

HILLPOINTE

Corporate Office:

101 South New York Avenue, Unit 211
Winter Park, FL 32789
PH: (407) 752-9004

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Information: www.hillpointe.com

24- HOUR CONTACT:

Marcus Wiedower
P: (706) 254-3251
Email: mwiedower@hillpointe.com

PROJECT:

POINTE GRAND OPELIKA

OPELIKA, ALABAMA

KSH# 202604 HP# xxxxxxx

SHEET TITLE:

FITNESS CENTER - PLAN AND ELEVATIONS

ARCHITECT SEAL:

DRAWING DATE: 03/23/26

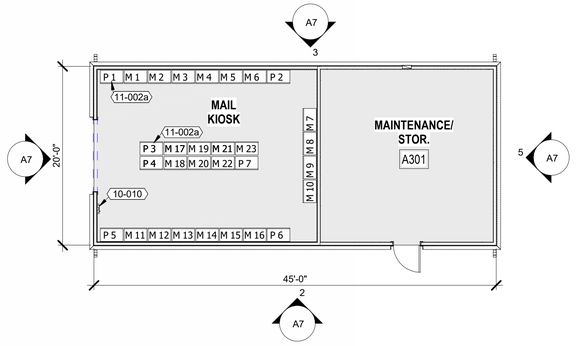
SITE SUBMITTAL SET

REVISIONS		
No.	Issue	Date

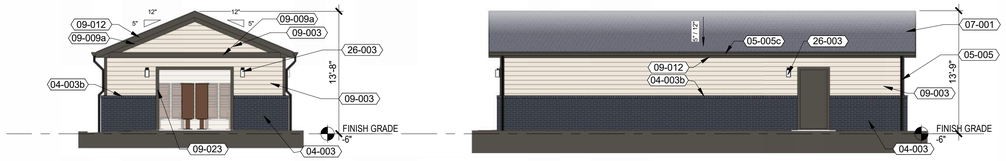
SHEET: A6

3/23/2026 2:43:07 PM

MAILBOX REQUIREMENT FOR 360 MULTIFAMILY UNITS=
(# OF UNITS = TOTAL UNITS/16)
(23) M UNITS = **368** MAILBOXES + 46 PARCEL LOCKERS
(230) ADA COMPLIANT OR 62% (5% REQUIRED)
PARCEL LOCKER REQUIREMENT PER USPS =
(# OF UNITS / 5) 368/5 = 74 PARCEL LOCKERS REQUIRED
(7) P UNITS = 28 PARCELS = 46 FROM M UNITS =
74 TOTAL PARCEL LOCKERS PROVIDED
(60) ADA COMPLIANT OR 81% (5% REQUIRED)

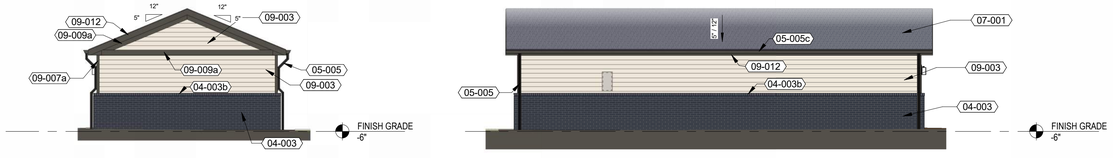


1 A7 MAIL BUILDING - FLOOR PLAN
SCALE: 1/8" = 1'-0"



4 A7 MAIL - LEFT SIDE ELEV.
SCALE: 1/8" = 1'-0"

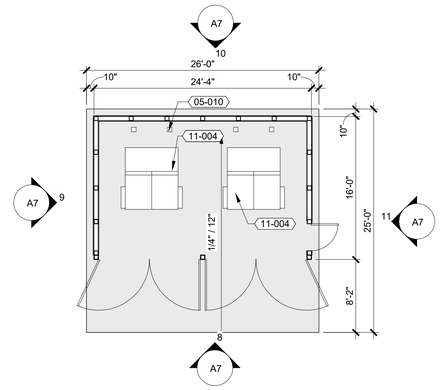
2 A7 MAIL BUILDING - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



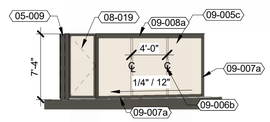
5 A7 MAIL - RIGHT SIDE ELEV.
SCALE: 1/8" = 1'-0"

3 A7 MAIL BUILDING - REAR ELEVATION
SCALE: 1/8" = 1'-0"

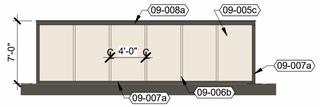
KEYNOTES	
TAG	KEYNOTE TEXT
04-003	BRICK VENEER, RUNNING BOND PATTERN - CHARCOAL COLOR, TO BE SELECTED BY OWNER
04-003b	BRICK VENEER, ROWLOCK COURSE - CHARCOAL COLOR, TO BE SELECTED BY OWNER
05-005	3"x4" PRE-FINISHED ALUMINUM DOWNSPOUT (D.S.) - COLOR : DARK BRONZE, TO BE SELECTED BY OWNER (TO TIE INTO UNDERGROUND STORMWATER SYSTEM PER CIVIL)
05-005c	6" K-STYLE PREFINISHED ALUMINUM GUTTER - COLOR : DARK BRONZE, TO BE SELECTED BY OWNER
05-009	6"x6"x3/8" STEEL POST, PAINTED: DARK BRONZE, INSTALL 48" BELOW GRADE MIN. IN 16" DIA. HOLES W/ CONCRETE FILL
05-010	6" SQUARE STEEL PIPE BOLLARDS, CONCRETE FILLED, 2 PER DUMPSTERS (4 TOT.) PAINTED YELLOW
07-001	ASPHALT ROOFING SHINGLES, CLASS C RATING PER ASTM E108 MIN. COLOR: CHARCOAL (TO BE SELECTED BY OWNER)
08-019	CUSTOM MADE STEEL FRAME GATES WITH FIBER CEMENT SIDING APPLIED (SEE ELEVATION FOR FINISH) SEE HARDWARE NOTES ON THIS SHEET
09-003	FIBERCEMENT LAP SIDING, SMOOTH 6" EXP., PAINTED: CREAMY WHITE
09-005c	FIBERCEMENT PANEL SIDING, SMOOTH, W/ BATTENS TO COVER JOINT AS SHOWN, NO EXPOSED VERTICAL JOINTS, PAINTED: CREAMY WHITE
09-006b	FIBERCEMENT BATTEN BOARD, SMOOTH (2 1/2"x3/4") AT 16" O.C.(ALIGN TO COVER ALL VERTICAL JOINTS) PAINT TO MATCH PANEL THEY ARE ON
09-007a	FIBERCEMENT TRIM BOARD, SMOOTH, 1x4, PAINTED: DARK BRONZE
09-008a	FIBERCEMENT TRIM BOARD, SMOOTH, 1x6, PAINTED: DARK BRONZE
09-009a	FIBERCEMENT TRIM BOARD, SMOOTH, 1x8, PAINTED: DARK BRONZE
09-012	FIBERCEMENT TRIM BOARD, SMOOTH - FASCIA, 1x8, SMOOTH, PAINTED: DARK BRONZE
09-023	WRAP ALL WINDOWS/DOORS/STOREFRON WITH 1x FIBERCEMENT TRIM BOARD, SMOOTH (SEE DETAILS FOR SIZE) PAINTED: DARK BRONZE
10-010	FIRE EXTINGUISER CABINET (RECESSED) SEE LIFE SAFETY LEGEND NOTES
11-002a	P UNIT = 4 UNIT CLUSTER MAIL BOX, VITAL 1590-T2 BY FLORENCE CORP. OR EQUAL, WITH (4) PARCEL LOCKERS SEE 6/A201 FOR POSTAL STANDARDS, COLOR TO BE SELECTED BY OWNER
11-004	8 CUBIC YARD DUMPSTER, BY OTHERS
26-003	EXTERIOR LED WALL SCONCE @ 6'-8" A.F.F., RE: ELECTRICAL DWGS.



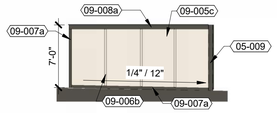
7 A7 TRASH ENCLOSURE - PLAN
SCALE: 1/8" = 1'-0"



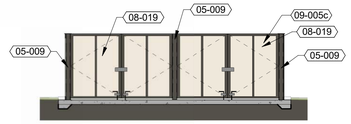
11 A7 TRASH - RIGHT SIDE ELEV.
SCALE: 1/8" = 1'-0"



10 A7 TRASH - REAR ELEVATION
SCALE: 1/8" = 1'-0"



9 A7 TRASH - LEFT SIDE ELEV.
SCALE: 1/8" = 1'-0"



8 A7 TRASH - FRONT ELEVATION
SCALE: 1/8" = 1'-0"

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KSH ENGINEERING

Office:
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Building 300
Athens, GA 30606

DEVELOPER:
HILLPOINTE

Corporate Office:
101 South New York Avenue, Unit 211
Winter Park, FL 32789
PH: (407) 752-9004

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8830 Macon Highway
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24- HOUR CONTACT:
Marcus Wiedower
P: (706) 254-3251
Email: mwiedower@hillpointe.com

PROJECT:
POINTE GRAND OPELIKA

OPELIKA, ALABAMA

KSH# 202604 HP# xxxxxxx

SHEET TITLE:
MAIL BUILDING & TRASH ENCLOLSURE - PLAN & ELEVATIONS

ARCHITECT SEAL:

DRAWING DATE: 03/23/26

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No.	Issue	Date

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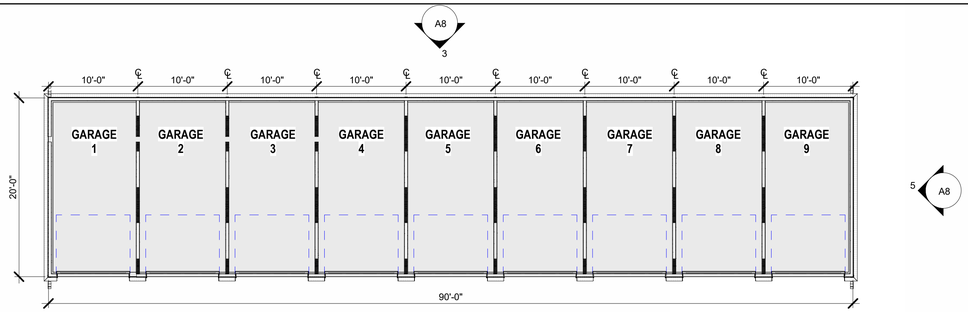
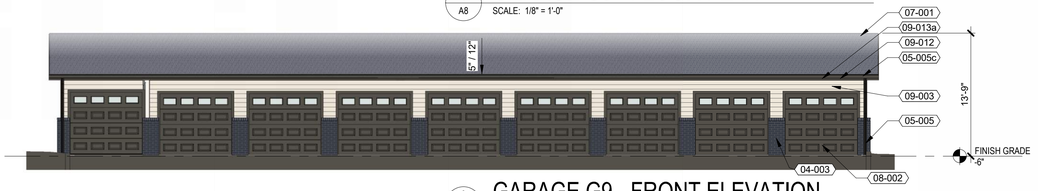
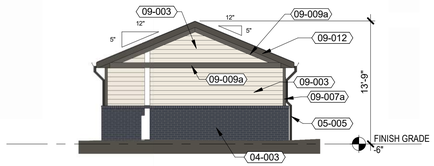
3/23/2026 2:43:11 PM



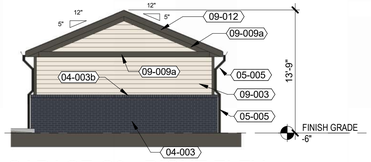
1 A8 GARAGE G9 - FLOOR PLAN
SCALE: 1/8" = 1'-0"



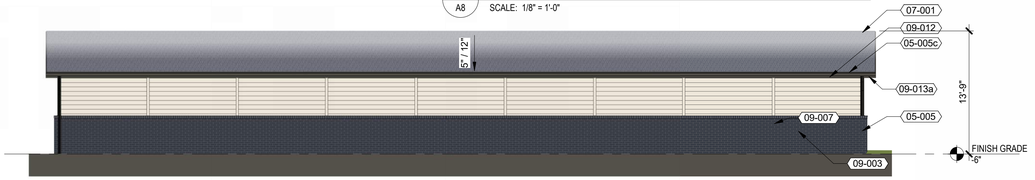
2 A8 GARAGE G9 - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



4 A8 GARAGE G9 - LEFT ELEV.
SCALE: 1/8" = 1'-0"



5 A8 GARAGE G9 - RIGHT ELEV.
SCALE: 1/8" = 1'-0"



3 A8 GARAGE G9 - REAR ELEVATION
SCALE: 1/8" = 1'-0"

KEYNOTES	
TAG	KEYNOTE TEXT
04-003	BRICK VENEER, RUNNING BOND PATTERN - CHARCOAL COLOR, TO BE SELECTED BY OWNER
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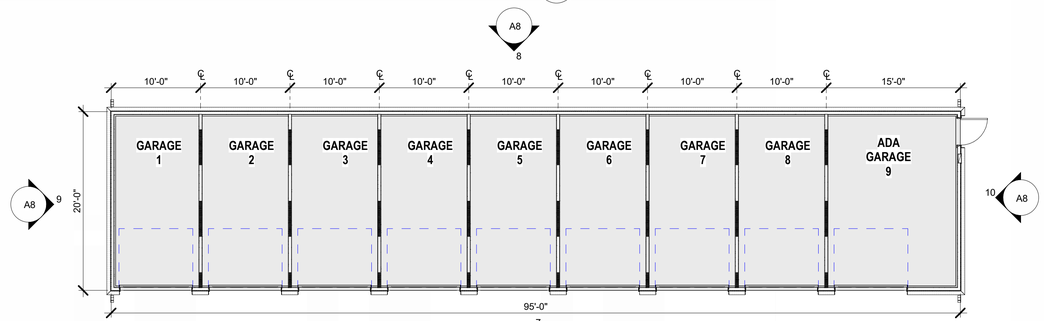
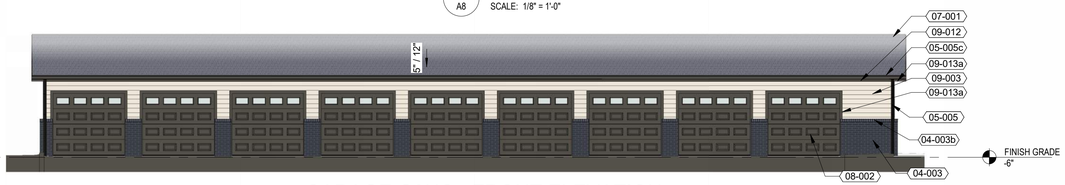
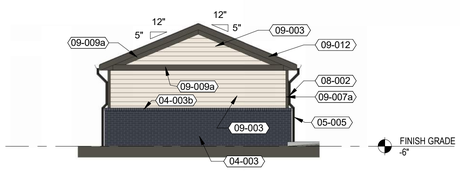
05-005c	6" K-STYLE PREFINISHED ALUMINUM GUTTER - COLOR : DARK BRONZE, TO BE SELECTED BY OWNER
07-001	ASPHALT ROOFING SHINGLES, CLASS C RATING PER ASTM E108 MIN. COLOR: CHARCOAL (TO BE SELECTED BY OWNER)
08-001e	METAL CLAD WOOD FRAMED FLUSH PANEL DOOR, PAINTED DARK BRONZE
08-002	FLUSH RECESSED PANEL TRADITIONAL GARAGE DOOR PAINTED DARK BRONZE
09-003	FIBERCEMENT LAP SIDING, SMOOTH 6" EXP., PAINTED: CREAMY WHITE
09-007	FIBERCEMENT TRIM BOARD, SMOOTH, 1x4, PAINTED: CREAMY WHITE
09-007a	FIBERCEMENT TRIM BOARD, SMOOTH, 1x4, PAINTED: DARK BRONZE
09-009a	FIBERCEMENT TRIM BOARD, SMOOTH, 1x8, PAINTED: DARK BRONZE
09-012	FIBERCEMENT TRIM BOARD, SMOOTH - FASCIA, 1x8, SMOOTH, PAINTED: DARK BRONZE
09-013a	FIBERCEMENT TRIM BOARD, SMOOTH (SEE DETAILS FOR SIZE) PAINTED: DARK BRONZE
09-023	WRAP ALL WINDOWS/DOORS/STOREFRON WITH 1x FIBERCEMENT TRIM BOARD, SMOOTH (SEE DETAILS FOR SIZE) PAINTED: DARK BRONZE



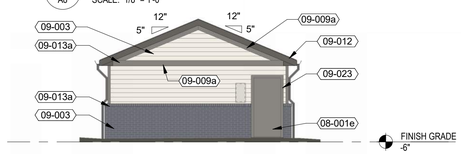
6 A8 GARAGE G9HC - FLOOR PLAN
SCALE: 1/8" = 1'-0"



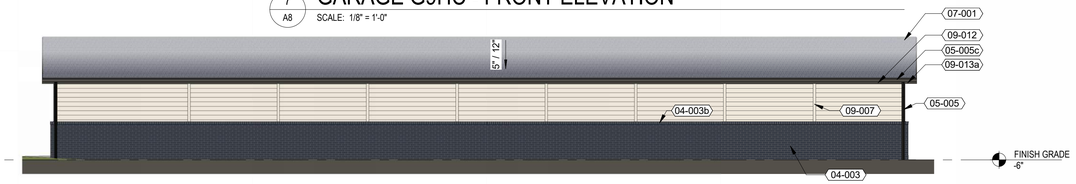
7 A8 GARAGE G9HC - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



9 A8 GARAGE G9HC - LEFT ELEV
SCALE: 1/8" = 1'-0"



10 A8 GARAGE G9HC - RIGHT ELEV.
SCALE: 1/8" = 1'-0"



8 A8 GARAGE G9HC - REAR ELEVATION
SCALE: 1/8" = 1'-0"

ARCHITECT:

KSH ENGINEERING

Office:
8830 Macon Highway
Building 300
Athens, GA 30606

DEVELOPER:

HILLPOINTE

Corporate Office:
101 South New York Avenue, Unit 211
Winter Park, FL 32789
PH: (407) 752-9004

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24- HOUR CONTACT:
Marcus Wiedower
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KSH# 202604 HP# xxxxxxx

SHEET TITLE:

GARAGE G9 & 9HC - PLANS & ELEVATIONS

ARCHITECT SEAL:

DRAWING DATE: 03/23/26

SITE SUBMITTAL SET

REVISIONS		
No.	Issue	Date

SHEET: A8

3/23/2026 2:43:12 PM

KEYNOTES	
TAG	KEYNOTE TEXT
04-003	BRICK VENEER, RUNNING BOND PATTERN - CHARCOAL COLOR, TO BE SELECTED BY OWNER
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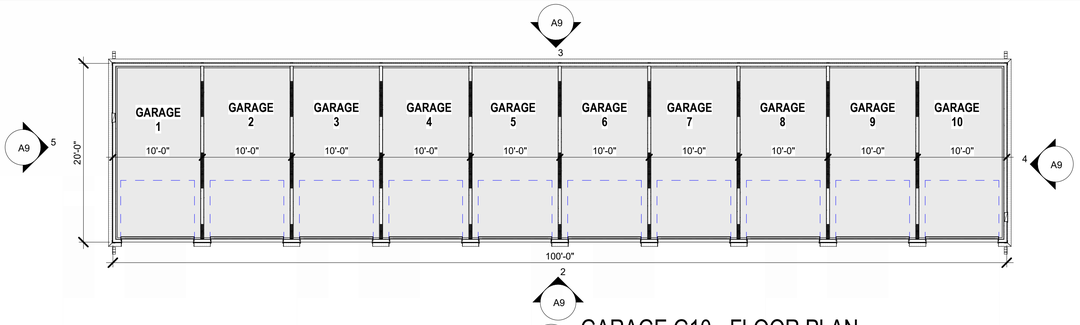
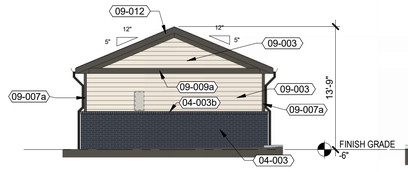
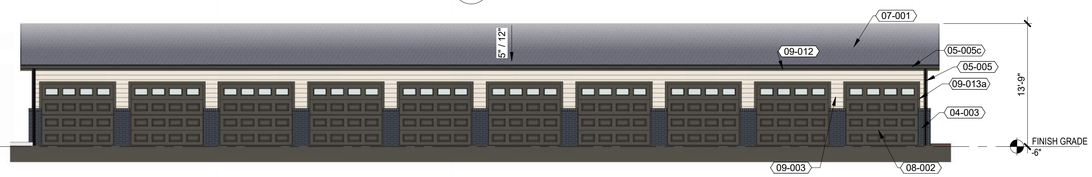
09-009a	FIBERCEMENT TRIM BOARD, SMOOTH, 1x8, PAINTED: DARK BRONZE
09-012	FIBERCEMENT TRIM BOARD, SMOOTH - FASCIA, 1x8, SMOOTH, PAINTED: DARK BRONZE
09-013a	FIBERCEMENT TRIM BOARD, SMOOTH (SEE DETAILS FOR SIZE) PAINTED: DARK BRONZE



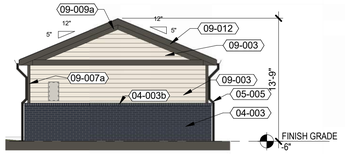
1 A9 GARAGE G10 - FLOOR PLAN
SCALE: 1/8" = 1'-0"



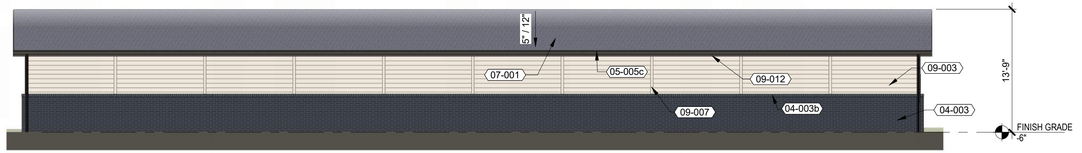
5 A9 GARAGE G10 - LEFT SIDE ELEV.
SCALE: 1/8" = 1'-0"



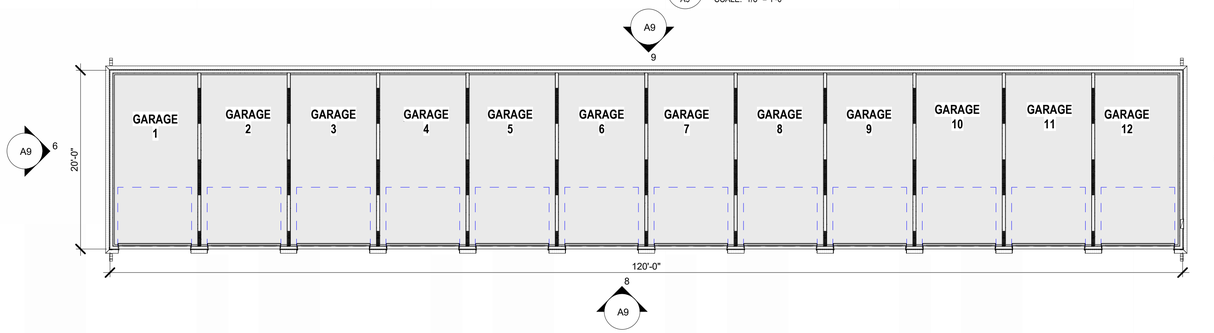
2 A9 GARAGE G10 - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



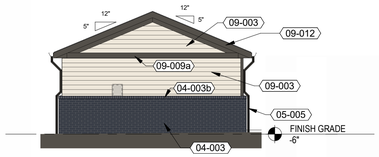
4 A9 GARAGE G10 - RIGHT SIDE ELEV.
SCALE: 1/8" = 1'-0"



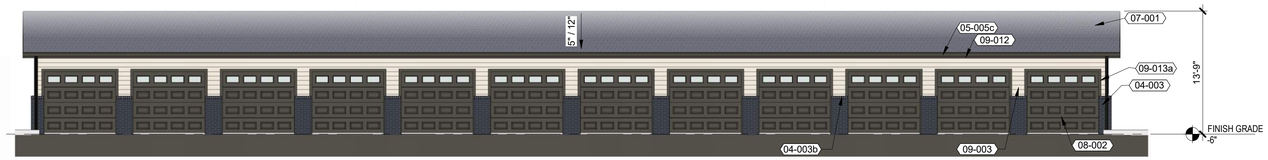
3 A9 GARAGE G10 - REAR ELEVATION
SCALE: 1/8" = 1'-0"



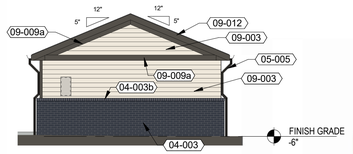
7 A9 GARAGE G12 - FLOOR PLAN
SCALE: 1/8" = 1'-0"



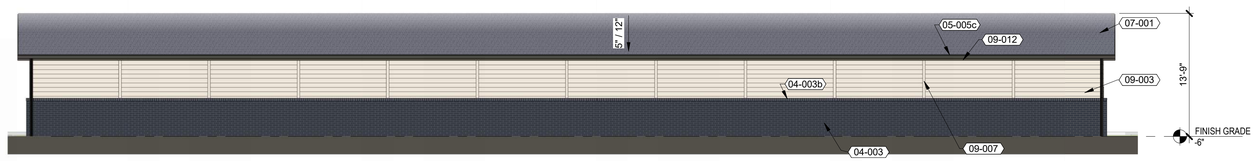
6 A9 GARAGE G12 - LEFT SIDE
SCALE: 1/8" = 1'-0"



8 A9 GARAGE G12 - FRONT ELEVATION
SCALE: 1/8" = 1'-0"



10 A9 GARAGE G12 - RIGHT SIDE
SCALE: 1/8" = 1'-0"



9 A9 GARAGE G12 - REAR ELEVATION
SCALE: 1/8" = 1'-0"

ARCHITECT:

KSH ENGINEERING

Office:
8830 Macon Highway
Building 300
Athens, GA 30606

DEVELOPER:

HILLPOINTE

Corporate Office:
101 South New York Avenue, Unit 211
Winter Park, FL 32789
PH: (407) 752-9004

Operations Office:
8830 Macon Highway
Building 300
Athens, GA 30606
PH: (407) 752-9004

Information: www.hillpointe.com

24- HOUR CONTACT:
Marcus Wiedower
P: (706) 254-3251
Email: mwiedower@hillpointe.com

PROJECT:

POINTE GRAND OPELIKA

OPELIKA, ALABAMA

KSH# 202604 HP# xxxxxxx

SHEET TITLE:

GARAGE G10 & G12 - PLANS & ELEVATIONS

ARCHITECT SEAL:

DRAWING DATE: 03/23/26

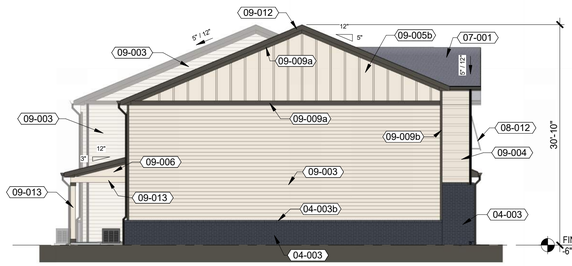
SITE SUBMITTAL SET

REVISIONS		
No.	Issue	Date

SHEET: A9

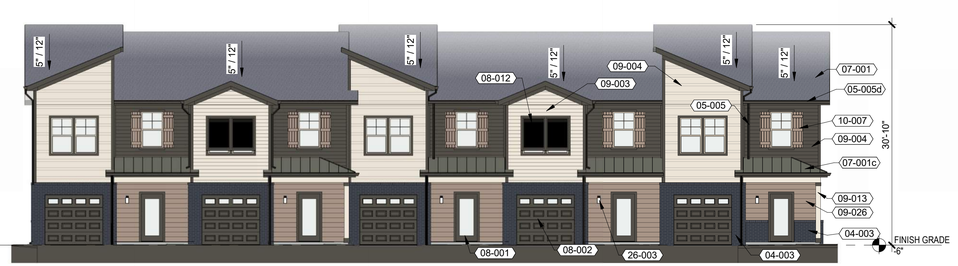
3/23/2026 2:45:16 PM

KEYNOTES	
TAG	KEYNOTE TEXT
04-003	BRICK VENEER, RUNNING BOND PATTERN - CHARCOAL COLOR, TO BE SELECTED BY OWNER
04-003b	BRICK VENEER, ROWLOCK COURSE - CHARCOAL COLOR, TO BE SELECTED BY OWNER
05-005	3"x4" PRE-FINISHED ALUMINUM DOWNSPOUT (D.S.) - COLOR : DARK BRONZE, TO BE SELECTED BY OWNER (TO TIE INTO UNDERGROUND STORMWATER SYSTEM PER CIVIL)
05-005d	6" K-STYLE PREFINISHED ALUMINUM GUTTER - COLOR : SILVER, TO BE SELECTED BY OWNER
07-001	ASPHALT ROOFING SHINGLES, CLASS C RATING PER ASTM E108 MIN. COLOR: CHARCOAL (TO BE SELECTED BY OWNER)
07-001c	STANDING SEAM METAL ROOF SYSTEM
08-001	METAL CLAD WOOD FRAMED FULL LITE DOOR (1 LITE), PAINTED DARK BRONZE W/ TEMPERED GLAZING
08-002	FLUSH RECESSED PANEL TRADITIONAL GARAGE DOOR PAINTED DARK BRONZE
08-012	BAHAMA SHUTTER, PAINTED DARK BRONZE, TO BE SELECTED BY OWNER
09-003	FIBERCEMENT LAP SIDING, SMOOTH 6" EXP., PAINTED: CREAMY WHITE
09-004	FIBERCEMENT LAP SIDING, SMOOTH,- ALTERNATING 4" BELOW 10.75" REPEATED PATTERN., PAINTED: CREAMY WHITE
09-005b	FIBERCEMENT PANEL SIDING, SMOOTH, W/ BATTENS @ 24" O.C., NO EXPOSED VERTICAL JOINTS, PAINTED: CREAMY WHITE
09-006	FIBERCEMENT BATTEN BOARD, SMOOTH (2 1/2"x3/4") @ ALL JOINTS, PRIMED, PAINTED: CREAMY WHITE
09-009a	FIBERCEMENT TRIM BOARD, SMOOTH, 1x8, PAINTED: DARK BRONZE
09-009b	FIBERCEMENT TRIM BOARD, SMOOTH, 1x8, PAINTED: EXTRA WHITE
09-012	FIBERCEMENT TRIM BOARD, SMOOTH - FASCIA, 1x8, SMOOTH, PAINTED: DARK BRONZE
09-013	FIBERCEMENT TRIM BOARD, SMOOTH (SEE DETAILS FOR SIZE) PAINTED: CREAMY WHITE
09-023c	WRAP ALL DOORS AT SIDING WITH 1x4 FIBERCEMENT TRIM BOARD, SMOOTH, PAINTED: DARK BRONZE
09-026	SYNTHETIC WOOD 8" LAP SIDING, COLOR OAK (TO BE SELECTED BY OWNER)
10-007	18"x60" BOARD AND BATTEN SHUTTERS, COLOR: WOOD LOOK (TO BE SELECTED BY OWNER)
23-002	A/C CONDENSING UNIT, RE: MECHANICAL DWGS. TO BE SCREENED WITH DENSE EVERGREEN PLANTING PER LANDSCAPE DWGS.
26-003	EXTERIOR LED WALL SCONCE @ 6'-8" A.F.F., RE: ELECTRICAL DWGS.



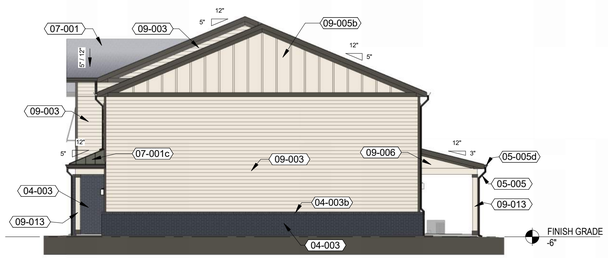
3 A10 5 UNIT TOWNHOME - LEFT ELEV.

SCALE: 1" = 10'-0"



1 A10 5 UNIT TOWNHOME - FRONT ELEVATION

SCALE: 1" = 10'-0"



4 A10 5 UNIT TOWNHOME - RIGHT ELEV.

SCALE: 1" = 10'-0"

2 A10 5 UNIT TOWNHOME - REAR ELEVATION

SCALE: 1" = 10'-0"

ARCHITECT:

KSH ENGINEERING

Office:

8830 Macon Highway
Building 300
Athens, GA 30606

DEVELOPER:

HILLPOINTE

Corporate Office:

101 South New York Avenue, Unit 211
Winter Park, FL 32789
PH: (407) 752-9004

Operations Office:

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Athens, GA 30606
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Information: www.hillpointe.com

24- HOUR CONTACT:

Marcus Wiedower
P: (706) 254-3251
Email: mwiedower@hillpointe.com

PROJECT:

POINTE GRAND OPELIKA

OPELIKA, ALABAMA

KSH# 202604

SHEET TITLE:

5 UNIT TOWNHOME - ELEVATIONS

ARCHITECT SEAL:

DRAWING DATE: 03/23/26

SITE SUBMITTAL SET

REVISIONS		
No.	Issue	Date

SHEET: A10

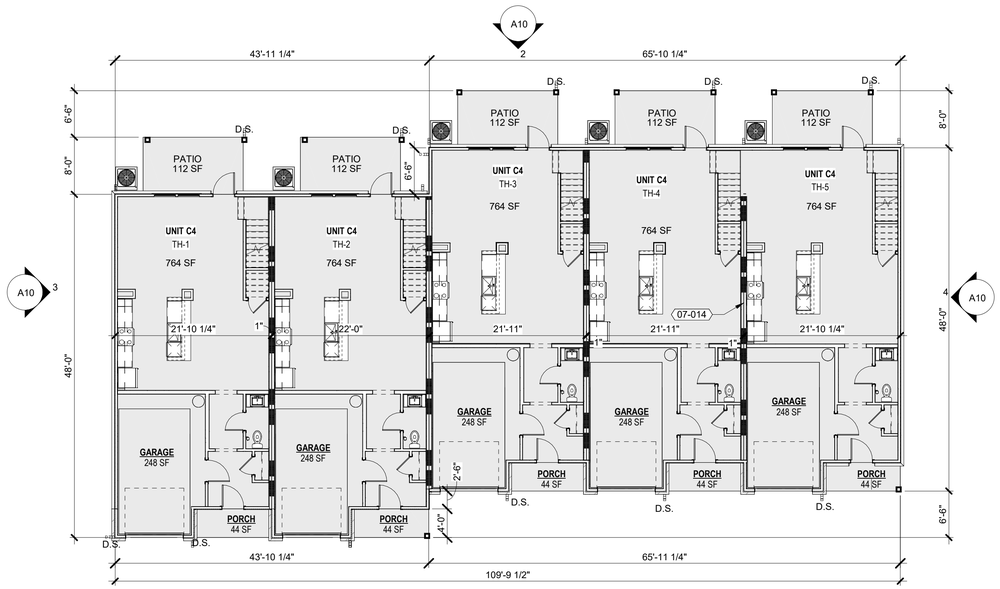
3/23/2026 2:50:02 PM

KEYNOTES	
TAG	KEYNOTE TEXT

07-001c	STANDING SEAM METAL ROOF SYSTEM
07-014	2 HOUR RATED TENANT SEPARATION WALL (GA-WP-3820) SEE WALL TYPES ON A302

2 A10a — 5 UNIT TOWNHOME - 2ND LEVEL PLAN

SCALE: 1" = 10'-0"



1 A10a — 5 UNIT TOWNHOME - 1ST LEVEL PLAN

SCALE: 1" = 10'-0"

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KSH ENGINEERING

Office:

8830 Macon Highway
Building 300
Athens, GA 30606

DEVELOPER:

HILLPOINTE

Corporate Office:

101 South New York Avenue, Unit 211
Winter Park, FL 32789
PH: (407) 752-9004

Operations Office:

8830 Macon Highway
Building 300
Athens, GA 30606
PH: (407) 752-9004

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24- HOUR CONTACT:
Marcus Wiedower
P: (706) 254-3251
Email: mwiedower@hillpointe.com

PROJECT:

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OPELIKA, ALABAMA

KSH# 202604

SHEET TITLE:

5 UNIT TOWNHOME - PLANS

ARCHITECT SEAL:

DRAWING DATE: 03/23/26

SITE SUBMITTAL SET

REVISIONS		
No.	Issue	Date

SHEET: A10a

3/23/2026 2:50:03 PM

KEYNOTES	
TAG	KEYNOTE TEXT
04-003	BRICK VENEER, RUNNING BOND PATTERN - CHARCOAL COLOR, TO BE SELECTED BY OWNER
04-003b	BRICK VENEER, ROWLOCK COURSE - CHARCOAL COLOR, TO BE SELECTED BY OWNER
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09-004	FIBERCEMENT LAP SIDING, SMOOTH,- ALTERNATING 4" BELOW 10.75" REPEATED PATTERN., PAINTED: CREAMY WHITE
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09-006	FIBERCEMENT BATTEN BOARD, SMOOTH (2 1/2"x3/4") @ ALL JOINTS, PRIMED, PAINTED: CREAMY WHITE
09-007a	FIBERCEMENT TRIM BOARD, SMOOTH, 1x4, PAINTED: DARK BRONZE
09-009a	FIBERCEMENT TRIM BOARD, SMOOTH, 1x8, PAINTED: DARK BRONZE
09-012	FIBERCEMENT TRIM BOARD, SMOOTH - FASCIA, 1x8, SMOOTH, PAINTED: DARK BRONZE
09-013	FIBERCEMENT TRIM BOARD, SMOOTH (SEE DETAILS FOR SIZE) PAINTED: CREAMY WHITE
09-013a	FIBERCEMENT TRIM BOARD, SMOOTH (SEE DETAILS FOR SIZE) PAINTED: DARK BRONZE
09-023c	WRAP ALL DOORS AT SIDING WITH 1x4 FIBERCEMENT TRIM BOARD, SMOOTH, PAINTED: DARK BRONZE
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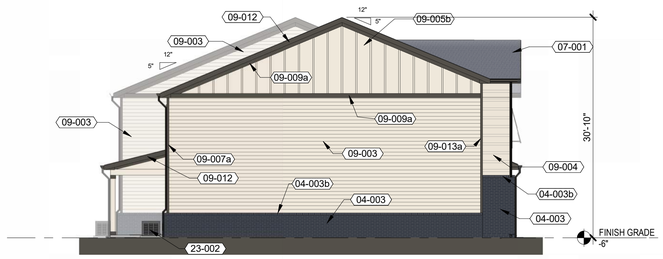
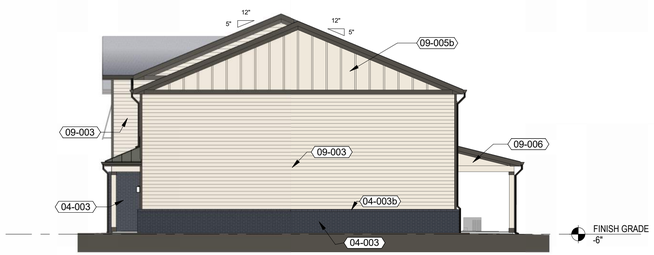


3 A11 7 UNIT TOWNHOME - LEFT ELEV.
SCALE: 1" = 10'-0"

1 A11 7 UNIT TOWNHOME - FRONT ELEVATION
SCALE: 1" = 10'-0"



4 A11 7 UNIT TOWNHOME - RIGHT ELEV.
SCALE: 1" = 10'-0"

2 A11 7 UNIT TOWNHOME - REAR ELEVATION
SCALE: 1" = 10'-0"

ARCHITECT:

KSH ENGINEERING

Office:
8830 Macon Highway
Building 300
Athens, GA 30606

DEVELOPER:

HILLPOINTE

Corporate Office:
101 South New York Avenue, Unit 211
Winter Park, FL 32789
PH: (407) 752-9004

Operations Office:
8830 Macon Highway
Building 300
Athens, GA 30606
PH: (407) 752-9004

Information: www.hillpointe.com

24- HOUR CONTACT:
Marcus Wiedower
P: (706) 254-3251
Email: mwiedower@hillpointe.com

PROJECT:

POINTE GRAND OPELIKA

OPELIKA, ALABAMA

KSH# 202604

SHEET TITLE:

7 UNIT TOWNHOME - ELEVATIONS

ARCHITECT SEAL:

DRAWING DATE: 03/23/26

SITE SUBMITTAL SET

REVISIONS		
No.	Issue	Date

SHEET: A11

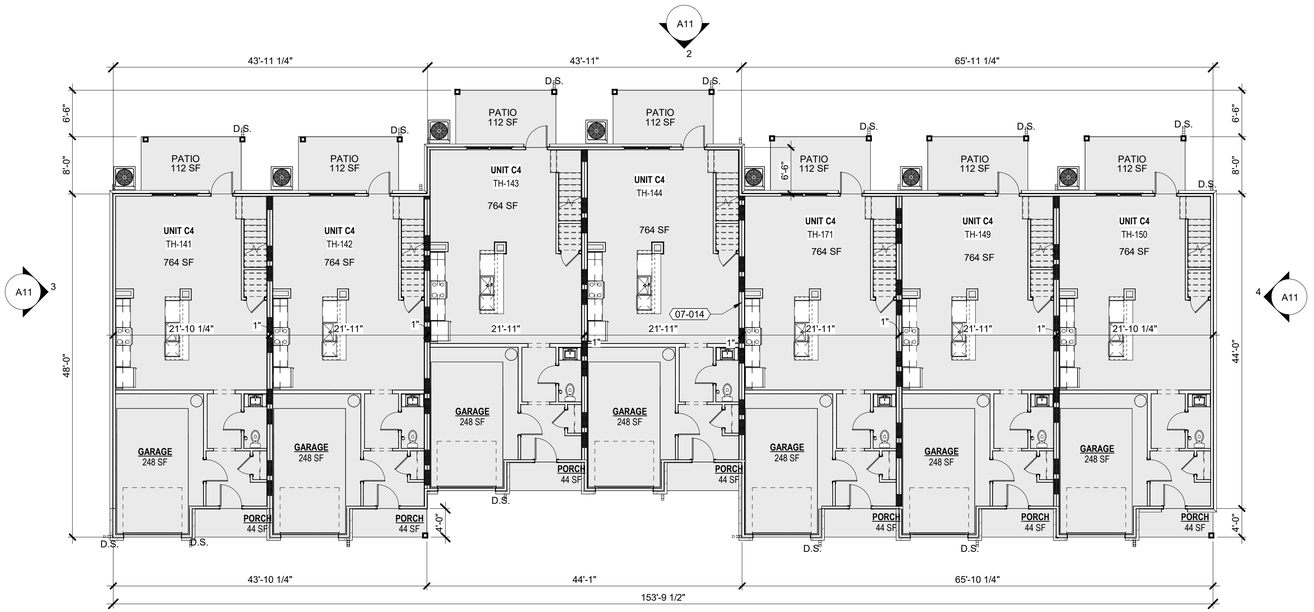
3/23/2026 2:50:07 PM

KEYNOTES	
TAG	KEYNOTE TEXT

07-001c	STANDING SEAM METAL ROOF SYSTEM
07-014	2 HOUR RATED TENANT SEPARATION WALL (GA-WP-3820) SEE WALL TYPES ON A302
08-012	BAHAMA SHUTTER, PAINTED DARK BRONZE, TO BE SELECTED BY OWNER

2 A11a 7 UNIT TOWNHOME - 2ND LEVEL PLAN

SCALE: 1" = 10'-0"



1 A11a 7 UNIT TOWNHOME - 1ST LEVEL PLAN

SCALE: 1" = 10'-0"

ARCHITECT:

KSH ENGINEERING

Office:

8830 Macon Highway
Building 300
Athens, GA 30606

DEVELOPER:

HILLPOINTE

Corporate Office:

101 South New York Avenue, Unit 211
Winter Park, FL 32789
PH: (407) 752-9004

Operations Office:

8830 Macon Highway
Building 300
Athens, GA 30606
PH: (407) 752-9004

Information: www.hillpointe.com

24- HOUR CONTACT:
Marcus Wiedower
P: (706) 254-3251
Email: mwiedower@hillpointe.com

PROJECT:

POINTE GRAND OPELIKA

OPELIKA, ALABAMA

KSH# 202604

SHEET TITLE:

7 UNIT TOWNHOME - PLANS

ARCHITECT SEAL:

DRAWING DATE: 03/23/26

SITE SUBMITTAL SET

REVISIONS		
No.	Issue	Date

SHEET: A11a

3/23/2026 2:50:10 PM

KEYNOTES	
TAG	KEYNOTE TEXT
04-003	BRICK VENEER, RUNNING BOND PATTERN - CHARCOAL COLOR, TO BE SELECTED BY OWNER
04-003b	BRICK VENEER, ROWLOCK COURSE - CHARCOAL COLOR, TO BE SELECTED BY OWNER
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08-002	FLUSH RECESSED PANEL TRADITIONAL GARAGE DOOR PAINTED DARK BRONZE
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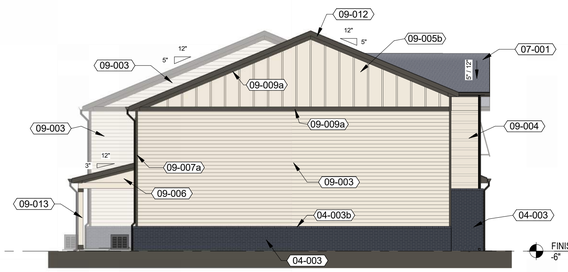
08-012	BAHAMA SHUTTER, PAINTED DARK BRONZE, TO BE SELECTED BY OWNER
09-003	FIBERCEMENT LAP SIDING, SMOOTH 6" EXP., PAINTED: CREAMY WHITE
09-004	FIBERCEMENT LAP SIDING, SMOOTH,- ALTERNATING 4" BELOW 10.75" REPEATED PATTERN., PAINTED: CREAMY WHITE
09-005b	FIBERCEMENT PANEL SIDING, SMOOTH, W/ BATTENS @ 24" O.C., NO EXPOSED VERTICAL JOINTS, PAINTED: CREAMY WHITE
09-005c	FIBERCEMENT PANEL SIDING, SMOOTH, W/ BATTENS TO COVER JOINT AS SHOWN, NO EXPOSED VERTICAL JOINTS, PAINTED: CREAMY WHITE
09-006	FIBERCEMENT BATTEN BOARD, SMOOTH (2 1/2"x3/4") @ ALL JOINTS, PRIMED, PAINTED: CREAMY WHITE
09-007a	FIBERCEMENT TRIM BOARD, SMOOTH, 1x4, PAINTED: DARK BRONZE
09-009a	FIBERCEMENT TRIM BOARD, SMOOTH, 1x8, PAINTED: DARK BRONZE
09-012	FIBERCEMENT TRIM BOARD, SMOOTH - FASCIA, 1x8, SMOOTH, PAINTED: DARK BRONZE
09-013	FIBERCEMENT TRIM BOARD, SMOOTH (SEE DETAILS FOR SIZE) PAINTED: CREAMY WHITE
09-023c	WRAP ALL DOORS AT SIDING WITH 1x4 FIBERCEMENT TRIM BOARD, SMOOTH, PAINTED: DARK BRONZE
09-026	SYNTHETIC WOOD 8" LAP SIDING, COLOR OAK (TO BE SELECTED BY OWNER)
10-007	18"x60" BOARD AND BATTEN SHUTTERS, COLOR: WOOD LOOK (TO BE SELECTED BY OWNER)
23-002	A/C CONDENSING UNIT, RE: MECHANICAL DWGS. TO BE SCREENED WITH DENSE EVERGREEN PLANTING PER LANDSCAPE DWGS.
26-003	EXTERIOR LED WALL SCONCE @ 6'-8" A.F.F., RE: ELECTRICAL DWGS.

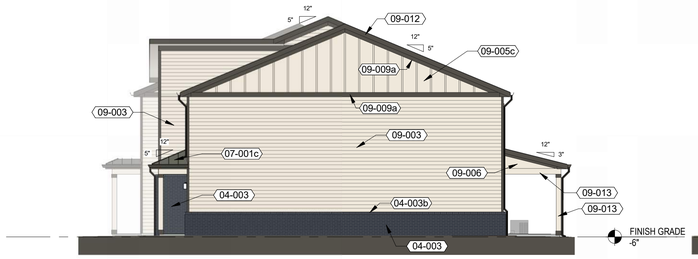


3 A12 8 UNIT TOWNHOME - LEFT ELEV.

SCALE: 1" = 10'-0"

1 A12 8 UNIT TOWNHOME - FRONT ELEVATION

SCALE: 1" = 10'-0"



4 A12 8 UNIT TOWNHOME - RIGHT ELEV.

SCALE: 1" = 10'-0"

2 A12 8 UNIT TOWNHOME - REAR ELEVATION

SCALE: 1" = 10'-0"

ARCHITECT:

KSH ENGINEERING

Office:

8830 Macon Highway
Building 300
Athens, GA 30606

DEVELOPER:

HILLPOINTE

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24- HOUR CONTACT:

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P: (706) 254-3251
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PROJECT:

POINTE GRAND OPELIKA

OPELIKA, ALABAMA

KSH# 202604

SHEET TITLE:

8 UNIT TOWNHOME - ELEVATIONS

ARCHITECT SEAL:

DRAWING DATE: 03/23/26

SITE SUBMITTAL SET

REVISIONS		
No.	Issue	Date

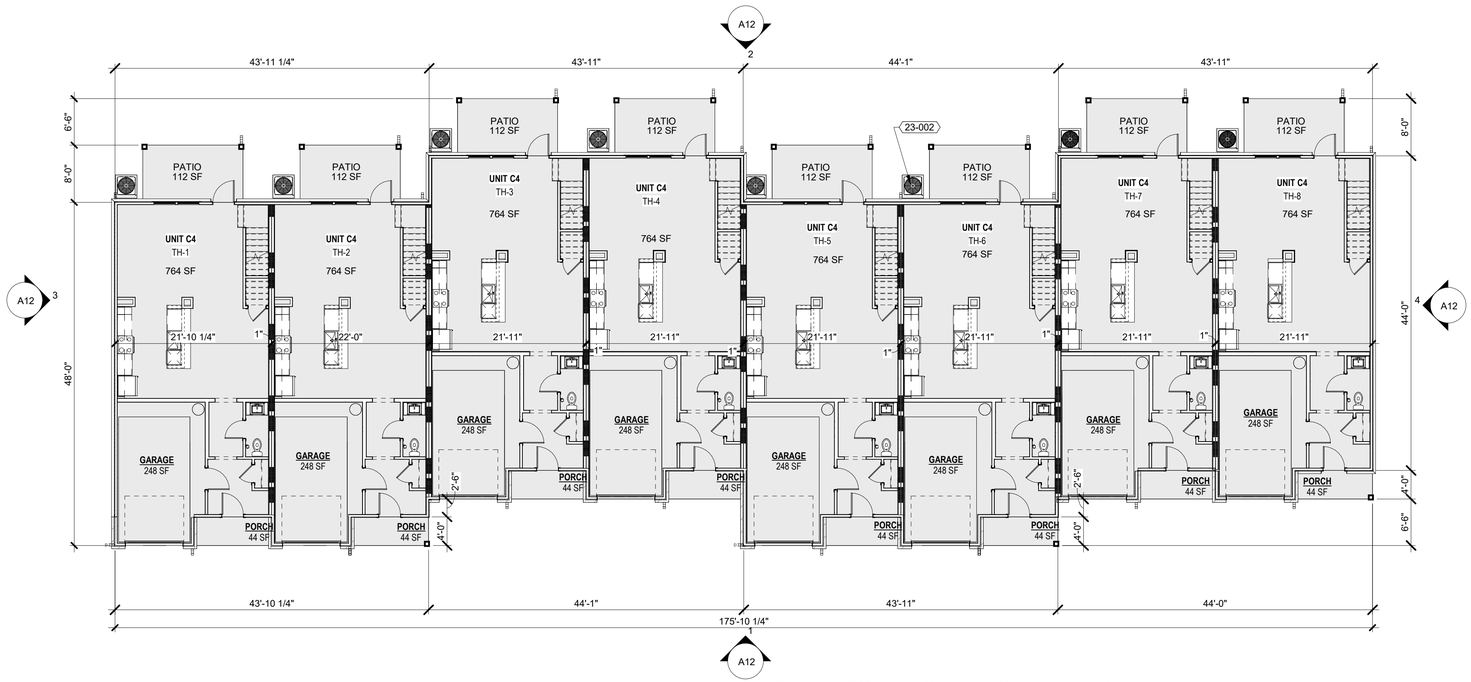
SHEET: A12

3/23/2026 2:50:12 PM

KEYNOTES	
TAG	KEYNOTE TEXT
07-001	ASPHALT ROOFING SHINGLES, CLASS C RATING PER ASTM E108 MIN. COLOR: CHARCOAL (TO BE SELECTED BY OWNER)
07-001c	STANDING SEAM METAL ROOF SYSTEM
08-012	BAHAMA SHUTTER, PAINTED DARK BRONZE, TO BE SELECTED BY OWNER
23-002	A/C CONDENSING UNIT, RE: MECHANICAL DWGS. TO BE SCREENED WITH DENSE EVERGREEN PLANTING PER LANDSCAPE DWGS.

2 A12a — 8 UNIT TOWNHOME - 2ND LEVEL PLAN

SCALE: 1" = 10'-0"



1 A12a — 8 UNIT TOWNHOME - 1ST LEVEL PLAN

SCALE: 1" = 10'-0"

ARCHITECT:

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OPELIKA, ALABAMA

KSH# 202604

SHEET TITLE:

8 UNIT TOWNHOME - PLANS

ARCHITECT SEAL:

DRAWING DATE: 03/23/26

SITE SUBMITTAL SET

REVISIONS		
No.	Issue	Date

SHEET: A12a

3/23/2026 2:50:13 PM

KEYNOTES	
TAG	KEYNOTE TEXT
04-003	BRICK VENEER, RUNNING BOND PATTERN - CHARCOAL COLOR, TO BE SELECTED BY OWNER
04-003b	BRICK VENEER, ROWLOCK COURSE - CHARCOAL COLOR, TO BE SELECTED BY OWNER
05-005	3"x4" PRE-FINISHED ALUMINUM DOWNSPOUT (D.S.) - COLOR : DARK BRONZE, TO BE SELECTED BY OWNER (TO TIE INTO UNDERGROUND STORMWATER SYSTEM PER CIVIL)
05-005d	6" K-STYLE PREFINISHED ALUMINUM GUTTER - COLOR : SILVER, TO BE SELECTED BY OWNER
06-022	WOOD BEAM W/ FIBER CEMENT TRIM FINISH ON ALL SIDES, RE: STRUCTURAL
07-001	ASPHALT ROOFING SHINGLES, CLASS C RATING PER ASTM E108 MIN. COLOR: CHARCOAL (TO BE SELECTED BY OWNER)
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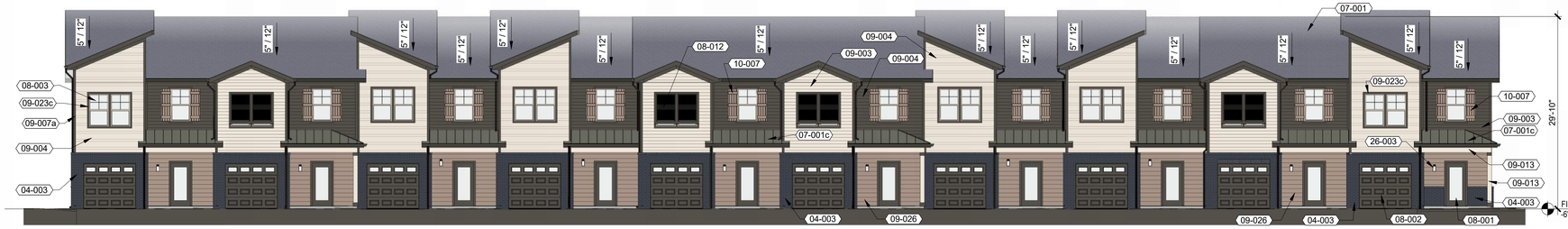
09-023c	WRAP ALL DOORS AT SIDING WITH 1x4 FIBERCEMENT TRIM BOARD, SMOOTH, PAINTED: DARK BRONZE
09-026	SYNTHETIC WOOD 8" LAP SIDING, COLOR OAK (TO BE SELECTED BY OWNER)
10-007	18"x60" BOARD AND BATTEN SHUTTERS, COLOR: WOOD LOOK (TO BE SELECTED BY OWNER)
23-002	A/C CONDENSING UNIT, RE: MECHANICAL DWGS. TO BE SCREENED WITH DENSE EVERGREEN PLANTING PER LANDSCAPE DWGS.
26-003	EXTERIOR LED WALL SCONCE @ 6'-8" A.F.F., RE: ELECTRICAL DWGS.

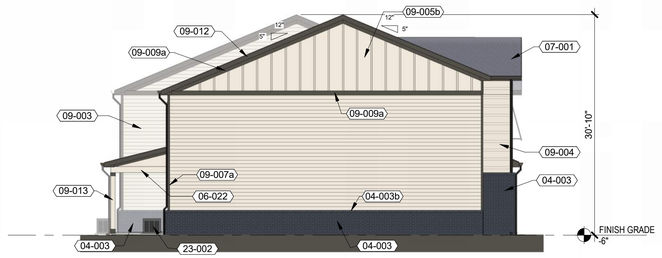


2 A13 10 UNIT TOWNHOME - FRONT ELEVATION

SCALE: 1" = 10'-0"

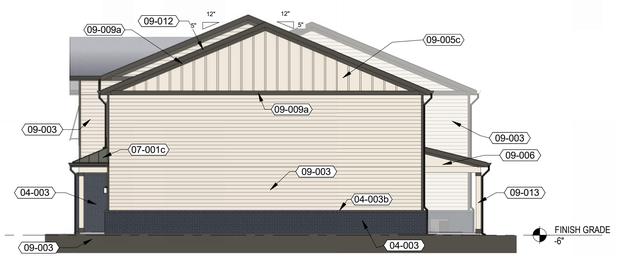
4 A13 10 UNIT TOWNHOME - REAR ELEVATION

SCALE: 1" = 10'-0"



6 A13 10 UNIT TOWNHOME - LEFT ELEV.

SCALE: 1" = 10'-0"



5 A13 10 UNIT TOWNHOME - RIGHT ELEV.

SCALE: 1" = 10'-0"

ARCHITECT:

KSH ENGINEERING

Office:

8830 Macon Highway
Building 300
Athens, GA 30606

DEVELOPER:

HILLPOINTE

Corporate Office:

101 South New York Avenue, Unit 211
Winter Park, FL 32789
PH: (407) 752-9004

Operations Office:

8830 Macon Highway
Building 300
Athens, GA 30606
PH: (407) 752-9004

Information: www.hillpointe.com

24- HOUR CONTACT:

Marcus Wiedower
P: (706) 254-3251
Email: mwiedower@hillpointe.com

PROJECT:

POINTE GRAND OPELIKA

OPELIKA, ALABAMA

KSH# 202604

SHEET TITLE:

10 UNIT TOWNHOME - ELEVATIONS

ARCHITECT SEAL:

DRAWING DATE: 03/23/26

SITE SUBMITTAL SET

REVISIONS		
No.	Issue	Date

SHEET: A13

3/23/2026 2:50:17 PM

KEYNOTES	
TAG	KEYNOTE TEXT
05-005d	6" K-STYLE PREFINISHED ALUMINUM GUTTER - COLOR : SILVER, TO BE SELECTED BY OWNER
07-001	ASPHALT ROOFING SHINGLES, CLASS C RATING PER ASTM E108 MIN. COLOR: CHARCOAL (TO BE SELECTED BY OWNER)
07-014	2 HOUR RATED TENANT SEPARATION WALL (GA-WP-3820) SEE WALL TYPES ON A302
23-002	A/C CONDENSING UNIT, RE: MECHANICAL DWGS. TO BE SCREENED WITH DENSE EVERGREEN PLANTING PER LANDSCAPE DWGS.

2 A13a 10 UNIT TOWNHOME - 2ND LEVEL PLAN

SCALE: 1" = 10'-0"

1 A13a 10 UNIT TOWNHOME - 1ST LEVEL PLAN

SCALE: 1" = 10'-0"

ARCHITECT:

KSH ENGINEERING

Office:

8830 Macon Highway
Building 300
Athens, GA 30606

DEVELOPER:

HILLPOINTE

Corporate Office:

101 South New York Avenue, Unit 211
Winter Park, FL 32789
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Building 300
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PH: (407) 752-9004

Information: www.hillpointe.com

24- HOUR CONTACT:
Marcus Wiedower
P: (706) 254-3251
Email: mwiedower@hillpointe.com

PROJECT:

POINTE GRAND OPELIKA

OPELIKA, ALABAMA

KSH# 202604

SHEET TITLE:

10 UNIT TOWNHOME - PLANS

ARCHITECT SEAL:

DRAWING DATE: 03/23/26

SITE SUBMITTAL SET

REVISIONS		
No.	Issue	Date

SHEET: A13a

3/23/2026 2:50:21 PM

Agenda Item

C-15

Conditional Use

409 Geneva Street

(Nelson Marsh)

Public Hearing

Motion: Motion to approve or deny conditional use with staff recommendations

AGENDA ITEM # _____

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

PC DEADLINE: _____ PC MEETING: _____

PROJECT NAME: GENEVA ST
SITE ADDRESS: 409 GENEVA ST OPELIKA
PROPERY OWNER: NELSON MARSH

APPLICANT/ AUTHORIZED REPRESENTATIVE: _____
MAILING ADDRESS: _____
PHONE NUMBER: _____ **FAX NUMBER:** _____
EMAIL ADDRESS: _____

PARCEL INFORMATION

Current Land Use: APARTMENT Current Zoning: C2
Description of Proposed Use: LARGE HOME 5 APARTMENTS
Adjacent Zoning Districts: North:_____South:_____East:_____West:_____

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

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

AGENDA ITEM # _____

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

1) How is the proposed use appropriate in the location for which it is proposed? IT HAS HAD THIS USE FOR OVER 50 YRS.

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 affects from the proposed use on surrounding property owners? CONTINUE TO USE AS IT HAS BEEN IN THE PAST.

APPLICATION REQUIREMENTS:

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

Fee: $125.00 **PAID** _____

CERTIFICATION

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

OWNERS/AUTHORIZED REPRESENTATIVE SIGNATURE:	DATE:
(PRINT NAME)	

AGENDA ITEM # _____

STATEMENT OF UNDERSTANDING

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

OWNERS/AUTHORIZED REPRESENTATIVE SIGNATURE:	DATE: 03/10/2026
(PRINT NAME) John Nelson Marsh III	

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: April 28, 2026

Agenda Item #: C-15

Action Requested: Conditional Use – Five Apartment Units

Location of Property: 409 Geneva Street (corner lot, Geneva Street & Avenue D)

Property Owner(s): Nelson Marsh

Current Land Use: 5,000 sf Building

Current Zoning: C-2, GC-S

Surrounding Zoning Districts And Land Uses:

North	C-2, GC-S	Single family home
South	C-2, GC-S	Single family home
East	C-2	Single family home
West	C-2, GC-S	Single family home

Project Overview

The applicant is requesting conditional use approval to add a fifth apartment unit to an existing four-unit apartment building. The structure was originally built as a single-family home 140 years ago and later renovated into a four-unit apartment. In January 2025, a fire damaged the building that's located in the Geneva Street Historic District. The structure has not been occupied since the fire. The interior sheetrock has been removed, and a portion of the roof is temporarily covered with plastic. The structure is currently nonconforming, and the applicant's request is to increase the number of apartment units from four to five units. The apartment unit increase requires conditional use approval. Also, Historic Commission approval is required for renovations and/or additions to the building include replacing the exterior material.

The building was originally constructed in 1885 as a two-story single-family home. Later, approval was granted to renovate the home into a 4-unit 6,466-square-foot apartment building. Each apartment unit has a separate power meter. The building is on a 21,107-square-foot lot (0.48 acres) in the Geneva Street Historic District. The first floor is 2,836 square feet (sf) and the second floor is 3,620 square feet (Lee County property tax records). A 1,243-square-foot detached garage is in the rear yard. The proposed five apartments range from about 478 sf to 2,000 sf.

The apartment property is in a C-2, GC-S zoning district (commercial). The C-2 zone's maximum density allowed is 16 dwellings per acre. The applicant's lot is 21,107-sf lot so a maximum of 7.7 dwelling units are allowed subject to minimum off-street parking (2 spaces per apartment), landscaping, and other applicable requirements are met. Each apartment unit must be provided a minimum of two off-street parking spaces. The property has four existing apartment units, and the applicant is requesting a fifth apartment. The lot has adequate space to meet the 10 off-street parking space requirements. Street parking is prohibited for apartment tenants. A site plan needs to be provided showing the driveway from Avenue D and location of the parking spaces. The property is in the Historic District so parking surfaces and driveways must remain gravel rather than asphalt. Each parking space must include a bumper to help locate parking spaces. The applicant is encouraged to provide extra parking spaces on the applicant's property for the tenants' visitors to reduce parking on Geneva Street and Avenue D.

The project is required to meet Landscape Regulations. The lot has existing trees and preserving trees counts toward landscape point requirements; the Landscape Regulations encourage tree preservation. Any preserved trees must be documented on the landscape plan with tree diameter and specie. The property is in the GC-S overlay district and landscape buffers along parking spaces near streets are required. The existing wood fence along Avenue D will serve as a parking lot buffer.

For fire safety, Building Inspections require fire sprinkler system on the first and second floors for a four or five unit apartment. The floor plan provided in PC packet shows two apartment units on the first floor and three apartments on the 2nd floor. The two-story, 6,000-square-foot apartment building currently has four apartment units, and a fifth apartment is requested**.**

The applicant properties are zoned C-2, GC-S (commercial) and in a Historic District. The adjacent lots and nearby C-2 zoned properties are mostly single-family homes in the historic district. Six duplex lots and 3 triplex lots are within three city blocks that surround the applicant's property; the remaining 22 lots are single family home lots. [1]

The 2040 Future Land Use Plan designates the applicant's property as mixed use (commercial and residential together). A mixed-use example is first floor commercial and 2nd floor residential. In recent Planning Commission meetings, several projects presented were mixed use. The applicant's request is to add a 5th apartment unit to an existing two-story 4-unit apartment building.

1 One 15,900 sf lot with one structure with five addresses (401 South 9th Street) are not included in this three block area. The South 9th Street structure is shelter for outpatients that require medical services (The Reprieve).

Recommendation

The C-2 immediate area near the applicant's property consists primarily of single-family homes and duplexes. Recent developments in the vicinity of the applicant's property were allowed with greater residential density. A nearby townhome development was recently approved with 10.4 units per acre density. The C-2 zoning district allows up to 16 units per acre. The applicant's 21,107 sf lot (0.48 acres) allows 7.7 dwelling units.

The 5th apartment unit is a reasonable and compatible use of the property. Adding a 5th apartment unit increases the density but the increase is within the existing physical structure. The 5th apartment will not increase the physical footprint and preserves the original scale of a 140-year-old building located in the Historic District. Also, the lot at 21,207 square feet is large enough to provide the required 10 off-street parking spaces for five apartments

Planning staff recommends approval of the conditional use for a fifth apartment unit subject to the following conditions:

1. Submittal of a site plan showing a minimum of 10 gravel parking spaces with bumpers.
2. Compliance with all Landscape Regulations, including the preservation of existing trees.
3. Approval from the Historic Commission for all exterior renovations.
4. Installation of a fire sprinkler system on both floors as required by Building Inspections.

Engineering Department Report

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

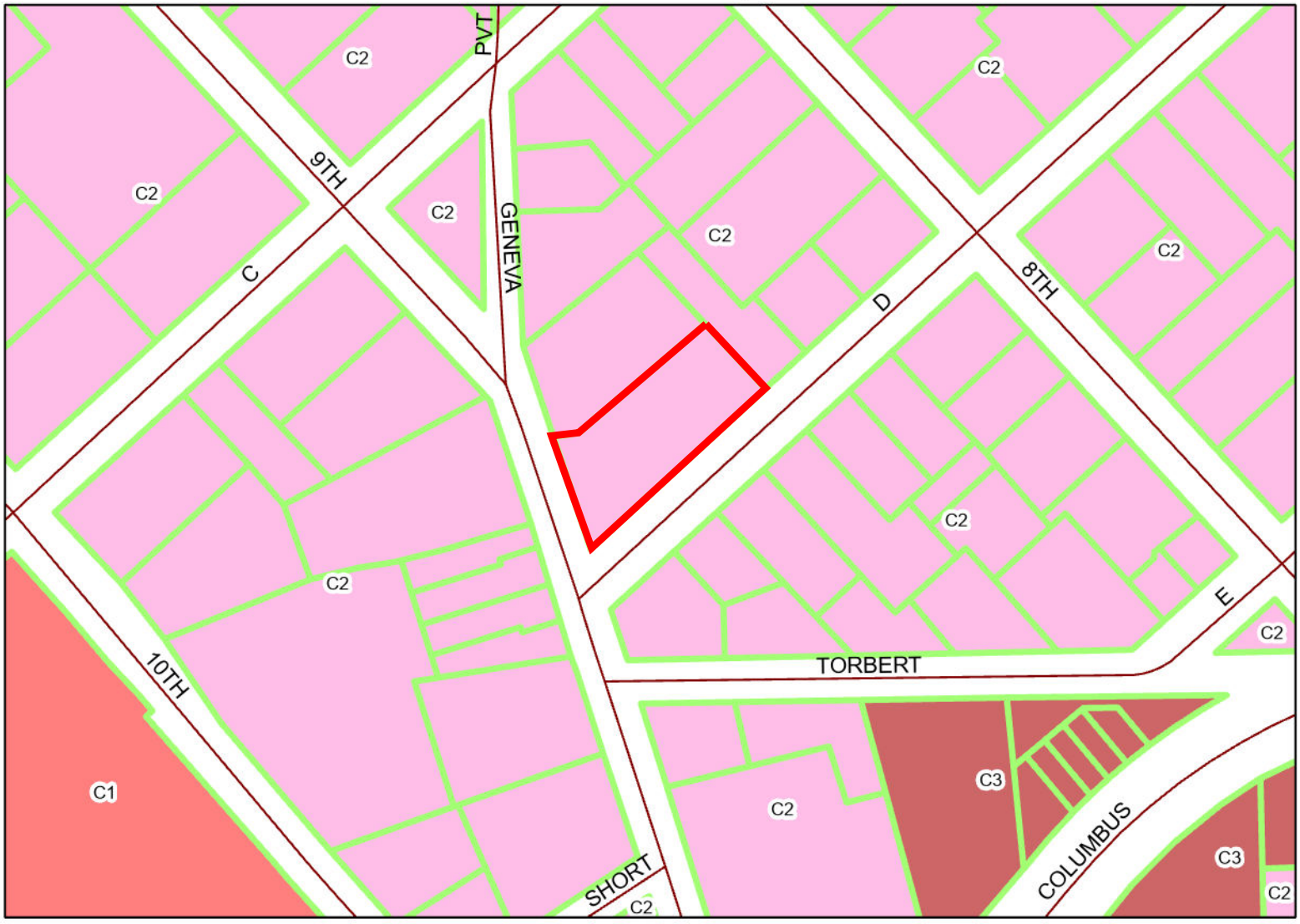
Opelika Water Board

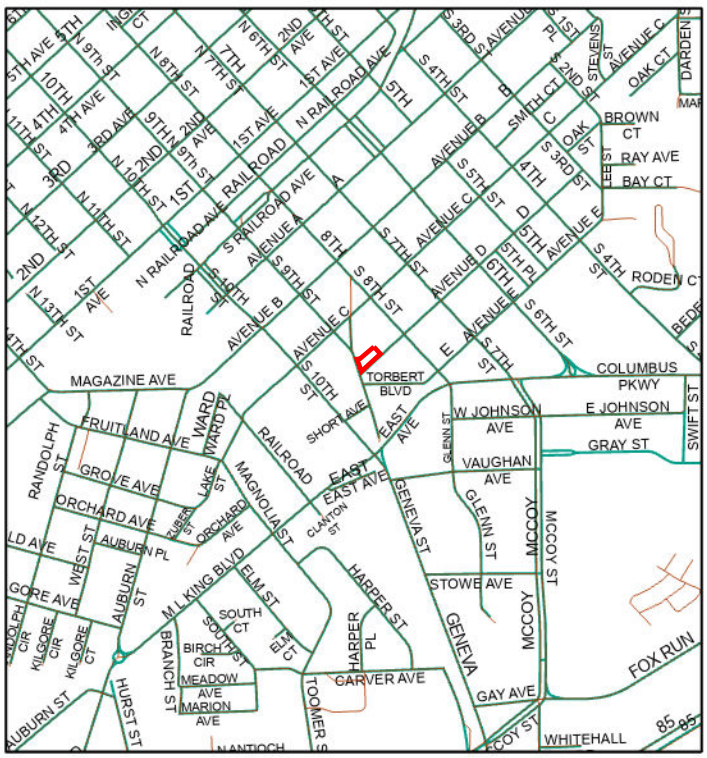
Water service is available from a 6-inch main along the west side of Geneva Street and a 2-inch main along Avenue D.

Opelika Power Services

This subdivision is in the Opelika Power service territory.

GENEVA STREET APARTMENTS
409 GENEVA STREET
CONDITIONAL USE, C-15



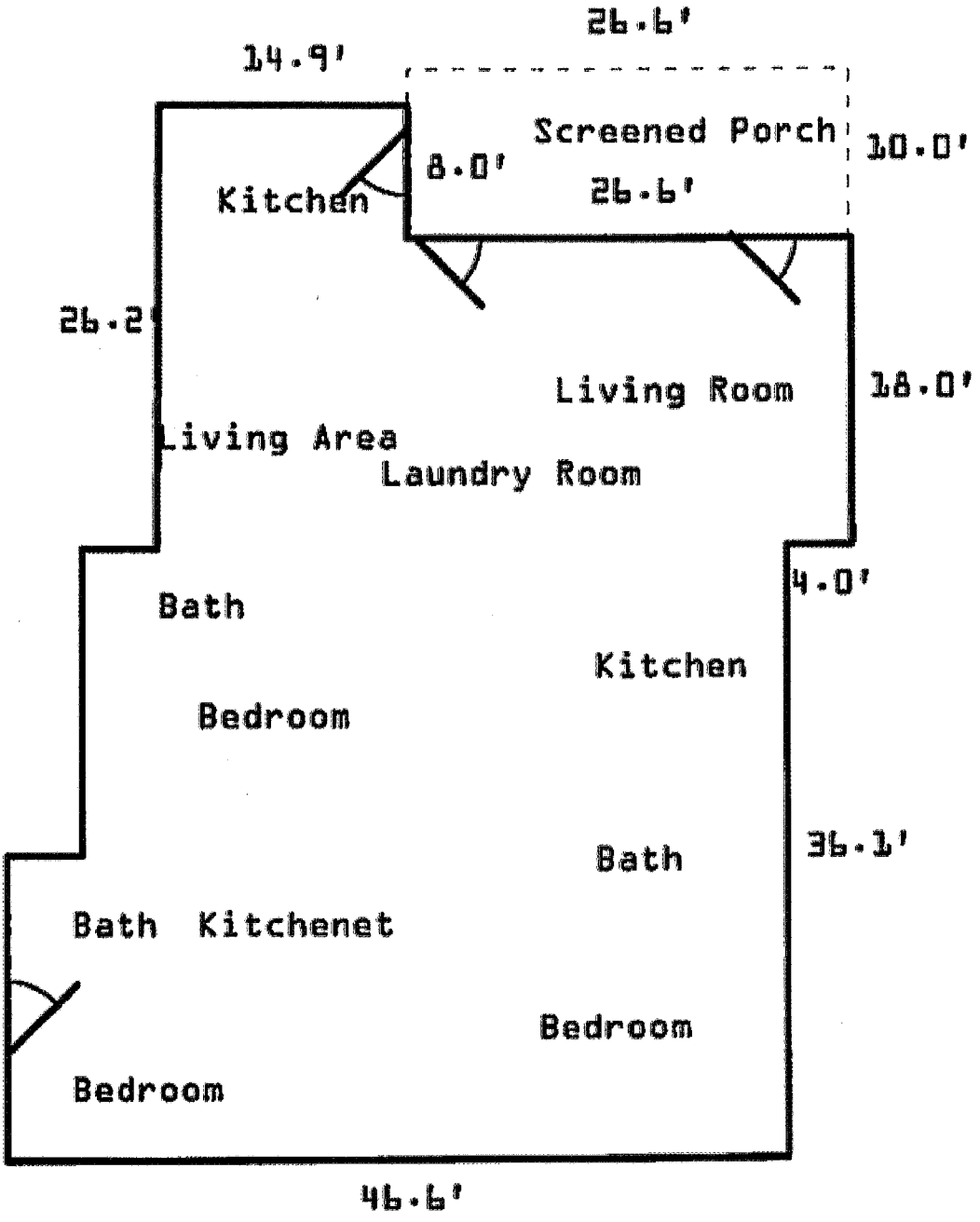


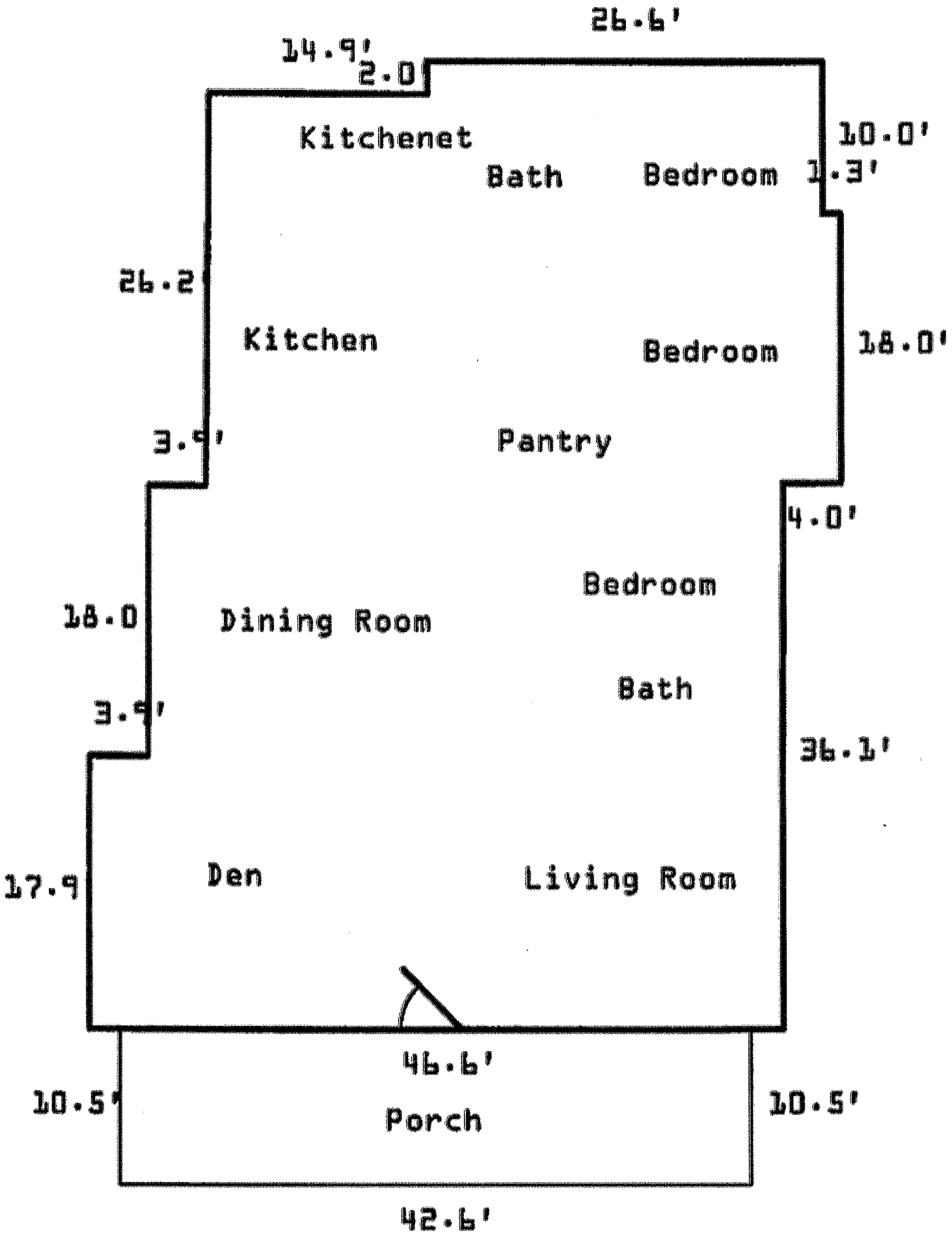
Reduction of Minimum Off-Street

The applicant is requesting five apartments in a two-story 5,000 house in the Historic District. Two of the apartments have kitchenets with scaled-down appliances and small cooking area.

Subject Property

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


26.6'
14.9'
Screened Porch
10.0'
8.0'
Kitchen
26.6'
26.2'
Living Room
18.0'
Living Area
Laundry Room
4.0'
Bath
Kitchen
Bedroom
36.1'
Bath
Bath
Kitchenet
Bedroom
Bedroom
46.6'


26.6'
14.9'
2.0
Kitchenet
10.0'
Bath
Bedroom
1.3'
26.2
Kitchen
Bedroom
18.0'
3.9'
Pantry
4.0'
Bedroom
18.0
Dining Room
Bath
3.9'
36.1'
17.9
Den
Living Room
46.6'
10.5'
Porch
10.5'
42.6'

804
407
814
814
409
814
814
AVENUE D
GENEVA ST
811
813
815
805

Agenda Item

C-16

Conditional Use

215 Orr Avenue

GK-9 Kennel

(Q14, LLC/Lee Tharp)

Public Hearing

Motion: Motion to approve or deny conditional use with staff recommendations

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: 215 Orr Avenue

PROPERY OWNER: Q14 LLC

APPLICANT/ AUTHORIZED REPRESENTATIVE: Lee Tharp/Kadre Engineering

MAILING ADDRESS: [redacted]

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

EMAIL ADDRESS: [redacted]

PARCEL INFORMATION

Project name: GK9 - Kennel Expansion Address/Location: 2405 Poplar Street

Current Land Use: K9 Training Facility Current Zoning: M1

Adjacent Zoning Districts: North: M1 South: C3 East: C3 West: M1

Description of Proposed Use: Outdoor kennels.

AUTHORIZATION TO ACT AS APPLICANT (if applicable)

I, Howard Porter, Pres of the General Partner of Q14, LLC, being owner of the property which is the subject of this conditional use application hereby authorize Lee Tharp, 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: Howard J Porter Jr Date: 4/1/26

STATE OF ALABAMA,
COUNTY OF LEE

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

Given my hand and seal of office this 1st day of April, 2026.

Teresa Brooks
Notary Public

My Commission Expires: January 9, 2029

AGENDA ITEM # _____

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

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

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

1) How is the proposed use appropriate in the location for which it is proposed? The existing facility currently constructed on this parcel is a K9 training facility. There is a buffer lot between the proposed kennels and any adjacent residential areas.

2) Will the use result in a substantial adverse effect on adjacent properties, the character of the neighborhood, traffic conditions, public infrastructure, etc.? The facility to be constructed will be similar in nature to the existing facilities in the area. The potential sound and visual impact will be negligible as there is no adjacent residentia

3) What precautions will be taken to minimize any adverse effects from the proposed use on surrounding property owners? Kennel facilities will be placed centrally on the parcel as to minimize any potential smell, sight, or visual affects on adjacent properties.

APPLICATION REQUIREMENTS

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

AGENDA ITEM # _____

CERTIFICATION

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

OWNERS/AUTHORIZED REPRESENTATIVE SIGNATURE:	**DATE:**
(PRINT NAME) Lee Tharp	4-1-26

STATEMENT OF UNDERSTANDING

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

OWNERS/AUTHORIZED REPRESENTATIVE SIGNATURE:	**DATE:**
(PRINT NAME) Lee Tharp	4-1-26

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: April 28, 2026

Agenda Item #: C-16

Action Requested: Conditional Use – Outdoor Kennels

Location of Property: 215 Orr Avenue

Property Owner(s): Q14, LLC
Lee Tharp, Kadre Engineering, authorized representative

Current Land Use: Undeveloped

Current Zoning: M-1

Surrounding Zoning Districts And Land Uses:

North	M-1	auto storage
South	M-1	Undeveloped
East	M-1	Warehousing and Audio business
West	M-1	Warehousing, *former DP Products property*

Proposal

The applicant is requesting conditional use approval to construct seven dog kennels totaling 10,080 square feet at 215 Orr Avenue In a M-1 zoning district (manufacturing). The canine training center received conditional use approval in March 2018; the approval included a 9,100 square foot kennel but the kennel was not built. The training center has been using the training center 74,180 square foot building (former warehouse) as a temporary kennel for the dogs. The conditional use request today is relocating the kennel location to another location. The new location is about 130 feet south of the training center.

Each kennel will keep up to 16 dogs; the seven kennels with 16 dogs per kennel is a total of 112 dogs. Currently, the training center has 60 to 85 dogs. (Some dogs stay with their dog trainer.) The extra 27 vacant kennel units are for future growth over the next two years. Also, some of the extra units could be used as a quarantine unit for ill animals. Each dog has a 5'x 4' climate-controlled indoor area that is connected to a 5'x 6' semi-outdoor run area. The dogs are in the outdoor run area during the cleaning Each kennel building has an 11'x18.5' work area for staff to prepare food, grooming, and manage other daily operations. Each kennel structure is 24x60 (1,440 square feet) with a gable roof on each

--

end; the height of a kennel is 10 feet at the ridge. The exterior walls consist of SmartSide siding (like hardy board but cedar grain finish), wire fabric fencing, and shingle roofing.

The site plan shows the kennel structures are setback 26.5 feet from the rear yard property line. The minimum is 30 feet. The kennel structures must be relocated to meet the minimum 30-foot requirement.

The applicant said that the transition to the seven kennels will not change current kennel operations in the training center. That is, dog training schedules, work hours, and noise levels are expected to remain the same. The kennels are in a manufacturing zone. Single family homes in a R-3 zone are south of the kennels. The nearest single-family home is about 305 feet from a kennel structure (see aerial photo on page 3). The homes and kennels are separated by a 190-foot-wide buffer area consisting of a stormwater retention area and a wooded area. The trees will assist in absorbing noise. The property owner (Howard Porter) said this area will remain wooded and undisturbed.

The applicant and his engineer will also be working with the City concerning a drainage and waste management plan and sewer requirements for the kennels.

Staff recommends conditional use approval subject to the following:

1. Provide a revised site plan providing the kennels meet the minimum 30-foot rear yard setback.
2. The 190-foot-wide undeveloped wooded area located on the south side of the property adjacent to kennels must be preserved in its natural state to serve as a permanent noise buffer. R-3 residential district is along south property. If any portion of this wooded area is cleared or significantly thinned, the applicant is required to install a city approved screen to maintain noise standards as provided in Section 8.6 of Zoning Ordinance. [1]

[1] In industrial districts , noise levels shall not exceed 70 dba between 7 am and 7pm and not exceed 65 dba between 7 pm and 7 am.

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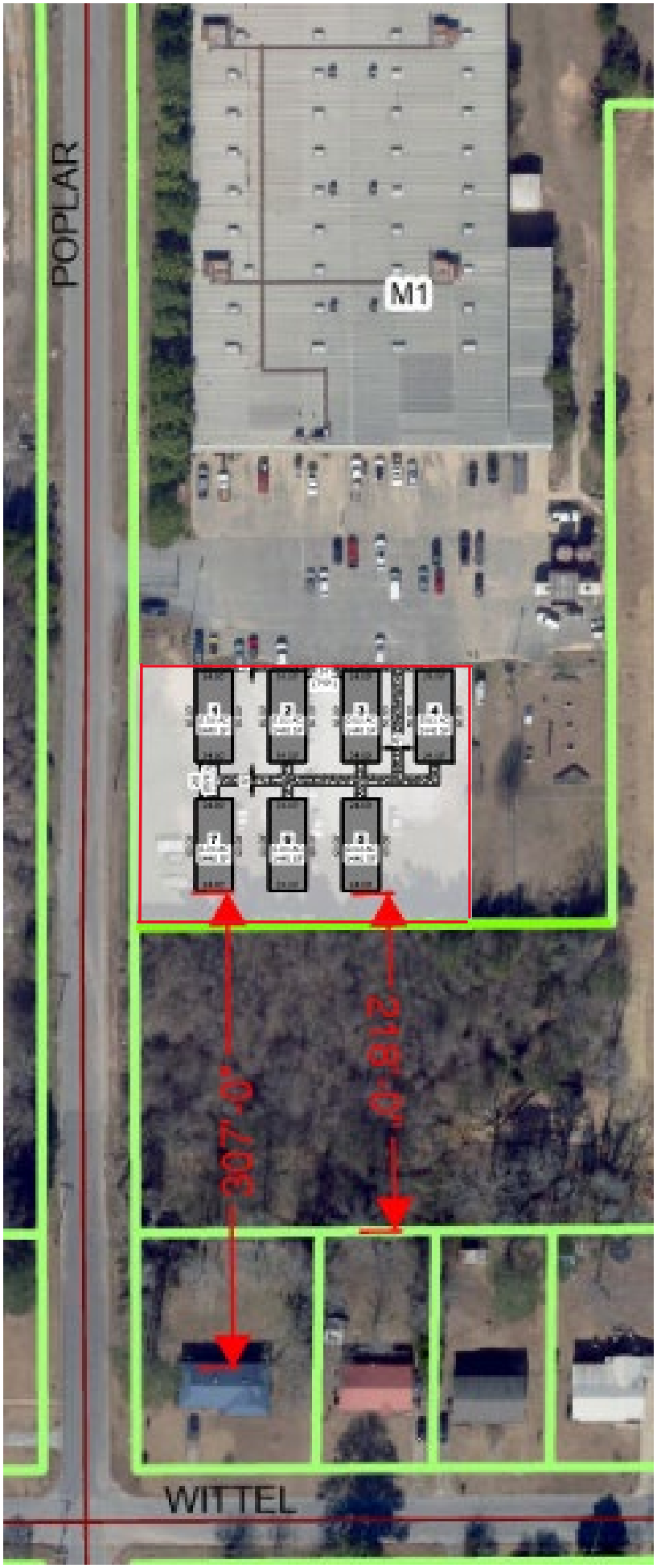
POPLAR
M1
218'-0"
30'-0"
WITTEL

--

Engineering Department Report

Because of the limited disturbance and scope of this project, no site plan or Land Disturbance Permit will be required by the Engineering Department. All permits will be issued through Building Inspections.

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

Opelika Water Board

Water Service is available from an 8-inch main along the eastern side of Poplar Street.

Opelika Power Services

This subdivision is in the Opelika Power service territory.

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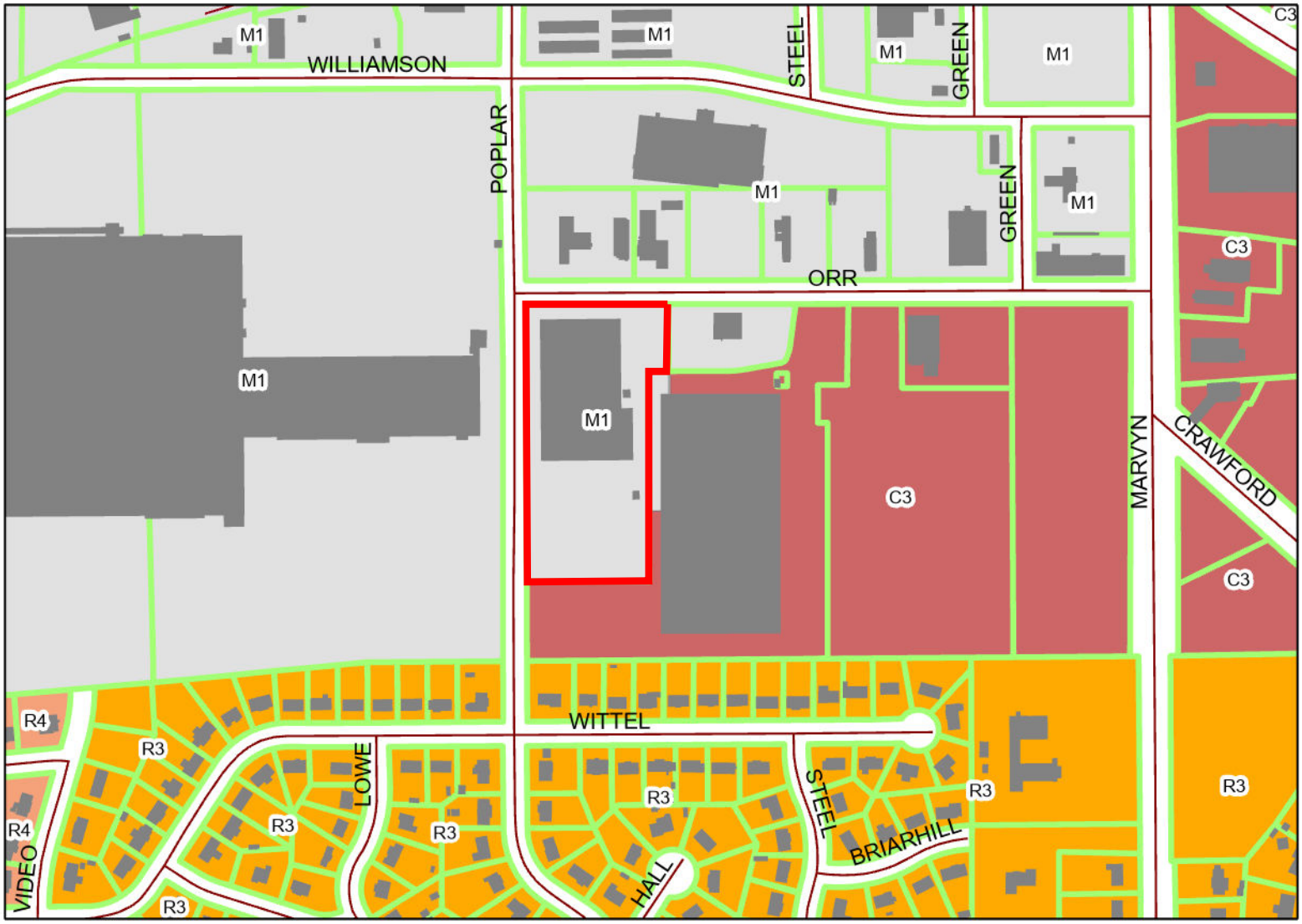
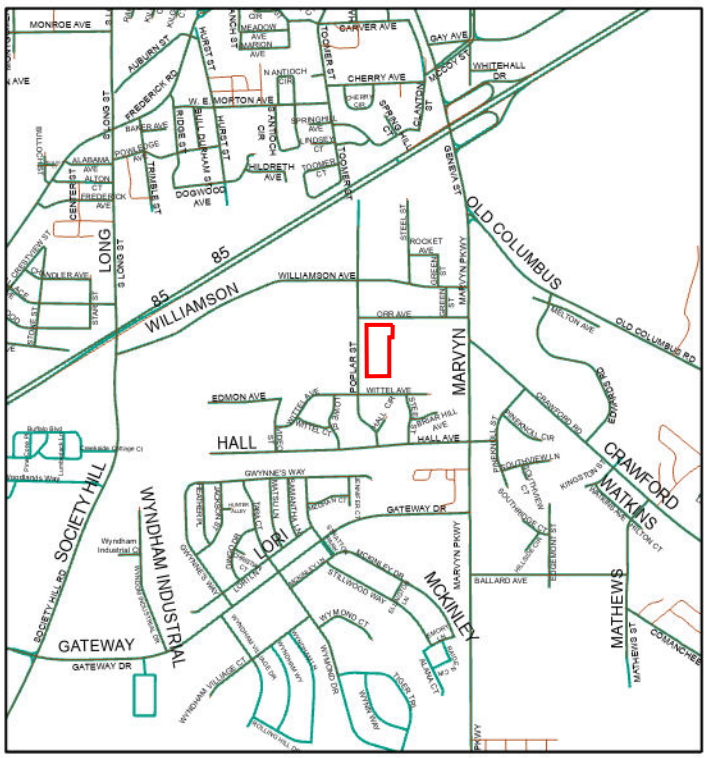
GK9 - KENNEL EXPANSION
215 ORR AVENUE
CONDITIONAL USE, C-16





Global K-9 is requesting approval for 6 outdoor kennels. The K9 training center building is on the same property 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 information.

Reduction of Minimum Off-Street

SITE DATA TABLE	
STATE OF ALABAMA OPELIKA, AL	
EXIST. TAX PARCEL ID:	70725
SITE AREA:	5.09 ACRES
ADDRESS:	215 ORR AVE, OPELIKA, AL
ZONING:	M1
MIN. LOT SIZE:	N/A
MIN. LOT WIDTH:	60'
TYPICAL LOT DIMENSIONS:	
YARD SETBACK:	
FRONT:	40'
SIDE:	30'
STREET SIDE:	30'
REAR:	30'
TOTAL LOTS PROPOSED:	1
MAX BUILDING AREA:	50%
MAX BUILDING HEIGHT:	30'
MAX IMPERVIOUS AREA:	75%

LEGEND

- PROPOSED BUILDING
- CONCRETE SIDEWALK
- PROPERTY LINE

N

0 40 80

SCALE: 1"=40'

PRELIMINARY NOT FOR CONSTRUCTION

KADRE ENGINEERING
BIRMINGHAM · AUBURN · ORANGE BEACH

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

KENNEL EXPANSION
GK9 ELITE DETECTION SERVICES
OPELIKA, AL

SHEET TITLE: CONCEPT LAYOUT

DRAWN BY: FCM
CHECKED BY: CLT
DATE: 04/01/2026
PROJECT NUMBER: 26031
SCALE: AS SHOWN
SHEET NUMBER: C1.0

CODE INFORMATION:

MUNICIPALITY: TETONIA, TETON CO., ID

COMPLY w/ 2015 IBC

GENERAL PARAMETERS:	REQUIREMENT	REFERENCE
OCCUPANCY TYPE(S):	U	312.1
CONSTRUCTION TYPE(S):	VB	601
ALLOW. NO. OF FLOORS:	1	TABLE 504.4
ALLOW. BUILDING AREA	5,500 PER FLOOR	TABLE 506.2
ALLOW. MAX. FIRE AREA W/O SPRINKLER SYSTEM	12,000	SECT 903.1
OTHER SPRINKLER REQTS.	3 STORY / MAX 24,000 S.F.	SECT 903.1
FIRE ALARM REQTS.	500+ PEOPLE	907.1

ACTUAL DATA:
1 STORY / 1,440 S.F

PLUMBING DESIGN IS FOR CONNECTION ONLY; PER KENNEL MFR.

UNCONDITIONED BUILDING , LOW ENERGY BUILDING
PER 2018 IECC C402.1.1, SO IECC REQS N/A

NO SPRINKLER & NO FIRE ALARM

EGRESS CAPACITY: COMPLIANT AS SHOWN

SUBMITTALS & INSPECTIONS:
1. CONTRACTOR TO PROVIDE THE STATE CONSTRUCTION OFFICE (AHJ) w/ SHOP DRAWINGS, w/ COPY TO ARCHITECT.
2. CONTRACTOR TO PROVIDE TESTING W/ REPORTS AS LISTED BY CODE OR REQUESTED BY OFFICIALS, INCL. SPECIAL TESTING PER NC SECTION 1704. SEE CODE REVIEWS FOR DETAILS.
3. CONTRACTOR TO ARRANGE INSPECTIONS FOR ALL CODES, INCL. ALL ELEC. SYSTEMS & CONSTRUCTION OF FOUNDATIONS AND FRAMING.

GENERAL STRUCTURAL NOTES:

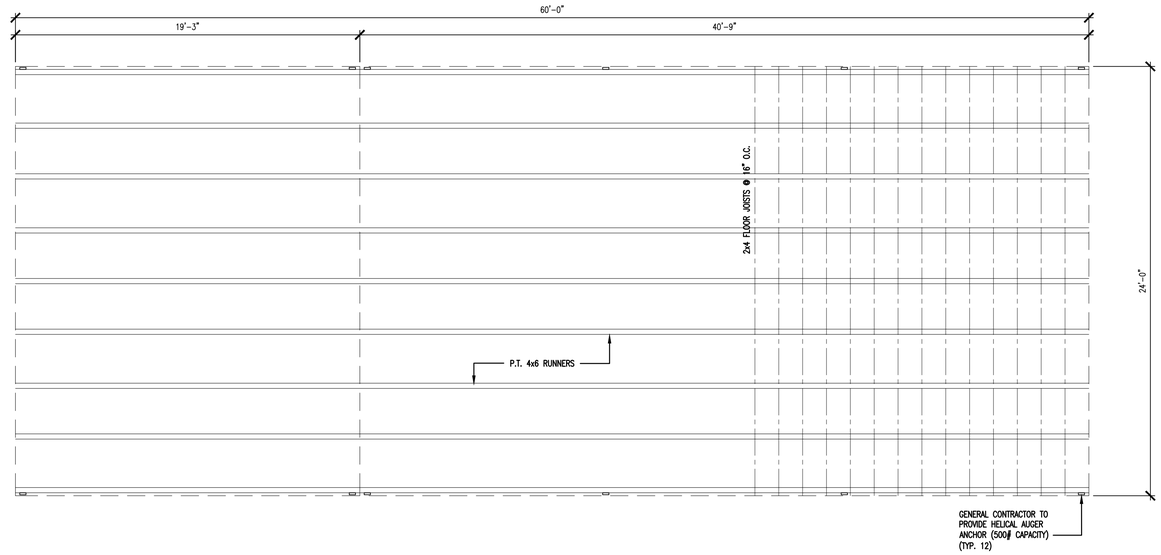
1. FOUNDATIONS DESIGNED FOR ASSUMED 2000 PSF ALLOW. NET SOIL BEARING. CONTRACTOR TO VERIFY. OWNER TO PAY FOR SOIL TESTS AND FOR REDESIGN & INCREASED CONSTRUCTION COSTS IF SOIL INADEQUATE. STEP FDNS. AT UTIL. -- NO UTIL BELOW FTG. W/O ARCH. APPROVAL.
2. DESIGN LIVE LOADINGS AS FOLLOWS:
   - G.S.L.: 85 PSF — SEISMIC USE GROUP: I
   - WIND: 115 MPH 3-SEC GUST (EXPOSURE B) — SITE CLASS: D
   - WEATHERING: SEVERE — SEISMIC RESIST: WD. FRAME
   - TYP. FLOOR: 50 PSF
3. DEAD LOADS AS FOLLOWS:
   - WOOD FLOORING: 10 PSF
   - WOOD ROOF: 10 PSF
4. CONTRACTOR IS RESPONSIBLE FOR ALL MEANS OF CONSTRUCTION, INCL. PROVIDING GUYS, BRACING, & SHORING AS REQUIRED FOR ALL LOADING CONDITIONS THROUGHOUT CONSTRUCTION AND FOR JOB SITE SAFETY. CONTRACTOR IS NOT TO STORE MATERIALS IN EXCESS OF DESIGN LIVE LOADS w/o APPROVAL OF ARCH.
5. ALL SHEATHING TO BE FASTENED w/ 8d NAILS @ 6" EDGE, 12" FIELD

SYMBOL LEGEND

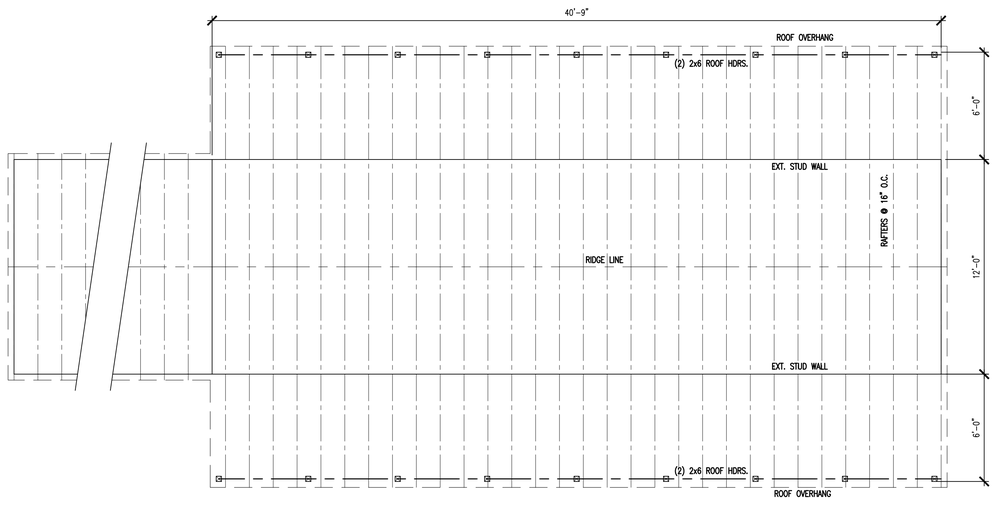
- D1 — 3'-0"x6'-8" 9-LITE (21"Wx35"H) INSUL. FIBERGLASS DOOR
- W1 — 24"Wx36" SINGLE HUNG, VINYL FRAME GLAZED WINDOW INSULATED TEMPERED
- 1 / A1 — SECTION NUMBER / SHEET SECTION IS LOCATED.
- 1 / A1 — DETAIL NUMBER / SHEET DETAIL IS LOCATED.
- ELEVATION BULLET

GENERAL & CODE NOTES

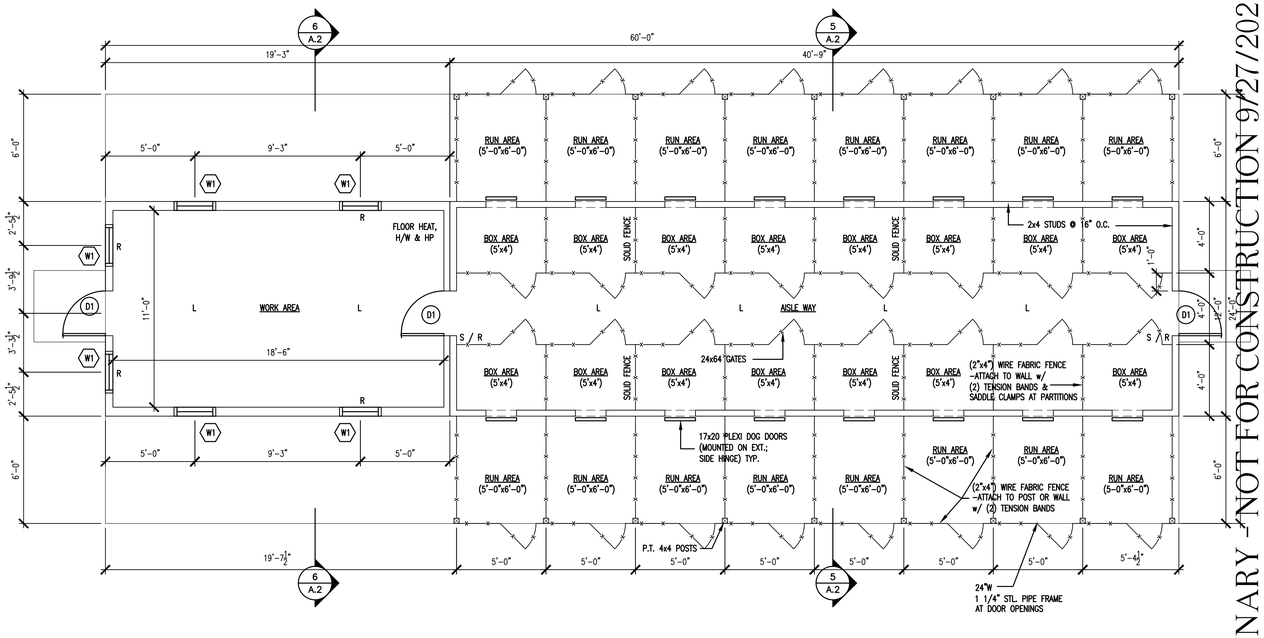
1. IN CASE OF CONFLICT BETW. CODE SECTIONS, MOST RIGID REQT. SHALL APPLY.
2. PROVIDE EROSION PROTECT. AS REQD BY OWNER & ALL GOVERNING AUTHORITIES.
3. ALL STRUCTURAL WOOD TO BE GRADED – MIN. S.P.F. #2 OR #2 HEM-FIR U.N.O. COMPLY WITH NFPA MANUAL FOR HOUSE FRAMING, NFPA RECOMMNALING SCHED., NFPA NATIONAL DESIGN SPECS, APA DESIGN GUIDE, & IBC CHPTR. 23. COMPLY W/ IBC 2308.6 FOR ANCHOR BOLT SIZE & LOCS. FOR SILL PLATES. PROVIDE MIN. (2) 12 P NAILS AT ALL CONNECTIONS -- MORE PER STANDARD PRACTICE. PROVIDE (2) 2X8 HEADERS AT NON-BRG. WALL OPNGS. UP TO 7'-0" WIDE.
4. P.T. WD. PROVIDED WHERE IN CONTACT W/ FLASHING, WATERPROOFING, MASONRY, CONCRETE OR EARTH. ALL EXTERIOR SHEATHING TO BE RATED FOR EXTERIOR EXPOSURE, INCL. GLUE. WOOD FASTENERS, HANGERS, ETC. IN CONTACT WITH P.T. WD. TO RECEIVE MIN. G90 GALV., OR GREATER AS REQD BY FASTENER MFR. FOR TYPE OF P.T. CHEMICAL USED AND/OR ENVIRONMENTAL CONDITIONS.
5. INSULATIONS SHALL CONFORM TO APPLICABLE FIRE & SMOKE REQTS. (ASTM E84) OF IBC SECTIONS 719, 2303, & 2603 FOR ALL LOCATIONS, INCL. WHERE EXPOSED. PROVIDE VAPOR BARRIERS ON WARM SIDES AS REQD. PROVIDE INSUL. AT ALL THERMAL BREAKS IN THE BUILDING ENVELOPE CAUSED BY GAPS OR VOIDS BETW. MATERIALS. INSULATION MAY BE COMPRESSED AT THESE LOCS.
6. INTERIOR FINISHES SHALL COMPLY W/ IBC CHAPTER 8, NOTABLY SECT. 803.
7. ALL ROOF MATERIALS TO COMPLY WITH IBC SECTION 1507.2. PROVIDE FLASHING TO CONFORM W/ IBC & SMACNA SHEET METAL MANUAL FOR LOCATIONS AND INSTALLATION. ALL ROOF DETAILS, INCL. BUT NOT LIMITED TO EDGES, CURBS, AND PENETRATIONS TO BE INSTALLED PER IBC, MFR. REQTS. AND NRCA RECOMMENDATIONS. ALL FLASHING, GUTTERS & D.S. TO COMPLY W/ IBC REQTS. & SMACNA RECOMS, INCL. WIND & SNOW LOADING.
8. INSUL. TEMPERED GLAZING TO CONFORM WITH IBC 2406, INCLUDING AT ALL HINGED DOORS, AT SIDELIGHTS OR WINDOWS NEAR DOORS, ETC. SHOW LABEL PER IBC SECTION 2406.



1 / A.1 FOUNDATION PLAN
SCALE: 1/4"= 1'-0"



2 / A.1 ROOF FRAMING PLAN
SCALE: 1/4"= 1'-0"



3 / A.1 FLOOR PLAN
SCALE: 1/4"= 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION 9/27/2021

TRAILSIDE STRUCTURES, LLC
88 Airstrip Drive
Mill Hall, Pa. 17751

Engel Architects
1854 Lincoln Highway East
Lancaster, PA 17602
(717)392-8021, fax 392-7140

A NEW KENNEL for
PUPPY HOT TAIL #2
10105 Karma Way
Newdale, ID 83436

SPEAR & ASSOCIATES LLC
Engineers & Consultants
1742 Saffin Circle
Lancaster, PA 17601

SEAL

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PROJECT NO. 21302

MANAGED BY K. ENGEL

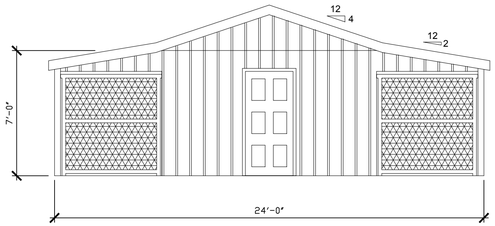
DRAWN BY R. ENEDY

REVISIONS

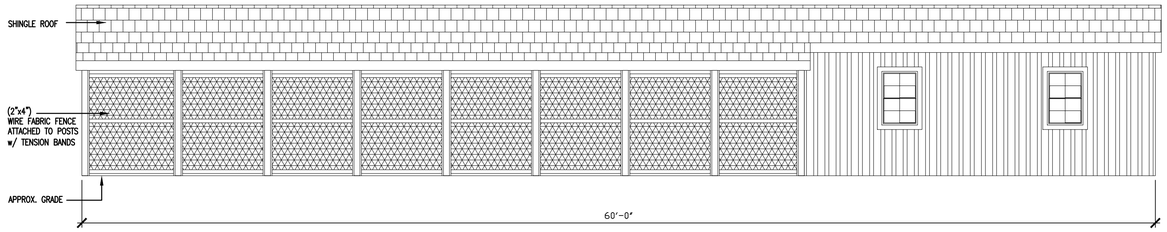
DATE

DRAWING TITLE PLAN

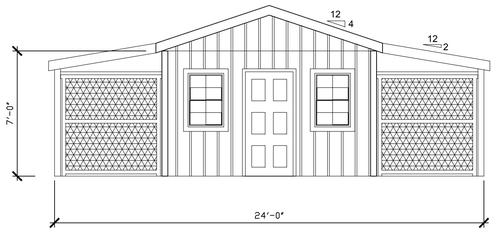
SHEET NO. A.1



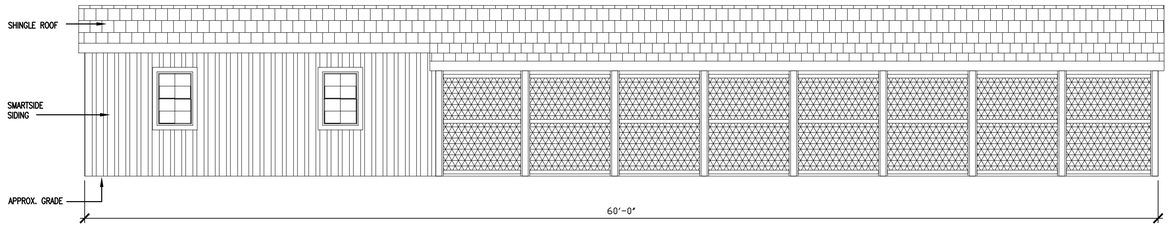
1 A.2 REAR ELEVATION
SCALE: 1/4"= 1'-0"



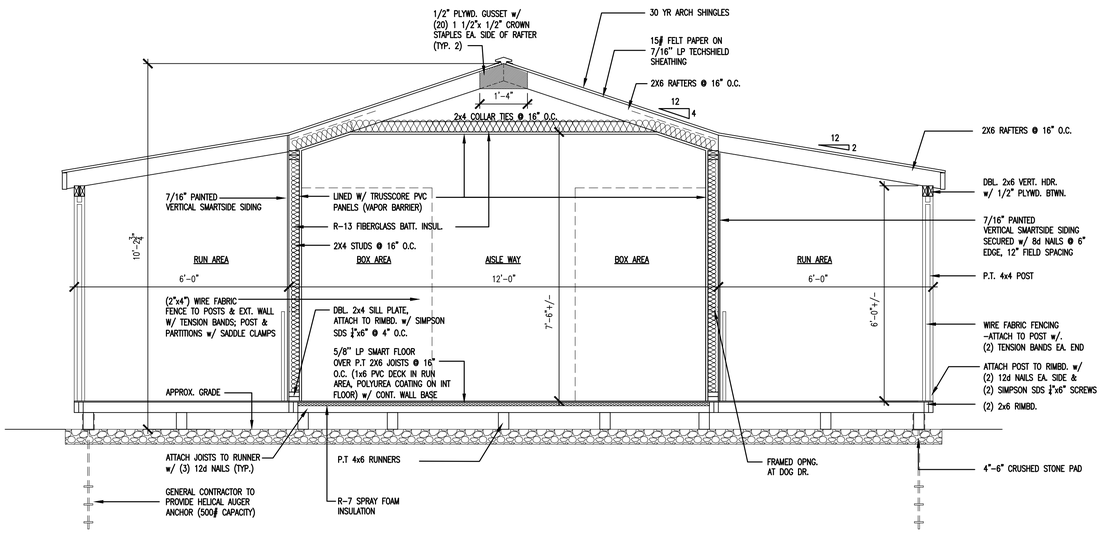
2 A.2 LEFT SIDE ELEV.
SCALE: 1/4"= 1'-0"



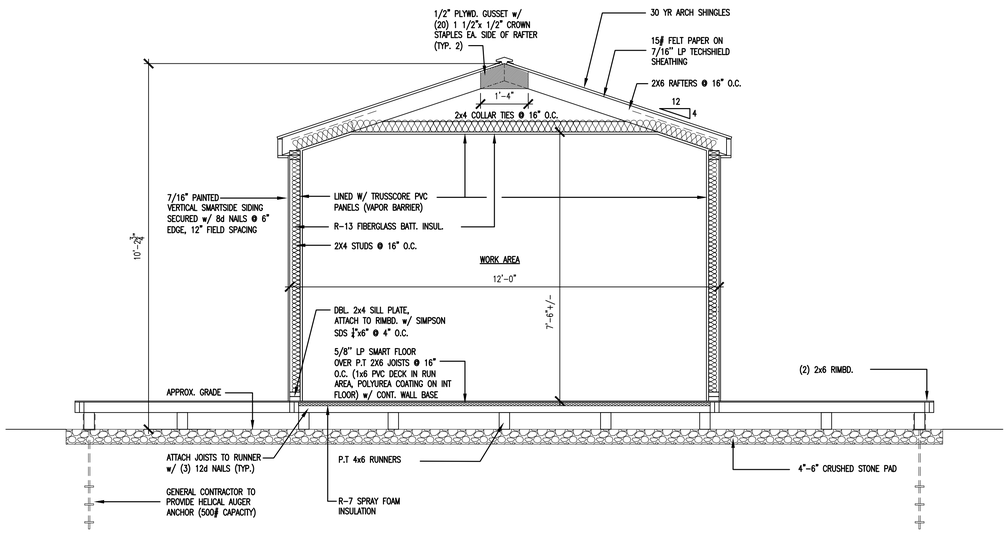
3 A.2 FRONT ELEVATION
SCALE: 1/4"= 1'-0"



4 A.2 RIGHT SIDE ELEV.
SCALE: 1/4"= 1'-0"



5 A.2 BUILDING SECTION
SCALE: 1/2"=1'-0"



6 A.2 BUILDING SECTION
SCALE: 1/2"=1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION 9/27/2021

A NEW KENNEL
for
PUPPY HOTAIL #2
10105 Karma Way
Newdale, ID 83436

SPEAR & ASSOCIATES LLC
Engineers & Consultants
1742 Saffin Circle
Lancaster, PA 17601

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PROJECT NO.
21302

MANAGED BY
K. ENGEL

DRAWN BY
R. ENEDY

REVISIONS

DATE

DRAWING TITLE
EXT. ELEV.
SECTION

SHEET NO.
A.2

TRAILSIDE STRUCTURES, LLC
88 Airstrip Drive
Mill Hall, Pa. 17751

Engel Architects
1854 Lincoln Highway East
Lancaster, PA 17602
(717)392-8021, fax 392-7140

Agenda Item

D-17

Rezoning

3400 block Birmingham Highway

(Cannon Timber and Land, LLC)

From R-4 to C-3, GC-P

AGENDA ITEM # _____

CITY OF OPELIKA

REZONING APPLICATION

PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801

ALABAMA'S 1ST GIG CITY OPELIKA

PC DEADLINE: _____ PC MEETING: _____

PROPERTY OWNERS/
AUTHORIZED REPRESENTATIVE: Mark Strozier
MAILING ADDRESS: [redacted]
PHONE NUMBER: [redacted]

PARCEL INFORMATION

Site Address: Property is located ± 1500' from the Veterans Pkwy & U.S. 280 Intersection.
Description of proposed use: Commercial

Tax Parcel Number: 09 02 10 0 000 038.004
Adjacent Zoning Districts: North: RS South: LI, R3, PUD East: RS West: C2

Current Land Use: Wooded lot
Current Zoning: R4
Proposed Zoning: C3

Number of APO: 10 x $7.00 = $ 70
(Adjacent Property Owners)
Fee: $125.00

TOTAL = 195

PAID: _____

I hereby request my property located at (street address) U.S. 280,
Tax Map parcel number 09 02 10 0 000 038.004 be rezoned from R4 to C3. A copy of the tax area map, a survey of the property, a copy of the deed for the property, and the names and addresses of all adjoining property owners are enclosed. I understand that the City may require additional information, or waive certain requirements, at any time during the process.

OWNERS OR AUTHORIZED REPRESENTATIVE SIGNATURE: Mark S	02MAR2026
(PRINT NAME) MARK STROZIER	**DATE**

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: April 28, 2026

Agenda Item#: D-17

Action Requested: Rezoning, 18.34 acres from R-4 to C-3, GC-P

Location of Property: 3400 block Birmingham Highway

Property Owner(s): Cannon Timber and Land, LLC
Mark Stroizer, authorized representative

Current Zoning: R-4 (medium-density residential)

Proposed Zoning: C-3, GC-P (general commercial, gateway corridor overlay-primary)

Existing Land Use: Undeveloped

Surrounding Zoning Districts And Land Uses:

North	R-5	Undeveloped
South	PUD, R-3, I-1	Single-family homes and Lee County Youth Development Center
East	PUD	Single-Family homes
West	R-4 and C-2, GC-P	The Reserve Apartments

Rezoning

The applicant is requesting to rezone 18.34 acres from R-4 to a C-3, GC-P (general commercial, Gateway Corridor Overly) zoning district. The property is undeveloped. The proposed use is stated to be commercial on the application.

This property is unique on Birmingham Highway because it adjoins existing residential and institutional uses. The southeastern corner, fronting Birmingham Highway, directly adjoins nine single-family home lots in the Springs at Mill Lakes Subdivision. The rear portion is a large remainder parcel with a few sewer easements. The institutional use is the Lee County Youth Development Center. Across Birmingham Highway to the north is R-5 zoning and the Tree Top Apartments complex. To the west is a vacant parcel zoned C-2, GC-P, and The Reserve Apartment complex.

The 2040 Future Land Use Map shows this area as Mixed Use. Mixed Use is defined as a residential and commercial mix of uses. Rezoning to C-3, GC-P makes some uses outright allowed that might not be appropriate for the surrounding residential uses in place. Uses in a C-3 zone (allowed and

conditional) that might not be suitable to adjoin a residence are a contractor's office with equipment yard, truck stop, truck fueling stations, truck and tractor sales, and many automobile uses.

A few parcels down from the subject property is the intersection of Birmingham Hwy and Veterans Parkway. This intersection on the South side is zoned C-2, GC-P. The planned uses here are commercial and residential. The zone of C-2, GC-P would be a more favorable choice to adjoin the existing residential communities to limit uses to office/retail type uses with less impacts to the adjacent residential and institutional uses.

The applicant has not shared any details about a specific commercial development for the rezoning property. The applicant is requesting a rezoning from an R-4 zone to a C-3, GC-P commercial zone; none of the adjacent properties are zoned C-3, GC-P. A rezoning to C-3, GC-P zone would open this section of Birmingham Highway to uses that could be of higher intensity.

Staff Recommendation

Staff recommends a negative recommendation to rezone the property from R-4 to C-3, GC-P by the City Council. Because the 2040 Land Use Plan shows this area as mixed use, which is defined as a mix of residential and commercial uses. This designation would support a lesser zoning classification of C-2, GC-P.

If the applicant and Commission would like to move forward with C-2, GC-P zoning, that zoning would be supported by the mixed-use Future Land Use designation and similar zoning on the adjacent property.

Engineering Department Report

Engineering has no comments or concerns regarding the proposed Rezoning.

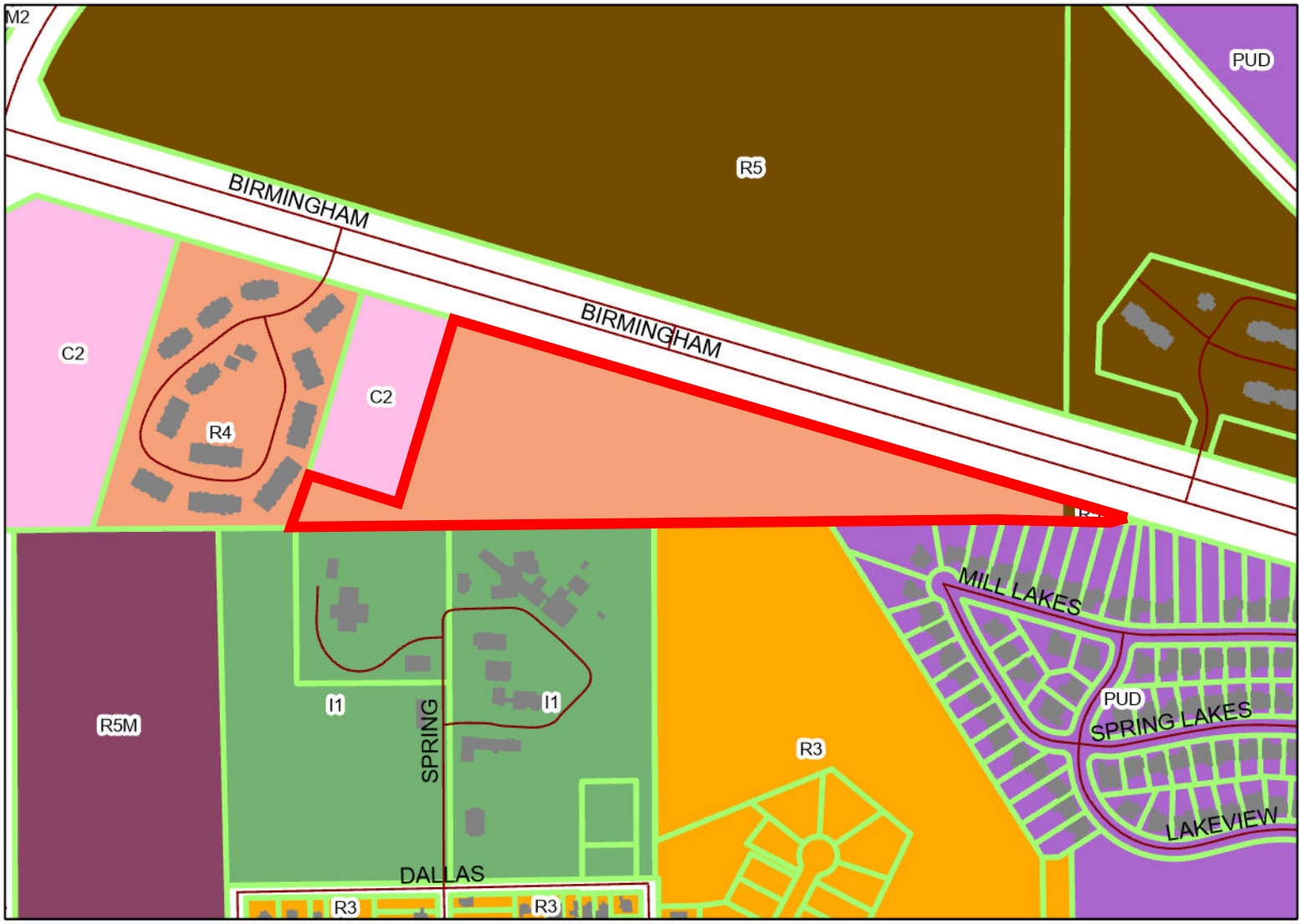
Opelika Water Board

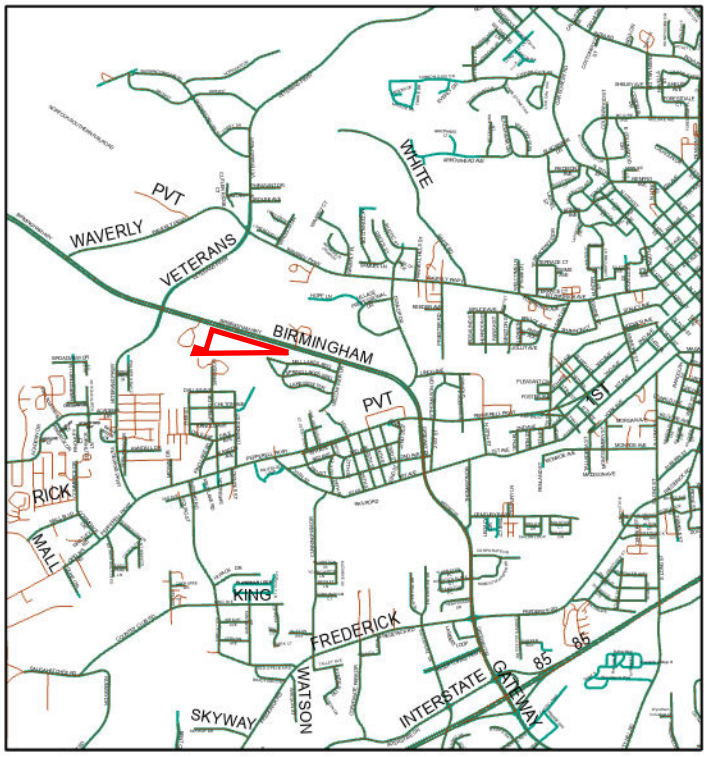
There is an existing 10-inch water main located along the western side of this property. The water line must be relocated or maintained if the property is developed. No other comments regarding rezoning.

Opelika Power Services

This subdivision is in the Opelika Power service territory.

CANNON TIMBER & LAND REZONING
3400 BLOCK BIRMINGHAM HIGHWAY
R-4 TO C-3, GC-P, D-17

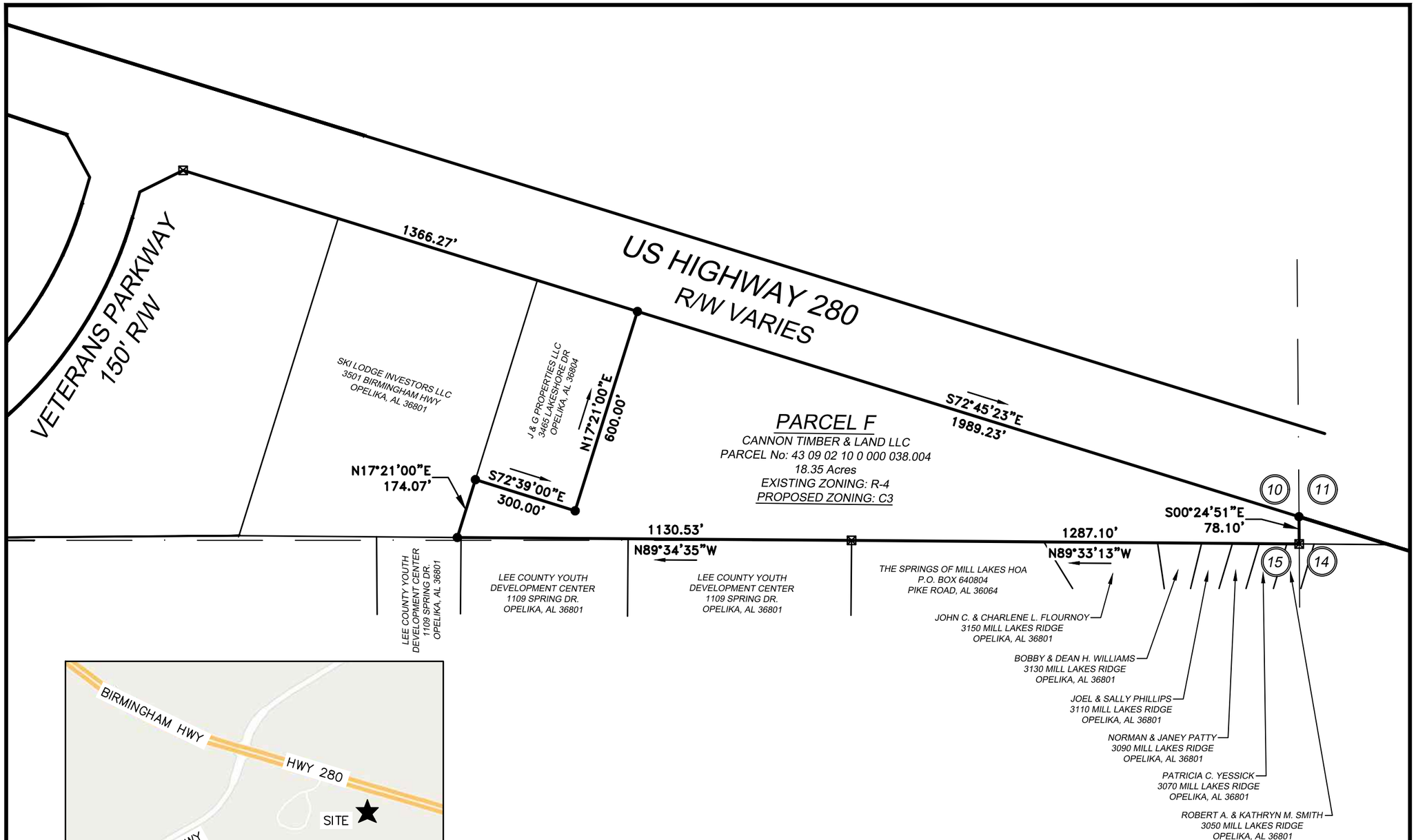




The applicant is requesting rezoning 18.3 acres from R-4 to C-3, GC-P for commercial uses. The property is accessed from Birmingham Highway.

Subject Property

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



VICINITY MAP

REV	DATE	DESCRIPTION

STRO°ZI'ER SERVICES, LLC
6009 BUSINESS PARK DR - COLUMBUS, GA - 31909 - (706)579-1525

REZONING MAP
FOR
PARCEL F
THE PERRYMAN HILL PLACE
LEE COUNTY
ALABAMA
SECTION 10 T-19-N
R-26-E

ALABAMA
REGISTERED
No. 22999
02/25/2026
LAND SURVEYOR
MARK D. STROZIER

DRAWN BY: MB
CHECKED BY: MDS
FILE NO.: 26-053
DATE: 02/25/2026
SCALE: 1"=300'

SHEET:	OF:
1	1

Old Business

Agenda Item

E-18

Final Plat

Firefly Phase 2A SD

No Public Hearing

Motion: Motion to grant final plat approval or denial (with staff recommendations)

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: 100 Firefly Lane Opelika, AL 36801

PROPERY OWNER: Firefly Development Lee, LLC

APPLICANT/AUTHORIZED REPRESENTATIVE: Spencer Cothran

MAILING ADDRESS: [redacted]

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

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: Firefly Phase 2A

Current Land Use: Residential

Current Zoning: PUD

Proposed use of the Subdivision: Residential

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

Number of Lots: 84 x $3.00 = $ n/a

Number of APO: 3 x $7.00 = $ n/a
(Adjacent Property Owners)

Fee: $75.00

TOTAL = 75.00

PAID _____

I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) Firefly Phase 2A Subdivision. I understand that I must provide certain information as noted in Section 4.2, Section 4.3, and/or Section 4.4 of the Opelika Subdivision Regulations in order for the Planning Commission to review my plans. The City may require additional information or requirements, or waive certain requirements, at any time during the process. Failure to provide accurate and complete information may result in disapproval by the Planning Department and/or Planning Commission. This application, plat, and all other information are submitted with the full authorization and knowledge of the property owner(s). The undersigned below hereby swears to be the authorized applicant designated by the property owner(s) as representative or agent for the property owner(s) and therefore authorized to make said application and submit said documents on this request. The undersigned authorizes the City to inspect the subject property as necessary in reviewing the above referenced request.

OWNERS/AUTHORIZED REPRESENTATIVE SIGNATURE:

(PRINT NAME) Spencer Cothran

02/24/2026
DATE

City of Opelika
Planning Commission
Planning Department Report

Meeting Date:	April 28, 2026
Subdivision:	Firefly, Phase 2A
Agenda Item #:	E-18
Action Requested:	Final Plat – 84 lots
Location of Property:	100 Firefly Lane
Property Owner(s):	Firefly Development Lee LLC (Holland Homes) Spencer Cothran, authorized representative
Current Land Use:	Undeveloped
Current Zoning:	Firefly PUD
Flood Zone:	FEMA – No portion of property is in in 100-year flood zone. Property in Flood Zone "X" (area of minimal flooding) per FEMA FIRM map #01081C0089H Dated 1-17-2025.

Staff Comments:
This agenda item was on the March 2026 PC agenda, but the developer emailed before the meeting requesting to table the plat until the April 28th PC meeting. The construction of infrastructure was not complete for the March meeting.

The applicant is requesting final plat approval for 84 lots: 81 lots are residential lots, two lots are for future development, and one lot (Lot 1001) is public access to an adjacent property owner's residence (Rodney Jones, former owner of the Firefly property). The January 2025 preliminary plat had 125 lots; the applicant anticipates infrastructure for the residential lots will be completed so final plat approval is requested.

The plat is phase 2A of the 209.7-acre Firefly PUD residential zoning district. City Council approved the PUD zone and master plan at the April 2023 council meeting. The master plan is 600 lots – 423 single family home lots, 142 twin home lots (duplex), and 34 townhome lots. Total density is 2.86 dwelling units per acre; 95 acres is designated open space. On page 4 is the Firefly master plan that shows the location of today's Phase 2A final plat.

There are two entrances to Phase 2A. One entrance is from Chase Court that intersects Firefly Lane in Phase 1. The 2nd entrance is from Twilight Drive that will be extended from Phase 2A to Columbus Parkway. The master plan on page 4 shows the two entrances and the location of the 125 lots in "Phase 2".

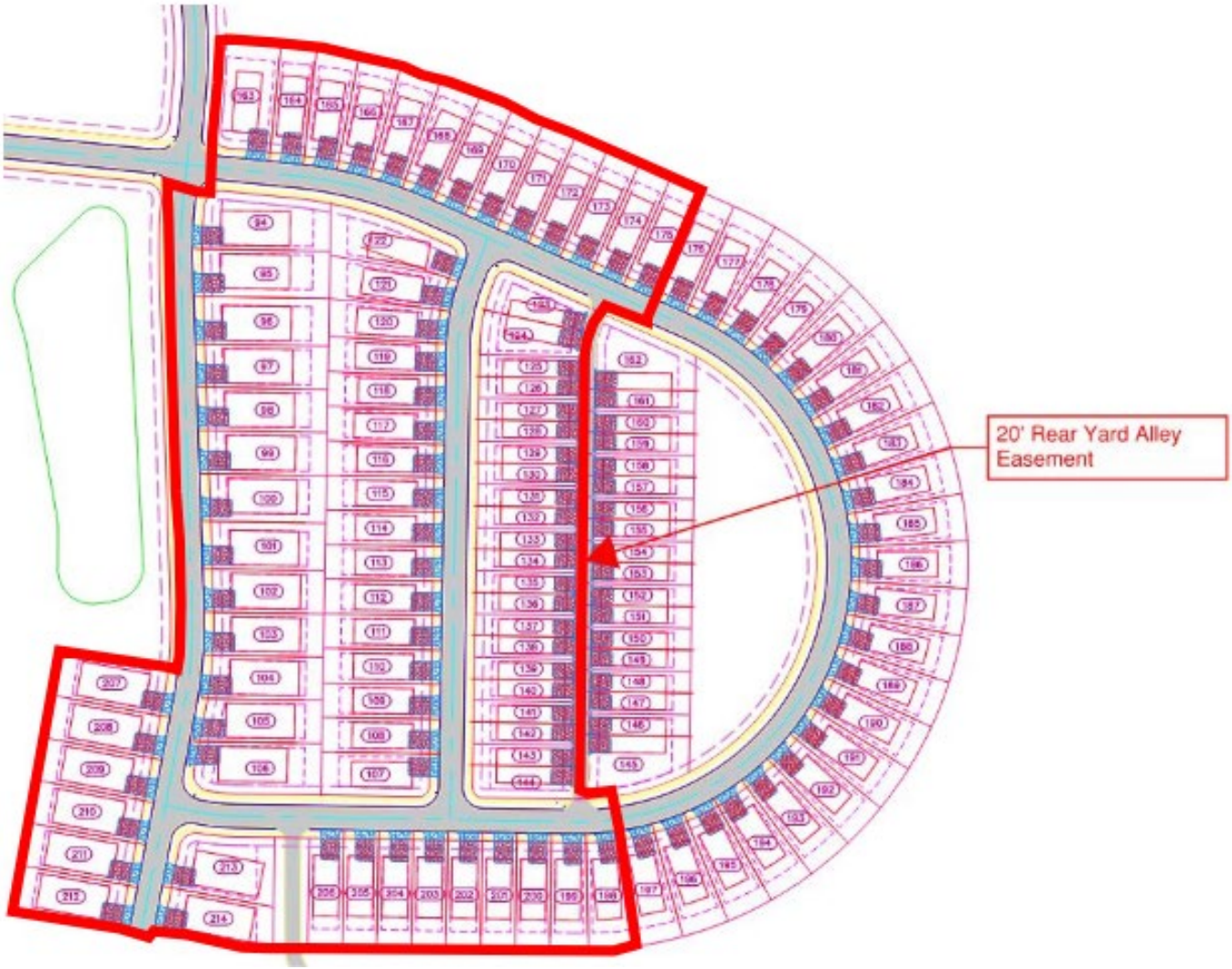
The following are the types of dwellings and minimum lot widths and lot sizes for the 81 residential lots:

- 21 single family home (sfh) lots, 50' lot width x 125', minimum 6,250 sf lot size
- 38 single family home lots, 40' lot width x 125', minimum 5,000 sf lot size
- 22 twin home lots, 25' lot width x 125', typical 3,125 sf lot size

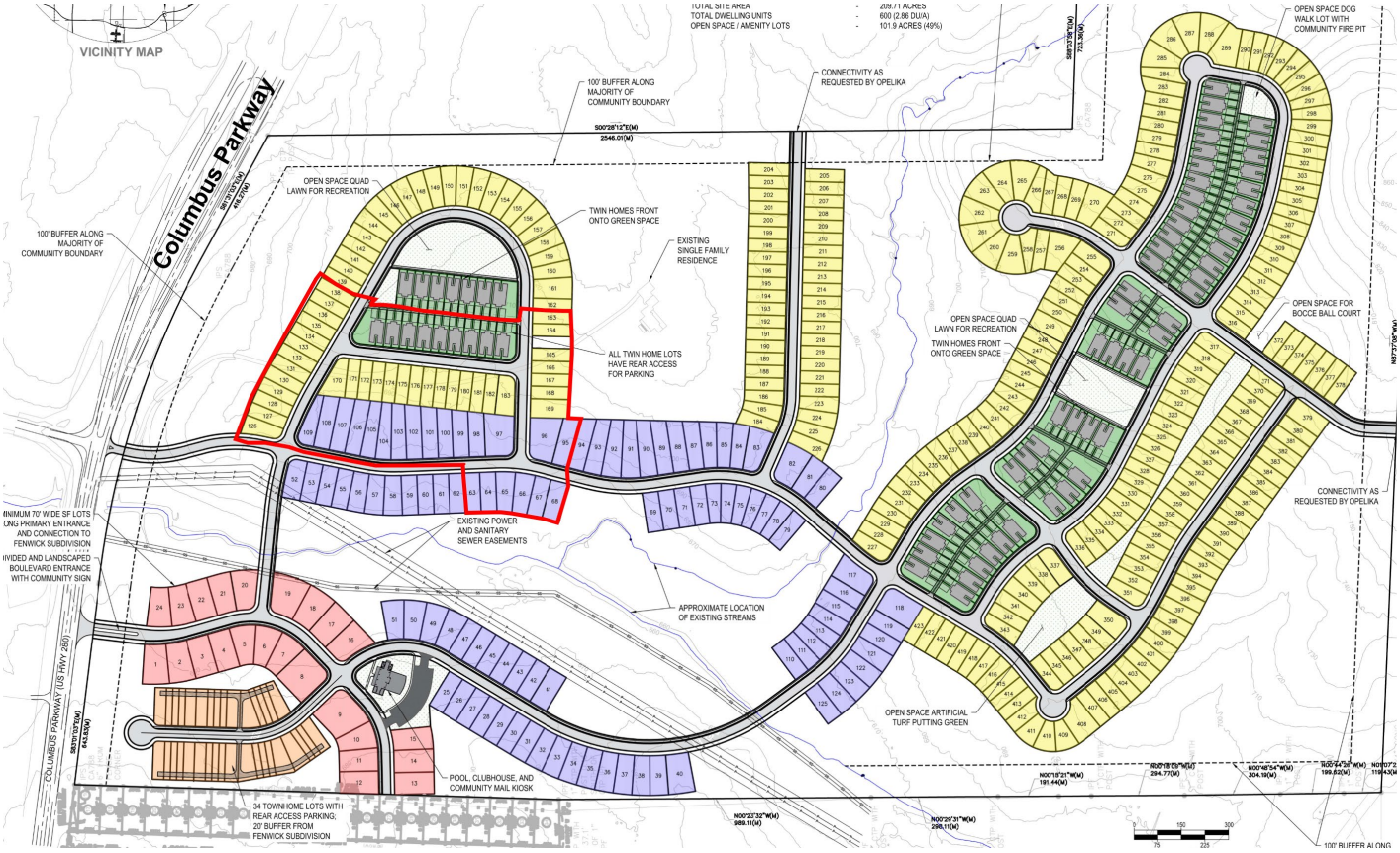
The 59 single family homes and 22 twin homes meet or exceed the minimum lot widths and lot sizes.

Minimum setbacks for single family homes are 20' front, 20' rear, 5' side and
10' side on street & end units.
Twin home setbacks: 10' front, 20' rear, 5' side and 10' side on street & end units.

The Phase 2 preliminary plat shows 40 twin home lots. This final approval is for 22 twin home lots. The front yard of the 22 twin home lots face Honeysuckle Lane. The driveway access to the twin home units is from a 20' wide private driveway easement in the rear yard (rear yard alley). The 20'easement straddles the rear property line. The easement is shared with the adjacent twin home lots. Two parking spaces for each twin home unit are accessed from the 20' private easement. See site plan below of rear yard alley location and adjacent off-street parking spaces.



January 2025 Preliminary Plat approval – Location of March 2026 Final Plat, 84 ;lots



January 2023 Firefly Master Plan – Location of March 2026 Final Plat, 84 lots

Recommendations

Staff recommends preliminary plat approval subject to the following:

1. Install underground utilities.
2. Install sidewalks on both sides of all public streets. Extend said sidewalks to open space lots/areas that are nearest to street sidewalks providing access from street sidewalks to open space areas.
3. Exterior materials of all dwelling units must meet the exterior "Materials and Cladding Requirements of Section 7.6 Gateway Corridor District.
4. Add a note on final plat providing minimum setbacks for twin homes and single-family lots. twin home - 10' front, 10' side yard on street & 10' side yard on end units, 20' rear yard) (all single-family homes – 20' front, 10' side yard on street, 5' side yard, 20' rear)
5. Add note on plat, as stated on developer's narrative ("Overall Development Scheme"), that the developer is responsible for managing and maintaining open space lots until a homeowner's association is established to continue maintenance of said lots.
6. Add note on plat providing the uses allowed on the open space lots, Lot 1000 and Lot 1002.

7. Add a note that a minimum of one street tree per single family home lot and one street tree twinhome lot are required. Street trees must be planted on private property not right of way.

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.

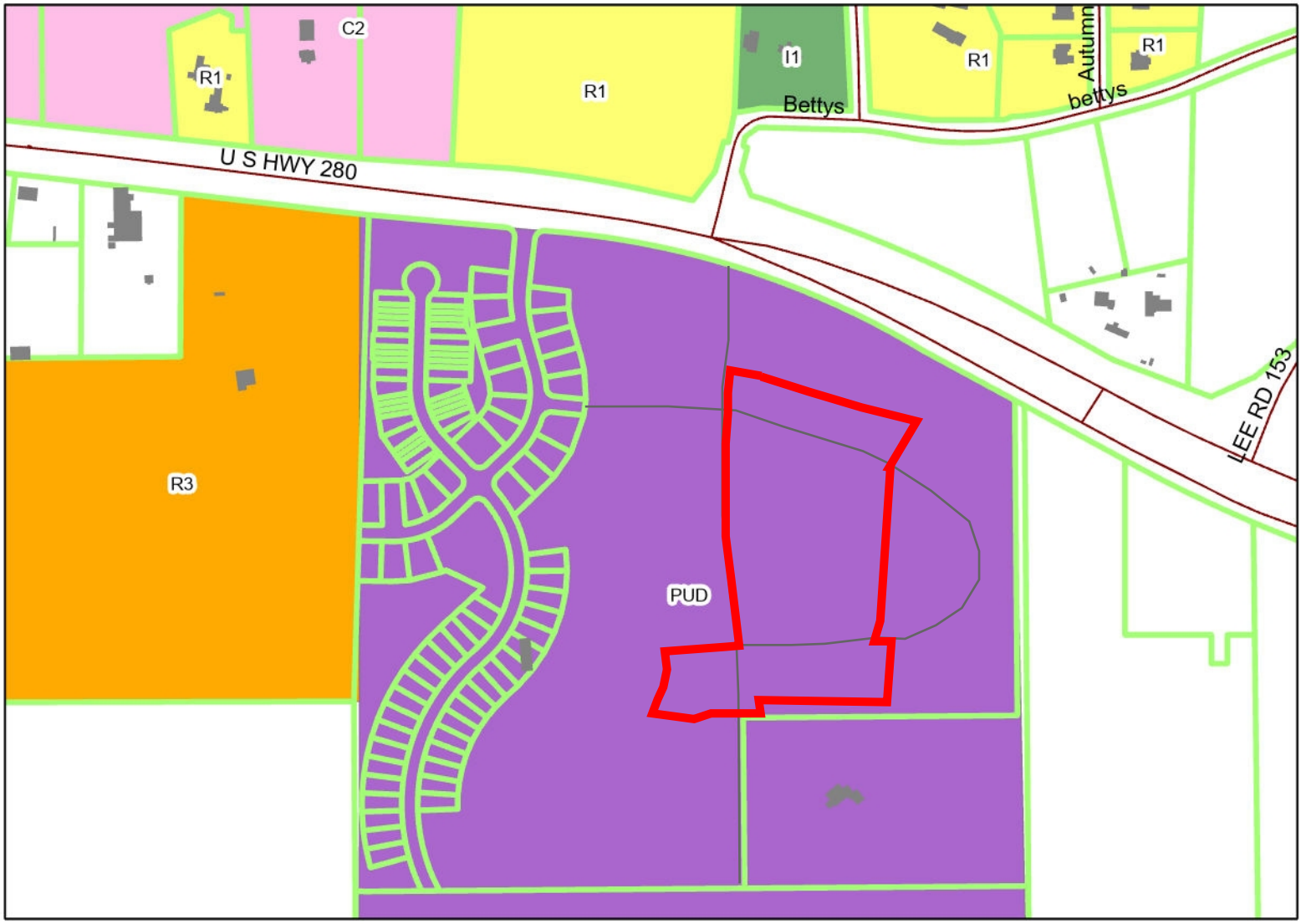
Opelika Water Board

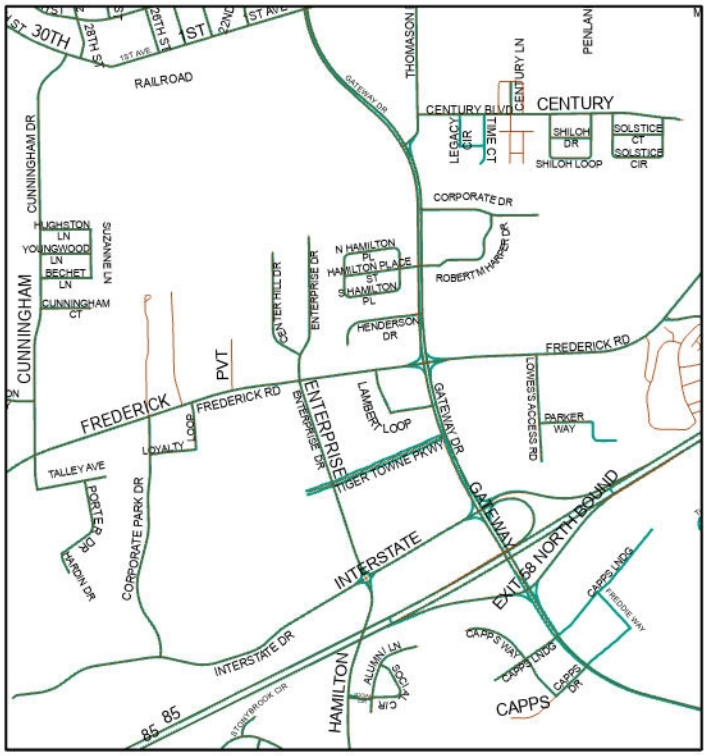
Water infrastructure must be inspected and approved before final plat can be signed.

Opelika Power Services

This subdivision is outside of the Opelika Power service territory

FIREFLY PHASE 2A SUBDIVISION
100 FIREFLY LANE
FINAL PLAT, E-18





The applicant is requesting final plat approval for 84 lots in the Firefly PUD zoning district. 21 lots are 50' wide lots single family homes (SFH), 38 lots are 40' SFH, and 22 lots are twin homes accessed from a rear entry alley. Firefly PUD is 600 residential lots approved in April 2023.

Subject Property

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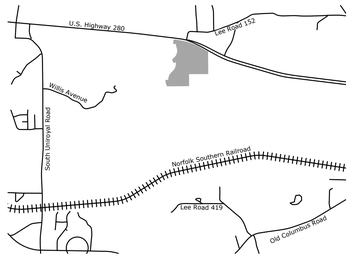
Reduction of Minimum Off-Street



DEDICATION

The State of Alabama
Lee County }

I, Daniel Holland as member of Firefly Development Lee LLC, as owner of the real property shown on this plat hereby join in the statement of Jonathan A. Ham and certify that it is our purpose to subdivide lands so platted into lots as shown.

In witness whereof, I have hereunto set my hand on this the ____ day of _____, 2026.

_____
Daniel Holland, member Firefly Development Lee LLC

ACKNOWLEDGEMENT

The State of Alabama
Lee County }

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

Given under my hand and official seal this the _____ day of _____, 2026.

_____
Notary Public:
My Commission Expires:

SURVEYOR CERTIFICATE

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

_____ _____
Jonathan A. Ham, PLS Date
Alabama License No. 34761

OPELIKA CERTIFICATES

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

Chairman: _____ Date:_____

Accepted by the Opelika City Planner, Opelika, Alabama:

Planner: _____ Date: _____

Approved by the Opelika City Engineer, Opelika, Alabama:

City Engineer: _____ Date: _____

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

Public Works Director: _____ Date: _____

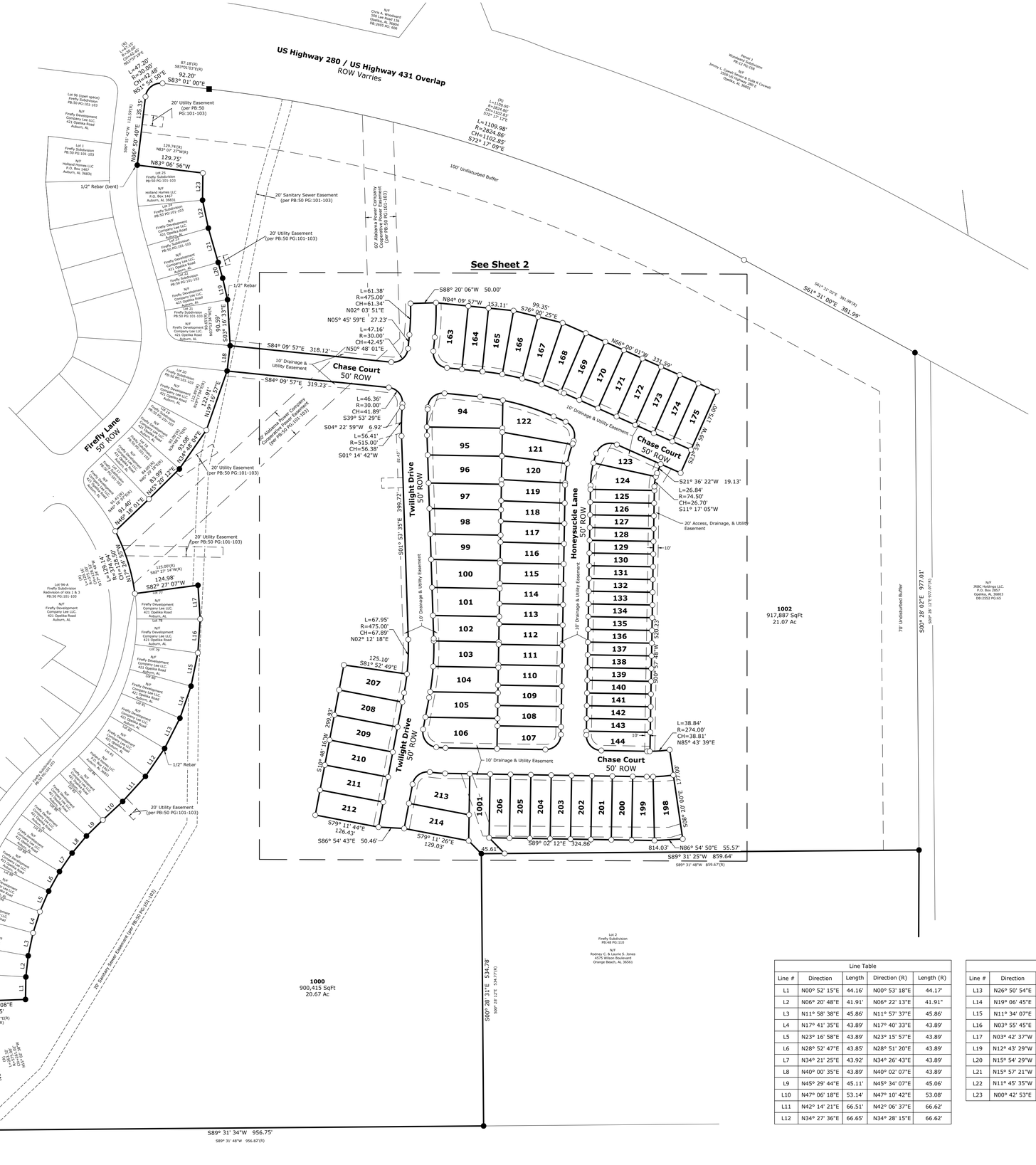
Accepted by the Opelika Water Board, Opelika, Alabama:

Opelika Water Board: _____ Date: _____

Accepted by the Opelika Power Services, Opelika, Alabama:

Opelika Power Services: _____ Date: _____

**Preliminary -
For Review Only.
Not For Construction,
Recording Purposes,
or Implementation**
Date: 02/23/2026



LEGEND

●	1/2" Rebar Found - Yellow Cap Stamped PERCISION CA-0788 Unless otherwise noted
○	1/2" Rebar Set - Orange Cap Stamped AL CA 718 LSF000600
■	Concrete Monument Found
DB:	Deed Book
PB:	Plat Book
PG:	Page
(R)	Record Bearing or Distance
ROW	Right-of-Way
N/F	Now or Formerly

Barscale 1" = 100'

Line Table				
Line #	Direction	Length	Direction (R)	Length (R)
L1	N00° 52' 15"E	44.16'	N00° 53' 18"E	44.17'
L2	N06° 20' 48"E	41.91'	N06° 22' 13"E	41.91'
L3	N11° 58' 38"E	45.86'	N11° 57' 37"E	45.86'
L4	N17° 41' 35"E	43.89'	N17° 40' 33"E	43.89'
L5	N23° 16' 58"E	43.89'	N23° 15' 57"E	43.89'
L6	N28° 52' 47"E	43.85'	N28° 51' 20"E	43.89'
L7	N34° 21' 25"E	43.92'	N34° 26' 43"E	43.89'
L8	N40° 00' 35"E	43.89'	N40° 02' 07"E	43.89'
L9	N45° 29' 44"E	45.11'	N45° 34' 07"E	45.06'
L10	N47° 06' 18"E	53.14'	N47° 10' 42"E	53.08'
L11	N42° 14' 21"E	66.51'	N42° 06' 37"E	66.62'
L12	N34° 27' 36"E	66.65'	N34° 28' 15"E	66.62'

Line Table				
Line #	Direction	Length	Direction (R)	Length (R)
L13	N26° 50' 54"E	66.61'	N26° 49' 53"E	66.62'
L14	N19° 06' 45"E	66.58'	N19° 11' 31"E	66.62'
L15	N11° 34' 07"E	66.62'	N11° 33' 09"E	66.62'
L16	N03° 55' 45"E	66.62'	N03° 54' 47"E	66.62'
L17	N03° 42' 37"W	66.62'	N03° 43' 35"W	66.62'
L19	N12° 43' 29"W	43.26'	N06° 51' 50"W	50.01'
L20	N15° 54' 29"W	32.20'	N12° 49' 35"W	43.18'
L21	N15° 57' 21"W	70.01'	N15° 55' 14"W	32.20'
L22	N11° 45' 35"W	56.15'	N15° 55' 14"W	70.00'
L23	N00° 42' 53"E	53.28'	N11° 49' 23"W	56.17'
			N00° 42' 22"E	53.28'

PROJECT NO: 25-0175
FIELD BY: WHP FIELD DATE: 02/13/2026
DRAWN BY: REBP DRAW DATE: 02/23/2026

BSI ENGINEERING | SURVEYING

Drawing Name: S:\S2025\25-0175 H&S Firefly 2\dwg\FINAL PLAT- Firefly.dwg Last Modified: Feb 23, 2026 - 1:46pm by jthorn

FINAL PLAT OF

FIREFLY

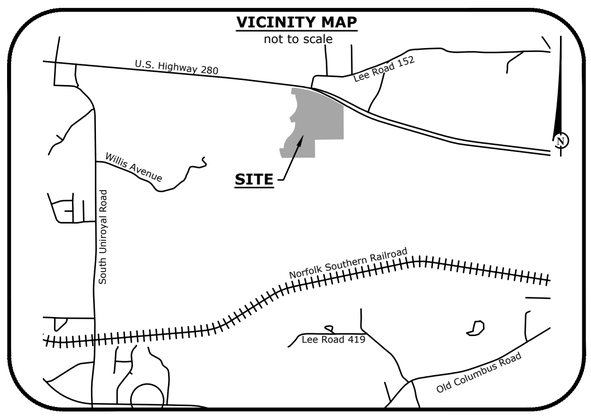
PHASE 2A

BEING A REDIVISION OF LOT 1-A OF *FIREFLY SUBDIVISION*

BEING A PART OF SECTION 14, TOWNSHIP 19 NORTH, RANGE 27 EAST, LEE COUNTY, ALABAMA

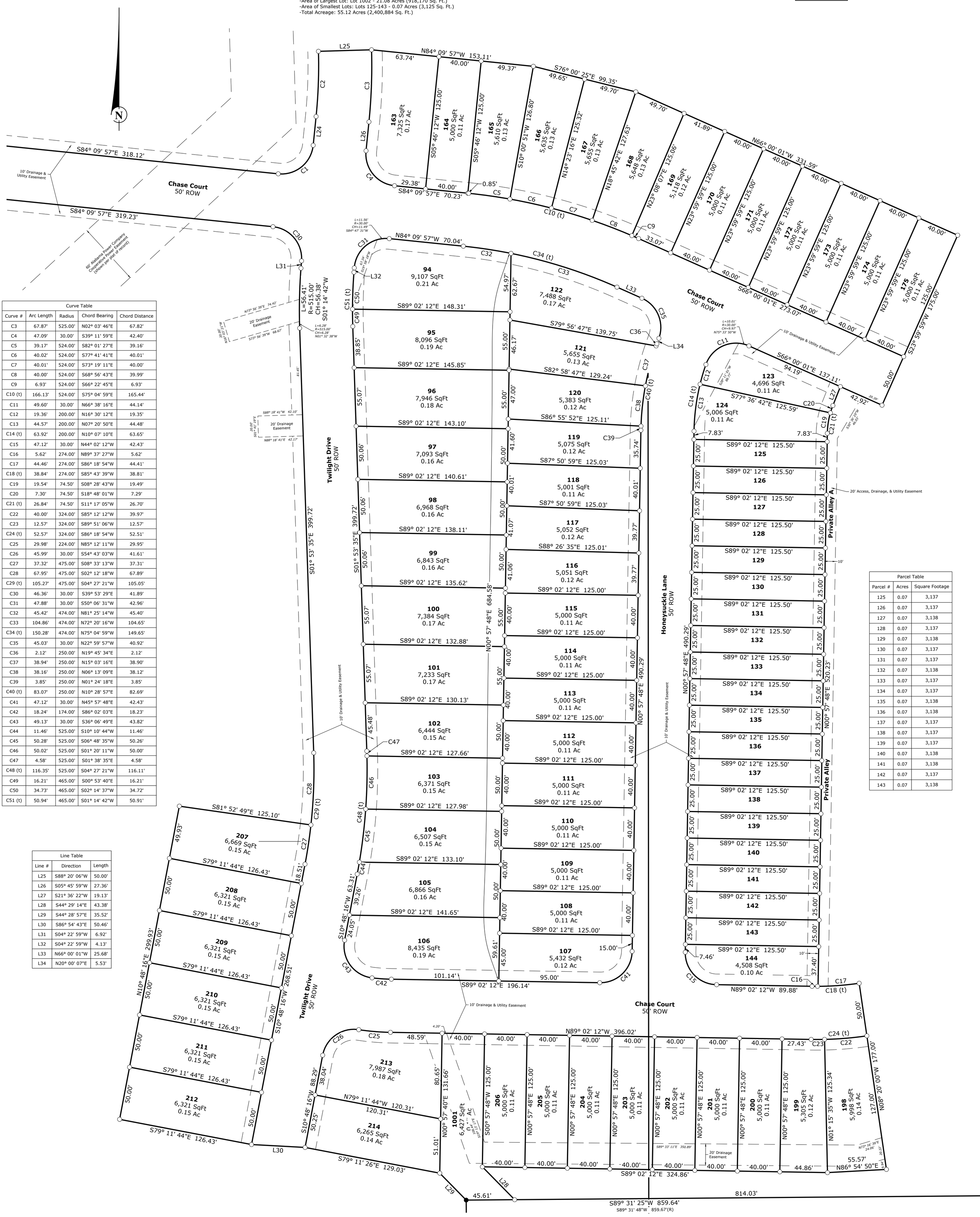
Sheet 2 of 2

VICINITY MAP
not to scale



NOTES:

1. Survey North: Grid North based upon NAD83 State Plane Coordinates, Alabama East Zone, US FOOT, RTK GPS using the ALDOT Cors as reference.
2. Basis for Survey:
   -*Firefly Subdivision* Plat Book 50, Pages 101 through 103, Probate Office, Lee County, Alabama.
3. According to the FEMA FIA NFIP Flood Insurance Map (FIRM), Map No. 01081C0089G, effective November 2, 2011, the subject property is located:
   -Zone X (not shaded) - Areas determined to be outside the 0.2% annual chance floodplain.
4. Any common areas shown on this plat shall be maintained by the Homeowners Association adopted and/or established with this plat.
5. An easement is hereby granted to the City of Opelika and to any utility company serving the City of Opelika for the purpose of installing, operating, and maintaining poles, lines, guy wires, and other facilities. Total easement width is ten (10) feet wide with five (5) feet off each side of front and side lot lines.
6. There is a ten (10) foot utility and drainage easement along the right-of-way of each lot.
7. This survey was made without the benefit of an attorney's title opinion of title commitment. The surveyor's search of public records was limited to those matters affecting the boundaries of the subject property only. There may be matters of record, such as conveyances, easements, rights-of-way, etc., that affect the title to the subject property which are not known to the surveyor and not disclosed by this survey.
8. There was no attempt in the field to determine the location of or the extent of possible encroachments beneath the surface.
9. This drawing becomes void if any alterations or changes are made by others.
10. This drawing may not be altered or added to without permission from BSI Engineering Surveying, Inc.
11. Development Data:
    -Total Number of Lots: 84
    -Area of Largest Lot: Lot 1002 - 21.08 Acres (918,170 Sq. Ft.)
    -Area of Smallest Lots: Lots 125-143 - 0.07 Acres (3,125 Sq. Ft.)
    -Total Acreage: 55.12 Acres (2,400,884 Sq. Ft.)


Chase Court
50' ROW
Twilight Drive
50' ROW
Honeysuckle Lane
50' ROW
Private Alley
Private Alley A
S84° 09' 57"E 318.12'
S84° 09' 57"E 319.23'
10' Drainage & Utility Easement
60' Alabama Power Company Cooperative Power Easement (shown per plat of record)
20' Drainage Easement
20' Access, Drainage, & Utility Easement
N84° 09' 57"W 153.11'
N66° 00' 01"W 331.59'
S66° 00' 01"E 273.07'
S23° 59' 59"W 175.00'
N84° 09' 57"W 70.04'
S66° 00' 01"E 137.11'
S84° 09' 57"E 70.23'
S89° 02' 12"E 196.14'
S89° 31' 25"W 859.64'
S89° 31' 48"W 859.67'(R)
N89° 02' 12"W 396.02'
S89° 02' 12"E 324.86'
814.03'
N89° 02' 12"W 89.88'
S01° 53' 35"E 399.72'
N01° 53' 35"W 399.72'
N00° 57' 48"E 684.58'
N00° 57' 48"E 490.29'
N00° 57' 48"E 520.23'
S10° 48' 16"E 299.93'
S10° 48' 16"W 268.51'
S10° 48' 16"W 88.29'
S10° 48' 16"W 63.31'
S01° 42' 00"W 81.45'
S01° 14' 42"W 399.72'
L=56.41'
R=515.00'
CH=56.38'
S01° 14' 42"W
L=6.28'
R=515.00'
CH=6.28'
N01° 32' 38"W
N73° 56' 39"E 74.42'
S73° 56' 39"W 68.67'
S88° 18' 41"W 42.10'
N88° 18' 41"E 42.17'
S79° 11' 44"E 126.43'
S79° 11' 26"E 129.03'
S81° 52' 49"E 125.10'
N79° 11' 44"W 120.31'
S89° 02' 12"E 148.31'
S79° 56' 47"E 139.75'
S89° 02' 12"E 145.85'
S82° 58' 47"E 129.24'
S89° 02' 12"E 143.10'
S86° 55' 52"E 125.11'
S89° 02' 12"E 140.61'
S87° 50' 59"E 125.03'
S89° 02' 12"E 138.11'
S88° 26' 35"E 125.01'
S89° 02' 12"E 135.62'
S89° 02' 12"E 125.00'
S89° 02' 12"E 132.88'
S89° 02' 12"E 130.13'
S89° 02' 12"E 127.66'
S89° 02' 12"E 127.98'
S89° 02' 12"E 133.10'
S89° 02' 12"E 141.65'
S89° 02' 12"E 125.50'
S77° 36' 42"E 125.59'
S89° 33' 11"E 350.89'
S89° 02' 12"E 125.50'
N89° 02' 12"W 125.00'
S89° 02' 12"E 125.00'
S89° 02' 12"E 125.50'
S89° 02' 12"E 125.50'
S89° 02' 12"E 125.50