



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

300 Martin Luther King Blvd.

**June 23, 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 - May 26, 2026
- III. UPDATE ON PREVIOUS CASES
- IV. NEW BUSINESS
  - A. **PLAT (Preliminary Only) – Public Hearing**
    1. Mayfair SD, Phase 2, 156 lots, Josh Mura, Samford Group authorized representative for Aaron Adams, property owner, 2405 S Uniroyal Road, PUD zone, 156 single family home lots.
  - B. **CONDITIONAL USE – Public Hearing**
    2. Kumar Patel, property owner, 2002 Marvyn Parkway, C-3, GC-P zone, 1.2 acre lot, Car Wash self-service bays and automatic.
    3. Reynolds Cook/Austin Harmon, authorized representative for Reynolds Cook, property owner, 2605 Society Hill Road, C-3 zone, 32,670 sf Southern Lawns office and warehouse.
  - C. **TEXT AMENDMENTS TO THE ZONING ORDINANCE — Public Hearing**
    4. Revision to Section 2.2 Definitions, Section 7.3. C. Use Categories (matrix table) for alcohol and hemp/CBD uses, and Section 8.28.5 Package Liquor Store Standards for Use - A public hearing to consider a recommendation to the City Council on proposed amendments to the Zoning Ordinance.

*“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.

**May 26, 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

The City of Opelika Planning Commission held its regular monthly meeting May 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, Mr. Sheldon Whittelsey, Dr. Arturo Menefee, and Mr. John Sweatman.

MEMBERS ABSENT: Councilwoman Leigh Whatley, Mr. Ben Bugg, Mr. Tom Penton, and Mr. Jay Walters,

STAFF PRESENT: Mr. Matt Mosley, Planning Director  
Mr. Martin Ogren, Assistant Planning Director  
Mrs. Rachel Dennis, Planner  
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.

Chair Cannon stated the April Minutes should reflect that Chair Cannon recused herself, left the dais and turned over control of the meeting to Sheldon Whittlesey during Item One: Perryman Hill Plaza, Plat No. 1.

### **Approval of Planning Commission Minutes April 28, 2026 with conditions**

<b>RESULT:</b>	<b>Passed</b>
<b>MOVER:</b>	Mayor Eddie Smith
<b>SECONDER:</b>	Sheldon Whittelsey
<b>AYES:</b>	Chair Cannon, Whittelsey, Menefee, Mayor Smith, Director Sweatman
<b>NAYS:</b>	None
<b>ABSTAIN:</b>	None

### III. UPDATE ON PREVIOUS CASES

### IV. NEW BUSINESS

#### A. **PLAT (Preliminary Only), Continued Item – 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. *(This item continued from the April 26th PC meeting.)*

Chair Cannon recused herself from the item and Vice-Chair Sweatman presided.

Matt Mosley stated that the request involved Perryman Hill Plaza Plat No. 1, consisting of 9 lots surrounding the proposed shopping center development located at the corner of Birmingham Highway and Veterans Parkway. The item had been continued from the April 2026 Planning Commission meeting and a public hearing had already been conducted at that meeting.

*Director Sweatman opened the public hearing.*

No comments.

*Director Sweatman closed the public hearing.*

Mr. Mosley explained that due to the lack of a quorum, the Commission could not take action on the item. He stated that the preliminary plat would be approved through the statutory review process following the expiration of the applicable review period of 30 days and that staff did not believe a special called meeting was necessary because of the limited comments associated with the plat.

**No vote was taken due to lack of a quorum. The preliminary plat was scheduled to proceed through the statutory approval process.**

Vice-Chair Sweatman stepped down, and Chair Cannon returned to the dais.

#### B. **FINAL PLAT**

2. Springs at Opelika SD, 7 lots, Gateway Drive & Society Hill Road, Blake Rice, BSI, Inc., authorized representative for Capps Family Partnership, Ltd., property owner, final approval.

Mr. Mosley presented a request from Blake Rice, BSI, Inc., authorized representative for Capps Family Partnership, Ltd., for final plat approval of Springs at Opelika Subdivision, consisting of 7 lots on approximately 34.47 acres located at the northwest corner of Gateway Drive and Society Hill Road within a C-2, Gateway Corridor Primary zoning district. He stated that Lots 1 through 4 are proposed commercial outparcels fronting Gateway Drive. Lot 5 contains the previously approved multifamily development site, Lot 6 is designated as a stormwater detention pond serving the overall development, and Lot 7 consists of the remaining undeveloped property, which remains zoned R-1 and is intended to remain under the ownership of the Capps Family Partnership. He noted that no future development is currently proposed for Lot 7 and that rezoning would likely be required before any future development occurs.

**Staff recommends preliminary approval subject to the following:**

- 1. Add the landscape buffer around the apartment development to be shown on Lots 5 and 6.**
- 2. Add a note on the final plat about ownership, maintenance responsibility, and use of the pond on Lot 6.**
- 3. All utilities must be underground.**
- 4. Sidewalks will be required along Gateway Drive.**
- 5. The owner's name and address should be shown.**
- 6. Some existing corner markers are not described, and no legend is shown for them.**
- 7. Access to Lots 1-4 shall be limited to the shared easements as shown. No direct access shall be otherwise permitted.**
- 8. Lot 7 shall not take direct access from Gateway Drive.**

**Motion to grant final plat approval with staff recommendations**

<b>RESULT:</b>	Passed
<b>MOVER:</b>	Director John Sweatman
<b>SECONDER:</b>	Arturo Menefee
<b>AYES:</b>	Chair Cannon, Whittelsey, Menefee, Mayor Smith, Director Sweatman
<b>NAYS:</b>	None
<b>ABSTAIN:</b>	None

**C. ANNEXATION**

3. Earnest Gunn, Jr., Armuriel Gunn Dumas, Callege Pak Gunn Holloway, property owners, 6571 Highway 431 North (Lafayette Pkwy), 35,098 sf lot.

Mr. Mosley presented a request from property owners Earnest Gunn, Jr., Armuriel Gunn Dumas, and Callege Pak Gunn Holloway for annexation of approximately 35,098 square feet located at 6571 Highway 431 North (Lafayette Parkway). The property is situated north along Highway 431 near the City limits and contains two existing residences. He stated that staff had verified the property meets the statutory contiguity requirements for annexation under Alabama law. He explained that the property was acquired through inheritance and that multiple heirs participated in the annexation petition. The existing residences are currently served by private well and septic systems and are expected to remain on those systems for the foreseeable future. The applicant's primary reason for seeking annexation was to allow a grandchild residing on the property to attend Opelika City Schools. He noted that if annexed, the property would receive an R-1 zoning classification and is located within the City's adopted growth boundary.

**Staff recommends the Planning Commission send a positive recommendation to the City Council to annex the 35,098 square foot lot. An R-1 zone will be assigned to the property if the annexation is approved.**

**Motion to send a positive recommendation for annexation to City Council with staff recommendation.**

<b>RESULT:</b>	Passed
<b>MOVER:</b>	Arturo Menefee
<b>SECONDER:</b>	Sheldon Whittelsey
<b>AYES:</b>	Chair Cannon, Whittelsey, Menefee, Mayor Smith, Director Sweatman

**NAYS:** None

**ABSTAIN:** None

**D. TEXT AMENDMENTS TO THE ZONING ORDINANCE – Public Hearing**

4. Revision to Section 2.2 Definitions, Section 7.3. C. Use Categories (matrix table) for alcohol and hemp/CBD uses, and Section 8.28.5 Package Liquor Store Standards for Use - A public hearing to consider a recommendation to the City Council on proposed amendments to the Zoning Ordinance.

Mr. Mosley presented proposed amendments to the Zoning Ordinance related to alcohol sales, tobacco and vape retailers, and consumable hemp products. The proposed amendments included revisions to Section 2.2 Definitions, Section 7.3.C Use Categories, and Section 8.28.5 Package Liquor Store Standards. He stated that the proposed amendments would add definitions for Beer and Wine Stores, Package Liquor Stores, ABC Stores, Retail Tobacco/Vape/Hookah Stores, and several categories of Consumable Hemp Retailers, including specialty retailers, pharmacies, and grocery stores selling hemp products. He explained that the amendments were intended to address recent state regulatory changes concerning consumable hemp products and to clarify how these uses are regulated within the City's zoning ordinance.

Mr. Mosley reviewed proposed development standards, including separation requirements between certain uses, minimum floor area requirements for package stores, restrictions on drive-through service, limitations on exterior security features, and requirements that package liquor stores and specialty hemp retailers be associated with larger grocery stores or pharmacies exceeding 14,000 square feet. He also reviewed proposed amendments to the use matrix, including where package stores, beer and wine stores, ABC stores, tobacco and vape retailers, and consumable hemp retailers would be permitted, prohibited, or allowed through conditional use approval. He stated that staff was seeking Planning Commission feedback before bringing the ordinance back for formal consideration at a future meeting.

*Chair Cannon opened the public hearing.*

No comments.

*Chair Cannon closed the public hearing.*

**Motion to table the item**

**RESULT:** Passed

**MOVER:** Director John Sweatman

**SECONDER:** Arturo Menefee

**DISCUSSION:** **Chair Cannon** asked whether the proposed regulations would ultimately be incorporated into the comprehensive zoning ordinance update currently being prepared by the City's consultants.

**Mr. Mosley** stated that staff intended for the proposed language to be reviewed by the City's zoning consultants and incorporated into the broader ordinance update if supported by the Commission. He noted that future revisions could still occur as part of that process and that evolving federal and state regulations concerning hemp and CBD products could require additional changes.

**Mr. Sweatman** asked whether staff had identified examples from other municipalities that had adopted similar regulations governing hemp products,

package stores, and related uses.

**Mr. Mosley** stated that portions of the proposed language had been adapted from ordinances adopted in other communities and that staff would provide additional examples to the Commission for review prior to further consideration of the amendment.

**AYES:** Chair Cannon, Whittelsey, Menefee, Mayor Smith, Director Sweatman

**NAYS:** None

**ABSTAIN:** None

**E. STREET RENAMING - Public Hearing**

5. A public hearing to consider a recommendation to the City Council a proposed renaming of Joann Drive to Faith Way.

Mr. Mosley presented a request to rename Jo-Ann Drive to Faith Way within the Northeast Industrial Tech Park. The roadway is located off North Park Drive and was originally named for the former Jo-Ann Distribution facility that occupied the property. He stated that there are currently no occupied buildings addressed off Jo-Ann Drive. While two undeveloped parcels carry Jo-Ann Drive addresses, both properties remain under the ownership of the Opelika Industrial Development Authority. As a result, no occupied properties would be required to change their addresses if the street renaming is approved.

Mr. Mosley explained that the request originated from Faith Technologies, a manufacturer of electrical and electronic components that is locating within a portion of the former Jo-Ann facility. He stated that staff believed Faith Way was an appropriate name because it reflects the incoming business while remaining sufficiently general should future ownership or occupancy of the property change.

**Staff recommended a positive recommendation to the City Council.**

Chair Cannon opened the public hearing.

No comments.

Chair Cannon closed the public hearing.

**Motion to send a positive recommendation to City Council**

**RESULT:** Passed

**MOVER:** Arturo Menefee

**SECONDER:** Mayor Eddie Smith

**AYES:** Chair Cannon, Whittelsey, Menefee, Mayor Smith, Director Sweatman

**NAYS:** None

**ABSTAIN:** None

**V. ADJOURN**

**Motion to adjourn at 3:18 p.m.**

**RESULT:** Passed

**MOVER:** Director John Sweatman  
**SECONDER:** Arturo Menefee  
**AYES:** Chair Cannon, Whittelsey, Menefee, Mayor Smith, Director Sweatman  
**NAYS:** None  
**ABSTAIN:** None

\_\_\_\_\_ **Chair Lucinda Cannon**

\_\_\_\_\_ **Matt Mosley**

# Agenda Item

A-1

## Preliminary Plat

# Mayfair Subdivision, Phase 2

(Aaron Adams, Owner, Josh Mura Representative)

## 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: 05/27/26      PC MEETING: 06/23/26

**SITE ADDRESS:** Parcel ID: 1005220000003002, 1005220000003000, 1005220000005003, 1005220000006000

**PROPERTY OWNER:** Aaron Adams

**APPLICANT/AUTHORIZED REPRESENTATIVE:** Josh Mura, Samford Group

**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? No

- Annexation       Rezoning       Other \_\_\_\_\_

**PARCEL INFORMATION**

Subdivision Name: Mayfair Phase 2

Number of Lots: 156 x \$3.00 = \$ 468

Current Land Use: Single Family

Number of APO: 39 x \$ 7.00 = \$ 273.00  
(Adjacent Property Owners)

Current Zoning: PUD

Fee: \$75.00

Proposed use of the Subdivision: To build a SFD community. Phase 2 of Mayfair

**TOTAL** = \$816.00

- Residential       Commercial  
 Manufacturing/Industrial       Office/Institutional

**PAID** \_\_\_\_\_

I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) Josh Mura, Samford Group 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.

<b>OWNERS/AUTHORIZED REPRESENTATIVE SIGNATURE:</b>		05/26/26
(PRINT NAME) Josh Mura		DATE



**City of Opelika  
Planning Commission  
Planning Department Report**

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**Meeting Date:** June 23, 2026

**Subdivision:** Mayfair Phase 2 SD

**Agenda Item #:** A-1

**Action Requested:** Preliminary Approval – 156 single family home lots

**Location of Property:** South Uniroyal Road

**Property Owner(s):** Aaron Adams, property owner  
Josh Mura, Samford group, authorized representative

**Current Land Use:** Undeveloped

**Current Zoning:** Mayfair PUD

**Flood Zone:** FEMA –Property on Flood Zone map #01081C0230H effective date 01/17/2025 and #01081C0089G date 11/02/2011. Property in Zone X defined as “area of minimal Flood Hazard”.

**Staff Comments:**

The applicant is requesting preliminary approval for Mayfair Phase two subdivision consisting of 156 single family home lots in the Mayfair PUD zoning district. The Mayfair rezoning request was reviewed at the June 2025 Planning Commission meeting, and the City Council approved the PUD zone at the September 2, 2025 Council meeting. The Mayfair subdivision phase one (91 lots) was approved at the September 2025 Planning Commission meeting. The Mayfair PUD is a mixed residential development with a total 401 lots accessed from two streets that intersect South Uniroyal Road. The 401 lots are divided into three minimum lot widths and lot sizes: 156 lots - 50’ lot width & 6,500 square feet; 146 lots - 60’ lot width & 7,800 sf lot size, and 99 lots - 70’ lot width & 9,100 sf lot size.

In phase 2, all lots meet the minimum lot width and lot size except for two 50’ lots (Lot 222 and Lot 223). The lot area needs to be adjusted so the two lots are at least 6,500 sf.

The Mayfair Phase 2 preliminary plat consists of 156 lots with the following lot widths and lot area:

- 62 lots, 50’ wide and 6,500 sf minimum lot size.
- 47 lots, 60’ wide and 7,800 sf minimum lot size.

- 47 lots, 70' wide and 9,100 sf minimum lot size.

The minimum building setbacks are the same for the 50', 60' and 70' lots:

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

Phase 2 has seven open space lots that range from 6,260 square feet to 94 acres. Six of the open space lots are adjacent to single family home lots, and four of the lots are a park or playground. As discussed at the PC public hearing, trees are required on open space areas that face streets; trees should be spaced apart along the street as trees are spaced on adjacent single family home lots. Some open space areas may have existing trees that should remain undisturbed to serve as buffers; trees preserved will count toward base point requirements. A 94 acre lot is preserved open space primarily on three sides of the development consisting of streams, wetlands, or unbuildable low elevation areas.

Adjacent to single family lots along the south perimeter lot line the adjacent property is a 100' wide railroad right-of-way that runs parallel to the single-family rear lot lines. A 30' buffer is provided between the perimeter lot line and the rear lot lines of the single family home.

At least one street tree (1" caliper minimum) is required on each single-family home lot, and corner lots require at a minimum of one tree on each street.

Sidewalks are required on both sides of all streets.

The front elevations of three single-story home styles were provided at the June 2025 Planning (elevations on page 4). The exterior material is primarily brick or stone veneer with board & batten gable. The exterior wall material for single family homes must meet the requirements of the Gateway Corridor (Section 7.6).

As noted at the rezoning public hearing, an HOA (Homeowner's Association) needs to be established that provides property maintenance rules and use restrictions for the open space, pocket park areas and any other guidelines for the Mayfair PUD. On the final plat, add the HOAs property maintenance rules, use restrictions, and guidelines.

## **Recommendations**

Staff recommends the preliminary plat approval subject to the following:

1. Provide sidewalks on both sides of the street as shown on plat.
2. Install underground utilities.
3. On the final plat add a note for the minimum setbacks for the 50', 60' and 70' lots. The 20' minimum front setback and minimum lot width must be met at the front property line or at the minimum front setback line of lots.

4. Add note on final plat, that the developer is responsible for managing and maintaining the four open space lots in Phase 2, and provide the uses allowed and the use restrictions of the open space lots until a homeowner's association is established to continue maintenance of open space lots.
5. Revise the lot area for two 50' lots (Lot 222 and 223) so the 6,500 sf minimum area is met.
6. Provide a minimum of one tree per yard for single-family lots. Corner lots install at least one tree for each street. Trees may be placed in the adjacent right-of-way with approval of city staff. Trees must be added to the site plan when setback review is submitted for a building permit.
7. Provide standard landscaping typical for single-family homes including shrubs and meet the base points as provided in Landscape Regulations.
8. Open space lots fronting on streets must include trees spaced apart along the street as trees are spaced on adjacent single family home lots.
9. Vinyl or aluminum siding shall not be the primary cladding material for single-family homes.
10. On final plat, provide the latest flood zone information from the FEMA updates.
11. Provide the name and address of the owner/developer and the designee of the project.
12. Provide the names of all adjacent subdivisions.
13. Provide the names and addresses of all adjoining property owners and include owners across adjoining roads.

# ELEVATIONS



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## **Engineering Department Report**

The applicant will need to submit and 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.

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

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**Opelika Water Board**

Water Service will be available from Phase I of the Development.

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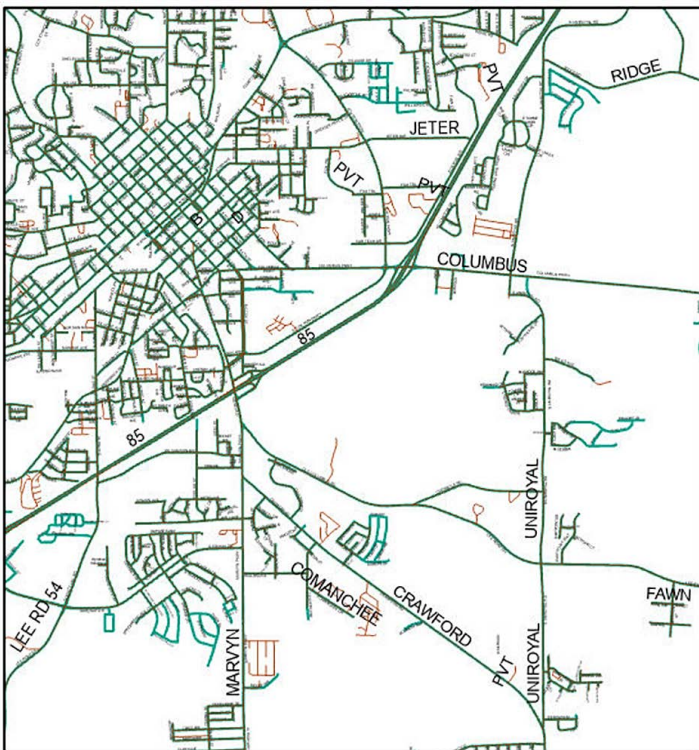
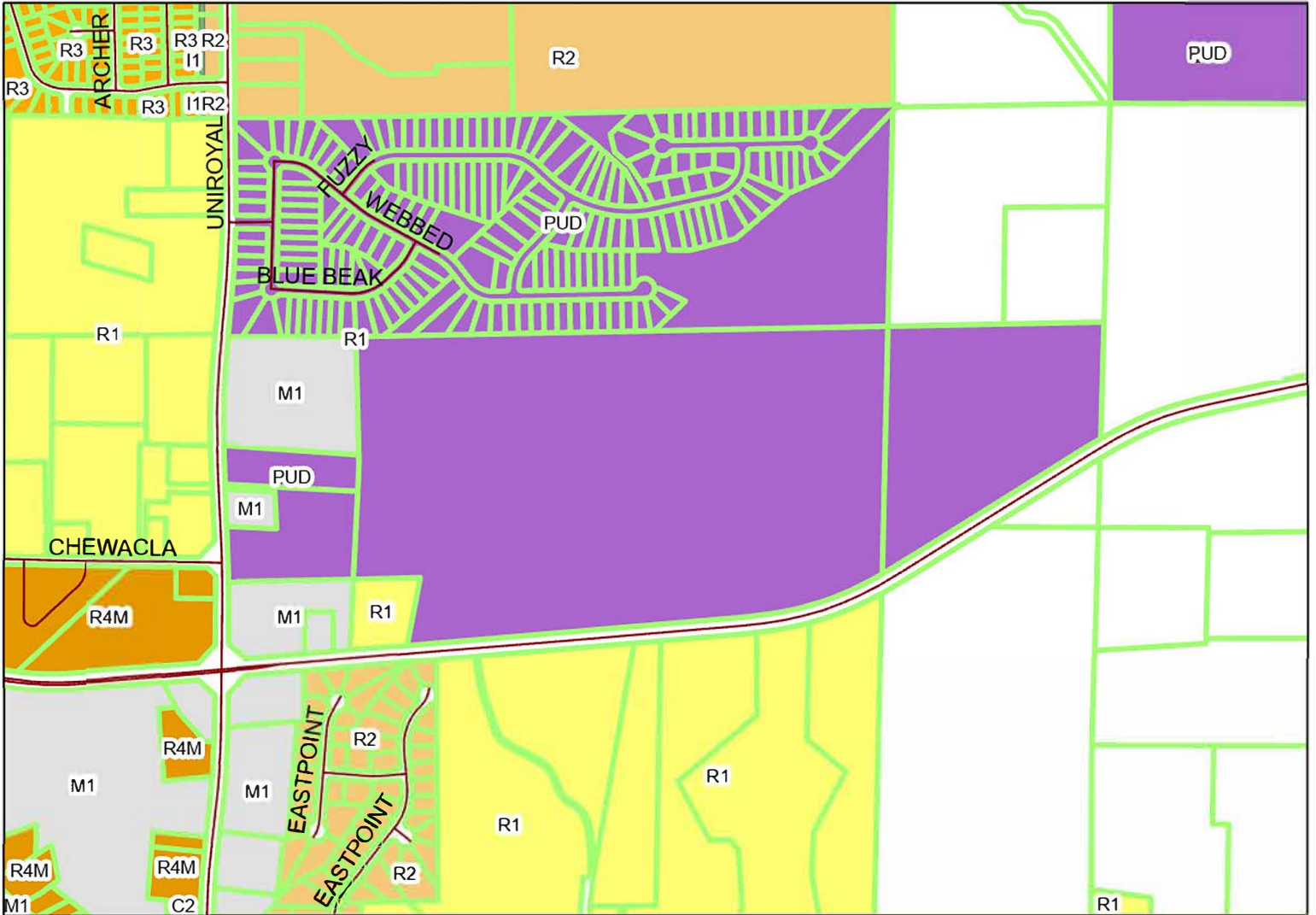
**Opelika Power Services**

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

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# MAYFAIR PHASE 2 SUBDIVISION 2405 SOUTH ROYAL ROAD PRELIMINARY APPROVAL



The applicant is requesting preliminary approval for phase 2 consisting of 156 single family home lots: 62 lots minimum 50X130, 47 lots 60X130, and 47 lots 70X130. Phase 2 is 73 acres. The Mayfair PUD is developed in 3 phases: phase 1=91 lots, phase 2=156 lots, phase 3=154 lots.



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.





IN WITNESS WHEREOF, we have hereunto set our hands and seals on this 8th day of April, 2026.

Land B, LLC, an Alabama Limited Liability Company

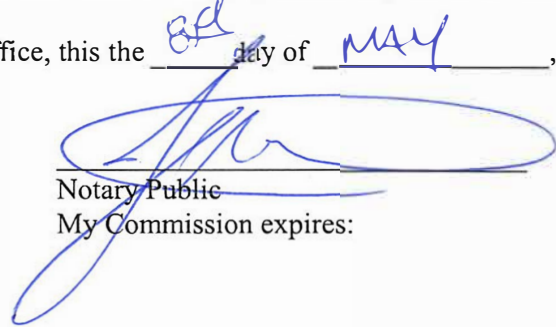
BY: Rebecca Walton Young  
Rebecca Walton Young, Co Managing Member

BY: Oline Walton Price  
Oline Walton Price, Co Managing Member

STATE OF ALABAMA  
COUNTY OF LEE

I, the undersigned authority, a Notary Public in and for said State at Large, hereby certify that **Rebecca Walton Young and Oline Walton Price**, whose names as **Co Managing Members** of the **Land B, LLC, an Alabama limited liability company**, are signed to foregoing conveyance, who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they, as such Members, executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office, this the 8th day of May, 2026.

  
\_\_\_\_\_  
Notary Public  
My Commission expires:

Grantee's Address:  
2320 Old Columbus Rd., Opelika, AL 36804

THIS INSTRUMENT PREPARED BY  
BUCKNER, DAVIS & HUDSON, P.C.  
ATTORNEYS AT LAW  
724 N. DEAN RD., SUITE 100  
AUBURN, AL 36830  
26-281C

Exhibit "A"

**Parcel One:** A parcel of real property described as Lee County, Alabama Tax Parcel # 43-10-05-22-0-000-003.000, also described as: Com Int Ely R/W Co Rd 63 & N Ln SW 4 NW 4; S 930' S to POB; E 797.1'; S 520'; W 750'; N 170' S; E 295'; N 220''; W 295'; N 130' S to POB, S22, T19N, R27E.

**Parcel Two:** A parcel of real property described as Lee County, Alabama Tax Parcel # 43-10-05-22-0-000-003.002, also described as: Com Int Ely R/W Co Rd 63 & N Ln SW 4 NW 4; S 680' S to POB; E 813.9'; S 233.6'; W 797.1'; N 234.53' to POB, S22, T19N, R27E.



IN WITNESS WHEREOF, we have hereunto set our hands and seals on this 8th day of April, 2026.

Rebecca Walton Young  
Rebecca Walton Young

Oline Walton Price  
Oline Walton Price

STATE OF ALABAMA

COUNTY OF LEE

I, the undersigned authority, a Notary Public, in and for said County, in said State at Large, hereby certify that Rebecca Walton Young and Oline Walton Price whose names are signed to the foregoing conveyance, who are known to me, acknowledged before me on this day, that being informed of the contents of this conveyance, they, executed the same voluntarily on the date of this notary acknowledgement.

GIVEN under my hand and seal of office this 8th day of MAY, 2026.

[Signature]  
NOTARY PUBLIC  
Commission Expires: \_\_\_\_\_

SEAL

Grantee's Address:  
2320 Old Columbus Rd., Opelika, AL 36804

THIS INSTRUMENT PREPARED BY  
BUCKNER, DAVIS & HUDSON, P.C.  
ATTORNEYS AT LAW  
724 N. DEAN RD., SUITE 100  
AUBURN, AL 36830  
26-281C

Exhibit "A"

**Parcel One:**

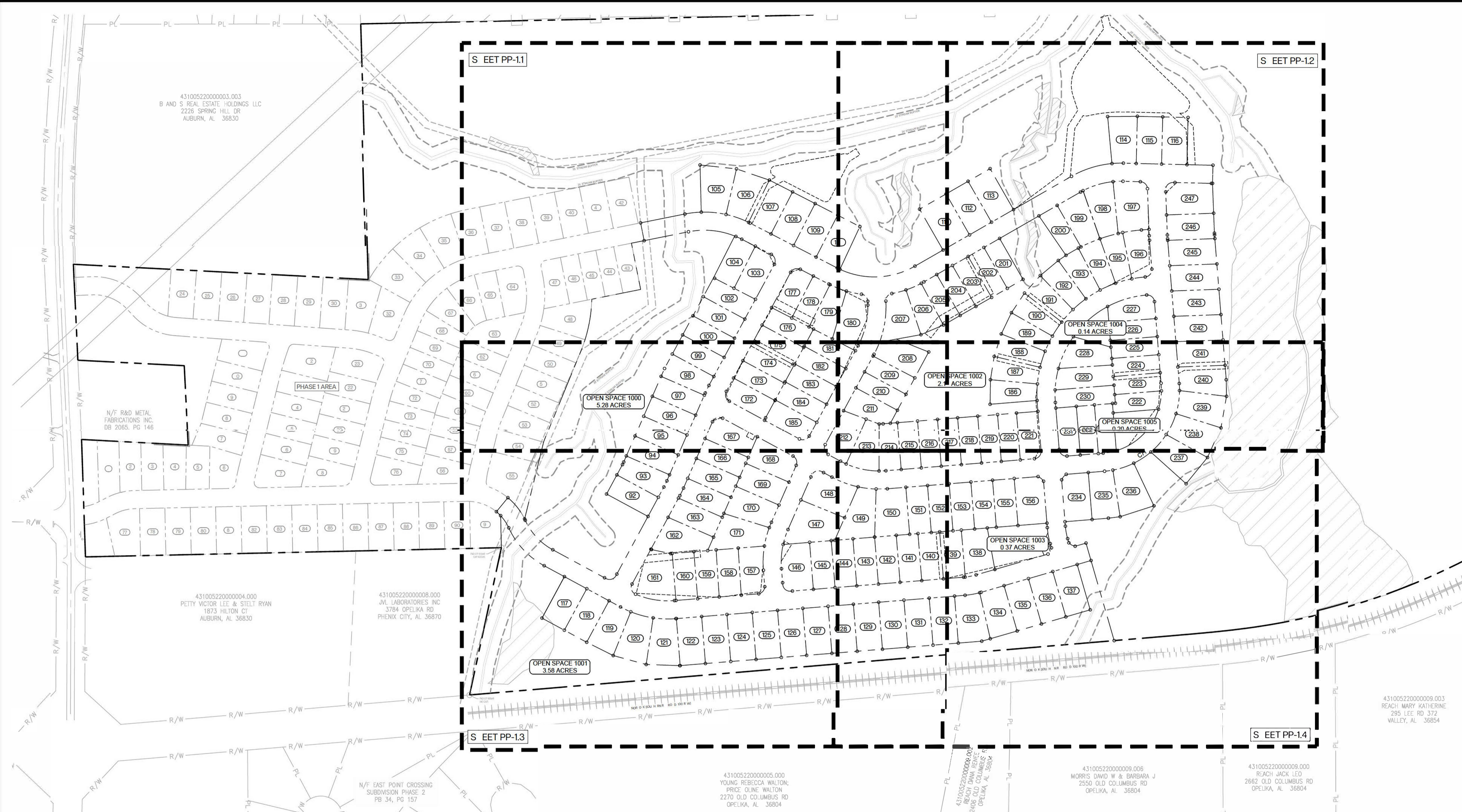
All that part of Lot 1, according to plat of Morris Walton Estates, as recorded in Plat Book 26, at Page 175, in the Office of the Judge of Probate of Lee County, Alabama, lying SOUTH of the Central of Georgia Railroad right-of-way, LESS AND EXCEPT THEREFROM, Lot 1-B, Tovar Subdivision, according to and as shown on map or plat of said subdivision of record in Plat Book 32, at Page 140, in the Office of the Judge of Probate of Lee County, Alabama.

Said subject parcel also described as: Lot 1-A, Tovar Subdivision, according to and as shown on map or plat of said subdivision of record in Plat Book 32, at Page 140, in the Office of the Judge of Probate of Lee County, Alabama.

Said subject parcel further described as Lee County, Alabama Tax Parcel # 43-10-05-22-0-000-005.003, and contains 124.4 acres, more or less.

**Parcel Two:** Commencing at the Northeast corner of Section 22, Township 19 North, Range 27 East, Opelika, Lee county, Alabama; thence along the North line of Section 22 S 88°53'06" W, 1301.35' at the intersection of said Section Line and the Eastern City Limits for Opelika, Alabama; thence along said City Limits Line S 01°18'03" W, 1309.81' North line of the Young Property described herein: from this POINT OF BEGINNING, thence along the North line of the Young Property and the South line of the Hughston Homes and the Crown Castle South LLC Properties N 89°35'43" E, 1364.83'; thence along the Westline of the Timberlands II property S 01°15'41" E, 637.89' in the North right of way for the Norfolk Southern Railway; thence along a curve to the left of said right of way on a radius of 1365.48 feet, a chord of S 56°12'49" W, a distance of 304.78 feet; thence continue along said right of way along a reverse curve to the left on a radius of 2000.00' and chord of S 54°52'10" W, 352.11 feet; thence continue along said railroad S 59°55'10" W, tangent to said curve, 1008.04; thence leaving the right of way of said Railroad and following the current City Limits line N 01°18'04" E, 1505.48' to the point of beginning.

Said property lies within Section 22, Township 19 North, Range 27 East, Lee County, Alabama, is noted as Lee County Tax parcel 43-10-05-22-0-000-006.000 and contains 32.6 acres, more or less.



**PHASE 2 SITE INFORMATION:**

**STE AREA**  
 TOTAL STE AREA: ±170.59 AC.  
 TOTAL P ASE 2 AREA: ±73.10 AC.

**ZONING INFORMATION:**  
 JURISDICTION: OPELKA PUD  
 ZONING: OPELKA PUD

**PHASE 2 LOT SUMMARY:**

50' SINGLE AMLY: (50' X 130' TYP)	62 LOTS
60' SINGLE AMLY: (60' X 130' TYP)	47 LOTS
70' SINGLE AMLY: (70' X 130' TYP)	47 LOTS

**LOT SETBACKS:**

FRONT:	25'
BACK:	20'
SIDE:	5'
SIDE STREET:	10'

TOTAL PROPOSED PHASE 2 LOTS: 156 LOTS

**LEGEND**

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
IPSO	IRON PIN SET
▲	CALCULATED POINT
■	CONCRETE MONUMENT FOUND
⊗	SPIKE NAIL SET
R.O.W.	RIGHT-OF-WAY
(F)	FIELD MEASUREMENT
(P)	PLAT MEASUREMENT

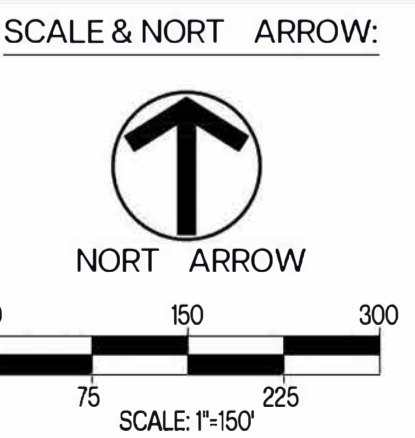


**MAYFAIR PHASE 2**  
 S UNIROVAL ROAD  
 OPELIKA, AL

SEAL:  
**PRELIMINARY**  
 NOT FOR CONSTRUCTION



DESIGN TEAM:  
 DRAWN BY: WB  
 DESIGNED BY: JM  
 REVIEWED BY: JM



JOB NUMBER: 008090  
 DATE: 5/26/2028

S EET TITLE:  
 PRELIMINARY PLAT

STATE OF ALABAMA  
 LEE COUNTY

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL ON THIS THE DAY OF , 202 .

OWNERS NAME:  
 OWNER:

NOTARY PUBLIC:  
 MY COMMISSION EXPIRES:

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

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

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

APPROVED BY THE OPELIKA CITY ENGINEER:  
 CITY ENGINEER: DATE:

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

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

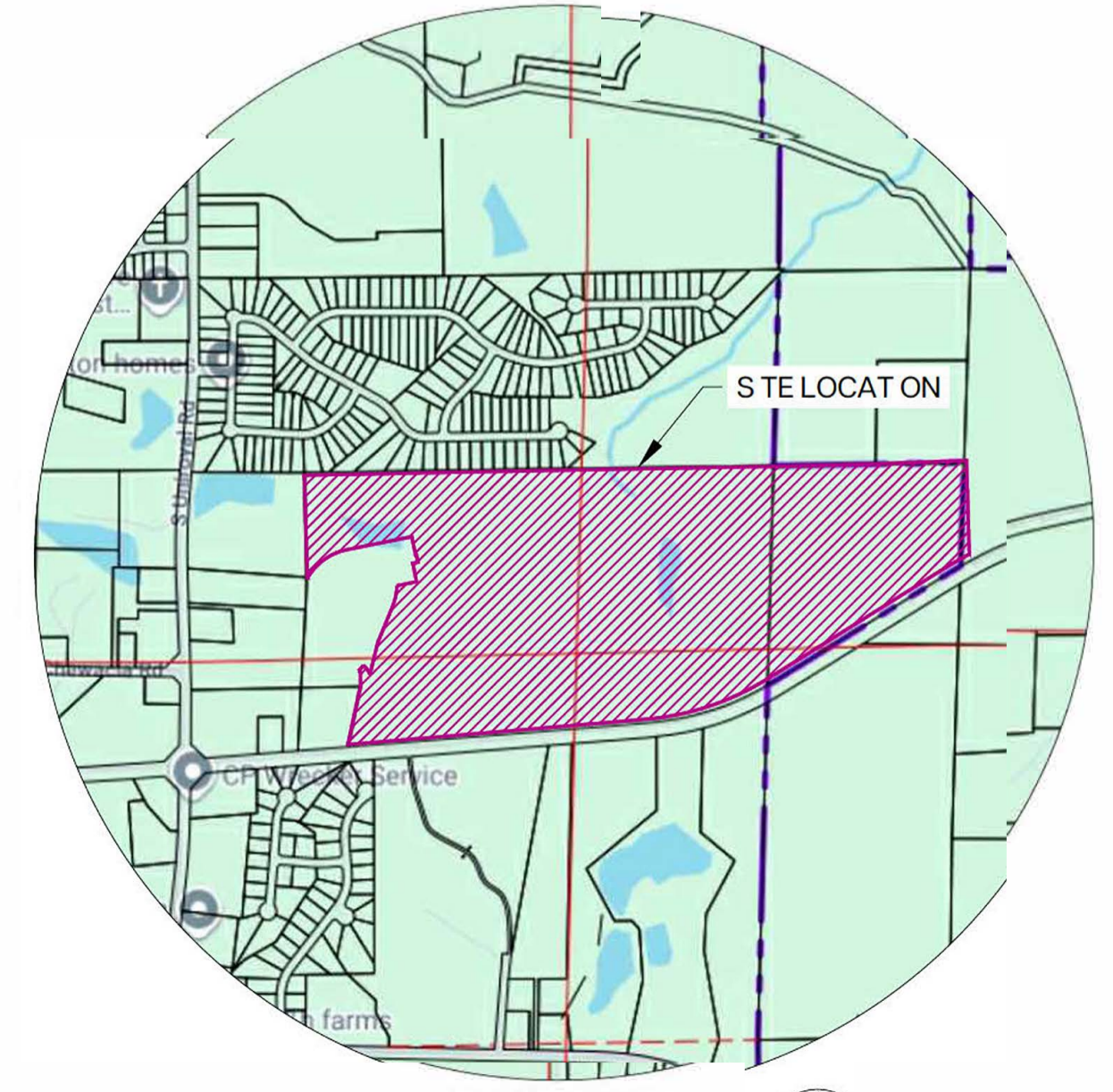
STATE OF ALABAMA  
 LEE COUNTY

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 DAY OF , 202 .

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. THIS SURVEY, PLAT OR DRAWING WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH, AND WAS SOLELY BASED ON THE INFORMATION OBTAINED FROM PUBLIC RECORDS AND/OR PROVIDED TO THE SURVEYOR. DEED REFERENCE MADE TO DEED BOOK 2446, PAGE 564, DEED BOOK 2446, PAGE 566, DEED BOOK 1519, PAGE 220, PLAT BOOK 32 PG 140, PLAT BOOK 13 PG 30, PLAT BOOK 13 PG 84, AND PLAT BOOK 50 PG 43.  
 3. BEARINGS SHOWN HEREON ARE BASED ON ALABAMA STATE PLANE COORDINATES EAST ZONE AS DERIVED FROM A GEODETIC SOLUTION USING RTK GPS. ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.  
 4. HORIZONTAL DATUM: (NAD83) 2011 EPOCH 2010.00, VERTICAL DATUM: (NAVD83)  
 5. ALABAMA 811 LINE LOCATE REQUEST SENT ON 07/19/25 WITH TICKET NUMBER 25921839. ALL ON SITE MARKED UTILITIES OR MAP LOCATIONS HAVE BEEN LOCATED ON 07/19/25 AND SHOWN ON THIS SURVEY.  
 6. CONTRACTOR'S RESPONSIBILITY TO VERIFY DIMENSIONS SHOWN HEREON PRIOR TO FURTHER CONSTRUCTION.  
 7. ACCORDING TO THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR LEE COUNTY, ALABAMA, MAP NUMBER 0181C002304, EFFECTIVE DATE 01/17/2025 AND NUMBER 0181C00890, EFFECTIVE DATE 11/02/2011, THIS SITE LIES WITHIN ZONE X DEFINED AS: AREA OF MINIMAL FLOOD HAZARD.



**OVERALL MAYFAIR LOTS:**

**PHASE 1 LOT SUMMARY:**

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

**PHASE 2 LOT SUMMARY:**

TOTAL PROPOSED LOTS:	156 LOTS
50' SINGLE AMLY LOTS:	62 LOTS
60' SINGLE AMLY LOTS:	47 LOTS
70' SINGLE AMLY LOTS:	47 LOTS

**PHASE 3 LOT SUMMARY:**

TOTAL PROPOSED LOTS:	154 LOTS
50' SINGLE AMLY LOTS:	67 LOTS
60' SINGLE AMLY LOTS:	69 LOTS
70' SINGLE AMLY LOTS:	18 LOTS

PHASE 2 SITE INFORMATION:	
SITE AREA	
TOTAL SITE AREA:	±170.59 AC.
TOTAL PHASE 2 AREA:	±73.10 AC.
ZONING INFORMATION:	
JURISDICTION:	OPELKA PUD
PHASE 2 LOT SUMMARY:	
50' SINGLE FAMILY (50' X 130' TYP)	62 LOTS
60' SINGLE FAMILY (60' X 130' TYP)	47 LOTS
70' SINGLE FAMILY (70' X 130' TYP)	47 LOTS
LOT SETBACKS:	
FRONT:	25'
BACK:	20'
SIDE:	5'
SIDE STREET:	10'
TOTAL PROPOSED PHASE 2 LOTS: 156 LOTS	

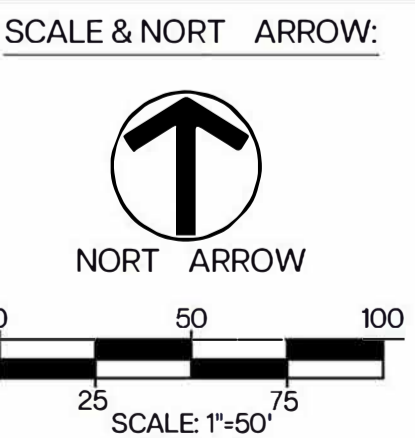
LEGEND	
SAMFORD	PLASTIC CAP ON THE TOP OF 5/8" REBAR BEARING SAMFORD GROUP SURVEYING, LLC'S ALABAMA LAND SURVEYING CERTIFICATE OF AUTHORIZATION NUMBER CA-50492
CT	CRIMPED TOP
OT	OPEN TOP
IPFD	IRON PIN FOUND
IPS	IRON PIN SET
IPSO	IRON PIN SET
△	CALCULATED POINT
■	CONCRETE MONUMENT FOUND
⊗	SPIKE-NAIL SET
R.O.W.	RIGHT-OF-WAY
(F)	FIELD MEASUREMENT
(P)	PLAT MEASUREMENT

**MAYFAIR PHASE 2**  
 S UNIROVAL ROAD  
 OPELIKA, AL

SEAL:  
**PRELIMINARY**  
NOT VALID WITHOUT ALL SHEETS



DESIGN TEAM:  
 DRAWN BY: WB  
 DESIGNED BY: JM  
 REVIEWED BY: JM



JOB NUMBER: 008090  
 DATE: 5/26/2028

SHEET TITLE:  
 PRELIMINARY PLAT



MATC - LINES EET PP-13



**PHASE 2 SITE INFORMATION:**

<b>STE AREA</b>	
TOTAL STE AREA:	±170.59 AC.
TOTAL P ASE 2 AREA:	±73.10 AC.
<b>ZON NG N ORMAT ON:</b>	
JUR SD CT ON:	OPEL KA PUD
<b>P ASE 2 LOT SUMMARY:</b>	
50' S NGL E AML Y: (50' X 130' TYP)	62 LOTS
60' S NGL E AML Y: (60' X 130' TYP)	47 LOTS
70' S NGL E AML Y: (70' X 130' TYP)	47 LOTS
<b>LOT SETBACKS:</b>	
FRONT:	25'
BACK:	20'
S DE:	5'
S DE STREET:	10'
TOTAL PROPOSED P 2 LOTS: 156 LOTS	

**LEGEND**

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



DATE:	
REV.:	

**MAYFAIR PHASE 2**  
S UNIROVAL ROAD  
OPELIKA, AL

SHEET 5 OF 6  
NOT VALID WITHOUT ALL SHEETS

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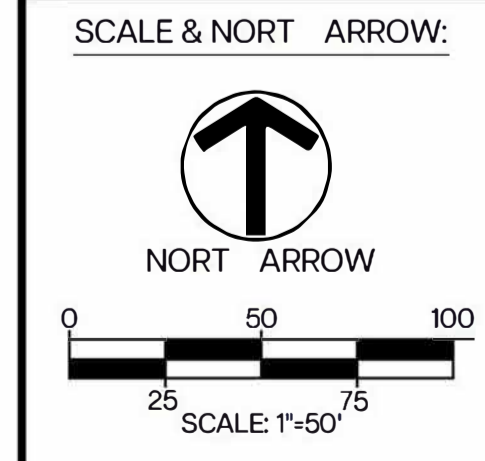
SEAL:

**PRELIMINARY**  
NOT PROVIDED FOR RECORDING OR



DESIGN TEAM:

DRAWN BY: WB  
DESIGNED BY: JM  
REVIEWED BY: JM



JOB NUMBER: 008090  
DATE: 5/26/2026

SHEET TITLE:  
PRELIMINARY PLAT



**PHASE 2 SITE INFORMATION:**

**STE AREA**  
 TOTAL SITE AREA: ±170.59 AC.  
 TOTAL PHASE 2 AREA: ±73.10 AC.

**ZONING INFORMATION:**  
 JURISDICTION: OPELKA PUD

**PHASE 2 LOT SUMMARY:**

50' SINGLE FAMILY (50' X 130' TYP)	62 LOTS
60' SINGLE FAMILY (60' X 130' TYP)	47 LOTS
70' SINGLE FAMILY (70' X 130' TYP)	47 LOTS

**LOT SETBACKS:**

FRONT:	25'
BACK:	20'
SIDE:	5'
SIDE STREET:	10'

TOTAL PROPOSED PHASE 2 LOTS: 156 LOTS

**LEGEND**

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
IPSO	IRON PIN SET
△	CALCULATED POINT
■	CONCRETE MONUMENT FOUND
⊙	SPIKE NAIL SET
R.O.W.	RIGHT-OF-WAY
(F)	FIELD MEASUREMENT
(P)	PLAT MEASUREMENT

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

DATE:	
REV.:	

**MAYFAIR PHASE 2**  
 S UNIROYAL ROAD  
 OPELIKA, AL

SHEET 4 OF 6

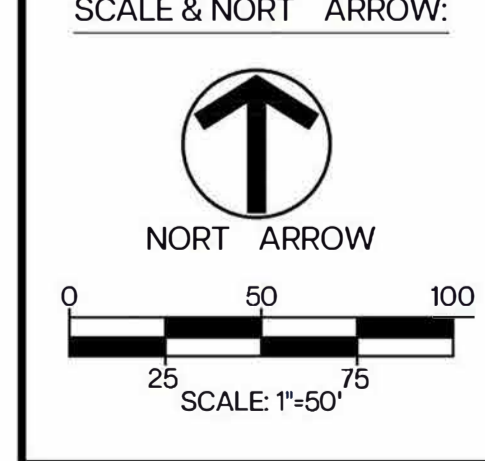
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SEAL:

**PRELIMINARY**

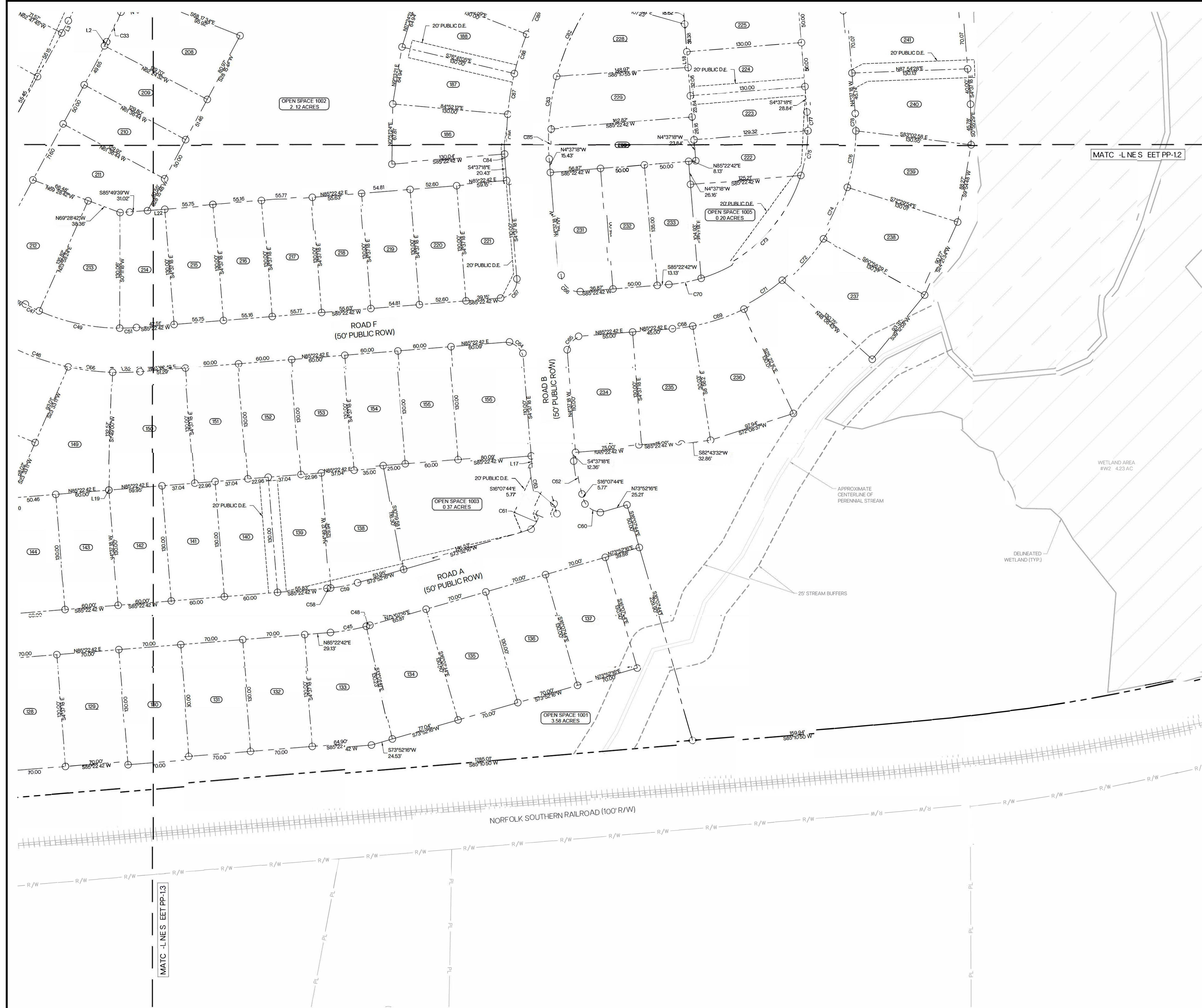


**DESIGN TEAM:**  
 DRAWN BY: WB  
 DESIGNED BY: JM  
 REVIEWED BY: JM



**JOB NUMBER:** 008090  
**DATE:** 5/26/2026

**SHEET TITLE:**  
 PRELIMINARY PLAT

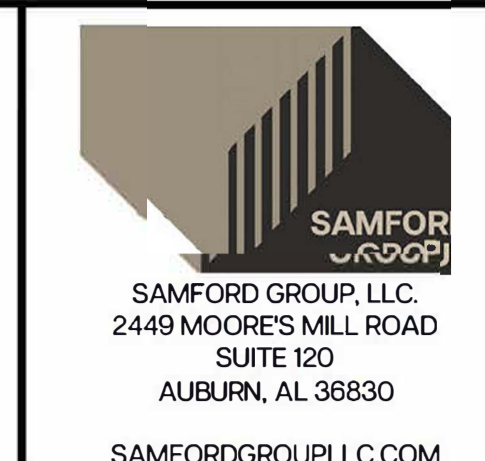


**PHASE 2 SITE INFORMATION:**

<b>STE AREA</b>	
TOTAL S TE AREA:	±170.59 AC.
TOTAL P ASE 2 AREA:	±73.10 AC.
<b>ZON NG N ORMAT ON:</b>	
JUR SD CT ON:	OPEL KA
ZON NG:	PUD
<b>P ASE 2 LOT SUMMARY:</b>	
50' S NGL AMLY: (50' X 130' TYP)	62 LOTS
60' S NGL AMLY: (60' X 130' TYP)	47 LOTS
70' S NGL AMLY: (70' X 130' TYP)	47 LOTS
<b>LOT SETBACKS:</b>	
FRONT:	25'
BACK:	20'
S DE:	5'
S DE STREET:	10'
TOTAL PROPOSED P 2 LOTS: 156 LOTS	

**LEGEND**

SAMFORD	PLASTIC CAP ON THE TOP OF 5/8" REBAR BEARING SAMFORD GROUP SURVEYING, LLC'S ALABAMA LAND SURVEYING CERTIFICATE OF AUTHORIZATION NUMBER CA-50482
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



DESCRIPTION:	
DATE:	
REV.:	

**MAYFAIR PHASE 2**  
S UNIROYAL ROAD  
OPELIKA, AL

SHEET 5 OF 6

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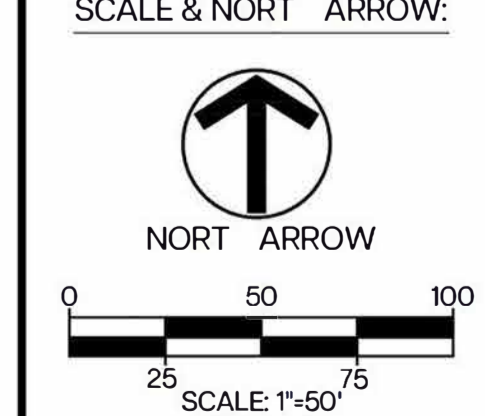
SEAL:

**PRELIMINARY**



DESIGN TEAM:

DRAWN BY: WB  
DESIGNED BY: JM  
REVIEWED BY: JM



JOB NUMBER: 008090  
DATE: 5/26/2026

SHEET TITLE:  
PRELIMINARY PLAT



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

SAMFORDGROUP.LLC.COM

LINE	LENGTH	BEARING
L2	5.29	N28°23'15.68"E
L3	15.60	S28°23'15.68"W
L6	10.02	S4°37'17.74"E
L7	4.89	S3°24'16.46"E
L8	18.20	N23°33'10.54"E
L10	7.84	N28°23'15.68"E
L12	4.29	N85°22'42.26"E
L13	4.29	S85°22'42.26"W
L14	1.31	S85°22'42.26"W
L15	1.31	N85°22'42.26"E
L16	29.01	N23°33'10.54"E
L17	12.36	S4°37'17.74"E
L18	17.94	N4°37'17.74"W
L19	0.05	N85°22'42.26"E
L20	9.54	N85°22'42.26"E
L21	6.56	S23°33'10.54"W

Curve Table						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	225.00'	18.99'	S25°58'13"W	18.98'	4°50'05"	9.50'
C2	275.00'	23.21'	S25°58'13"W	23.20'	4°50'05"	11.61'
C3	20.00'	31.83'	S17°12'14"E	28.57'	91°11'00"	20.42'
C4	225.00'	21.36'	S65°30'56"E	21.35'	5°26'24"	10.69'
C5	275.00'	68.79'	N84°39'33"W	68.61'	14°19'55"	34.57'
C6	275.00'	66.08'	N70°36'32"W	65.92'	13°46'06"	33.20'
C7	275.00'	4.46'	N63°15'37"W	4.46'	0°55'45"	2.23'
C8	275.00'	45.49'	N83°26'10"E	45.44'	9°28'39"	22.80'
C9	225.00'	129.85'	N84°46'09"W	128.06'	33°04'02"	66.79'
C10	175.00'	75.12'	S38°09'48"E	74.55'	24°35'44"	38.15'
C11	175.00'	113.24'	S43°04'29"E	111.27'	37°04'31"	58.68'
C12	20.00'	31.42'	N73°23'16"E	28.28'	90°00'00"	20.00'
C13	20.00'	33.18'	N19°08'17"W	29.50'	95°03'05"	21.85'
C14	225.00'	109.79'	N80°38'34"W	108.70'	27°57'28"	56.01'
C15	275.00'	23.21'	N25°58'13"E	23.20'	4°50'05"	11.61'
C16	20.00'	33.10'	N70°58'13"E	29.45'	94°50'05"	21.76'
C17	20.00'	31.42'	N16°36'44"W	28.28'	90°00'00"	20.00'
C18	20.00'	31.00'	N72°47'46"E	27.99'	88°49'00"	19.59'
C19	225.00'	8.67'	N63°53'57"W	8.67'	2°12'25"	4.33'
C20	275.00'	3.64'	S63°10'31"E	3.64'	0°45'32"	1.82'
C21	275.00'	48.41'	S68°35'52"E	48.35'	10°05'11"	24.27'
C22	275.00'	42.70'	S78°05'21"E	42.66'	8°53'46"	21.39'
C23	20.00'	28.35'	S41°55'28"E	26.04'	81°13'33"	17.15'
C24	225.00'	215.30'	N87°35'06"E	207.18'	54°49'28"	116.89'
C27	20.00'	29.08'	N38°18'07"E	26.58'	83°17'52"	17.79'
C28	225.00'	116.63'	S13°32'17"W	115.33'	29°41'57"	59.66'
C29	275.00'	115.25'	N8°39'34"E	114.41'	24°00'45"	58.48'
C30	275.00'	31.30'	S64°52'22"E	31.28'	6°31'16"	15.67'
C31	275.00'	64.17'	S74°49'04"E	64.02'	13°22'08"	32.23'
C32	275.00'	62.97'	S88°03'43"E	62.83'	13°07'09"	31.62'
C33	275.00'	37.06'	N24°31'36"E	37.04'	7°43'19"	18.56'
C34	20.00'	31.42'	S73°23'16"W	28.28'	90°00'00"	20.00'
C35	20.00'	29.73'	S19°01'47"E	27.07'	85°09'55"	18.38'
C36	20.00'	31.42'	N16°36'44"W	28.28'	90°00'00"	20.00'
C37	20.00'	33.10'	N70°58'13"E	29.45'	94°50'05"	21.76'
C38	275.00'	15.73'	S21°54'50"W	15.73'	3°16'42"	7.87'
C39	275.00'	52.58'	S14°47'52"W	52.50'	10°57'14"	26.37'
C40	275.00'	66.92'	S2°20'58"W	66.75'	13°56'32"	33.63'
C41	20.00'	31.42'	S40°22'42"W	28.28'	90°00'00"	20.00'
C42	20.00'	31.42'	N49°37'18"W	28.28'	90°00'00"	20.00'
C43	225.00'	67.26'	N3°56'30"E	67.01'	17°07'36"	33.88'
C44	225.00'	43.38'	N18°01'45"E	43.32'	11°02'52"	21.76'
C45	225.00'	41.00'	N80°09'31"E	40.94'	10°26'23"	20.55'
C46	275.00'	77.07'	S69°38'28"E	76.82'	16°03'28"	38.79'
C47	225.00'	17.34'	N63°49'10"W	17.33'	4°24'52"	8.67'
C48	225.00'	4.19'	N74°24'18"E	4.19'	1°04'03"	2.10'
C49	225.00'	93.40'	N77°55'09"W	92.73'	23°47'06"	47.38'
C50	275.00'	50.46'	S82°55'36"E	50.39'	10°30'48"	25.30'
C51	225.00'	18.89'	S87°47'00"W	18.88'	4°48'35"	9.45'
C52	275.00'	30.90'	N88°35'51"E	30.88'	6°26'18"	15.47'
C53	275.00'	40.46'	N75°44'10"E	40.42'	8°25'47"	20.27'
C56	275.00'	45.83'	N66°44'48"E	45.78'	9°32'57"	22.97'
C57	275.00'	8.64'	N61°04'20"E	8.64'	1°47'57"	4.32'
C58	175.00'	4.62'	S84°37'21"W	4.610'	1°30'42"	2.31'
C59	175.00'	30.53'	S78°52'08"W	30.530'	9°59'44"	15.30'
C60	20.00'	31.42'	S61°07'44"E	28.28'	90°00'00"	20.00'
C61	20.00'	31.42'	S28°52'16"W	28.28'	90°00'00"	20.00'
C62	175.00'	35.15'	S10°22'31"E	35.09'	11°30'26"	17.63'
C63	225.00'	45.19'	S10°22'31"E	45.11'	11°30'26"	22.67'

Curve Table						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C64	20.00'	31.42'	S49°37'18"E	28.28'	90°00'00"	20.00'
C65	20.00'	31.42'	N40°22'42"E	28.28'	90°00'00"	20.00'
C66	20.00'	31.42'	N49°37'18"W	28.28'	90°00'00"	20.00'
C67	20.00'	31.42'	S40°22'42"W	28.28'	90°00'00"	20.00'
C68	225.00'	23.08'	N82°26'24"E	23.07'	5°52'36"	11.55'
C69	225.00'	60.97'	N71°44'18"E	60.79'	15°31'36"	30.67'
C70	175.00'	37.15'	S79°19'12"W	37.08'	12°09'49"	18.65'
C71	225.00'	56.44'	S56°47'18"W	56.30'	14°22'23"	28.37'
C72	225.00'	64.52'	N41°23'12"E	64.30'	16°25'48"	32.48'
C73	175.00'	169.96'	S45°24'54"W	163.36'	55°38'47"	92.36'
C74	225.00'	64.31'	N24°59'03"E	64.09'	16°22'31"	32.37'
C75	175.00'	51.66'	S9°08'04"W	51.48'	16°54'54"	26.02'
C76	225.00'	64.59'	N8°34'22"E	64.37'	16°26'51"	32.52'
C77	175.00'	21.18'	S2°47'27"E	21.17'	6°56'09"	10.60'
C78	225.00'	19.52'	N2°08'11"W	19.51'	4°58'14"	9.77'
C79	20.00'	31.42'	S49°37'18"E	28.28'	90°00'00"	20.00'
C80	275.00'	113.17'	N73°35'22"E	112.37'	23°34'41"	57.40'
C81	275.00'	126.78'	N48°35'34"E	125.66'	26°24'54"	64.54'
C82	275.00'	97.62'	N25°12'58"E	97.10'	20°20'18"	49.33'
C83	275.00'	59.74'	N8°49'24"E	59.63'	12°26'51"	29.99'
C84	325.00'	9.57'	S3°46'41"E	9.57'	1°41'13"	4.79'
C85	275.00'	34.66'	N1°00'39"W	34.64'	7°13'17"	17.35'
C86	325.00'	45.74'	S1°05'52"W	45.71'	8°03'52"	22.91'
C87	325.00'	46.43'	S9°13'21"W	46.39'	8°11'06"	23.25'
C88	325.00'	46.43'	S17°24'28"W	46.39'	8°11'06"	23.25'
C89	325.00'	46.43'	S25°35'34"W	46.39'	8°11'06"	23.25'
C90	325.00'	46.43'	S33°46'41"W	46.39'	8°11'06"	23.25'
C91	325.00'	46.43'	S41°57'47"W	46.39'	8°11'06"	23.25'
C92	325.00'	46.43'	S50°08'53"W	46.39'	8°11'06"	23.25'
C93	325.00'	46.43'	S58°20'00"W	46.39'	8°11'06"	23.25'
C94	325.00'	46.43'	S66°31'06"W	46.39'	8°11'06"	23.25'
C95	325.00'	46.43'	S74°42'13"W	46.39'	8°11'06"	23.25'
C96	325.00'	37.34'	S82°05'14"W	37.32'	6°34'57"	18.69'
C97	20.00'	31.42'	S40°22'42"W	28.28'	90°00'00"	20.00'
C98	295.00'	12.53'	S3°24'16"E	12.53'	2°26'03"	6.27'
C99	245.00'	10.41'	N3°24'16"W	10.41'	2°26'03"	5.20'
C100	455.00'	52.27'	N82°05'14"E	52.24'	6°34'57"	26.16'
C102	455.00'	12.74'	N77°59'38"E	12.74'	1°36'16"	6.37'
C103	455.00'	52.26'	N73°54'05"E	52.23'	6°34'50"	26.16'
C104	455.00'	57.03'	N67°01'12"E	57.00'	7°10'55"	28.55'
C105	455.00'	7.97'	N62°55'39"E	7.97'	1°00'12"	3.98'
C106	455.00'	39.52'	N59°56'15"E	39.51'	4°58'35"	19.77'
C107	225.00'	8.11'	N61°12'18"E	8.11'	2°03'52"	4.05'
C108	275.00'	118.06'	N72°28'16"E	117.15'	24°35'48"	59.95'
C109	275.00'	118.06'	S72°28'16"W	117.15'	24°35'48"	59.95'
C110	275.00'	31.59'	S88°03'36"W	31.57'	6°34'52"	15.81'
C111	225.00'	87.02'	N73°19'00"E	86.48'	22°09'31"	44.06'
C112	225.00'	27.31'	N87°52'24"E	27.29'	6°57'16"	13.67'
C113	20.00'	30.18'	S45°25'07"E	27.40'	86°27'43"	18.80'
C114	20.00'	32.65'	N44°34'53"E	29.14'	93°32'17"	21.27'
C115	275.00'	2.98'	S88°57'37"E	2.98'	0°37'17"	1.49'
C199	125.00'	40.44'	S33°48'22"E	40.27'	18°32'18"	20.40'
C200	225.00'	145.59'	S43°04'29"E	143.07'	37°04'31"	75.45'
C210	2090.85'	65.10'	S61°53'17"W	65.10'	1°47'02"	32.55'
C223	405.00'	147.51'	N11°53'49"E	146.70'	20°52'06"	74.58'
C224	70.00'	10.31'	N18°06'41"E	10.30'	8°26'22"	5.16'

Parcel Area Table			
Parcel #	Area (Sq. Ft.)	Area (Acres)	LOT TYPE
92	7800.00 Sq. Ft.	0.18 AC	60' LOTS
93	8308.17 Sq. Ft.	0.19 AC	60' LOTS
94	7800.00 Sq. Ft.	0.18 AC	60' LOTS
95	7800.00 Sq. Ft.	0.18 AC	60' LOTS
96	7800.00 Sq. Ft.	0.18 AC	60' LOTS
97	7800.00 Sq. Ft.	0.18 AC	60' LOTS
98	8235.15 Sq. Ft.	0.19 AC	60' LOTS
99	7800.00 Sq. Ft.	0.18 AC	60' LOTS
100	7800.00 Sq. Ft.	0.18 AC	60' LOTS
101	7800.00 Sq. Ft.	0.18 AC	60' LOTS
102	7880.70 Sq. Ft.	0.18 AC	60' LOTS
103	8773.06 Sq. Ft.	0.20 AC	60' LOTS
104	8254.74 Sq. Ft.	0.19 AC	60' LOTS
105	10800.01 Sq. Ft.	0.25 AC	70' LOTS
106	10308.09 Sq. Ft.	0.24 AC	70' LOTS
107	9177.26 Sq. Ft.	0.21 AC	70' LOTS
108	9100.00 Sq. Ft.	0.21 AC	70' LOTS
109	9100.00 Sq. Ft.	0.21 AC	70' LOTS
110	9275.18 Sq. Ft.	0.21 AC	70' LOTS
111	10955.56 Sq. Ft.	0.25 AC	70' LOTS
112	9100.00 Sq. Ft.	0.21 AC	70' LOTS
113	9100.00 Sq. Ft.	0.21 AC	70' LOTS
114	9629.15 Sq. Ft.	0.22 AC	70' LOTS
115	9100.00 Sq. Ft.	0.21 AC	70' LOTS
116	9100.00 Sq. Ft.	0.21 AC	70' LOTS
117	9100.00 Sq. Ft.	0.21 AC	70' LOTS
118	9100.00 Sq. Ft.	0.21 AC	70' LOTS
119	9624.72 Sq. Ft.	0.22 AC	70' LOTS
120	10140.16 Sq. Ft.	0.23 AC	70' LOTS
121	10127.00 Sq. Ft.	0.23 AC	70' LOTS
122	9100.00 Sq. Ft.	0.21 AC	70' LOTS
123	9100.00 Sq. Ft.	0.21 AC	70' LOTS
124	9100.00 Sq. Ft.	0.21 AC	70' LOTS
125	9100.00 Sq. Ft.	0.21 AC	70' LOTS
126	9100.00 Sq. Ft.	0.21 AC	70' LOTS
127	9100.00 Sq. Ft.	0.21 AC	70' LOTS
128	9100.00 Sq. Ft.	0.21 AC	70' LOTS
129	9100.00 Sq. Ft.	0.21 AC	70' LOTS
130	9100.00 Sq. Ft.	0.21 AC	70' LOTS
131	9100.00 Sq. Ft.	0.21 AC	70' LOTS
132	9100.00 Sq. Ft.	0.21 AC	70' LOTS
133	10398.32 Sq. Ft.	0.24 AC	70' LOTS
134	9558.05 Sq. Ft.	0.22 AC	



# ELEVATIONS







# Agenda Item

B-2

**Conditional Use**

## Key Lime Car Wash

(Kumar Patel, Owner)

**Public Hearing**

**Motion:** Motion to send a positive or negative recommendation  
to the Opelika City Council





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



PC DEADLINE: \_\_\_\_\_ PC MEETING: \_\_\_\_\_

SITE ADDRESS: 2002 MARUYN PARKWAY OPELIKA AL  
 PROPERTY OWNER: KUMAR PATEL 706-239-5069

APPLICANT/ AUTHORIZED REPRESENTATIVE: \_\_\_\_\_  
 MAILING ADDRESS: \_\_\_\_\_  
 PHONE NUMBER: \_\_\_\_\_ FAX NUMBER: \_\_\_\_\_  
 EMAIL ADDRESS: \_\_\_\_\_

**PARCEL INFORMATION**

Project name: KEY LIME CAR WASH Address/Location: 2002 MARUYN PARKWAY  
 Current Land Use: CAR WASH Current Zoning: C-3  
 Adjacent Zoning Districts: North: \_\_\_\_\_ South: \_\_\_\_\_ East: \_\_\_\_\_ West: \_\_\_\_\_  
 Description of Proposed Use: CAR WASH (Self Serve - 2 Automatic Machine)

**AUTHORIZATION TO ACT AS APPLICANT** (if applicable)

I, KUMAR PATEL, 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: KD Patel Date: 5/27/2026

**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: \_\_\_\_\_

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

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

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

1) How is the proposed use appropriate in the location for which it is proposed?  
C-3 Zone Commercial Zone. Good Customer. Remains in the area.

2) Will the use result in a substantial adverse effect on adjacent properties, the character of the neighborhood, traffic conditions, public infrastructure, etc.? Yes Really Good location for customer to go in & get

3) What precautions will be taken to minimize any adverse effects from the proposed use on surrounding property owners? Keep good lit green, separate with fence, put CCTV cameras, grass cut etc.

**APPLICATION REQUIREMENTS**

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

**CERTIFICATION**

I, KUMAR PATEL, 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: <u>KDPATEL</u>	DATE: <u>5/27/2026</u>
(PRINT NAME) <u>KUMAR PATEL</u>	

**STATEMENT OF UNDERSTANDING**

I, KUMAR PATEL (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: <u>KDPATEL</u>	DATE: <u>5/27/2026</u>
(PRINT NAME) <u>KUMAR PATEL</u>	



**City of Opelika  
Planning Commission  
Planning Department Report**

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**Meeting Date:** June 23, 2026

**Agenda Item #:** B-3

**Action Requested:** Conditional Use – Unattended and Automatic Car Wash renovation

**Location of Property:** 2002 Marvyn Parkway

**Property Owner(s):** Kumar Patel  
Kip Oldham, representative

**Current Land Use:** Unattended Self Car Wash

**Current Zoning:** C-3, GC-P

**Surrounding Zoning Districts  
And Land Uses:**

North	C-3, GC-P	Dollar General and Tax Depot
South	C-3, GC-P	Vacant
East	C-3, GC-P	East Alabama Paving
West	M-1	Railroad and Nelson Electric

**Proposal**

The applicant is requesting conditional use approval to reconstruct an unattended car wash with new exterior and features. The subject property is located at 2002 Marvyn Parkway and is operating as an eight-bay self-service car wash with eight vacuum stations, and is in a C-3, GC-P zoning district. The applicant proposes removing two unattended bay areas. The site will include four car wash self-service bays and two automatic car wash bays with nine vacuum stations along Marvyn Parkway.

The site plan shows a slightly larger building footprint in generally the same location as the current building. The minimum building setbacks are met from all property lines. The parking area shows seven parking spaces in the rear and nine parking spaces along the front. However, most of these will be used for vacuum areas or prep areas, most likely. The site takes access from an existing driveway that will provide access to this use. The applicant has provided an elevation that shows a brick and stacked stone, which would be compliant with the corridor overlay materials.

The landscape plan is provided (80 base pts. required). A total of 14 trees and 144 shrubs are proposed. The trees total 112 points based on staff calculation. Shrubs required for parking lot buffers do not count towards total points. A 15-foot front parking lot buffer is provided along Marvyn Parkway. The property is below the maximum 70% impervious surface ratio allowed.

A private dumpster is shown in the rear yard; staff recommends that the dumpster be enclosed with an opaque fence at a height, so the dumpster is not visible outside the enclosure. Some landscape screenings are shown around the dumpster area.

The primary concern of this use is bay doors and vacuum areas facing the gateway corridor. The use of a car wash has been in place for many years, with bay areas facing the Gateway Corridor currently. The addition of two automated wash systems and vacuums with canopy covers and exterior upgrades will improve this location. Noise is often a concern for car wash locations, but commercial and industrial uses surround the current location. Additionally, staff recommends limiting business hours to daytime. Staff also recommend that the applicant prohibit loud music from vehicles in the vacuuming areas. Vacuum noise and car wash noises must meet the noise ordinance in Section 8.6 of the Opelika Zoning Ordinance.

### **Recommendation**

**Staff recommends conditional use approval subject to the following conditions:**

- 1. Adjust the landscape plan to meet the points provided in the landscape regulations.**
- 2. Dumpsters must be screened with appropriate materials from gateway corridor.**
- 3. All mechanical equipment must be screened from the public right-of-way.**
- 4. Vacuum motors and car wash noises produced should be dampened to meet Section 8.6 of the Opelika Zoning Ordinance.**
- 5. Monitor and prohibit loud music in the vacuuming area.**
- 6. Hours of operation shall be limited to daytime hours.**

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## **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.

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### **Opelika Water Board**

The existing facility is served by a 1 ½” Meter. No other comments.

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### **Opelika Power Services**

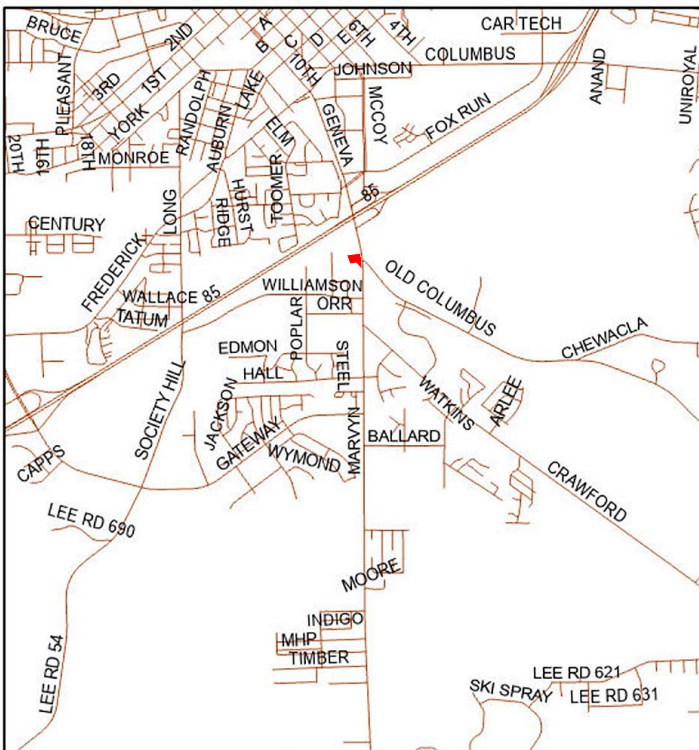
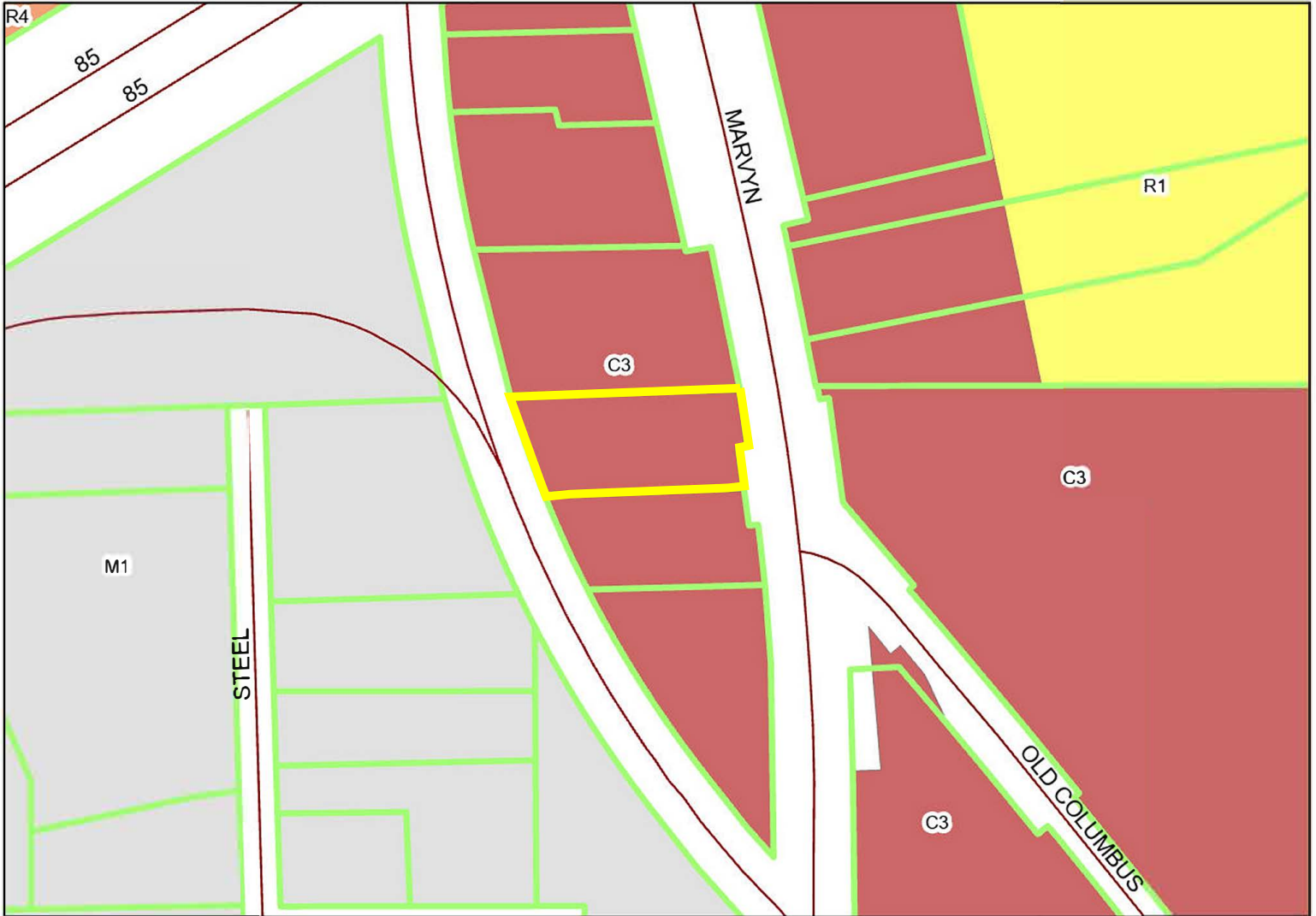
This property is in the Opelika Power service territory.

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# CAR WASH - SELF SERVICE AND AUTOMATIC

## 2002 MARVYN PARKWAY

### CONDITIONAL USE, B-2



The applicant is requesting approval to renovate an existing self service car wash property for two automatic car washes and four self service car wash bays that includes a RV self-service bay. The renovations include a new building and landscaping.



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.

DAVIS  
BINGHAM  
HUDSON  
BUCKNER, P.C.

ATTORNEYS AT LAW  
724 N. Dean Road, Suite 100  
AUBURN, ALABAMA 36830  
Wendy@dbhblaw.com

Nancy Davis  
Tom A. Bingham\*  
Kimberly B. Hudson  
H. Taylor Buckner\*\*  
J. Brandon Rice  
Christopher A. Tomlinson\*\*\*  
Brandon F. Poticny  
Katie Crow

Phone (334) 821-1908  
Fax (334) 821-6335  
\*Also Admitted in Georgia  
\*\*LLM in Taxation  
\*\*\*Also Admitted in Florida

June 25, 2024

Key Lime Car Wash, Inc.  
2621 Farmstone Ridge  
Auburn, AL 36830

**RE: Property Address: 2002 Marvyn Pkwy, Opelika, AL 36804**

Dear Mr. Patel:

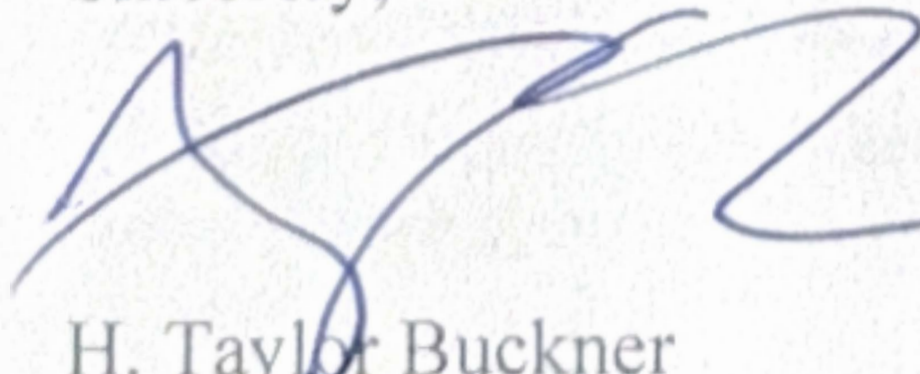
In connection with the above, I am pleased to enclose the following documents:

Original Recorded Deed  
Owner's Title Insurance Policy

**Please be reminded to take your original deed or a copy of the deed with recording information to the Revenue Commissioner's Office and assess the property in your name(s) and claim homestead exemption if applicable. Parcel ID# 43-10-04-19-1-000-001.000.**

I appreciate this opportunity to be of service to you. If you have any questions about the enclosed documents, please give me a call.

Sincerely,



H. Taylor Buckner  
Attorney at Law

HTB/wk  
Enclosures

PREPARED BY AND UPON  
RECORDATION RETURN TO:

Davis, Bingham, Hudson & Buckner, P.C.  
324 East Magnolia Avenue  
Auburn, Alabama 36830  
Attn: H. Taylor Buckner, Esq.

STATE OF ALABAMA  
COUNTY OF LEE

**CORPORATE WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned, **One Dollar Wash, LLC**, an Alabama limited liability company (hereinafter referred to as "Grantor"), the receipt whereof is hereby acknowledged, the said **One Dollar Wash, LLC**, does hereby grant, bargain, sell and convey unto **KEY LIME CAR WASH INC**, an Alabama corporation (hereinafter referred to as "Grantee"), all of its right, title and interest in and to the following described real estate and improvements thereon situated in Lee County, Alabama:

Begin at the northeast corner of Section 19, Township 19 North, Range 27 East, Opelika, Lee County, Alabama, and run thence South 89 degrees 33 minutes West, 134.2 feet to an iron pin located on the west margin of Marvyn Parkway for a corner and starting point of the parcel herein to be described: From this starting point, thence South 06 degrees 26 minutes East along the west margin of Marvyn Parkway for a distance of 91.68 feet to an iron pin for a corner; thence South 82 degrees 49 minutes 00 seconds West, 14.80 feet to an iron pin for a corner; thence South 06 degrees 09 minutes East along the west margin of Marvyn Parkway for a distance of 62.87 feet to an iron pin for a corner; thence South 89 degrees 33 minutes 00 seconds West, 310.41 feet to an iron pin located on the east right of way of the Central of Georgia Railroad for a corner; thence in a northwesterly direction along the curve of the easterly right of way of the Central of Georgia Railroad, said curve having a chord bearing of North 18 degrees 53 minutes 22 seconds West and a chord distance of 163.88 feet to an iron pin for a corner; thence North 89 degrees 33 minutes 00 seconds East, 361.0 feet to the starting point. Being further described as Lot 1, Brandon Subdivision on that certain survey prepared by T. Richard Fuller, L.S. Ala. Reg. No. 7384, dated April 10, 1990.

Street Address: 2002 Marvyn Parkway, Opelika, AL 36804

Lee County, AL Tax Parcel ID: 43-10-04-19-1-000-001.000

Prior Deed Reference: DB 2606, at PG 19 (Parcel II therein)

This conveyance and the warranties hereinafter contained are made subject to and encumbered by any and all restrictions, easements, covenants, and rights-of-way of record in said county affecting said described property.

TO HAVE AND TO HOLD, the said real estate to the Grantee, its successors and assigns, forever, in fee simple.

2722 951

Recorded in the Above  
DEEDS Book & Page  
06-20-2024 09:30:39 AM  
Bill English - Probate Judge  
Lee County, AL (e-recorded)

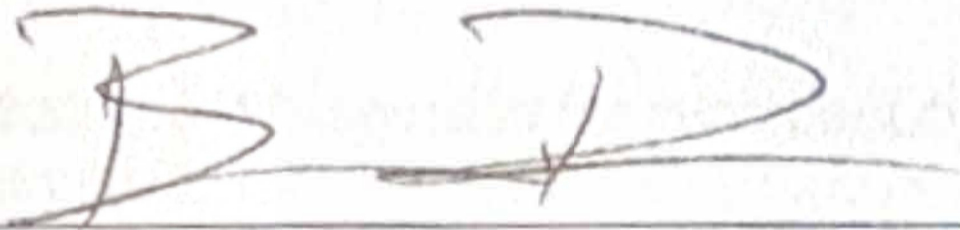
Book/Pg: 2722/951-953  
Clerk: Wood  
Tran: 30796.460834.600029  
Fees Posted: 06-20-2024 09:30:39  
DFE Deed Tax 405.00  
REC Recording Fee 14.00  
Total Fees: \$419.00

AND THE SAID GRANTOR, does for itself, its successors and assigns, covenant with the said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this conveyance to be executed and sealed by its duly authorized Sole Member, this the 19<sup>th</sup> day of June, 2024.

GRANTOR:

**One Dollar Wash, LLC,**  
an Alabama limited liability company

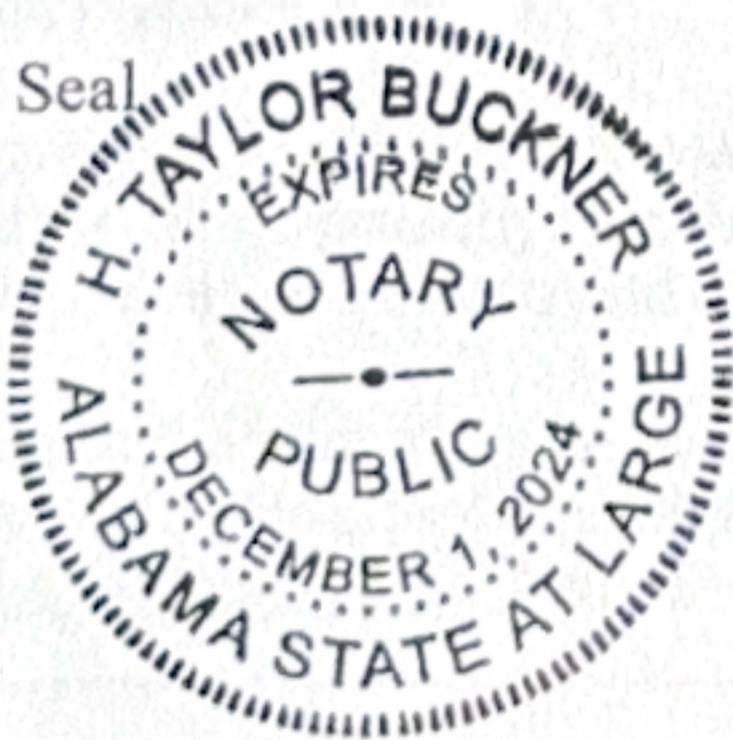


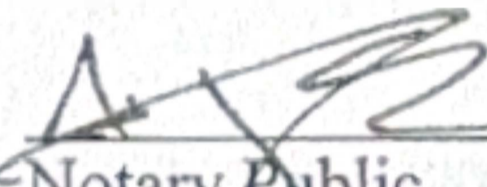
By: Brandon M. Davis  
Its: Sole Member

**STATE OF ALABAMA**  
**COUNTY OF LEE**

I, the undersigned authority, a Notary Public in and for said State at Large, hereby certify that **Brandon M. Davis, as Sole Member of One Dollar Wash,** an Alabama limited liability company, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such Sole Member and with full authority executed the same voluntarily on the day the same bears date as the act of said Company.

GIVEN under my hand and seal of office this the 19<sup>th</sup> day of June, 2024.



  
Notary Public  
My Commission Expires: 12/1/24

Real Estate Sales Validation Form

This Document must be filed in accordance with Code of Alabama 1975, Section 40-22-1

Grantor's Name One Dollar Wash, LLC, an Alabama limited liability company

Grantee's Name KEY LIME CAR WASH INC, an Alabama corporation

Mailing Address 230 Columbus Pkwy Opelika, AL 36801

Mailing Address 2621 Farmstone Ridge Auburn, AL 36830

Property Address 2002 Marvyn Pkwy Opelika, AL 36804

Date of Sale June 19<sup>th</sup> 2024

Total Purchase Price \$405,000.00

The purchase price or actual value claimed on this form can be verified in the following documentary evidence: (check one) (Recordation of documentary evidence is not required)

- Bill of Sale
- Sales Contract
- Closing Statement

- Appraisal
- Other

If the conveyance document presented for recordation contains all of the required information referenced above, the filing of this form is not required.

Instructions

Grantor's name and mailing address - provide the name of the person or persons conveying interest to property and their current mailing address.

Grantee's name and mailing address - provide the name of the person or persons to whom interest to property is being conveyed.

Property address - the physical address of the property being conveyed, if available. Date of Sale - the date on which interest to the property was conveyed.

Total purchase price - the total amount paid for the purchase of the property, both real and personal, being conveyed by the instrument offered for record.

Actual value - if the property is not being sold, the true value of the property, both real and personal, being conveyed by the instrument offered for record. This may be evidenced by an appraisal conducted by a licensed appraiser or the assessor's current market value.

If no proof is provided and the value must be determined, the current estimate of fair market value, excluding current use valuation, of the property as determined by the local official charged with the responsibility of valuing property for property tax purposes will be used and the taxpayer will be penalized pursuant to Code of Alabama 1975 § 40-22-1(h).

I attest, to the best of my knowledge and belief that the information contained in this document is true and accurate. I further understand that any false statements claimed on this form may result in the imposition of the penalty indicated in Code of Alabama 1975 § 40-22-1 (h).

Date \_\_\_\_\_ Print **H. Taylor Buckner, Agent**

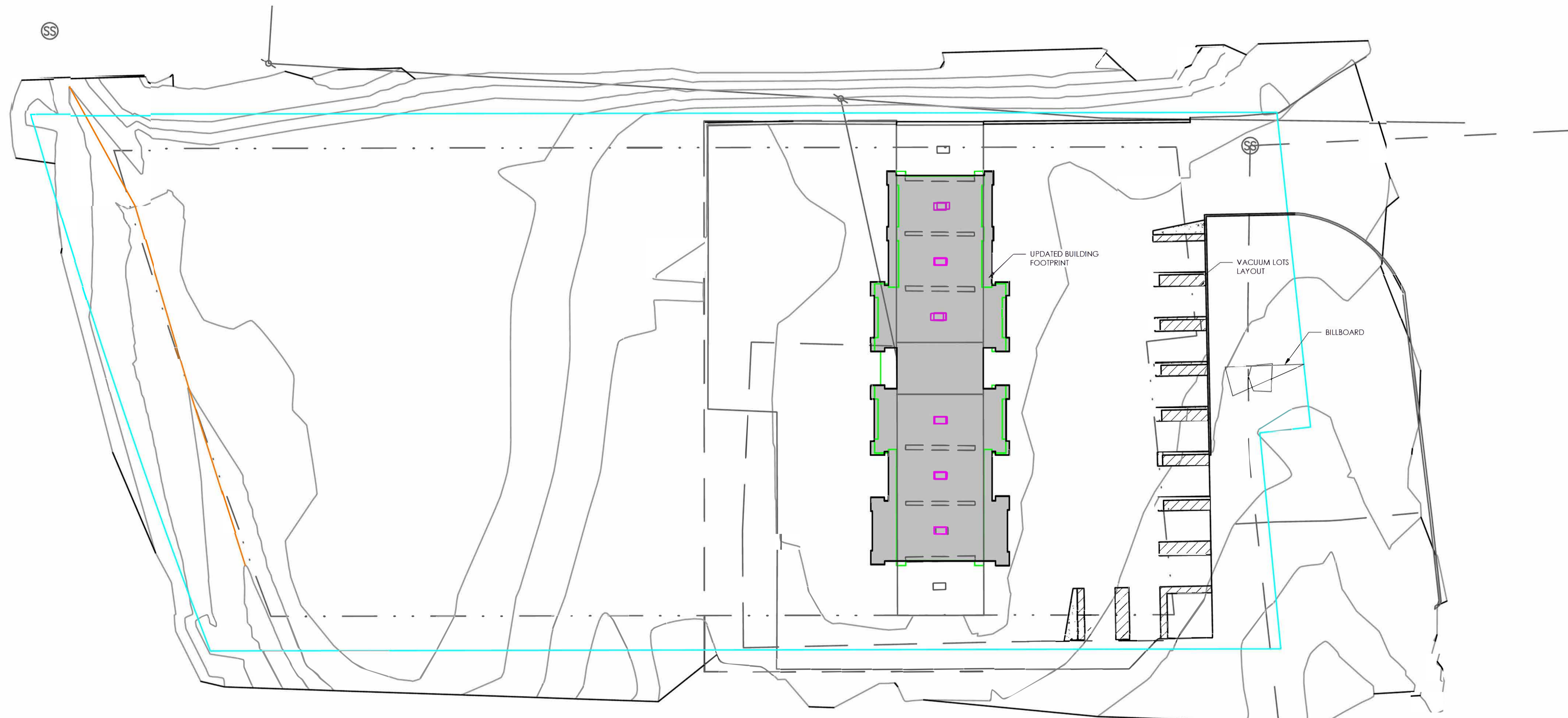
June 19<sup>th</sup>, 2024

Unattested Sign 

(verified by)

(Grantor/Grantee/Owner/Agent) circle one

Revision Schedule		
Revision Number	Date	Description



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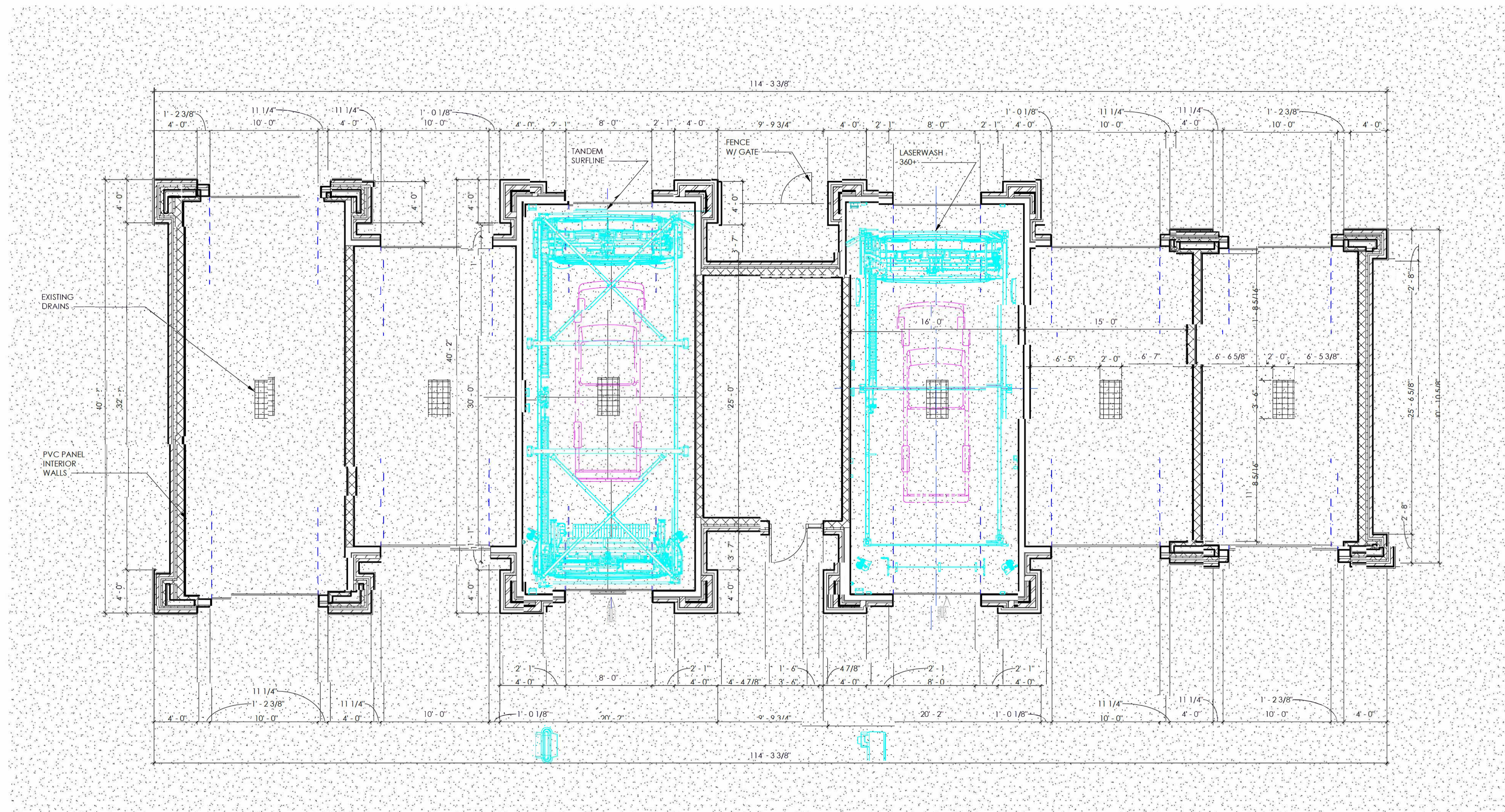
**KEY LIME CAR WASH**  
2002 MARVYN PKWY,  
OPELIKA, AL 36804

Prepared for  
**KEY LIME CAR WASH  
INC.**

COMMISSION NO:	2602-00
SHEET TITLE:	SITE PLANS
SHEET NO:	A0.01

**A0.01**  
NOT ISSUED FOR CONSTRUCTION

1 SITE MASTERPLAN  
1/16" = 1'-0"



Revision Schedule		
Revision Number	Date	Description

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**KEY LIME CAR WASH**

2002 MARVYN PKWY,  
OPELIKA, AL 36804

Prepared for  
**KEY LIME CAR WASH INC.**

COMMISSION NO:

**2602-00**

SHEET TITLE:

**UPDATED FLOOR PLAN**

SHEET NO:

**A1.00**

NOT ISSUED FOR CONSTRUCTION

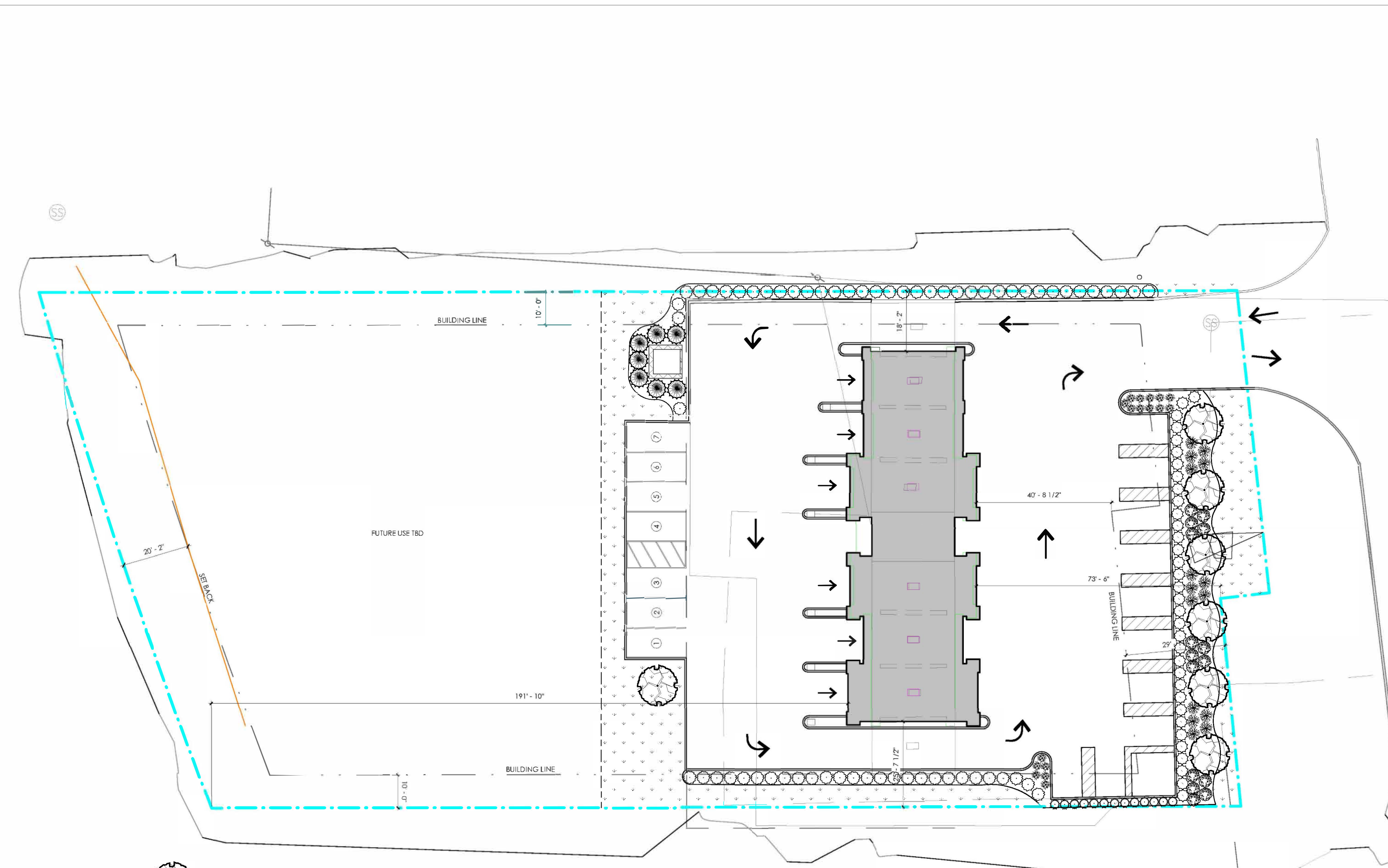
**1** UPDATED FLOOR PLAN  
3/16" = 1'-0"

**KAOD**  
K A OLDHAM DESIGN, INC.

57 PERRY STREET  
NEWNAN, GEORGIA 30263  
TELEPHONE: (770) 483-9170  
FAX: (770) 483-9171  
E-MAIL: info@kaod.com  
WEBSITE: www.kaod.com

Revision Schedule		
Revision Number	Date	Description
05/28/26		SUP APPLICATION

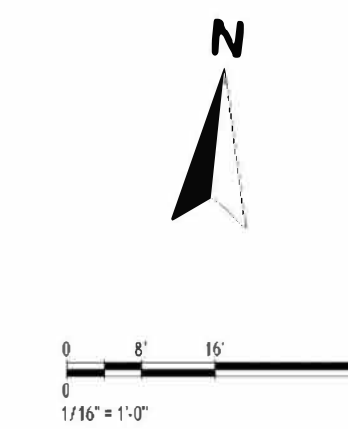
MARVIN PARKWAY



- (7) 2" Nuttall Oak
- (7) 6-8' Oakland Holly
- (65) 3 GALLON NEEDLE POINT HOLLY
- (34) 3 GALLON LOROPETALUM
- (15) 3 GALLON LIME LIGHT HYDRANGEA
- (15) 3 GALLON BURFORD HOLLY
- (13) 3 GALLON CARISSA HOLLY
- (17) 1 GALLON FOUNTAIN GRASS
- 4,000 SF BERMUDA 419 SOD

Total Point Required: 87  
Total Point Achieved: 275  
Large Trees: 77  
Understory: 56  
Shrubs: 142

1 SITE MASTERPLAN  
1/16" = 1'-0"



The work is the property of K.A. Oldham Design, Inc. and may not be reproduced or used without the prior written permission of KAOD.

**KEY LIME CAR WASH**  
2002 MARVYN PKWY,  
OPELIKA, AL 36804

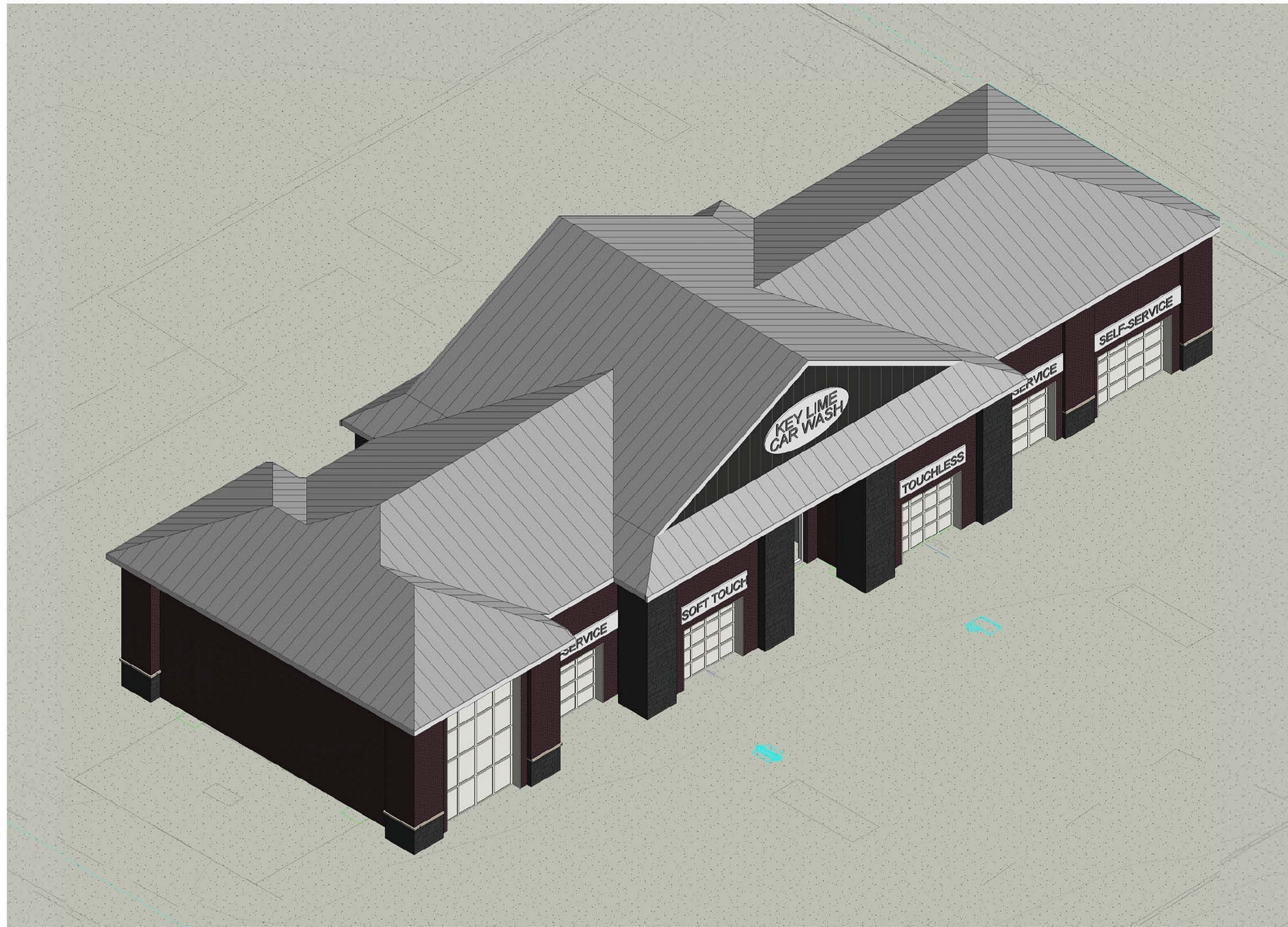
Prepared for  
**KEY LIME CAR WASH INC.**

COMMISSION NO:  
**2602-00**

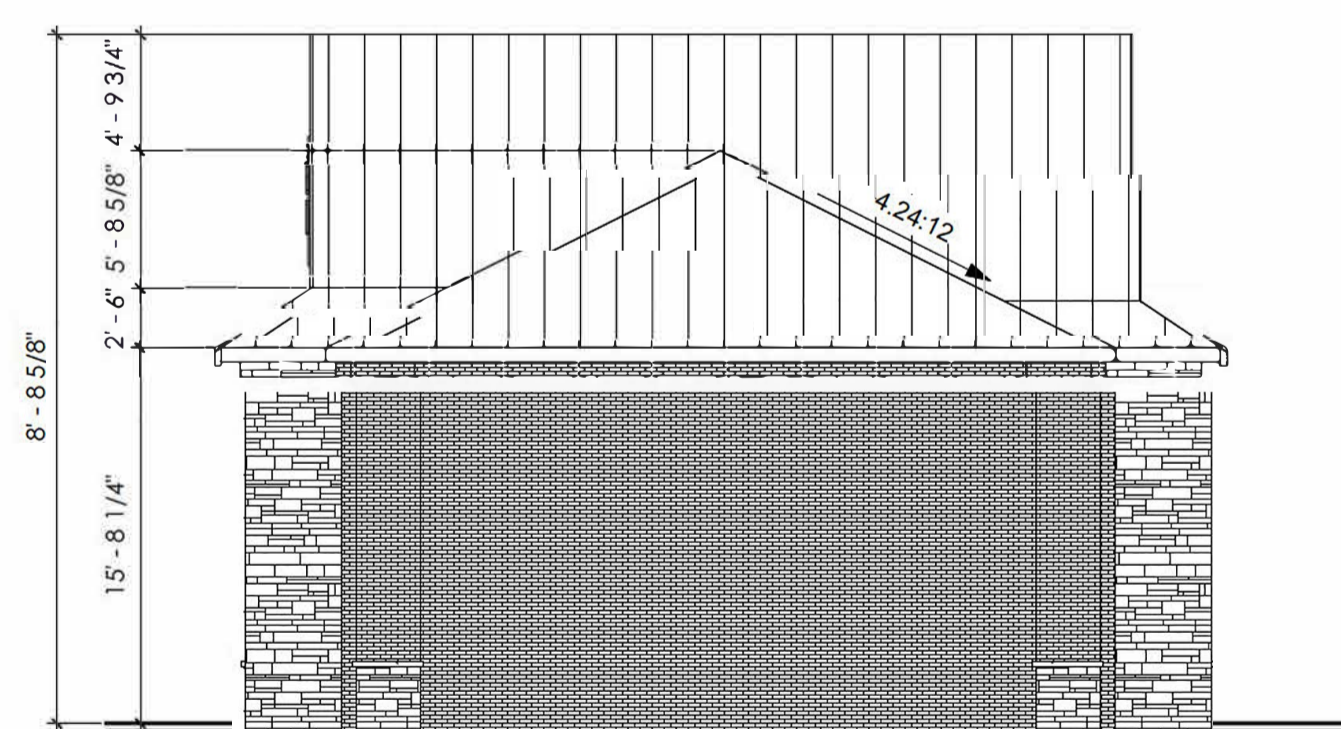
SHEET TITLE:  
**LANDSCAPE PLAN**

SHEET NO:

**LA0.01**  
NOT ISSUED FOR CONSTRUCTION



3 UPDATED AXONOMETRIC VIEW



2 SIDE ELEVATION  
1/8" = 1'-0"



1 FRONT ELEVATION  
1/8" = 1'-0"

Revision Schedule		
Revision Number	Date	Description

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**KEY LIME CAR WASH**  
2002 MARVYN PKWY,  
OPELIKA, AL 36804

Prepared for  
**KEY LIME CAR WASH INC.**

COMMISSION NO:

**2602-00**

SHEET TITLE:

**ELEVATIONS & AXON**

SHEET NO:

**A2.10**  
NOT ISSUED FOR CONSTRUCTION

Revision Schedule

Revision Number	Date	Description
-----------------	------	-------------



3 PERSPECTIVE VIEW 3



2 PERSPECTIVE VIEW 2



1 PERSPECTIVE VIEW 1

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**KEY LIME CAR WASH**

2002 MARVYN PKWY,  
OPELIKA, AL 36804

Prepared for  
**KEY LIME CAR WASH INC.**

COMMISSION NO:

2602-00

SHEET TITLE:

UPDATED PERSPECTIVE

SHEET NO:

**A2.11**

NOT ISSUED FOR CONSTRUCTION

Revision Schedule

Revision Number	Date	Description
-----------------	------	-------------



1 PERSPECTIVE WITH OTHER DESIGN OPTIONS

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**KEY LIME CAR WASH**

2002 MARVYN PKWY,  
OPELIKA, AL 36804

Prepared for  
**KEY LIME CAR WASH INC.**

COMMISSION NO:

**2602-00**

SHEET TITLE:

**POTENTIAL DESIGN CHANGES**

SHEET NO:

**A2.12**

NOT ISSUED FOR CONSTRUCTION





# Agenda Item

B-3

**Conditional Use**

**Southern Lawns Office**

(Reynolds Cook, Owner, Rep. Austing Harmon)

**Public Hearing**

**Motion:** Motion to send a positive or negative recommendation  
to the Opelika City Council





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



PC DEADLINE: 05/27/2026 PC MEETING: 08/23/2026

**SITE ADDRESS:** Society Hill Rd Opelika, AL

**PROPERTY OWNER:** Reynolds Cook

---

**APPLICANT/ AUTHORIZED REPRESENTATIVE:** Reynolds Cook/Austin Harmon

**MAILING ADDRESS:** [REDACTED]

**PHONE NUMBER:** [REDACTED] **FAX NUMBER:** \_\_\_\_\_

**EMAIL ADDRESS:** [REDACTED]

**PARCEL INFORMATION**

Project name: Southern Lawns Office Address/Location: Society Hill Rd Opelika, AL

Current Land Use: Vacant Current Zoning: C3

Adjacent Zoning Districts: North: M1 South: C3 East: C3 West: C2

Description of Proposed Use: Office/warehouse facility

**AUTHORIZATION TO ACT AS APPLICANT (If applicable)**

I, Reynolds Cook, being owner of the property which is the subject of this conditional use application hereby authorize Austin Harmon, 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: [Signature] Date: 5/27/26

**STATE OF ALABAMA,**

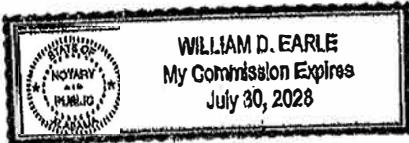
**COUNTY OF IFF**

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

Given my hand and seal of office this 27 day of May, 2026

[Signature]  
Notary Public

My Commission Expires: 7/30/28



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

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

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

1) How is the proposed use appropriate in the location for which it is proposed? The proposed use aligns with the look and use of the proposed development adjacent to the property to the south and the existing development to the north.

2) Will the use result in a substantial adverse effect on adjacent properties, the character of the neighborhood, traffic conditions, public infrastructure, etc.? No, Improvements will be made to water infrastructure and traffic to the office will be minimal.

3) What precautions will be taken to minimize any adverse effects from the proposed use on surrounding property owners? Storm water will be managed by underground detention or a detention pond. BMPs will be strictly enforced. Once completed, the site will be maintained and upkeep will be a top priority.

**APPLICATION REQUIREMENTS**

1. Application due 1<sup>st</sup> 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. PAID
6. Conditional use approval shall expire in one year after approval date. **FEE: \$125 Paid** \_\_\_\_\_

**CERTIFICATION**

I, Reynolds Cook, 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: <i>Reynolds Cook</i>	DATE: <i>5/27/26</i>
(PRINT NAME) <i>Reynolds Cook</i>	

**STATEMENT OF UNDERSTANDING**

I, Reynolds Cook (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: <i>Reynolds Cook</i>	DATE: <i>5/27/26</i>
(PRINT NAME) <i>Reynolds Cook</i>	



**City of Opelika**  
**Planning Commission**  
**Planning Department Report**

---

---

**Meeting Date:** June 23, 2026

**Agenda Item #:** B-3

**Action Requested:** Conditional Use – Southern Lawns office

**Location of Property:** 2605 Society Hill Road

**Property Owner:** Reynolds Cook  
Austin Harmon, representative

**Current Zoning:** C-3 (general commercial)

**Existing Land Use:** Vacant Land

**Surrounding Zoning Districts  
And Land Uses:**

North	M-1	Lee County Highway Department Facility
South	C-3	Opelika Flex (Contractor Warehouse)
East	C-3	Opelika Flex (Contractor Warehouse)
West	C-2	Single-family home

**Proposal**

The applicant is requesting conditional use approval for a lawn contractor business at 2605 Society Hill Road. This use would be considered office of a contractor with an equipment yard. The applicant would like to construct a 2,000-square-foot office, a 2,625-square-foot warehouse building in the rear yard, and a 1,400-square-foot covered shed on this property. An outdoor gravel truck turnaround storage area and seven employee parking spaces will be located in a 10,000-square-foot gravel area.

The surrounding land uses on this side of Society Hill Road consist primarily of commercial developments, none of which have visible outdoor storage areas. Given the visibility of the open gravel storage and parking areas, Planning staff suggests that these areas be screened by a mix of fencing and landscaping in front of the yard or visible area from the street. Otherwise, the use is fairly consistent with this side of the street.

The site plan provided meets minimum development requirements for off-street parking. Eleven off-street and one accessible parking spaces are provided. The office building facade facing Society Hill Road will feature stone/masonry wainscot at the base and metal above, as depicted in the submitted sketch, which will face Society Hill Road and wrap the office building side facing the

four paved parking spaces. The warehouse and shop areas will have metal siding and roll-up doors. A dumpster is shown shielded behind the office building in the gravel area.

A landscape plan has been provided to meet the minimum requirements of 80 base points and 11 parking space points. The landscape plan provides a total of 98 points. The plan shows that a 6-foot black vinyl chain-link fence will be installed around the gravel and rear area. The applicant shows planting a row of arborvitaes along the fence facing Society Hill Road and down a portion of the side of the property.

### **Recommendation**

#### **Planning Staff recommends conditional use approval, subject to**

1. Screen the storage yard through landscaping, where it is visible from the public right-of-way
2. Fully comply with landscape requirements.
3. Front and side visible from Society Hill Road shall have a mix of natural materials and metal consistent with the provided elevation and adjacent buildings.
4. Dumpster shall be fully screened from the right-of-way by the building in a conspicuous location in the storage yard, not visible when the gates are open, or in its own privacy screening.

---

### **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 Board**

Water service is available from the west side of Society Hill Road. No other comments.

---

### **Opelika Power Services**

This property is in the Opelika Power service territory.





2713 415

Recorded in the Above  
DEEDS Book & Page  
02-15-2024 10:46:08 AM  
Bill English - Probate Judge  
Lee County, AL (e-recorded)

Book/Pg: 2713/415-416  
Clerk: Oliver  
Tran: 30144 450136 587674  
Fees Posted: 02-15-2024 10:46:08  
DFE Deed Tax 10.50  
REC Recording Fee 11.00  
Total Fees: \$21.50

Grantor's mailing address:  
3500 Harding Close  
Montgomery, AL 36106

Grantee's mailing address:  
3500 Harding Close  
Montgomery, AL 36106

\*\*Market Assessed Value: \$10,237.00 as verified by the Tax Assessor's Office.\*\*

**WARRANTY DEED**

THE STATE OF ALABAMA  
LEE COUNTY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ten and 00/100 Dollars and other valuable considerations to the undersigned GRANTOR in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the undersigned, **W. F. Cook, Jr.**, a(n) married man, (herein referred to as GRANTOR, does hereby GRANT, BARGAIN, SELL, and CONVEY unto **W. F. Cook, Jr. and Reynolds F. Cook** (herein referred to as GRANTEE, their heirs and assigns, the following described Real Estate, located in the County of Lee and State of Alabama, to-wit:

**Lot 1, Diversified Industrial Subdivision, First Revision, according to and as shown by that certain map or plat thereof of record in Town Plat Book 17, at Page 18, in the Office of the Judge of Probate of Lee County, Alabama.**

**References: Deed Book 2520 at Page 766; Parcel No. 10-04-19-3-000-072-000**

This conveyance is made subject to all restrictions, reservations, easements and/or rights-of-way which appear of record affecting title to the above described property.

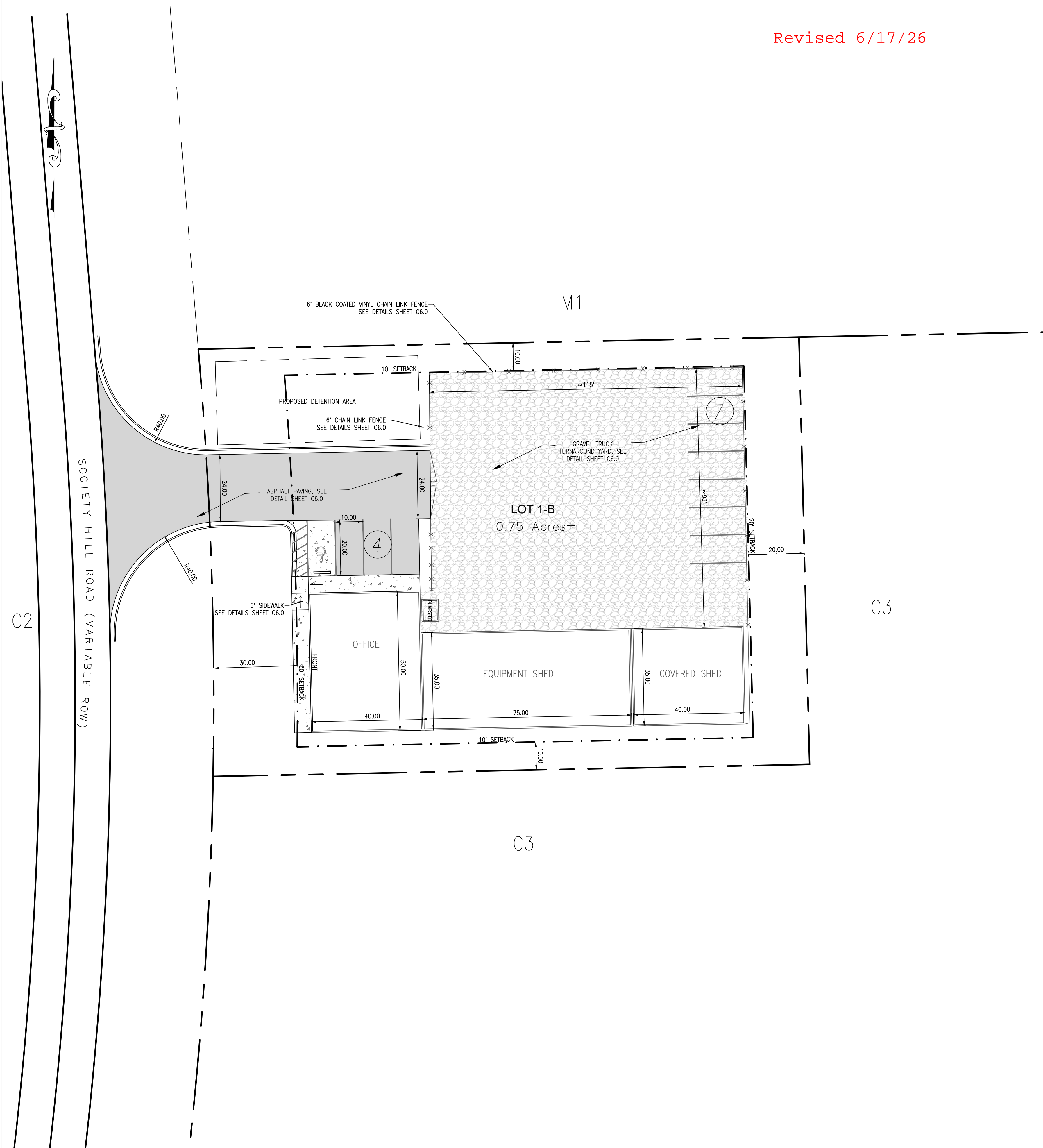
This property serves as no part of homestead of the Grantor or his spouse.

And GRANTOR do covenant with the said GRANTEE, their heirs and assigns, that he is lawfully seized in fee simple of the aforementioned premises, that it is free from all encumbrances, except as hereinabove provided, that he has a good right to sell and convey the same to the said GRANTEE, their heirs and assigns, and that GRANTOR will WARRANT AND DEFEND the premises to the said GRANTEE their heirs and assigns forever, against the lawful claims and demands of all persons, except as hereinabove provided.

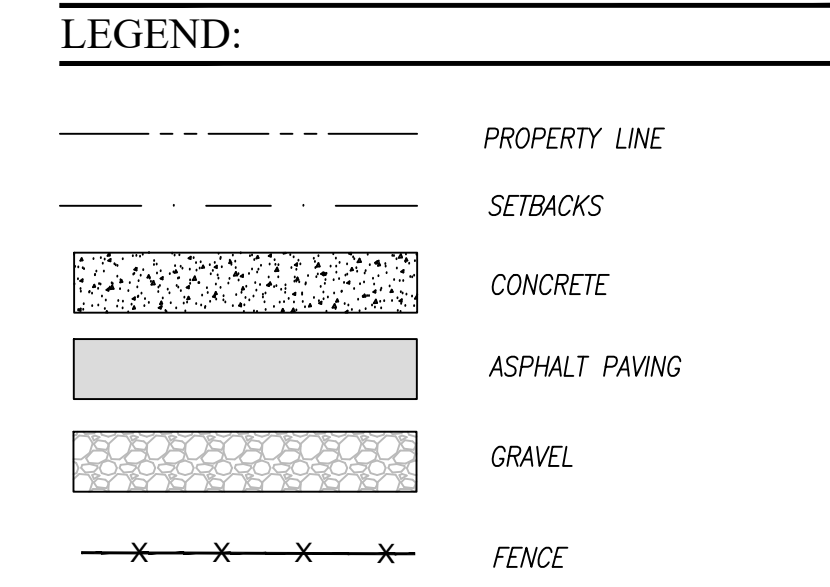
IN WITNESS WHEREOF the undersigned GRANTOR has hereunto set his hands and seals, this 15th day of February, 2024.



Revised 6/17/26



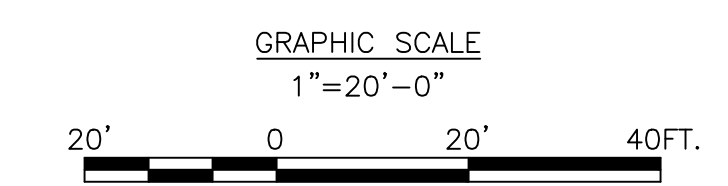
- PROJECT NOTES:**
1. SITE = 0.75 ACRES
  2. ZONING DISTRICT: C3
  3. ADJACENT ZONING: NORTH-M1, SOUTH-C3, EAST-C3, WEST-C2.
  4. CURRENT LAND USE: VACANT
  5. THIS PARCEL IS NOT IN THE FLOOD PLAIN AS SHOWN ON FIRM COMMUNITY PANEL NUMBER 01081C0207H, EFF. 01/17/2025.
  6. BUILDING SETBACKS: 30' FRONT, 20' REAR, AND 10' SIDES.
  7. PROPOSED BUILDING AREA= 6025 SQ. FT.
  8. IMPERVIOUS AREA = 10,900 SF  
FAR = 0.18  
ISR = 0.33
  9. PARKING SPACES REQUIRED = 11  
PROPOSED PARKING = 11
  10. NEW SITE LIGHTING UNDER SEPARATE CONTRACT, SEE BUILDING ELECTRICAL PLAN.



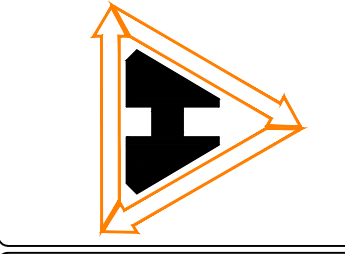
**LOCATION MAP**



**SITE PLAN**  
SCALE: 1" = 20'-0"



HARMON ENGINEERING & CONTRACTING CO., INC.  
ENGINEERING • CONTRACTING • ENVIRONMENTAL MANAGEMENT  
13376 C.L. Tothert, Jr. Parkway / LeFayette, Alabama 36862  
(334) 864-9135 / FAX (334) 864-8046



REVISIONS:

NO.	DATE	BY	DESCRIPTION
1	06/17/2026	AWH	CONDITIONAL USE APPLICATION
2			
3			
4			
5			
6			
7			

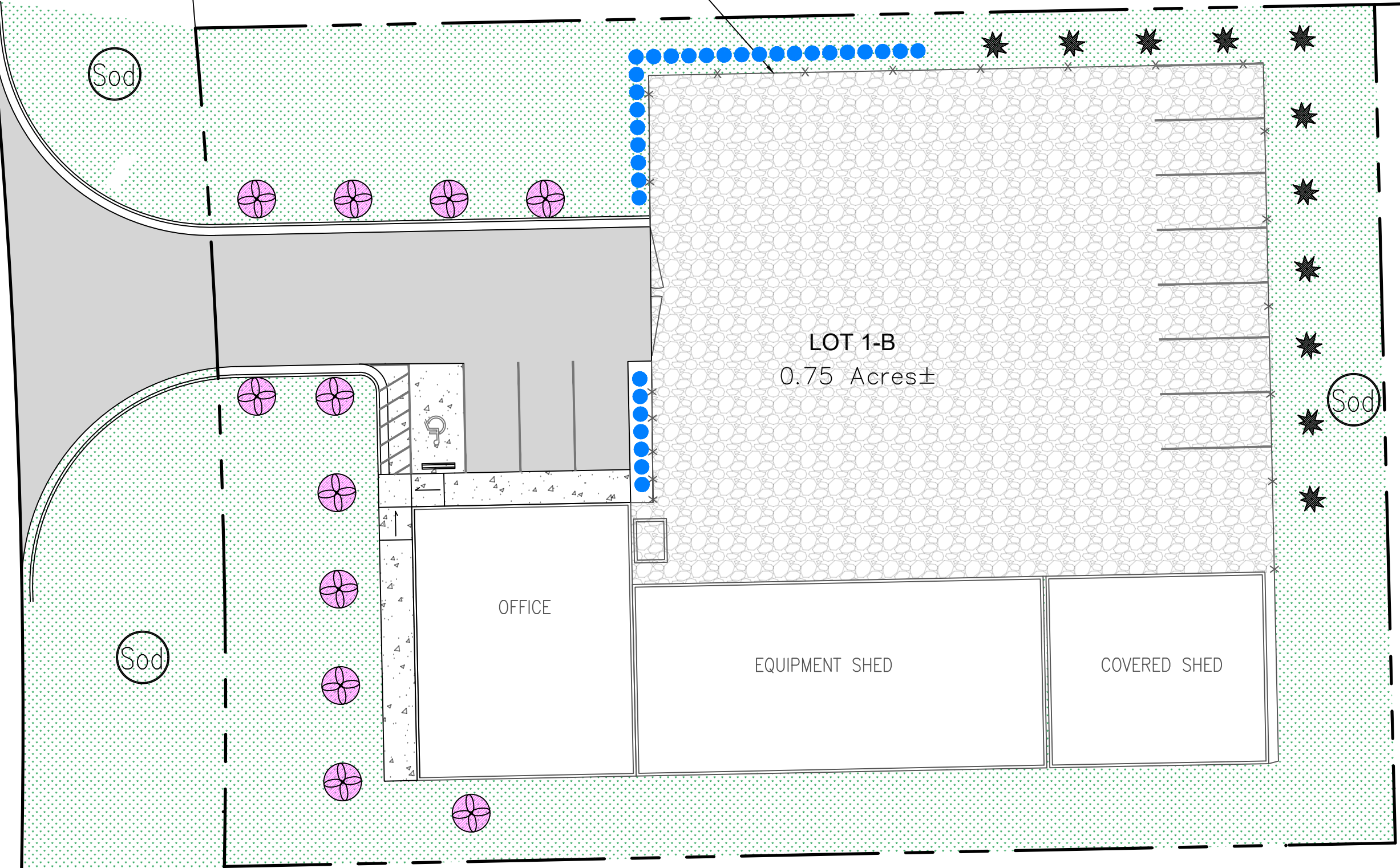
**SITE PLAN**  
**SOUTHERN LAWN'S OFFICE**  
**SOUTHERN LAWN'S**  
**OPELIKA, ALABAMA**

DRAWN	AWH
CHECKED	AWH
FILENAME	998-01 SOUTHERN LAWN'S FACILITY REVIEW SET 06.17.2026.DWG
DATE	06/17/2026
PROJECT	998-01-26
SCALE	1" = 20'-0"
FIGURE	C2.0

Revised 6/17/26

SOCIETY HILL ROAD (VARIABLE ROW)

6" BLACK COATED VINYL CHAIN LINK FENCE  
SEE DETAILS SHEET C6.0



PLAN NOTES:

- SEE PERMITTING, EROSION CONTROL, AND LANDSCAPING NOTES SHEET G1.0.

SQUARE FOOTAGE OF DEVELOPED AREA	22,000
BASE POINTS REQUIRED	80
BASE POINTS OBTAINED	86
PARKING LOT POINTS REQUIRED	11
PARKING LOT POINTS OBTAINED	12
TOTAL POINTS REQUIRED	91
TOTAL POINTS OBTAINED	98
RESIDENTIAL BUFFER REQUIRED	NO
PARKING LOT BUFFER REQUIRED	NO

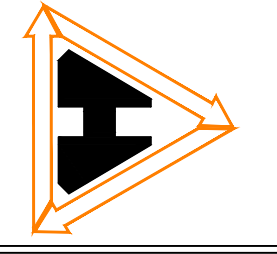
PARKING LOT POINTS (PPP)					
SCIENTIFIC NAME	COMMON NAME	QUANTITY	SIZE	POINTS	SYMBOL
LAGERSTROEMIA INDICA	CREPE MYRTLE	1	1.5" CALIPER	5	⊕
THUJA OCCIDENTALIS	EMERALD GREEN ARBORVITAE	7	5' HEIGHT	7	●
				TOTAL PARKING LOT POINTS =	12

BASE POINTS					
SCIENTIFIC NAME	COMMON NAME	QUANTITY	SIZE	POINTS	SYMBOL
LAGERSTROEMIA INDICA	CREPE MYRTLE	10	1.5" CALIPER	50	⊕
THUJA OCCIDENTALIS	EMERALD GREEN ARBORVITAE	25	5' HEIGHT	25	●
ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	11	7' HEIGHT	11	★
				TOTAL BASE LOT POINTS =	86

LEGEND:

- PROPERTY LINE
- - - SETBACKS
- [Pattern] CONCRETE
- [Pattern] ASPHALT PAVING
- [Pattern] GRAVEL
- [Pattern] SOLID BERMUDA SOD
- FENCE

HARMON ENGINEERING & CONTRACTING CO., INC.  
ENGINEERING • CONTRACTING • ENVIRONMENTAL MANAGEMENT  
13376 C.L. Trenchard, Jr. Parkway / LeFayette, Alabama 36862  
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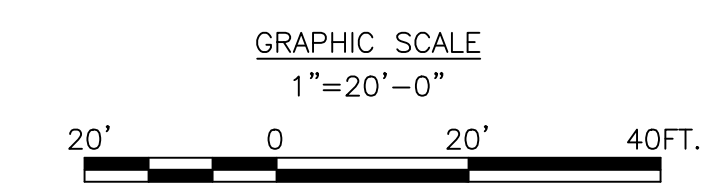


NO.	DATE	BY	DESCRIPTION
1	06/17/2026	AWH	CONDITIONAL USE APPLICATION
2			
3			
4			
5			
6			
7			

LANDSCAPE PLAN  
SOUTHERN LAWN'S OFFICE  
SOUTHERN LAWN'S  
OPELIKA, ALABAMA

DRAWN	AWH
CHECKED	AWH
FILENAME	998-01 SOUTHERN LAWN'S FACILITY REVIEW SET
DATE	06/17/2026
PROJECT	998-01-26
SCALE	1" = 20'-0"
FIGURE	C2.1

LANDSCAPE PLAN  
SCALE: 1" = 20'-0"





# Agenda Item

C-4

**Text Amendment to the Zoning Ordinance**

**Use categories for alcohol & Hemp**

**Public Hearing**

**Motion:** Motion to send a positive or negative recommendation  
to the Opelika City Council



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Alcohol

Package Liquor Store

ABC Board. The State of Alabama Alcoholic Beverage Control Board.

Package Store. A place or premise for the principal purpose of selling at retail, alcoholic beverages by the keg, bottle, can, pack or case, for off-premise consumption.

Package Liquor Store. A business establishment licensed by the City where liquor is authorized to be sold in unopened containers for off premise consumption, including any City-licensed club or lounge that is also licensed by the ABC Board to sell and disburse liquor in unopened containers for off premise consumption. This shall **not** include liquor stores operated by the ABC Board nor a business selling only beer and/or wine for off premise consumption.

Beer & Wine Store- A business establishment licensed by the ABC Board to sell beer and/or wine to consumers for off-premises consumption. This shall not include establishments that sell products for on-premises consumption; those establishments where beer and wine sales are accessory to a principal use such as grocery stores, convenience stores, or pharmacies; nor those establishments that engage in the production of beer or wine.

ABC Store – A business establishment operated by the ABC Board with a Lounge Retail Liquor Class II license to sell and disburse liquor in unopened containers for off premise consumption.

Tobacco-Vape Store - A business establishment utilized primarily for the sale of tobacco, hookah, or electronic smoking device products and accessories, or any combination thereof, and in which the sale of other products is merely incidental.

Hemp Store – A package liquor store or other business establishment with a Consumable Hemp Products Specialty Retailer License from the ABC Board to **sell** consumable hemp.

Pharmacy-Hemp Store - A pharmacy licensed by the Alabama State Board of Pharmacy with a Consumable Hemp Product Pharmacy License from the ABC Board to sell consumable hemp.

Grocery Store with Hemp Sales – A grocery store with a Consumable Hemp Products Retail Food Store license from the ABC Board to sell consumable hemp and that dedicates: (i) a minimum of 75 percent of the store’s selling area to the sale of food

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items listed in this subdivision; and (ii) at least 14,000 square feet of the store’s footprint to the sale of food items listed in this subdivision.

## Special Development Standards

### B. Use Standards and Dispersal Requirements

Package liquor stores, Retail tobacco/vape/hookah stores, and Specialty Retailer of Consumable Hemp Products must comply with the following requirements and any conditions required through Conditional Use approval:

1. No package liquor store shall be permitted within a radius of 1,500 feet of any other package liquor store. This distance shall be measured from door to door.
2. The minimum gross floor sales area shall be 2,000 square feet.
3. Package Liquor stores and Hemp Stores shall be an adjunct to one of the following enumerated primary businesses, of which the total area devoted to all retail sales must be at least 14,000 square feet:
  - a. Grocery store; and/or
  - b. Pharmacy.
4. No sales shall be conducted through a walk-up window or drive-through.
5. Burglar bars, steel gates, and steel-roll down doors or shutters are prohibited on the exterior of a structure when visible from any public or private street. Interior security burglar bars, steel gates and roll down doors shall allow 80 percent visibility into the tenant space and shall be fully retractable during business hours of operation.

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Special Development Standards [following shows the above standards divided into sections. In the ordinance update, we would incorporate these into the Use-Specific Standards Article.]

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Package liquor stores must comply with the following requirements and any conditions required through Conditional Use approval:

1. No package liquor store shall be permitted within a radius of 1,500 feet of any other package liquor store. This distance shall be measured from door to door.
2. The minimum gross floor sales area for package liquor stores shall be 2,000 square feet.
3. Package Liquor stores shall be an adjunct to one of the following enumerated primary businesses, of which the total area devoted to all retail sales must be at least 14,000 square feet:
  - a. Grocery store; and/or
  - b. Pharmacy
4. No sales shall be conducted through a walk-up window or drive-through.
5. Burglar bars, steel gates, and steel-roll down doors or shutters are prohibited on the exterior of a structure when visible from any public or private street. Interior security burglar bars, steel gates and roll down doors shall allow 80 percent visibility into the tenant space and shall be fully retractable during business hours of operation.

Vape-tobacco stores must comply with the following requirements and any conditions required through Conditional Use approval:

1. No sales shall be conducted through a walk-up window or drive-through.
2. Burglar bars, steel gates, and steel-roll down doors or shutters are prohibited on the exterior of a structure when visible from any public or private street. Interior security burglar bars, steel gates and roll down doors shall allow 80 percent visibility into the tenant space and shall be fully retractable during business hours of operation.

Hemp Stores must comply with the following requirements and any conditions required through Conditional Use approval:

1. No sales shall be conducted through a walk-up window or drive-through.
2. Hemp Stores shall be an adjunct to one of the following enumerated primary businesses, of which the total area devoted to all retail sales must be at least 14,000 square feet:
  - a. Grocery store; and/or
  - b. Pharmacy

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3. Burglar bars, steel gates, and steel-roll down doors or shutters are prohibited on the exterior of a structure when visible from any public or private street. Interior security burglar bars, steel gates and roll down doors shall allow 80 percent visibility into the tenant space and shall be fully retractable during business hours of operation.

Underlined – added

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**USES**

**DISTRICTS**

**COMMERCIAL CONTINUED**

**R- R- R- R- R- R- R- R- C- C- C- M- M- GC GC**  
**R-1 1A 2 3 4 4M 5 5M 1 2 3 1 2 I-1 -P -S**

	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>NC</u>	<u>C</u>	<u>NE</u>	<u>N</u>	<u>N</u>	<u>NC</u>	<u>N</u>
<b>Package Liquor Store</b>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>NC</u>	<u>C</u>	<u>NE</u>	<u>N</u>	<u>N</u>	<u>NC</u>	<u>N</u>
<b>Beer &amp; Wine Store</b>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>
<b>ABC Store</b>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>
<b>Tobacco-Vape Store</b>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>
<b>Hemp Store</b>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>N</u>
<b>Pharmacy-Hemp Store</b>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>
<b>Grocery Store with Hemp Sales</b>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>C</u>	<u>C</u>