



**CITY OF OPELIKA
PLANNING COMMISSION
REGULAR MEETING AGENDA
300 Martin Luther King Blvd.
September 22, 2026
TIME: 3:00 PM**

I. APPROVAL OF MINUTES

II. UPDATE ON PREVIOUS CASES

III. NEW BUSINESS

A. **PLAT (Preliminary Only) and MINOR AMENDMENT TO MASTER PLAN – Public Hearing**

1. The Mill SD, 190 lots, Spencer Cothran, Holland Homes LLC, authorized representative for Opelika Mill Holdings LLC, property owner, 1st Avenue/2nd Avenue/24th Street, PUD zone, 190 lots (183 lots residential uses, 6 open space lots, 1 lot multi-purpose uses.)
2. The Mill PUD Master Plan, Minor Amendments, 1st Avenue, Spencer Cothran, a request to reduce property setback requirements for single-family homes and townhomes with porches and accessed from a rear-loaded alley: Front Yards: Reduce the minimum front setback from 10 feet for townhomes and 20 feet for single-family homes to 5 feet for porches. Rear Yards: Reduce the minimum rear setback from 20 feet for townhomes and single-family homes to 5 feet for properties accessed from a rear loaded alley. Side Yard on Street Side: Reduce the minimum side yard on street setback for single-family homes and townhomes from 10 feet to 5 feet for porches.

B. **FINAL PLAT**

3. Yarbrough Hills SD, 69 lots, Yarbrough Drive, Woodson Harmon/Austin Harmon, authorized representative for H&H Development Partners, LLC, property owners, final approval.
4. Executive Park Townhomes SD, 16 lots, 2003 Executive Park Drive, Clark Parker, authorized representative for 4GE Land Holdings, LLC, property owners, final approval.

C. **CONDITIONAL USE – Public Hearing**

5. Paul Howard, authorized representative for Jack Johnson/Opelika East. LLC, property owner, 300 Samford Avenue, C-2, GC-S zone, Storage World self storage warehouses.

D. **REZONING and CONDITIONAL USE — Public Hearing**

6. Rezoning Request, William Scott, Jr., authorized representative for AO Land Holdings, LLC, property owner, 3000 block Andrews Road, 18.9 acres, from M-2 to C-3, GC-P.
7. William Scott, Jr., authorized representative for AO Land Holdings, LLC, property owner, 3000 block Andrews Road, C-3, GC-P (pending rezoning approval), travel center.

“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.

August 25, 2026

TIME: 3:00 PM

I. APPROVAL OF MINUTES

The City of Opelika Planning Commission held its regular monthly meeting August 25, 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: Mayor Eddie Smith, Councilwoman Leigh Whatley, Mr. Sheldon Whittelsey, Mr. Ben Bugg, Mr. Tom Penton, and Mr. Jay Walters,

MEMBERS ABSENT: Chair Lucinda Cannon, Dr. Arturo Menefee, and Mr. John Sweatman.

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

Mr. Mosley welcomed everyone to the meeting and noted that both the Chair and Vice-Chair were absent. He opened nominations for Chair Pro-tem.

Nomination of Mayor Smith to act as Chair Pro-tem due to absence of Chair Cannon and Vice Chair Sweatman

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

CALL TO ORDER: Mayor Smith called the meeting to order at 3:00 pm

Mayor Smith assumed control of the meeting.

Approval of Planning Commission Minutes August 25, 2026

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

II. UPDATE ON PREVIOUS CASES

III. NEW BUSINESS

A. PRELIMINARY AND FINAL - Public Hearing

1. McKemie Corners First Addition "Division of Lot 1" SD, 7 lots, Lee Road 266 in the Planning Jurisdiction, Hare Engineering, P/F Approval

Mr. Jonathan Smith presented a request for preliminary and final plat approval for McKinney Corners First Addition, a proposed residential subdivision located outside the Opelika corporate limits but within the City's planning jurisdiction in Lee County. The property is generally located on the east side of Lee Road 266, just south of its intersection with Lee Road 268. He stated that the proposed subdivision contains approximately 12.74 acres and would create seven residential lots. Because the property is outside the corporate limits, staff evaluated the lots using the City's R-2 minimum lot standards, and all of the proposed lots exceed those minimum requirements. The subdivision includes three flag-shaped lots and four conventional lots. The flag-shaped lots range from approximately 1.47 acres to 2.38 acres, while the remaining lots range from approximately 1.59 acres to 1.82 acres. According to the applicant, all seven lots are intended for residential development. The Planning Department recommended approval of the preliminary and final plat.

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

Mayor Smith opened the public hearing.

No comments.

Mayor Smith closed the public hearing.

Motion to grant preliminary and final plat approval with staff recommendations

RESULT:	Passed
MOVER:	Tom Penton
SECONDER:	Sheldon Whittelsey
AYES:	Walters, Bugg, Whittelsey, Penton, Mayor Smith, Councilwoman Ward 3 Whatley
NAYS:	None
ABSTAIN:	None

B. CONDITIONAL USE – Public Hearing

2. Colby McConnell, authorized representative for CJCF, LLC, property owner, 110 S 8th Street, C-1 zone, woman's clothing store (Soco House) and alcohol available while shopping.

Mrs. Rachel Dennis presented a conditional use request for SoCo House, represented by Colby

McConnell. The proposed business is a clothing retail store located at 110 S. 8th Street, in an existing C-1 zoning district. She explained that clothing retail is permitted by right in the C-1 district; however, the applicant proposes to serve alcoholic beverages as an accessory to the retail operation, requiring conditional use approval. Mrs. Dennis described the proposed business as a boutique “sip and shop” concept offering curated clothing, personal styling services, styling workshops, trunk shows, and other activities associated with the retail sale of clothing. A small bar area would be located toward the rear of the building and would offer a limited selection of cocktails, mocktails, beer, and wine to customers as an accessory to the primary retail use. The proposed bar area would accommodate approximately 10 people. The establishment would not provide live music, dancing, or food service. The service of alcoholic beverages would remain an accessory to the clothing retail operation rather than function as an independent bar or entertainment use.

Mrs. Dennis stated that staff considered the accessory bar and service of alcoholic beverages to customers to be consistent with other uses in the downtown setting. **The Planning Department recommended approval of the conditional use.**

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

Mayor Smith opened the public hearing.

Colby McConnell – 2336 Barkley Crest Lane, Auburn, Alabama: stated that he and his wife, Charlie McConnell, are the owners of SoCo House. He expressed their enthusiasm about becoming part of the downtown community and stated that he was available to answer questions regarding the proposed business.

Mayor Smith closed the public hearing.

Motion to grant conditional use approval with staff recommendations

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

3. Jacqueline Holloway, authorized representative for Hardena Todd, property owner, 301 S 4th Street, C-2 zone, 13,262 square foot lot, after-school daycare center.

Mr. Marty Ogren presented a conditional use request for an after-school child day care center at 304 South Fourth Street, located at the corner of South Fourth Street and Avenue B. The property is zoned C-2, where the proposed day care center requires conditional use approval. The proposed location would replace the applicant's previous facility on Fifth Street, which the applicant was required to vacate after that property was sold and leased to another tenant. The proposed day care would operate Monday through Friday from 3:00 p.m. until 6:00 p.m. and would provide after-school care only. The facility would not provide nursery or toddler care during other hours. The proposed enrollment is 30 students, requiring at least three employees to maintain the Alabama Department of Human Resources required ratio of one employee for every ten students. The facility would also be subject to applicable DHR inspections and requirements, including provision of a fenced outdoor play area.

Mr. Ogren stated that the property contains approximately 13,500 square feet of land and an existing 1,346-square-foot building that was formerly used as a hair salon. The building has been vacant for approximately eight or nine years and requires repairs and improvements. Staff discussed the condition of the property with the applicant, and the property owner indicated a willingness to make the necessary improvements. The Opelika Fire Department would also inspect the building and determine applicable fire-safety requirements. The site requires eight parking spaces, which are provided on the submitted site plan. Existing trees and shrubs contribute toward the City's landscaping requirements, and additional shrubs are proposed adjacent to the parking area. Mr. Ogren noted that residentially zoned property is located across the street and that the proposed facility is within approximately 3½ miles of four public schools, providing convenient access for transporting children to the after-school program. Staff considered the proposed use a positive addition to the area.

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

Mayor Smith opened the public hearing.

No comments.

Mayor Smith closed the public hearing.

Motion to grant conditional use approval with staff recommendations

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

C. CONDITIONAL USE EXTENSION — Public Hearing

4. Foresite Group, LLC, authorized representative for Opelika 26, LLC, property owner, 2900 Society Hill Road, C-2 zoning district, Society Hill Apartments.
CU extension for one year or until August 2027 PC meeting.

Mrs. Rachel Dennis presented a request for an extension of the previously approved conditional use for Society Hill Apartments, a proposed 265-unit multifamily development along Society Hill Road. Mrs. Dennis stated that the conditional use was originally approved by the Planning Commission in November 2025 and that the development proposal remains unchanged from the original approval. She explained that the applicant requested the extension because additional time was required to complete an agreement with Alabama Power concerning parking proposed within an existing 50-foot transmission easement crossing the property. She stated that the delay did not result in changes to the apartment development itself. The Opelika 2040 Comprehensive Plan identifies the area for mixed residential development, and the property connects to other residential and commercial development in the area.

Staff recommends approval subject to the following:

1. **Add residential buffers on the north-east and south sides per the requirements of the zoning ordinance. If an undisturbed buffer is used, additional planting will need to be added to insure the screening is appropriate.**
2. **All four sides of the development we recommend meet the Gateway Corridor cladding requirements with use of masonry consistent with the provided elevations. Buildings shall**

be substantially similar in terms of materials, roofline, fenestration, and other design features with the provided elevations.

3. Garbage facilities must be enclosed on all sides and gated with an opaque fence at a height so that the dumpster is not seen outside the enclosure.

4. All utilities shall be underground except required overhead transmission lines.

5. All mechanical and HVAC units shall be screened from the public right-of-way.

6. Any gates will need to be coordinated and approved by Opelika public safety departments for emergency entry.

7. At least two entry points meeting life safety codes shall be required. Both drives shall provide access for residents.

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

Mayor Smith opened the public hearing.

No comments.

Mayor Smith closed the public hearing.

Motion to grant conditional use extension for 12 months with staff recommendations.

RESULT: Passed

MOVER: Jay Walters

SECONDER: Sheldon Whittelsey

AYES: Walters, Bugg, Whittelsey, Penton, Mayor Smith, Councilwoman Ward 3
Whatley

NAYS: None

ABSTAIN: None

5.

William D. Brady, authorized representative for SB Homes, LLC, property owner, 2003 Executive Park Drive, PUD zoning district, Executive Park Townhomes. CU extension for one year or until August 2027.

Mr. Marty Ogren presented a request for an extension of the previously approved conditional use for a 16-unit townhome development on Executive Park Drive. The applicant requested an approximately nine-month extension, through May 25, 2027. The conditional use for the 16 additional townhome units was originally approved by the Planning Commission in September 2025. Mr. Ogren stated that the proposed 16 townhomes remain unchanged from the plans presented with the 2025 conditional use application. The townhomes meet the applicable minimum building setbacks and off-street parking requirements. Exterior materials would consist of a combination of brick and cement materials, consistent with the previously submitted plans. Mr. Ogren stated that the conditions contained in the staff report are the same conditions associated with the September 2025 approval and would continue to apply to the requested extension.

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

Mayor Smith opened the public hearing.

Ledge Nettles – Baseline Surveying and Design, 2004 Yarbrough Drive, Opelika, Alabama: stated that the site work is substantially complete, including paving and utility stub-outs. The applicant plans to return the following month for final plat approval and requested the extension to maintain the conditional use approval while preparing to begin construction.

Mayor Smith closed the public hearing.

Motion to grant conditional use extension for 12 months with staff recommendations.

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

D. OTHER BUSINESS

6. Rename Maple Avenue to Erick Strickland Court

This item was withdrawn by the City of Opelika.

IV. ADJOURN

Motion to adjourn at 3:24 p.m.

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

_____ **Chair, Lucinda Cannon**

_____ **Matt Mosley**

Agenda Item

A-1

Preliminary Plat

The Mill SD

(Opelika Mill Holdings, LLC, Owner, Spencer Cothran Rep.)

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



DEADLINE: 8/26/26 MEETING: 9/22/26

SITE ADDRESS: Mill Village

PROPERTY OWNER: Opelika Mill Holdings, LLC

APPLICANT/AUTHORIZED REPRESENTATIVE: Spencer Cothran

MAILING ADDRESS: [REDACTED]

PHONE NUMBER: [REDACTED] **FAX NUMBER:** n/a

EMAIL ADDRESS: [REDACTED]

TYPE OF PLAT APPROVAL REQUESTED

☐ SKETCH PLAN ☐ ADMINISTRATIVE ☒ PRELIMINARY ☐ FINAL

Does the subdivision require any other official action by the City? PUD Amendment

☐ Annexation ☐ Rezoning ☐ Other

PARCEL INFORMATION

Subdivision Name: The Mill

Current Land Use: Vacant

Current Zoning: PUD

Proposed use of the Subdivision: Mixed Use

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

Number of Lots: 190 x \$3.00 = \$ 570.00

Number of APO: 21 x \$7.00 = \$ 147.00
(Adjacent Property Owners)

Fee: \$75.00

TOTAL = \$792.00

PAID

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

**OWNERS/AUTHORIZED
REPRESENTATIVE SIGNATURE:**

(PRINT NAME) Spencer Cothran

08/26/26

DATE

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: September 22, 2026

Subdivision: The Mill Subdivision

Agenda Item #: A-1

Action Requested: Preliminary Plat Approval

Location of Property: 1st Ave./2nd Ave./24th St.

Property Owner(s): Opelika Mill Holdings, LLC
Spencer Cothran, Holland Homes, LLC, authorized representative

Current Land Use: Undeveloped – Old Westpoint Stevens water tower and small building/pumphouse located on a small southern portion of the subject property.

Current Zoning: PUD

Flood Zone: None shown

Staff Comments:

The applicant is requesting preliminary plat approval for a 190-lot subdivision located in The Mill Planned Unit Development (PUD). The approximate 39.64-acre original development plan and PUD zoning were approved by City Council on September 2, 2025. The proposed project is a mixed-use development, consisting of single-family homes, townhomes, apartment buildings, offices and other commercial uses. The property is divided primarily into two sections. The commercial and multi-family area is located south of 1st Avenue. The remaining residential area is located primarily north of 1st Avenue. The residential development within the master plan consists of 327 units, which include: twenty-four (24), 50-foot wide single-family lots; forty-three (43), 40-foot wide single family lots; one hundred fourteen (114) townhomes, and one hundred forty six (146) multi-family/apartment units. Overall, the development density is approximately 7.98 units per acre.

The lots shown on the subject 27.25+/- acre preliminary plat will be used as follows: 184 lots for residential use, six (6) lots for open space and one (1) lot shown as a “multipurpose use” lot, which equals a total lot count of 190 lots.

The lots on the plat vary in size. The smallest lots (101-404) are .04 acres (1,760 sq. ft.), and the largest lot shown is Lot 35, which is 11.98 acres.

The lots shown on the proposed preliminary plat appear to be in accordance and compliance with the City Council approved PUD Development Plan/Master Plan,

Therefore, Staff recommends approval of the The Mill, Preliminary Plat, contingent upon the following conditions:

- 1. All required setbacks shall be included on the site data table on the preliminary plat.**
- 2. The alleys shown on the plat shall be labeled as “private” and there shall be a note included on the plat which also indicates the alleys as “private”.**
- 3. The applicant shall correct any scriveners’ errors on the plat, such as the incorrect dates labeled on the signature blocks included on the plat (e.g., correct “2025” to 2026, etc.).**
- 4. All City requirements shall be met and all additional conditions and requirements from other City departments shall be acknowledged and completed by the applicant.**

Engineering Department Report

The applicant has submitted 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. Construction is approved to begin

All roadway and utility construction will be inspected and monitored by the Engineering and Public Works Department and other utilities. Once the construction of the site is completed, Performance Bonds will be issued for the final surface of roadway and sidewalks, and a Maintenance Bond will be issued prior to Final Plat acceptance. The boundary for Proposed Alley J will need to be closed at Road E and 1st Avenue. Opelika Engineering has no other comments or concerns regarding the proposed Preliminary Plat approval.

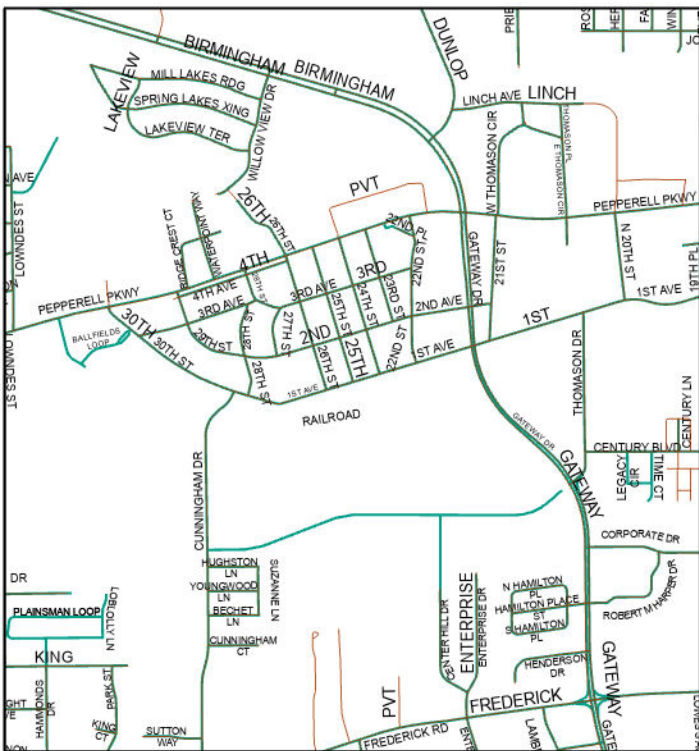
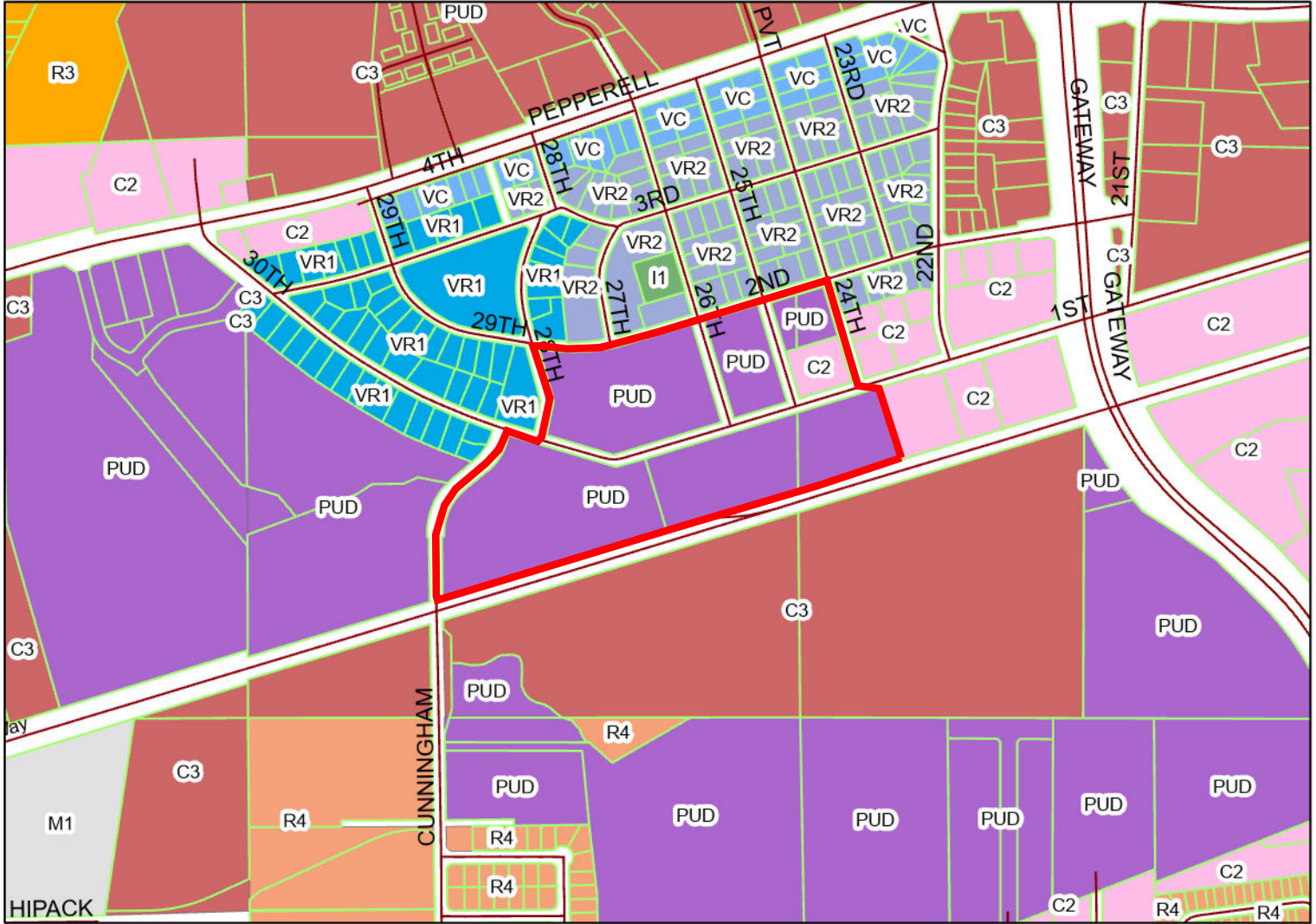
Opelika Utilities Board Report

No Comments

Opelika Power Services Report

This Subdivision is in the Opelika Power Service Territory

**THE MILL PUD - MASTER PLAN REVISIONS and PLAT
1ST AVENUE and 2ND AVENUE
MINOR MASTER PLAN AMENDMENT & PRELIMINARY PLAT**



The applicant is requesting prelim plat approval for 190 lots, and amendments to the PUD setback requirements from the minimum 10' and 20' front, rear and side yard on street setbacks to 5 feet, and a 5' setback for dwellings with porches and lots accessed by a rear entry alley.



Subject Property

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



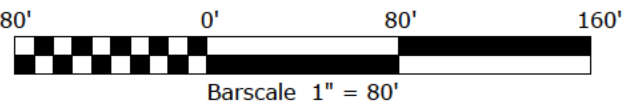
1. Survey North & Basis for Survey: Based on information provided by client. No boundary surveying services were performed by BSI Engineering Surveying, Inc.
2. According to the FEMA FIA NFIP Flood Insurance Map (FIRM), Map No. 01081C0068H, effective January 17, 2025, the subject property is located:
 - Zone X (no screen) - Area of minimal flood hazard.
 - Zone X - 0.2% annual chance flood hazard, areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile.
3. Any common areas shown on this plat shall be maintained by the Homeowners Associat on adopted and/or established with this plat.
4. An easement is hereby granted to the City of Opelika and to any utility company serving the City of Opelika for the purpose of installing, operating, and maintaining poles, lines, guy wires, and other facilities. Total easement width is ten (10) feet wide with five (5) feet of each side of front and side lot lines.
5. This survey was made without the benefit of an attorney's title opinion of title comment. The surveyor's search of public records was limited to those matters affecting the boundaries of the subject property only. There may be matters of record, such as conveyances, easements, rights-of-way, etc. that affect the title to the subject property which are not known to the surveyor and not disclosed by this survey.
6. There was no attempt in the field to determine the location of or the extent of possible encroachments beneath the surface.
7. This drawing becomes void if any alterations or changes are made by others.
8. This drawing may not be altered or added to without permission from BSI Engineering Surveying, Inc.
9. The purpose of this plat is to subdivide 27.25 acres into 190 lots; 184 lots for residential use, 6 lots for open space, & 1 lot for multipurpose use.

10. Development Data:

- Total Number of Lots: 190
- Area of Largest Lot: Lot 35 - 11.89 Acres (517,942 Sq. Ft.)
- Area of Smallest Lot: Lots 101-404 - 0.04 Acres (1,760 Sq. Ft.)
- Total Acreage: 31.90 Acres (1,392,308 Sq. Ft.)

11. Current Property owners:
-Opelika Mill Holdings LLC.
-421 Opelika Road
-Auburn, AL 36830

- Holland Holding Company LLC.
- 421 Opelika Road
- Auburn, AL 36830



DEDICATION

The State of Alabama
Lee County

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

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

Daniel Holland, Member Holland Homes LLC.

ACKNOWLEDGEMENT

The State of Alabama
Lee County }

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

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

Notary Public:
My Commission Expires:

OPELIKA CERTIFICATES

Approved by the Opelika City Planning Commission, Opelika, Alabama: _____ Accepted by the Opelika Public Works Director, Opelika, Alabama: _____

Chairman: _____

Public Works Director: _____

Date: _____

Date: _____

Accepted by the Opelika City Planner, Opelika, Alabama:

Accepted by the Opelika Water Board, Opelika, Alabama.

Planner: _____

Opelika Water Board: _____

Date: _____

Date: _____

Approved by t

Accepted by the Opelika Power Services, Opelika, Alabama

City Engineer:

Opelika Power Services:

Date: _____

Date: 14

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

Jonathan A. Ham, PLS
Alabama License No. 3476

Date _____

**Preliminary
For Review Only.**

**Not For Construction,
Recording Purposes,
or Implementation**

Date: 08/26/2026



THE MILL
BEING A PART OF SECTION 14,
TOWNSHIP 19 NORTH RANGE 26 EAST
OPELIKA, LEE COUNTY, ALABAMA

REVISIONS

PRELIMINARY PLAT

PROJECT INFORMATION

DRAWN BY:	REBP	08/26/26
FIELD BY:	N/A	N/A
REVIEW BY:	JAH	08/26/26
APPROVED BY:	JAH	08/26/26

DATE: 08/26/26
PROJ. NO: 26-

SHEET:

1 of 3

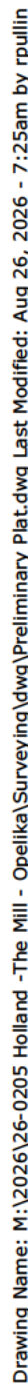
REVISIONS	

PROJECT INFORMATION		
DRAWN BY:	REBP	08/26/26
FIELD BY:	N/A	N/A
REVIEW BY:	JAH	08/26/26
APPROVED BY:	JAH	08/26/26
DATE: 08/26/26		
PROJ. NO: 26-0205		

3 of 3



LEGEND	
ROW	Right-of-Way
N/F	Now or Formerly
DB:	Deed Book
PB:	Plat Book
PG:	Page
(t):	Total Curve Data



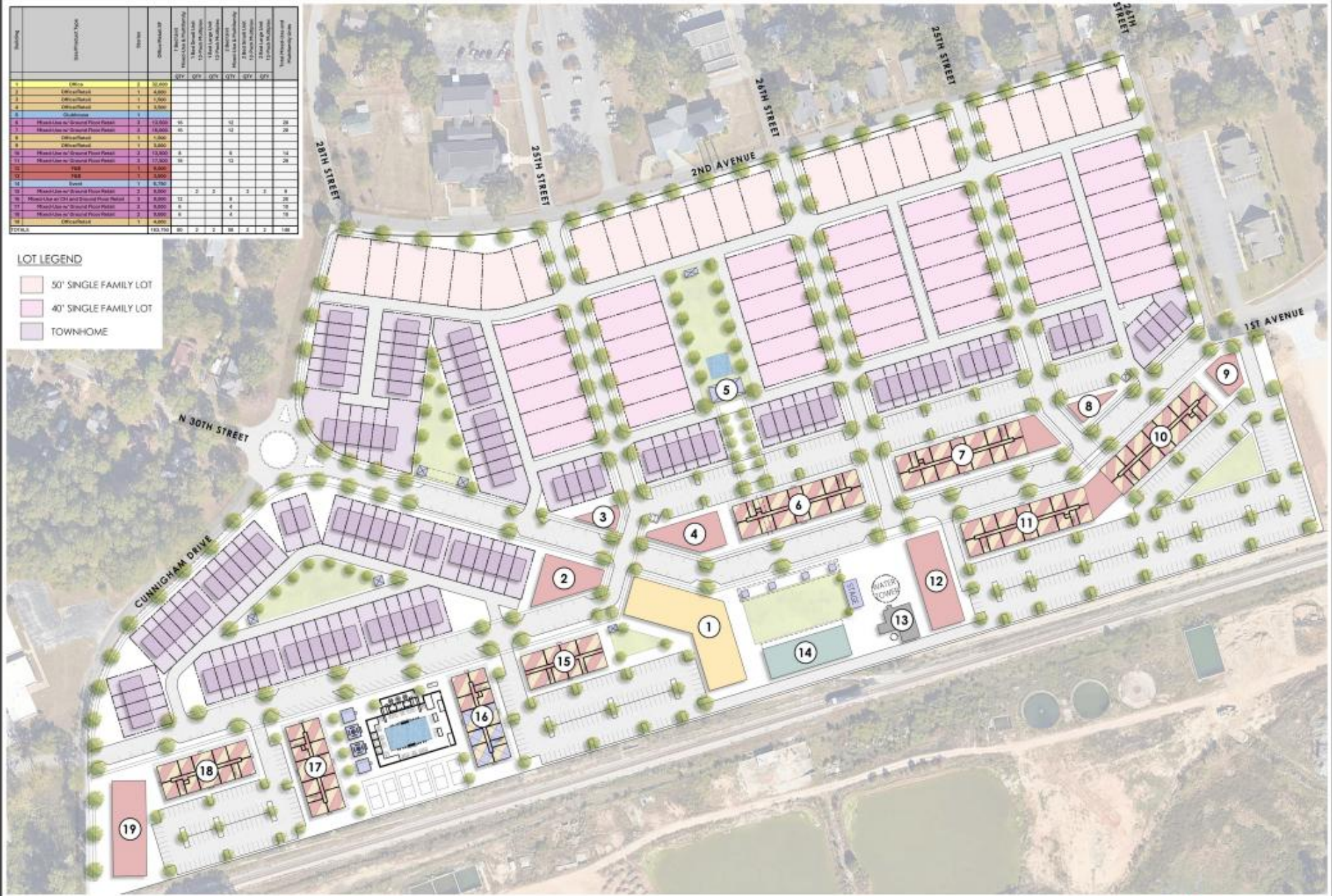
THE MILL

O P E L I K A



Building	Use	Area	Height	Setback	Other	Notes
1	Office	10,000	10	10	10	10
2	Office	10,000	10	10	10	10
3	Office	10,000	10	10	10	10
4	Office	10,000	10	10	10	10
5	Office	10,000	10	10	10	10
6	Office	10,000	10	10	10	10
7	Office	10,000	10	10	10	10
8	Office	10,000	10	10	10	10
9	Office	10,000	10	10	10	10
10	Office	10,000	10	10	10	10
11	Office	10,000	10	10	10	10
12	Office	10,000	10	10	10	10
13	Office	10,000	10	10	10	10
14	Office	10,000	10	10	10	10
15	Office	10,000	10	10	10	10
16	Office	10,000	10	10	10	10
17	Office	10,000	10	10	10	10
18	Office	10,000	10	10	10	10
19	Office	10,000	10	10	10	10
20	Office	10,000	10	10	10	10
21	Office	10,000	10	10	10	10
22	Office	10,000	10	10	10	10
23	Office	10,000	10	10	10	10
24	Office	10,000	10	10	10	10
25	Office	10,000	10	10	10	10
26	Office	10,000	10	10	10	10
27	Office	10,000	10	10	10	10
28	Office	10,000	10	10	10	10
29	Office	10,000	10	10	10	10
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37	Office	10,000	10	10	10	10
38	Office	10,000	10	10	10	10
39	Office	10,000	10	10	10	10
40	Office	10,000	10	10	10	10
41	Office	10,000	10	10	10	10
42	Office	10,000	10	10	10	10
43	Office	10,000	10	10	10	10
44	Office	10,000	10	10	10	10
45	Office	10,000	10	10	10	10
46	Office	10,000	10	10	10	10
47	Office	10,000	10	10	10	10
48	Office	10,000	10	10	10	10
49	Office	10,000	10	10	10	10
50	Office	10,000	10	10	10	10

- LOT LEGEND**
- 50' SINGLE FAMILY LOT
 - 40' SINGLE FAMILY LOT
 - TOWNHOME



Building	Use/Product Type	Stories	Office/Retail SF	1 Bed Unit Mixed-Use & Multifamily	1 Bed Small Unit 12-Pack Multiplex	1 Bed Large Unit 12-Pack Multiplex	2 Bed Unit Mixed-Use & Multifamily	2 Bed Small Unit 12-Pack Multiplex	2 Bed Large Unit 12-Pack Multiplex	Total Mixed-Use and Multifamily Units
				QTY	QTY	QTY	QTY	QTY	QTY	
1	Office	2	32,000							
2	Office/Retail	1	4,000							
3	Office/Retail	1	1,500							
4	Office/Retail	1	3,500							
5	Clubhouse	1								
6	Mixed-Use w/ Ground Floor Retail	3	13,500	16			12			28
7	Mixed-Use w/ Ground Floor Retail	3	16,000	16			12			28
8	Office/Retail	1	1,500							
9	Office/Retail	1	3,000							
10	Mixed-Use w/ Ground Floor Retail	2	13,500	8			6			14
11	Mixed-Use w/ Ground Floor Retail	3	17,500	16			12			28
12	F&B	1	9,000							
13	F&B	1	3,000							
14	Event	1	6,750							
15	Mixed-Use w/ Ground Floor Retail	2	8,000		2	2		2	2	8
16	Mixed-Use w/ CH and Ground Floor Retail	3	9,000	12			8			20
17	Mixed-Use w/ Ground Floor Retail	2	9,000	6			4			10
18	Mixed-Use w/ Ground Floor Retail	2	9,000	6			4			10
19	Office/Retail	1	4,000							
TOTALS			163,750	80	2	2	58	2	2	146

LOT LEGEND

24

50' SINGLE FAMILY LOT

43

40' SINGLE FAMILY LOT

114

TOWNHOME









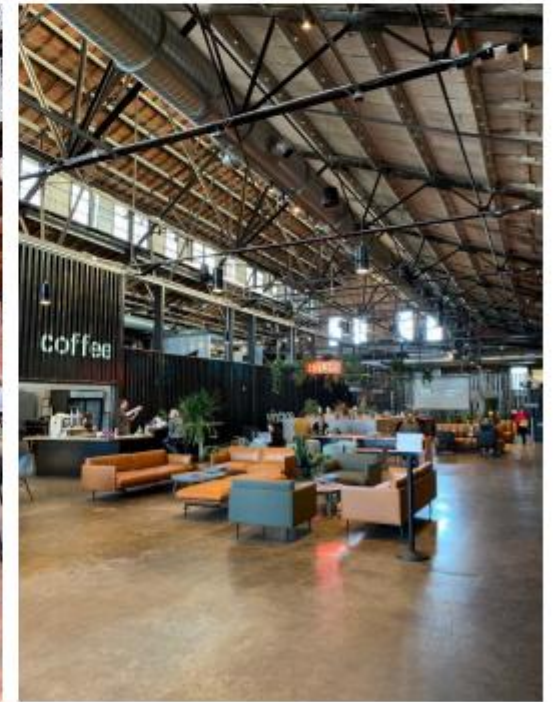




PHOTO BY TODD WILLIAMS



Color / Material Palette Ideas



Agenda Item

A-2

Minor Amendment to Master Plan

The Mill PUD Master Plan

(Opelika Mill Holdings, LLC, Owner, Spencer Cothran Rep.)

Public Hearing

Motion: Motion to approve or deny minor amendment to the Master Plan

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

Meeting Date: September 22, 2026

Agenda Item #: A – 2

Action Requested: The Mill Master Plan Amendment – Minor PUD Amendment –

Location of Property: 1st Ave./2nd Ave./24th St.

Property Owner(s): Holland Homes, LLC.
Spencer Cothran, Holland Homes, LLC – authorized representative

Current Land Use: Former Mill Site

Current Zoning: PUD (Planned Unit Development) and C-2

**Surrounding Zoning Districts
And Land Uses:**

North	VR-1 and VR-2	Single-family/Church
South	PUD and R-4	Former Mill property/RR
East	C-2	Single-family/vacant
West	PUD	Airview Baptist Church

Action Requested:

The applicant is requesting to amend the Master Plan for The Mill PUD. The applicant is asking for approval to identify what he has designated as a “porch zone”, ‘where porches are able to extend over the minimum setback line. The applicant is also seeking to decrease the front setback on single family lots from twenty feet (20)’ to fifteen feet (15’)’. The applicant has stated that this request is due to all the lots involved in the request being rear loaded; therefore, the porches of the homes will still be at least twenty one (21’) from the back of curb on the street. The applicant has also stated that the front setback reduction is to accommodate not having private alleys within the individual lots, due to concerns regarding HOA maintenance and allowing additional area for line of sight break up through the private alleys.

Please see the following document , submitted by the applicant for this request:

As described in the City of Opelika Zoning Ordinance, Section 8.18 Planned Unit Development Regulations, we are submitting for your review and request approval for a Planned Unit Development currently identified as The Mill Development

This submittal amends the PUD request dated March 25, 2024. The only changes are to the setback standards under Item 2 below; all other provisions remain exactly as previously submitted. Amended and added language is shown underlined.

Overall Development Scheme

1. Location and intensity of proposed uses and activities

The property is approximately 40.98 acres within the Pepperell Village Historic District and is located south of N 29th St, east of Cunningham Drive, and north of the railroad tracks. The proposed use of the property is a mixed-use development consisting of commercial and multi-family frontage along 1st Avenue and two types of single-family residential products. The single-family residential products will consist of single-family detached houses and townhomes.

The property is divided primarily into two sections. The commercial and multi-family section is located along 1st Avenue and is comprised of approximately 17.35 acres including 163,750 square feet of commercial space and 1.1 acres of open space. The remaining residential section is approximately 23.63 acres that includes approximately 1.4 acres of open space.

The total number of residential units is 327 with a total development density of 7.98 units per acre. The individual development densities for the residential areas are as follows:

- Single-family Detached Area 5.5 units per acre
- Town Homes Area 8.9 units per acre
- Commercial Area 8.4 multifamily units per acre

2. Physical Description of proposed facilities

The buildings in each section shall complement each other in appearance and the three sections shall come together to make the overall aesthetics blend into a common theme or architectural style.

The requested development standards are as follows:

- Single-Family Detached Home Area Standards
 - Minimum Lot Size = 4,500 SF
 - Minimum Lot Width = 40 Feet
 - ~~20' front yard setback~~ 15' front yard setback; 10' porch zone
 - 20' rear yard setback; 5' rear yard setback when serviced by a rear loaded alley
 - 5' side yard setback
 - 10' side yard on street setback; 5' porch zone
 - Floor Area Ratio (FAR) maximum of 0.60
 - Impervious Surface Ratio (ISR) maximum of 0.80
- Townhouse Area Standards
 - Minimum Lot Size = 1,800 SF

- Minimum Lot Width = 20 Feet
- 10' front yard setback; 5' porch zone
- 20' rear yard setback; 5' rear yard setback when serviced by a rear loaded alley or when utilizing offsite parking
- 10' side yard setback on end units
- 10' side yard on street setback; 5' porch zone
- Floor Area Ratio (FAR) maximum of 1.50
- Waiver of Section 8.13.C.5 Yards, due to rear loaded parking
- Impervious Surface Ratio (ISR) maximum of 0.95
- Commercial and Multi-Family Area Standards
 - Area requirements in accordance with C-1 (Section 7.3.A)
 - No Minimum Lot Size, Lot Width
 - No Maximum Floor Area Ratio
 - 0' front yard setback
 - 0' rear yard setback
 - 0' side yard setback on end units
 - 0' side yard on street setback
 - 100% Maximum Building Area

3. Statement of location and general configuration of lands to be dedicated for public open space and other public uses

The development will include seven platted open space areas totaling approximately two and a half (2.5) acres and will also include at least one (1) acre of open area for recreation and entertainment within the commercial area including food truck parking, landscaped green space, and a pavilion to encourage gathering and outdoor dining. The platted open space lots will be relatively flat and grassed to encourage recreation. There will be sidewalks along the rights-of-way throughout the development to connect residents to the open spaces and the commercial areas.

4. General designation of utilities

Sanitary sewer, water, and storm sewer for the site will tie into existing nearby City of Opelika utilities. Stormwater detention is not anticipated as this is a re-development project; however, a stormwater assessment will be performed by a licensed and registered professional engineer. Utilities such as power, gas, phone, and cable will be run throughout the site by their associated companies.

5. General statement of form of site management proposed for common open spaces and facilities

The Developer will remain responsible for the overall management and maintenance of the planned open spaces and common commercial spaces. No commercial owners, condo association, homeowners' association, and/or property management company is established to take over these areas.

6. Additional Information

- Signage: It is the intention of the developer to preserve the aesthetic of the existing water tower and smokestack that previously served The Pepperell Mill. The water tower will remain and will be painted and used as signage with full height painted letters and uplighting. The smokestack will remain unaltered with the current 'Pepperell' lettering in brick and will also have uplighting. There will be gateway signage into the development on the East and West ends. Additionally, wayfinding signage and traditional entry monument signage will be in place for the residential areas. See attached for regulations on the commercial district signage.
- Off-street parking: A 75% sharing factor between office uses and restaurant/entertainment/event/alcohol sales uses is requested for calculating off-street parking requirements within the commercial area. Additionally, two off-street parking spaces shall be provided for each single-family residential unit.
- Conditional Uses Requested: Proposed uses for the commercial area include: multi-family apartments, hotel, office, retail, restaurant, event space, food/dining/alcohol sales, food trucks, and open air market.
- Voluntarily Restricted Uses: Uses that will not be allowed include: funeral home, agricultural/mining/quarrying, laundromat, services related to animals, adult businesses, and automobile related uses.
- Requesting entertainment district status, or equal, from Opelika.
- Cladding Requirements: The proposed development shall abide by Gateway Corridor cladding requirements.

While this report appears to have a great deal of information included, staff deems this a minor amendment to The Mill PUD. The overall density, unit count, unit type and development standards outside of this specific request will not be modified from the original plan approved by the City Council in 2025.

Staff recommends approval of this minor amendment request to the approved Master Plan for the Mill PUD.

Engineering Department Report

Engineering has no comments or concerns.

Opelika Water Board Report

No Comment

Opelika Power Services Report

This Subdivision is in the Opelika Power Service Territory.

Holland Homes, LLC



MEMO TO: City of Opelika
Planning Commission
Attention: Mr. Matt Mosley, AICP

FROM: Spencer Cothran (Holland Homes, LLC)

RE: [Amendment to](#) PUD Request for The Mill Development – Opelika, Alabama

DATE: [August 25, 2026](#)

As described in the City of Opelika Zoning Ordinance, Section 8.18 Planned Unit Development Regulations we are submitting for your review and request approval for a Planned Unit Development currently identified as The Mill Development

[This submittal amends the PUD request dated March 25, 2024. The only changes are to the setback standards under Item 2 below; all other provisions remain exactly as previously submitted. Amended and added language is shown underlined.](#)

Overall Development Scheme

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The property is divided primarily into two sections. The commercial and multi-family section is located along 1st Avenue and is comprised of approximately 17.35 acres including 163,750 square feet of commercial space and 1.1 acres of open space. The remaining residential section is approximately 23.63 acres that includes approximately 1.4 acres of open space.

The total number of residential units is 327 with a total development density of 7.98 units per acre. The individual development densities for the residential areas are as follows:

- | | |
|-------------------------------|--------------------------------|
| • Single-family Detached Area | 5.5 units per acre |
| • Town Homes Area | 8.9 units per acre |
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The buildings in each section shall complement each other in appearance and the three sections shall come together to make the overall aesthetics blend into a common theme or architectural style.

The requested development standards are as follows:

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 - Minimum Lot Width = 40 Feet
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 - Impervious Surface Ratio (ISR) maximum of 0.80
- Townhouse Area Standards
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 - No Minimum Lot Size, Lot Width
 - No Maximum Floor Area Ratio
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The Developer will remain responsible for the overall management and maintenance of the planned open spaces and common commercial spaces. No commercial owners, condo association, homeowners' association, and/or property management company is established to take over these areas.

6. Additional Information

- **Signage:** It is the intention of the developer to preserve the aesthetic of the existing water tower and smokestack that previously served The Pepperell Mill. The water tower will remain and will be painted and used as signage with full height painted letters and uplighting. The smokestack will remain unaltered with the current 'Pepperell' lettering in brick and will also have uplighting. There will be gateway signage into the development on the East and West ends. Additionally, wayfinding signage and traditional entry monument signage will be in place for the residential areas. See attached for regulations on the commercial district signage.
- **Off-street parking:** A 75% sharing factor between office uses and restaurant/entertainment/event/alcohol sales uses is requested for calculating off-street parking requirements within the commercial area. Additionally, two off-street parking spaces shall be provided for each single-family residential unit.
- **Conditional Uses Requested:** Proposed uses for the commercial area include: multi-family apartments, hotel, office, retail, restaurant, event space, food/dining/alcohol sales, food trucks, and open air market.

- Voluntarily Restricted Uses: Uses that will not be allowed include: funeral home, agricultural/mining/quarrying, laundromat, services related to animals, adult businesses, and automobile related uses.
- Requesting entertainment district status, or equal, from Opelika.
- Cladding Requirements: The proposed development shall abide by Gateway Corridor cladding requirements.

LEGEND

- 50' SINGLE FAMILY LOT
- 40' SINGLE FAMILY LOT
- TOWNHOME - FOR SALE
- TOWNHOME - FOR LEASE
- MULTIFAMILY UNIT
- OFFICE
- RETAIL/FOOD & BEVERAGE
- CLUBHOUSE/AMENITY



Agenda Item

B-3

Final Plat

Yarbrough Hills SD

(H&H Development Partners, Owner
Woodson Harmon/Austin Harmon Rep.)

Public Hearing

Motion: Motion to approve or deny final plat



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



DEADLINE: 08/26/2026 MEETING: 09/22/2026

SITE ADDRESS: End of Yarbrough Drive

PROPERTY OWNER: H&H Development Partners, LLC

APPLICANT/AUTHORIZED REPRESENTATIVE: Woodson Harmon / Austin Harmon

MAILING ADDRESS: _____

PHONE NUMBER: _____

FAX NUMBER: _____

EMAIL ADDRESS: _____

TYPE OF PLAT APPROVAL REQUESTED

☐ SKETCH PLAN ☐ ADMINISTRATIVE ☐ PRELIMINARY ☒ FINAL

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

☐ Annexation

☐ Rezoning

☐ Other _____

PARCEL INFORMATION

Subdivision Name: Yarbrough Hills

Current Land Use: None

Current Zoning: C-3 (General Commercial)

Proposed use of the Subdivision: Town Houses

☒ Residential

☐ Commercial

☐ Manufacturing/Industrial

☐ Office/Institutional

Number of Lots: 69 x \$3.00 = \$ 207

Number of APO: 19 x \$7.00 = \$ 133
(Adjacent Property Owners)

Fee: \$75.00

TOTAL = 415

PAID 415

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

OWNERS/AUTHORIZED

REPRESENTATIVE SIGNATURE: _____

(PRINT NAME)

Woodson T. Harmon

DATE

08/26/2026

AUTHORIZED TO ACT AS APPLICANT FOR PROPERTY OWNER

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

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

Property Owner's Signature  Date 08/26/2026

STATE OF ALABAMA
COUNTY OF LEE

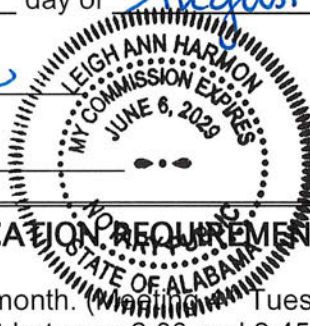
I, Leigh Ann Harmon, a Notary Public in and for said County and State, hereby certify

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

Given my hand and seal of office this 26th day of August 2026,


Notary Public

My Commission Expires: _____

**SUBDIVISION APPLICATION REQUIREMENTS AND INFORMATION**

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

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

Meeting Date: September 22, 2026

Subdivision: Yarbrough Hills SD

Agenda Item #: B-3

Action Requested: Final Approval

Location of Property: End of Yarbrough Drive

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

Current Land Use: Undeveloped

Current Zoning: C-3 (General Commercial)

**Surrounding Zoning Districts
And Land Uses:**

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

Proposal

The 11.8-acre Yarbrough Hills townhome development was granted conditional use approval at the March 2026 Planning Commission meeting and preliminary plat approval at the April 2026 meeting. The developer is now requesting final plat approval. Yarbrough Hills subdivision consist of 68 townhome lots and a 6.5-acre open space lot.

The 68 townhome lots meet the Townhome Development Standards. Minimum lot width is 20 feet, and lot size is 1,800 sf: 24 lots at 3,750 sf (37.5 x 100) and 44 lots at 2,500 sf (25 x 100). Each townhome lot has a front and rear yard area. The yard requirements are either the front yard or rear yard area must be greater than 50% of the first floor area of a townhome unit. A typical first floor area is 965 square feet; 50% of 1st floor = 482 sf; the rear yard area is 511 sf.

Lot 69 is a 6.5-acre open space lot that consist of private streets, public utility easements, public sewer & drainage easements, and open space area. All townhome lots are accessed from a private street (access easement), and the private street intersects with Yarbrough Drive. Note #11 on the final plat states the open space area will be maintained by the Yarbrough Hills Homeowners Association.

A sidewalk on Yarbrough Drive will be constructed and the sidewalk will extend to the entrance of the townhome development. A sidewalk is required on both sides of the townhome private streets and must tie into Yarbrough Drive sidewalk. The townhome sidewalks must meet the City and ADA (Americans with Disabilities Act) standards.

The adjacent lots on the west side are 11 single family homes in an R-3 zone. An existing 20' wide "undisturbed natural buffer" is shown along the west property line next to the single-family homes, but the buffer does not meet the minimum evergreen residential buffer requirement. *(The rear lot line of 12 townhome lots is 70' to 85' feet from the rear lot lines of the adjacent single family home lots.)* The revised landscape plan adds a row of arborvitae evergreen trees next to the natural buffer. The evergreens added provides a residential buffer between the single-family homes and the townhomes. Also, a staggered row of red maples and magnolias are added between the arborvitaes and the rear property line of townhome lots. The 20' natural buffer and the residential buffer should be labeled on the final plat.

Staff recommends conditional use approval, subject to the following:

1. A sidewalk is required on both sides of the private streets. Extend the townhome sidewalk to the north to connect with the Yarbrough Drive sidewalk.
2. All utilities shall be underground.
3. Note on final plat the location and width of the 20' natural buffer along the west property line and add the proposed evergreen provided on revised landscape plan and label as Residential Buffer. The evergreens of the residential buffer must be installed before a Certificate of Occupancy is issued for a townhome unit for Lots 51 to 68.
4. Note on final plat the location of the landscape buffer along the extension of Yarbrough Drive (or north perimeter lot line) and adjacent to the north property lines of townhome units Lots 1, 13, 29 and 51. The buffer shown on revised landscape plan is evergreens (nellie stevens holly) to meet Gateway Corridor buffer requirements. The evergreens planted must provide a visual barrier in three growing seasons. The buffer must be installed before a Certificate of Occupancy is issued for a townhome unit on Lots 1, 13, 29 and 51. If fencing is installed for the townhome units (Lots 1, 13, 29 and 51) along the north property line the fence must be between the landscape buffer and the townhome units, so the evergreen buffer faces Yarbrough Drive extension.
5. Any fences constructed for townhome units must be consistent in maintaining a uniform appearance as specified in HOA guidelines.
6. The exterior materials for townhome units must meet the gateway corridor cladding requirements as provided in Section 7.6 Gateway Corridor in Zoning Ordinance.
7. It should be noted that the portion of the existing right-of-way of Yarbrough Drive touching this subdivision is not yet built. A temporary turnaround will need to be installed on Yarbrough.
8. There is no tie from this surveyed property to a known fixed reference point. Provide a known reference point.

9. The blocks of parcels are “floating” within the parent parcel boundaries and should be tied to it and to each other with bearings and distances.
10. Some small easements (within parcels) are not identified by use and whether public or private.
11. Those areas of the Open Space that will serve for (private?) access to the parcels should be identified as (private?) easements and the width should be shown.

Engineering Department Report

The Engineering Department has inspected the construction and testing of the infrastructure of Yarborough Drive extension, and all the requirements have been met.

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

Opelika Water Board

Water infrastructure has been accepted by Opelika Water.

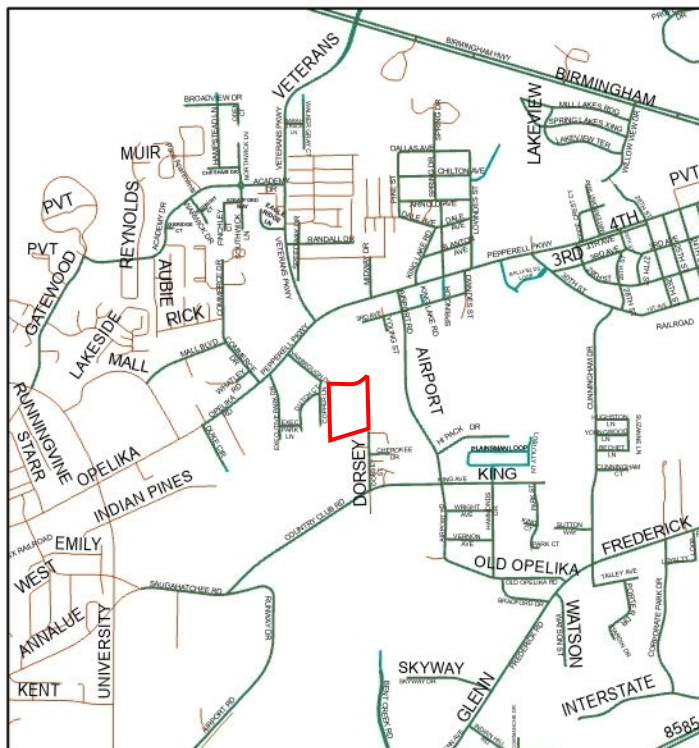
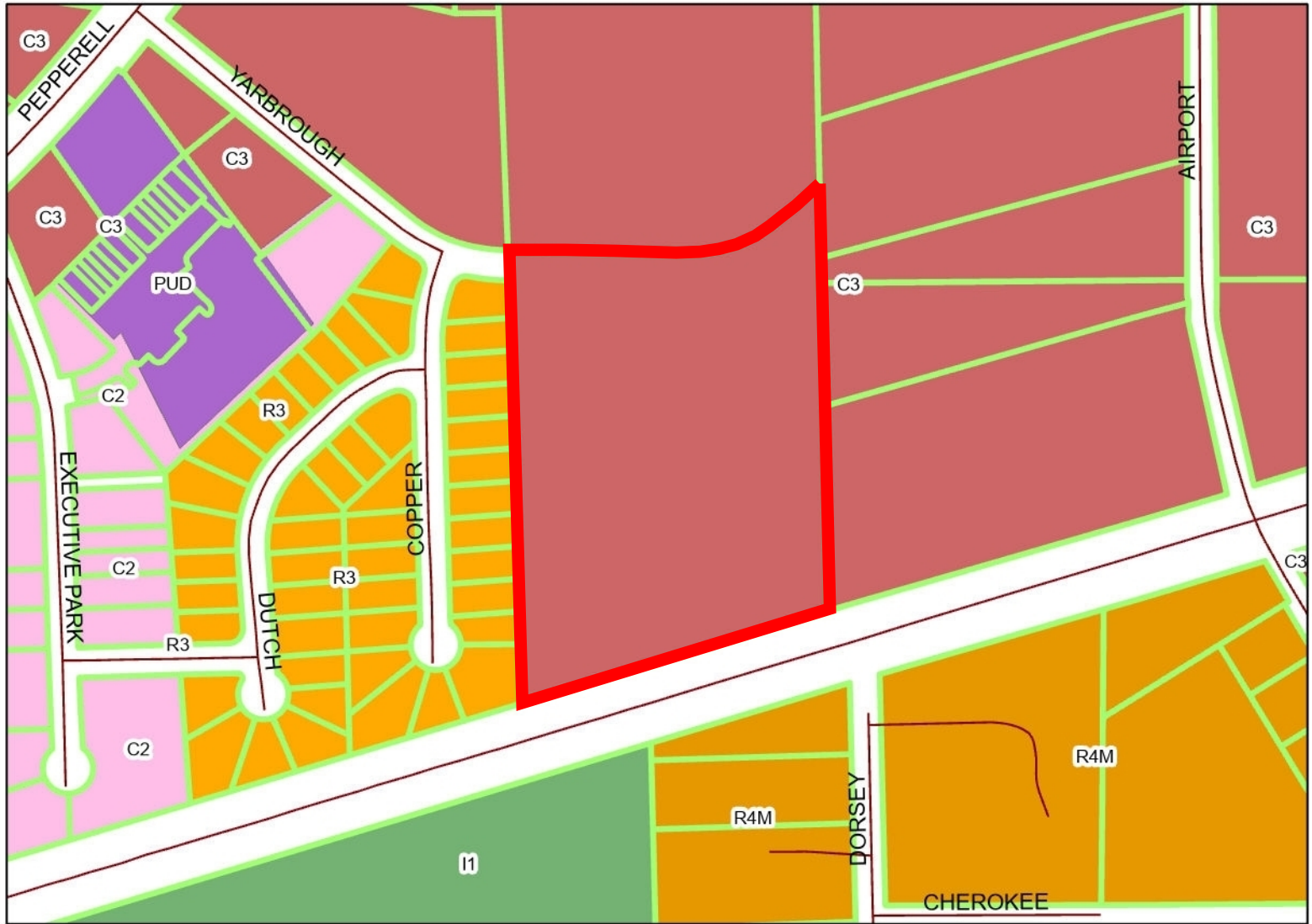
Opelika Power Services

This Subdivision is outside of Opelika Power Service Territory.

YARBROUGH HILLS SUBDIVISION

YARBROUGH DRIVE

FINAL APPROVAL, B-3



The applicant is requesting final approval for 69 townhome lots. Each townhome lot will access a private driveway, and the driveway will access Yarbrough Drive. Preliminary approval was granted at the April 2026 Planning Commission meeting.



Subject Property

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

YARBROUGH HILLS SUBDIVISION

STATE OF ALABAMA
LEE COUNTY

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

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

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

STATE OF ALABAMA
LEE COUNTY

I, WOODSON T. HARMON, AS MANAGER OF HAND DEVELOPMENT PARTNERS, LLC OF THE REAL PROPERTY OWNERS INTEREST IN THE SOUTHERN HILLS SUBDIVISION, HEREBY CERTIFY THAT THIS SURVEY AND DRAWING WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND ON THIS DAY OF 2026.

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

STATE OF ALABAMA
LEE COUNTY

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

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

NOTARY PUBLIC, MY COMMISSION EXPIRES:

NOTES:

1. THIS PARCEL IS SUBJECT TO ANY EASEMENTS, RIGHT-OF-WAY, OR OTHER RESTRICTIONS OF RECORD THAT MAY EXIST.
2. BEARINGS AND ELEVATIONS BASED ON GPS RTK OBSERVATION USING OPELIKA CORP. HORIZONTAL DATUM IS WAD 83 ALABAMA.
3. THE SUBJECT PROPERTY'S ADDRESS IS 2100 YARBROUGH DR., OPELIKA, ALABAMA 36801.
4. THE SUBJECT PROPERTY'S ADDRESS IS 2100 YARBROUGH DR., OPELIKA, ALABAMA 36801.
5. FIELDWORK COMPLETED DECEMBER 3, 2024. OFFICEWORK COMPLETED MAY 19, 2026.
6. AN EASEMENT IS HEREBY GRANTED TO THE CITY OF OPELIKA, ALABAMA, FOR THE PURPOSES OF CONDUITING UTILITIES, TO BE KNOWN AS THE OPELIKA CITY PLANNING DIRECTOR'S EASEMENT, TO BE 10' FEET WIDE, BEING FIVE (5) FEET ON EACH SIDE OF THE FRONT AND SIDE LINES.
7. ACCORDING TO FEMA FIRM MAP NO. D1810006G, PANEL 68 OF 88 FOR OPELIKA, LEE COUNTY, ALABAMA, EFFECTIVE DATE 2011, THE PARCEL LIES IN ZONE X, WHICH IS AN AREA OF MINIMAL FLOODING AND IS NOT DESIGNATED AS A FLOOD PRONE AREA.
8. THE PARCEL PLAT FOR THIS PARCEL IS TITLED LOT 2 STALEY FINCH SUBDIVISION AS RECORDED IN PLAT BOOK 51, PAGE 47.
9. THERE ARE DISSEMINANCES IN ORIGINAL DEED LINES VERSUS PRECISION SURVEYS RECORDED IN PLAT BOOK 86, PAGE 6 AND 10, THE OWNERS NAME AND ADDRESS IS: WOODSON HARMON, C/O H AND H DEVELOPMENT PARTNERS, 13876 OL TORRETT Pkwy, LAVERETTE, AL 36862.
11. THE OPEN SPACE WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

CURVE TABLE			
CURVE	ARC RADIUS	ARC LENGTH	CURVED BEARING
C1	14,000.00'	124.60'	S 119°42'24" E
C2	340.00'	56.07'	S 78°33'24" W
C3	88.00'	17.90'	S 119°42'24" E
C4	111.82'	17.90'	S 119°42'24" E
C5	56.25'	9.32'	N 85°14'44" E
C6	56.25'	9.32'	N 85°14'44" E
C7	6.25'	3.10'	N 17°21'53" W
C8	6.25'	3.10'	N 85°14'44" E
C9	6.25'	3.10'	N 85°14'44" E

LINE TABLE

LINE	BEARING	DISTANCE
1	N 04°27'58" E	190.31'
2	N 00°00'00" E	144.82'
3	S 72°00'00" E	89.55'
4	S 22°09'51" E	264.04'
5	N 22°09'51" W	264.04'
6	N 42°02'41" W	175.54'
7	S 89°02'41" W	175.54'
8	N 00°00'00" E	9.86'
9	N 00°00'00" E	9.86'
10	S 00°00'00" W	177.50'
11	S 04°27'58" W	177.50'
12	N 73°46'03" E	37.41'
13	N 73°46'03" E	37.41'
14	N 90°00'00" E	164.00'
15	N 00°00'00" E	452.77'
16	S 89°02'41" E	175.54'
17	S 89°02'41" E	175.54'
18	S 89°02'41" E	175.54'
19	S 89°02'41" E	175.54'
20	N 00°00'00" E	164.00'
21	N 00°00'00" E	164.00'
22	N 00°00'00" E	164.00'
23	N 00°00'00" E	164.00'
24	N 00°00'00" E	164.00'
25	N 00°00'00" E	164.00'
26	N 00°00'00" E	164.00'
27	N 00°00'00" E	164.00'
28	N 00°00'00" E	164.00'
29	N 00°00'00" E	164.00'
30	N 00°00'00" E	164.00'
31	N 00°00'00" E	164.00'
32	N 00°00'00" E	164.00'
33	N 00°00'00" E	164.00'
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35	N 00°00'00" E	164.00'
36	N 00°00'00" E	164.00'
37	N 00°00'00" E	164.00'
38	N 00°00'00" E	164.00'
39	N 00°00'00" E	164.00'
40	N 00°00'00" E	164.00'
41	N 00°00'00" E	164.00'
42	N 00°00'00" E	164.00'
43	N 00°00'00" E	164.00'
44	N 00°00'00" W	10.23'
45	S 00°00'00" W	32.00'

Agenda Item

B-4

Final Plat

Executive Park Townhomes SD

(4GE Land Holdings, LLC Owners, Clark Parker Rep.)

Public Hearing

Motion: Motion to approve or deny final plat



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



DEADLINE: _____ MEETING: _____

SITE ADDRESS: 2003 EXECUTIVE PARK DR.

PROPERTY OWNER: 4GE LAND HOLDINGS, LLC

APPLICANT/AUTHORIZED REPRESENTATIVE: CLARK PARKER

MAILING ADDRESS: [REDACTED]

PHONE NUMBER: [REDACTED] **FAX NUMBER:** N/A

EMAIL ADDRESS: [REDACTED]

TYPE OF PLAT APPROVAL REQUESTED

☐ SKETCH PLAN ☐ ADMINISTRATIVE ☐ PRELIMINARY ☒ FINAL

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

☐ Annexation ☐ Rezoning ☐ Other _____

PARCEL INFORMATION

Subdivision Name: EXECUTIVE PARK TOWNHOMES SD Number of Lots: 16 x \$3.00 = \$ 48.00

Current Land Use: RESIDENTIAL Number of APO: 14 x \$7.00 = \$ 91.00
(Adjacent Property Owners)

Current Zoning: PUD

Proposed use of the Subdivision: RESIDENTIAL

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

Fee: \$75.00

TOTAL = \$214.00

PAID _____

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

**OWNERS/AUTHORIZED
REPRESENTATIVE SIGNATURE:**

Clark Parker

(PRINT NAME) CLARK PARKER

DATE 8/6/26

AUTHORIZED TO ACT AS APPLICANT FOR PROPERTY OWNER

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

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

Property Owner's Signature CLARK PARKER Date 8/6/26

STATE OF ALABAMA
COUNTY OF LEE

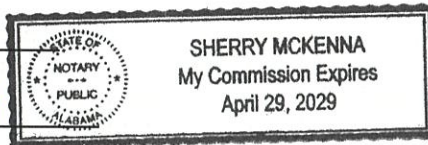
I, Sherry McKenna, a Notary Public in and for said County and State, hereby certify

that Clark Parker, 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 6th day of August 2026,

Sherry McKenna
Notary Public

My Commission Expires: April 29, 2029

**SUBDIVISION APPLICATION REQUIREMENTS AND INFORMATION**

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

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: September 22, 2026

Subdivision: Executive Park Townhomes

Agenda Item #: B-4

Action Requested: Final Approval

Location of Property: 2003 Executive Park Drive

Property Owner(s): 4GE Land Holdings, LLC
Clark Parker, authorized representative

Current Land Use: Undeveloped

Current Zoning: PUD

Proposal

In 1994 the Executive Park PUD master plan was approved for 28 townhome lots. Townhomes were constructed on 12 lots and 16 townhome lots remain undeveloped. At the September 2025 Planning Commission meeting, conditional use approval was granted to revise the townhome building groups, change the elevations & exterior building material (brick and cement lap siding), and revise the landscape plan. The townhome building groups approved for the 16 lots were one four-unit building group and two six-unit building groups. The townhomes meet the Townhome Development Standards concerning the minimum 20' lot width and 1,800 sf lot size. All 16 townhome lots are 30' wide. The lot area for twelve lots are 2,864 square feet and four lots are 1,800 sf. The four smaller lots are because a permanent detention pond on the open space lot is adjacent to the rear lot line of the four townhome lots. The detention pond prevents the townhome lots from exceeding 60 feet in length.

The 1.1-acre open space lot consists of parking spaces, detention pond, and open space. Note #10 on plat states the open space lot is owned and maintained by the Executive Park Townhome Association.

The applicant is now requesting final plat approval for the 16 lots. The final plat locates the shared lot lines on the common wall that connects townhome lots and units together. The sidewalks and landscaping must be installed before a certificate of occupancy is issued for a townhome unit.

Staff recommends final plat approval subject to a note added that a residential buffer is required along the rear property lines of Lots 1 to 12.

Engineering Department Report

Engineering has no comments or concerns.

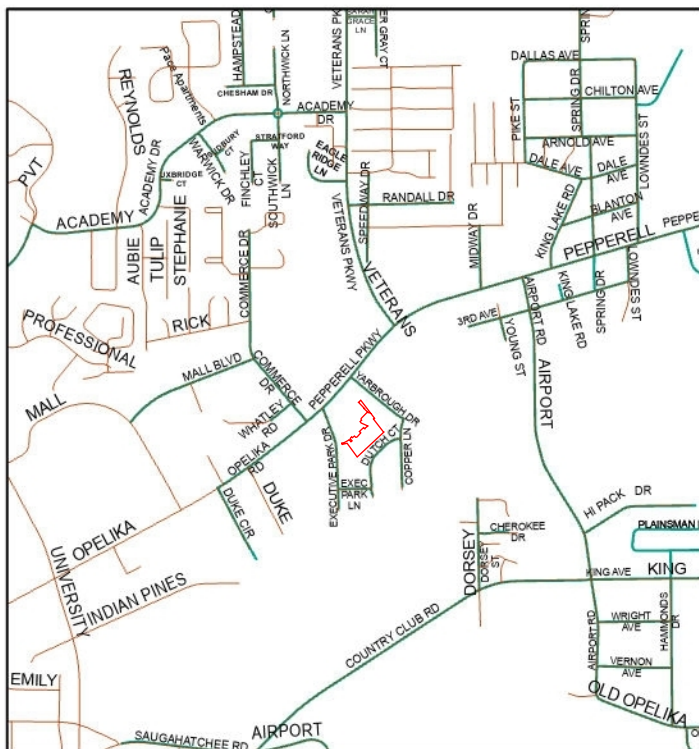
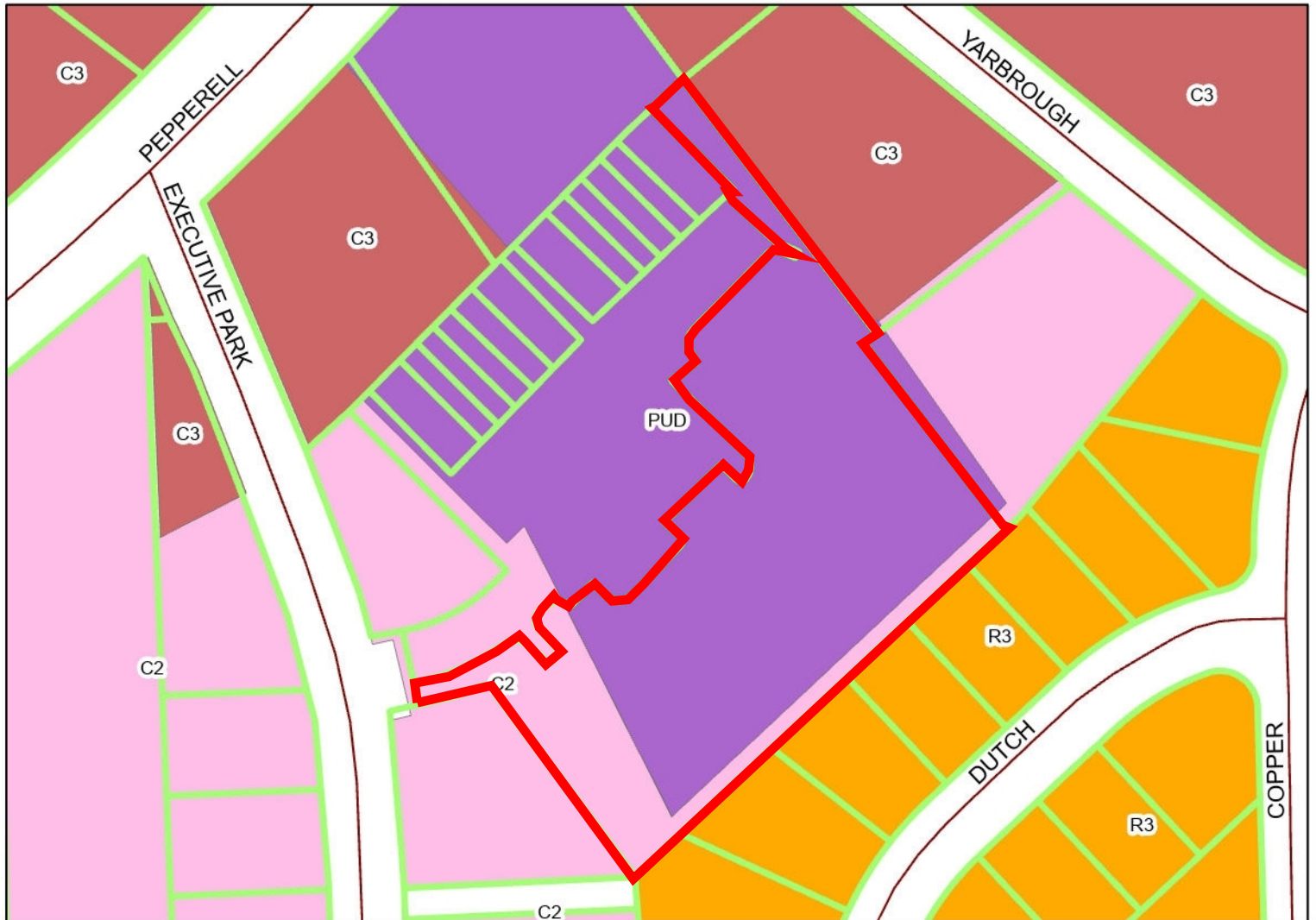
Opelika Water Board

Water infrastructure has been accepted by Opelika Water.

Opelika Power Services

This Subdivision is outside of Opelika Power Service Territory.

EXECUTIVE PARK TOWNHOMES 2003 EXECUTIVE PARK DRIVE FINAL APPROVAL, B-4



The applicant is requesting final approval for 16 townhome lots. At the August 2026 PC meeting, a nine month extension on the conditional use approval was approved until May 27, 2027.



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

SHEET
G-2

Agenda Item

C-5

Conditional Use

Storage World

(Jack Johnson Owner, Paul Howard Rep.)

Public Hearing

Motion: Motion to approve or deny conditional use



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



PC DEADLINE: _____ PC MEETING: _____

SITE ADDRESS:	<u>300 Sanford Avenue</u>		
PROPERTY OWNER:	<u>Jack Johnson / Opelika East, LLC</u>		
APPLICANT/ AUTHORIZED REPRESENTATIVE:	<u>Paul Howard / Jack Johnson</u>		
MAILING ADDRESS:	[REDACTED]		
PHONE NUMBER:	[REDACTED]	FAX NUMBER:	_____
EMAIL ADDRESS:	[REDACTED]	_____	

PARCEL INFORMATION

Project name: Storage World Address/Location: 300 Sanford Avenue
 Current Land Use: Vacant/Inboarded Lot Current Zoning: C2
 Adjacent Zoning Districts: North: C2 South: C2+R5 East: C2 West: R/W + C2
 Description of Proposed Use: Climate Controlled Storage Facility

AUTHORIZATION TO ACT AS APPLICANT (if applicable)

I, Jack Johnson, being owner of the property which is the subject of this conditional use application hereby authorize Paul Howard, 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: 8/24/26

**STATE OF ALABAMA,
COUNTY OF LEE**

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

Given my hand and seal of office this 24th day of August, 2026.

[Signature]
Notary Public

My Commission Expires: 8/6/2030

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

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

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

- 1) How is the proposed use appropriate in the location for which it is proposed? The subject site lies within the C-2 zoning district and the light commercial future land use designation. A climate controlled storage facility is appropriate because it will harmoniously integrate w/ surrounding area and also serve the existing and future residential growth in the area. There is a need 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.? No.

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

Care will be taken to preserve as many trees as possible and adequate landscape screening is planned.

APPLICATION REQUIREMENTS

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

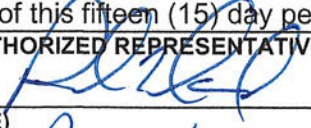
CERTIFICATION

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

OWNERS/AUTHORIZED REPRESENTATIVE SIGNATURE: 	DATE: 8/24/26
(PRINT NAME) Paul Howard	

STATEMENT OF UNDERSTANDING

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

OWNERS/AUTHORIZED REPRESENTATIVE SIGNATURE: 	DATE: 8/24/26
(PRINT NAME) Paul Howard	

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: September 22, 2026

Agenda Item #: C-5

Action Requested: Conditional Use – Storage World, Climate-controlled mini-warehouses

Location of Property: 300 block of Samford Avenue

Property Owner(s): Opelika East, LLC - Jack Johnson
Paul Howard, representative

Current Land Use: Undeveloped

Current Zoning: C-2, GC-S

**Surrounding Zoning Districts
And Land Uses:**

North	R-4/C-2, GC-S	Residential/ Church
South	C-2	Commercial (Charter Cable)
East	C-2, GC-P	Residential/Vacant
West	C-2, GC-P/R-5	Residential

Proposal

This agenda item received conditional use approval at the August 2019 Planning Commission meeting for climate-controlled mini-warehouses. The applicant requested and the PC approved one year conditional use extensions at the August 2021, 2022, 2023, 2024, and 2025 PC meetings. The applicant did not obtain a building permit after the August 2025 extension and the conditional use expired. The applicant is now requesting conditional use approval for the mini warehouses as approved at the August 2025 PC meeting. The site plan, landscape plan, and exterior building materials remain the same as presented at the August 2025 PC meeting. The building elevations has changed as shown on page 3. Since this time, three new climate control facilities have opened and two others have expanded.

The conditional use approval is for a 136,624 square foot (sf) two-story climate controlled mini-warehouse building on 13.7 acres. The site plan includes a second storage building on the same property (one story, 40,328 sf) for a future phase. As approved at the August 2025 PC meeting, the applicant reshaped the detention pond as shown on the site plan so more space is available in the rear yard. The extra yard space allowed for a longer building for more storage units. The two-story mini-warehouse building is 67 feet longer than the 2019 storage building (longer toward the rear property line). In 2019 the building length was 293 feet long; now the building is 360 feet long. The 190-foot building width or the front wall that faces Samford Avenue remains the same as in 2019.

In 2019, the total floor area of the two-story storage building, first and second floors, was 98,400 (sf); the total floor area in 2025 and today's meeting is 136,624 sf, an increase of 38,224 sf. The footprint of the two-story building today is 68,400 sf (1.57 acres) on a 13.7 acre parcel.

The future phase one-story storage building is also shown on the site plan. The building is 40,328 square feet with an estimated 255 storage units. The applicant said it will be several years before the future phase is constructed. At that time, the site plan will be revised so minimum parking spaces and landscaping are provided to meet requirements.

Minimum off-street parking requirements for a self-storage mini-warehouse is one parking space per 10 storage unit; the site plan shows 100 parking spaces. The applicant said the size of storage units (5x10, 10x10, etc.) are driven by market demand and the applicant may be converting sizes of storage units to meet the customer's demand. The two story building will have 970 storage units; 100 parking spaces are provided on the site plan. Minimum parking spaces are met for the two story building.

The landscape plan meets minimum requirements concerning total points: 501 total points required and 546 points obtained. A 15' parking lot buffer is added along Samford Avenue as required. Shrubs must be added between the trees along Samford Avenue. A residential buffer is required along the Opelika Housing property line that touches this development; the landscaping shown is elm trees only; the buffer must consist of one of the three options provided in the Landscape Regulations¹.

An existing drainage easement runs across the south and east side of the property. The applicant said the drainage system will be revised so stormwater is discharged in a new pipe system and rerouted through the property. The construction plans show a new proposed drainage easement that follows the proposed new pipes to the discharge area. A new drainage easement needs to be approved.

The 293 foot building length proposed in 2019 has changed to a building 360 foot long. The front elevation facing Samford Avenue is the same 190 foot width with the same exterior materials and store front windows as approved at the August 2019 meeting. Staff believes the building increase is minimal since the increase is in the rear yard area.

The front elevation has changed from the elevation approved at the August 2025 Planning Commission 2025 meeting (see rendering comparison next page). The previous plan appeared to be all

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

brick. The bottom portion of exterior wall is brick wainscot with EIFs material above the brick. This brick & EIFs combination is on the front wall that faces Samford Avenue and 20% of the side walls on both sides. The remaining exterior material on the side walls and rear wall is metal panels. The office has moved to the center and will be clear glass; the office would be visible inside so they will keep it nice and professionally maintained inside what is visible from the street.

The front wall of the building will have glass store front windows. These windows will create the appearance of a storefront but will be completely opaque. The building will also have some breaks in the roof-line which will cause it to appear as multiple buildings. This helps bring this very large building to a better scale with the surrounding properties. In the rendering below it shows the storage office on the left side located within the gable front. Now, the office will be relocated to the middle of the building; The gable roof, wall sign, and canopy will be moved to the center of the building; the store front windows will be evenly distributed on each side of the gable roof.

The side wall exterior material will consist of brick and EIFs extending 72 feet (360' x 20%) along each side wall to meet requirements; the brick and EIFs will start at the front corner of the building on both sides. Then, metal siding will be installed on the remainder (288 feet) of the side walls.

September 2026 rendering



Below is the rendering approved at the 2019 to 2025 PC meetings



Recommendation:

Staff recommends approval subject to the following:

1. An easement that intersects one of the buildings needs to be vacated and/or relocated. The

applicant is aware of the easement and said plans show that stormwater discharge will be collected in new pipe system and rerouted through the site. The plans also show a new proposed drainage easement that follows the proposed new pipes to the discharge.

2. The future phase will need to be re-evaluated at that time to ensure it meets the Zoning Ordinance.
3. Revise the residential buffer along the adjacent Opelika Housing Development property to meet one of the residential buffer options as provided in Section IX Landscape Regulations.

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 extension.

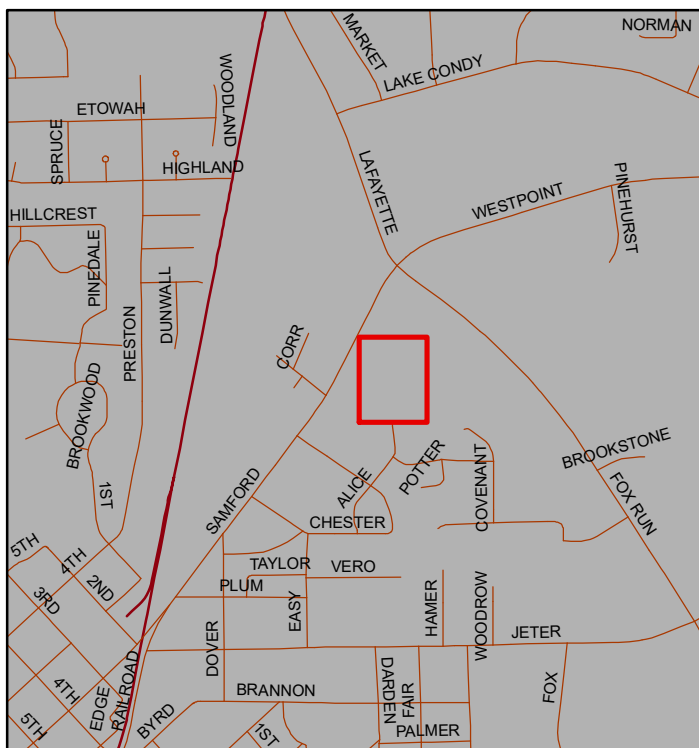
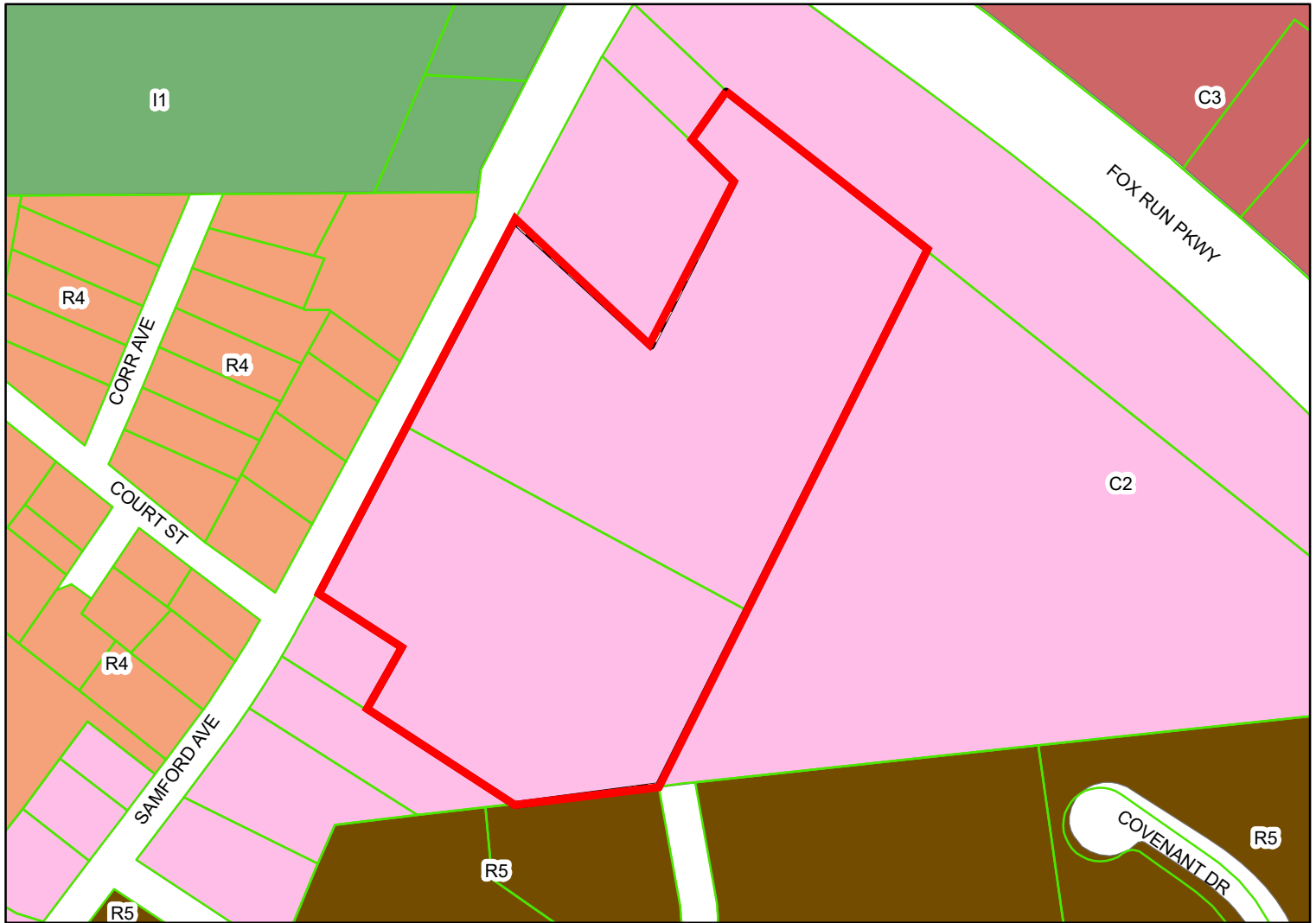
Opelika Water Board

Water is available from Samford Ave. Please be advised that sites with elevations above 805' will experience lower than normal pressure due to the existing hydraulic gradient of the distribution system (940' - 920'). This should be taken into account in design.

Opelika Power Services

This Property is in the Opelika Power Service Territory.

**CLIMATE CONTROL MINI-WAREHOUSE FACILITY
300 BLOCK SAMFORD AVENUE
CONDITIONAL USE, C-5**



The applicant is requesting approval for 700 self-service warehouses. The first CU approval was in August 2019 and then the Commission granted CU extensions every August from 2021 to 2024.



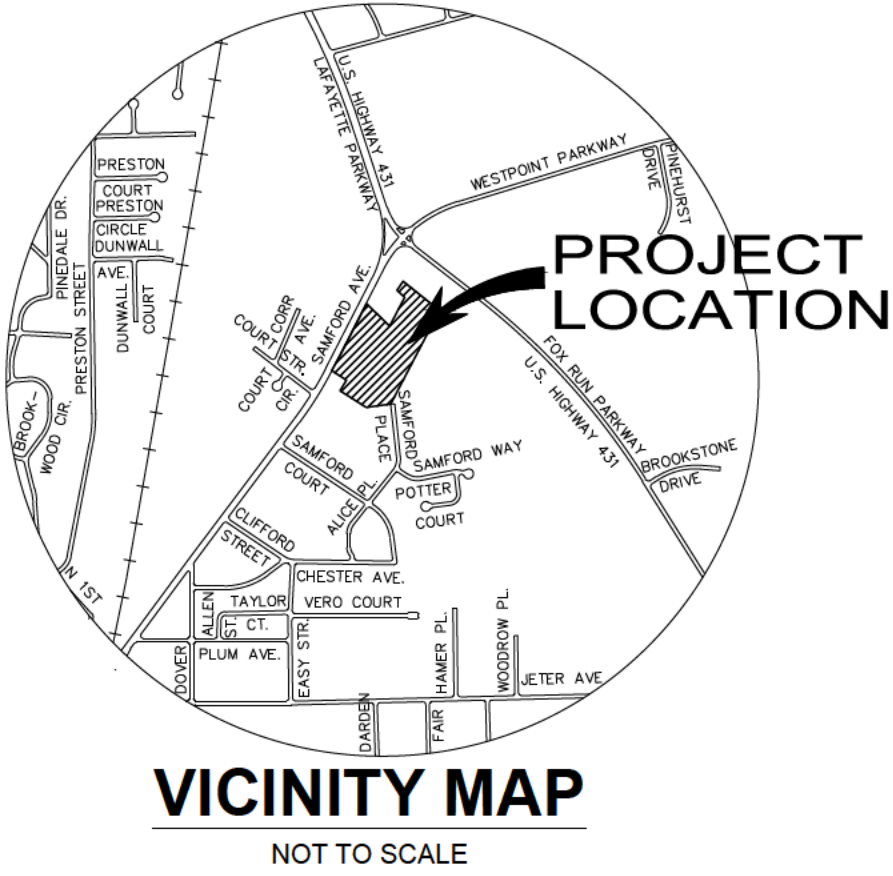
Subject Property

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

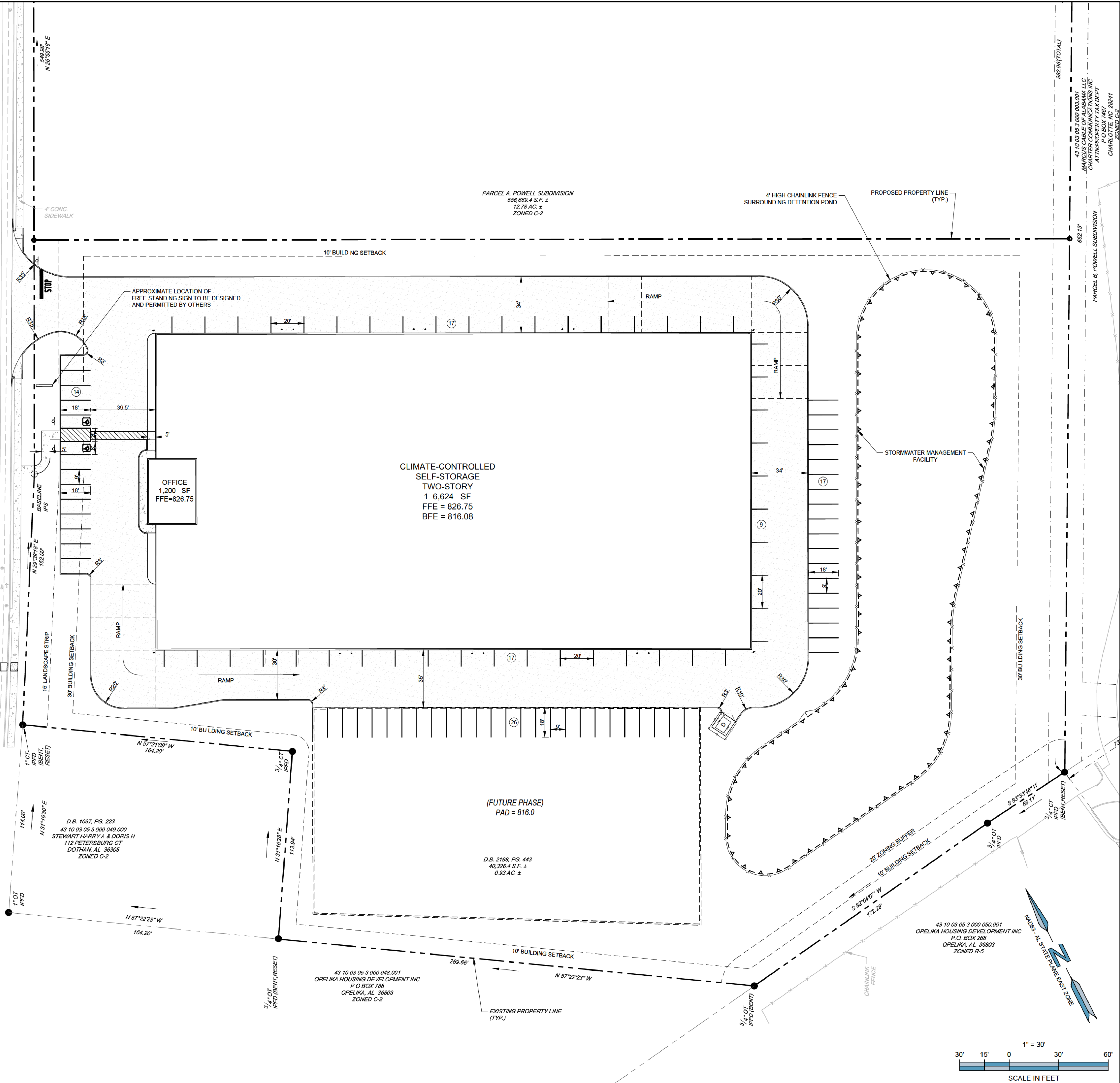
GENERAL NOTES:

- THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.
 - ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED PARKING LOT ARE SHOWN AT THE FACE OF CURB. ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED BUILDING LOCATION ARE GIVEN AT THE OUTSIDE FACE OF THE BUILDING CORNERS. ALL CURB RADII ARE GIVEN AT THE FACE OF CURB.
 - CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS IN THE FIELD AND THE SURVEY SHOWN ON THE PLANS BEFORE PROCEEDING WITH ANY NEW CONSTRUCTION.
 - CONTRACTOR IS RESPONSIBLE FOR CORRECT HORIZONTAL AND VERTICAL ALIGNMENT OF ALL TIES BETWEEN PROPOSED AND EXISTING PAVEMENTS, CURB AND GUTTER, SIDEWALKS, WALLS, AND UTILITIES.
- SITE NOTES:**
- TRACT IS ZONED: C-2 (OFFICE/RETAIL) (OFFICE/RETAIL), GC (GATEWAY CORRIDOR SECONDARY OVERLAY DISTRICT).
 - SEE ARCHITECTURAL PLANS FOR BUILDING FLOOR PLANS, DOOR LOCATIONS, SITE LIGHTING PLAN, AND OTHER ARCHITECTURAL DETAILS.
 - ALL BUFFERS, TREE SAVE AREAS, AND UNDISTURBED AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
 - SIGNS (LOCATION, NUMBER, AND SIZE) ARE NOT APPROVED UNDER THIS DEVELOPMENT PERMIT. A SEPARATE PERMIT IS REQUIRED FOR ON-SITE SIGNAGE.
 - ALL CONSTRUCTION RELATED PERMITS DURING THE CONSTRUCTION PHASE OF THIS PROJECT ARE THE RESPONSIBILITY OF THE OWNER, HOWEVER A CONTRACTOR/DEVELOPER CAN DO PERMITTING WITH AGENT AUTHORIZATION.
 - ALL EROSION, SEDIMENT CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING.
 - THE CITY OF OPELIKA ACCEPTS NO RESPONSIBILITY FOR THE AMERICANS WITH DISABILITIES ACT (ADA), EXCEPT FOR NOTIFICATION REQUIREMENT. THE OWNER/DEVELOPER IS SOLELY RESPONSIBLE FOR COMPLIANCE FOR SAID ACT.
 - CONTRACTOR SHALL COORDINATE WITH THE CITY/COUNTY JURISDICTION, WATER AND SEWER JURISDICTION, AND DEPARTMENT OF TRANSPORTATION INSPECTORS REGARDING ALL CERTIFICATE OF OCCUPANCY REQUIREMENTS AND COORDINATE WITH THE ENGINEER APPROXIMATELY 8 WEEKS PRIOR TO ANTICIPATED CERTIFICATE OF OCCUPANCY DATE REGARDING ANY ITEMS REQUIRING APPROVAL OR CERTIFICATIONS BY THE ENGINEER.

LEGEND	
	CONCRETE SIDEWALK PAVING
	HEAVY DUTY CONCRETE PAVING
	PROPERTY LINE
	PARKING COUNT
	TRAFFIC SIGN



SAMFORD AVENUE
(R.O.W. VARIES)



ENGINEER:

FORESITE
group

Foresite Group, LLC
3740 Dawndel Ct.
Suite 100
Peachtree Corners, GA 30092
P | 770.368.1399
F | 770.368.1944
W | www.foresitegroup.net

DEVELOPER:

OPELIKA EAST, LLC

881-E NORTH DEAN ROAD
AUBURN, AL 36852
(678) 776-8850

CONTACT: JACK JOHNSON

PROJECT:

**CLIMATE CONTROLLED
SELF-STORAGE**

0 WEST POINT PARKWAY
OPELIKA, LEE COUNTY, AL 36801
SEC. 5, T. 19 N, R. 7 E

PARCEL #43 10 03 05 3 000 003.000, 43 10 03 05 3 000 003.002, ----

SEAL:

REVISIONS DATE

PROJECT MANAGER: JMJ

DRAWING BY: JMJ

JURISDICTION: OPELIKA, GA

DATE: 2021.07.23

SCALE: 1" = 30'

TITLE:

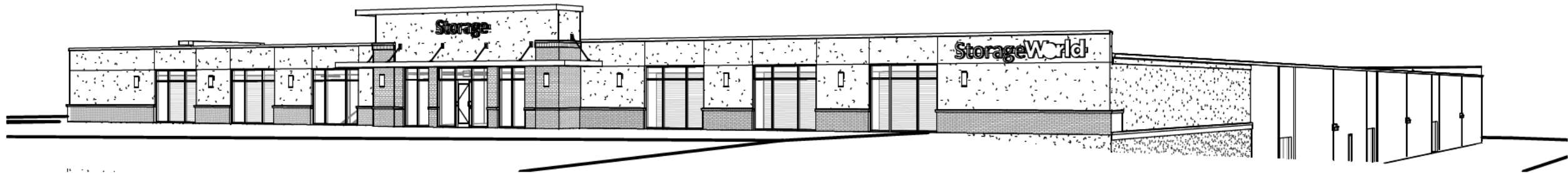
SITE & PAVING PLAN

SHEET NUMBER:

C-1

COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOB/FILE NUMBER: 457.005



Agenda Item

D-6

Rezoning

300 Block Andrews Road

(William Scott Jr. Owner)

Public Hearing

Motion: Motion to send a positive or negative recommendation to

Opelika City Council

**REZONING APPLICATION**

PLANNING DEPARTMENT

700 FOX TRAIL

OPELIKA, AL 36801



PC DEADLINE: _____ PC MEETING: _____

PROPERTY OWNERS/

AUTHORIZED REPRESENTATIVE: WILLIAM SCOTT JR.

MAILING ADDRESS: _____

PHONE NUMBER: _____

PARCEL INFORMATIONSite Address: O. ANDREWS RD. OPELIKA, AL 36801 PARCEL#: 430307260000004.000Description of proposed use: TRAVEL CENTERTax Parcel Number: 430307260000004.000Adjacent Zoning Districts: North: M-2 South: M-2 East: M-2 West: M-2Current Land Use: VACANT INDUSTRIAL LOTCurrent Zoning: M-2Number of APO: 6 x \$7.00 = \$ _____
(Adjacent Property Owners)Proposed Zoning: C-3Fee: \$125.00

TOTAL = _____

PAID: _____

I hereby request my property located at (street address) O ANDREWS RD.,Tax Map parcel number 430307260000004.000 be rezoned fromM-2 to C-3. A copy of the tax area map, a survey of the property, a copy of the deed for the property, and the names and addresses of all adjoining property owners are enclosed. I understand that the City may require additional information, or waive certain requirements, at any time during the process.OWNERS OR AUTHORIZED
REPRESENTATIVE SIGNATURE: _____

(PRINT NAME)

William M. Scott Jr.8.25.2026
DATE

AUTHORIZED TO ACT AS APPLICANT FOR PROPERTY OWNER

I, AD LAND HOLDINGS, LLC, being owner/authorized manager of the rezoning property(s) as described in this Rezoning Application hereby authorize WILLIAM SCOTT JR. to act as my representative in all decisions concerning the rezoning of my property(s) before the Opelika Planning Commission and City Council.

Property Owner's Signature [Signature] Date 8.25.2026

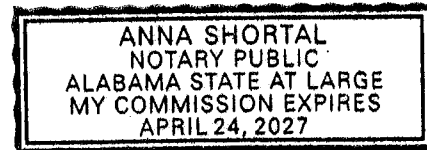
STATE OF ALABAMA**COUNTY OF LEE**

I, Anna Shortal, a Notary Public in and for said County and State, hereby certify that William Scott, 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 25 day of August, 2026, _____

[Signature]
Notary Public

My Commission Expires: 04/24/27

**REZONING APPLICATION REQUIREMENTS AND INFORMATION**

1. Application due 1st Tuesday of each month. (Regular Meeting 4th Tuesday of each month at 3:00 PM CT; Work Session is 4th Tuesday each month at between 2:00 and 2:45 PM CT before each PC Meeting, start times may vary depending on what must be covered during the Work Session. Times for each session are given in the agenda documents).
2. Complete the 'Authorization to Act as Applicant', if applicable
3. Complete the Rezoning Petition below including signature(s) of property owner(s) and signature(s) notarized
4. Provide Legal Description of rezoning property (same as Exhibit A on petition) *Legal description(s) on deed(s) may serve as legal description if complete.*
5. Provide Map of Rezoning area (same as Exhibit B on petition)
6. Provide copy of the current Deed(s) for the rezoning property
7. Provide List of Adjacent Property Owners on separate sheet.
8. Rezoning Fee = \$125 application fee plus \$7.00 each certified letter. Checks payable to the City of Opelika.

PETITION FOR REZONING

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

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

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

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

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

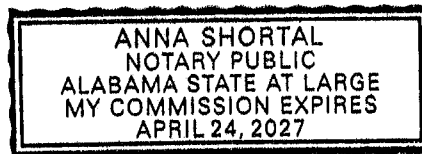
Come now the petitioners respectfully ask the City Council of the City of Opelika to amend its Zoning Ordinance to change the zoning designation of the area described from a

M-2 zoning district to a C-3 zoning district.

Notary Public

My Commission Expires:

04/24/27



NOTARY SIGNATURES

Before me, AO LAND HOLDINGS, LLC,
a Notary Public in and for said County and State, hereby
certify that WILLIAM M. SCOTT SR.,
whose name is signed to the foregoing petition as
MANAGING MEMBER [President, Chairman, etc.]

of WILLIAM SCOTT
[Corporation, City], and who is known to me, acknowledged
before me on this date that he executed the same voluntarily
for and as the act of said corporation, being duly authorized
to do so, all on the day they say bears date. Given under
my hand and official seal of office this the 25 day
August, 2020.

Lisa M. Harberson Notary Public

AO LAND HOLDINGS, LLC
(print name)



(city, state, zip)

BY: [Signature]
(signature)

ITS: MANAGING MEMBER
(title)

DATE: 8-25-20

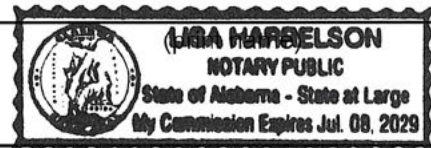
I, the undersigned authority, a Notary Public in and for
Said County and State, hereby certify that

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

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

Notary Public

(Signature)



(mailing address)

DATE: _____

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

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

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

Notary Public

(Signature)

(print name)

(mailing address)

DATE: _____

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

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

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

Notary Public

(Signature)

(print name)

(mailing address)

DATE: _____

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

Meeting Date: September 22, 2026

Agenda Item #: D-6

Action Requested: Rezoning 18.9 acres located at the 3000 block of Andrews Road
Rezoning - from M-2 to C-3

Property Owner(s): AO Land Holdings, property owner
William Scott, Jr., authorized representative

Current Zoning: M-2 (Public Manufacturing)

Proposed Zoning: C-3 (General Commercial)

Existing Land Use: Undeveloped

**Surrounding Zoning Districts
And Land Uses:**

North	M-2	Mando
South	M-2	Vacant
East	R/E	Vacant
West	M-2	Vacant

Rezoning

AO Land Holdings representative William Scott is requesting rezoning 18.9 acres from M-2 to C-3. The applicants have requested Conditional Use approval for a Travel Center, including a fast food restaurant, with a large amount of truck parking and general truck stop services. Staff believes the 2040 Comprehensive Plan supports this rezoning to C-3 General Commercial Use in place of the M-2 Industrial District zoning. This is in the Gateway Corridor – Primary.

The 2040 Future Land Use map designates this area as “Corridor Commercial,” not a “manufacturing land use category. This is consistent with the location at the intersection of Northpark Drive, Andrews Road, and Interstate 85 at an entrance to the Opelika Industrial Park. A general commercial zoning designation is appropriate and consistent because it is a transitional step down from the manufacturing uses. This area has significant traffic and heavy truck use.

Staff believes rezoning to the C-3 zone is appropriate for this property due to its location on Andrews Road and just off Interstate 85 and surrounded by the M-2 zoning uses.

Planning Staff recommends Planning Commission send a positive recommendation to the City Council to rezone the property from M-2 to C-3.

Engineering Department Report

Engineering has no other comments or concerns regarding the proposed rezoning

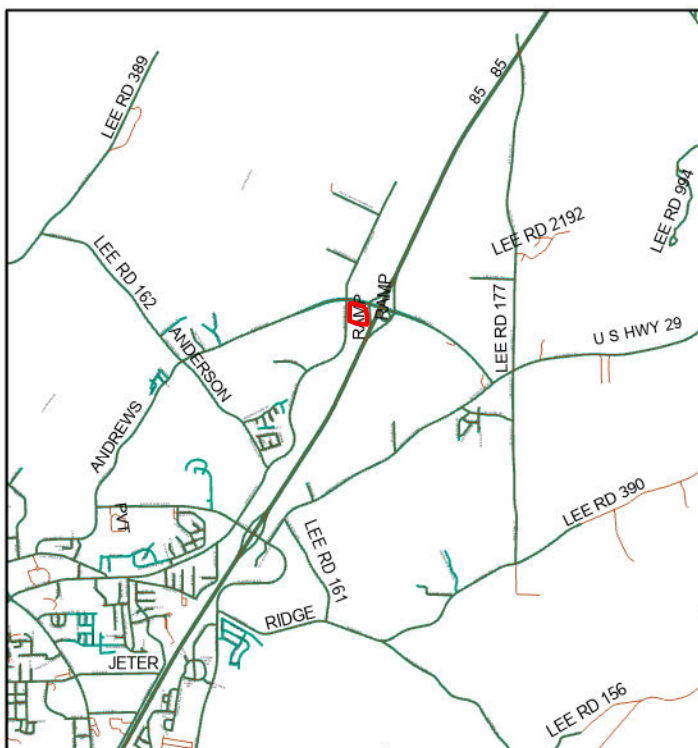
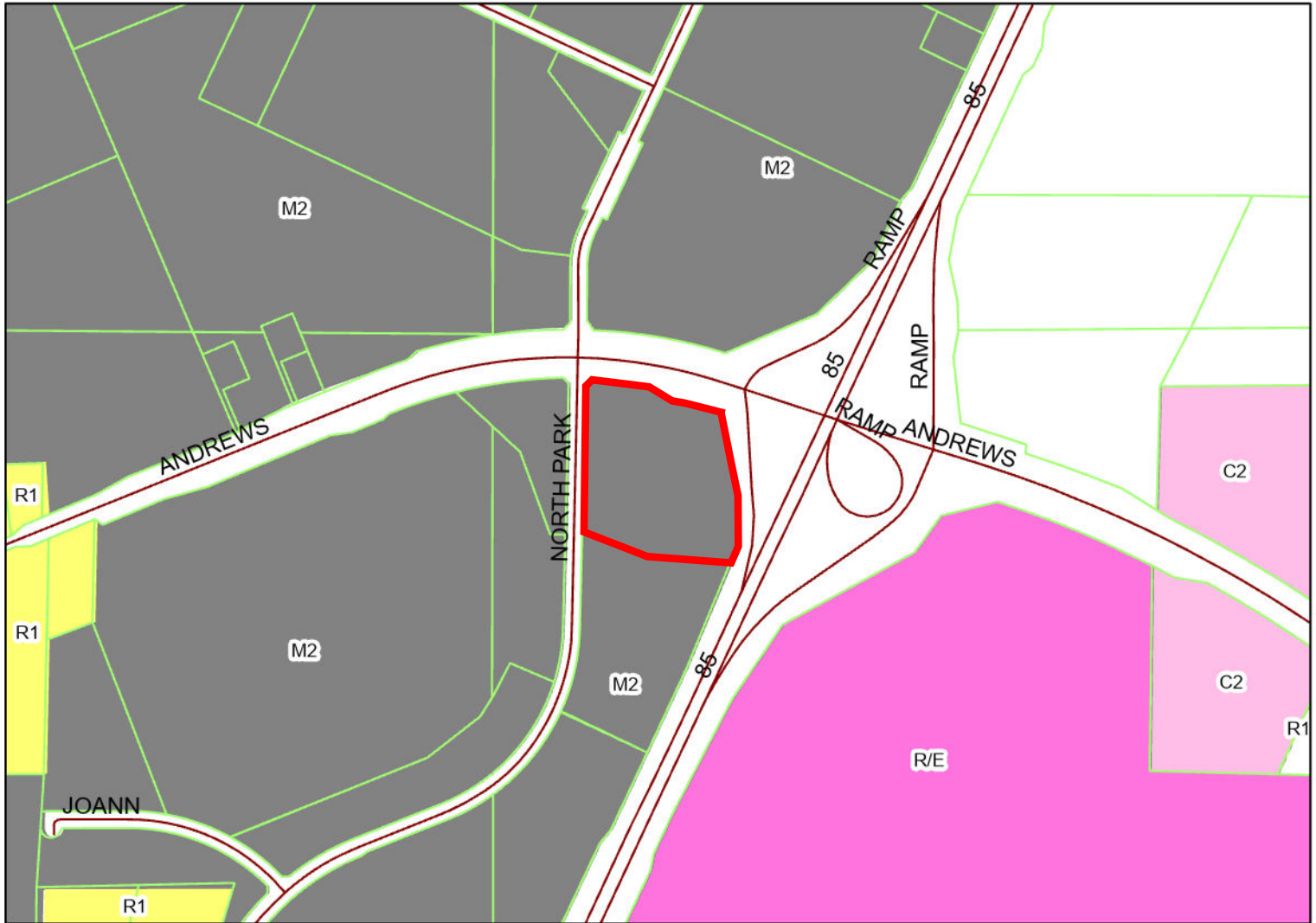
Opelika Water Board Report

Water is available from a 16" main in northwest corner of the property.

Opelika Power Services Report

This Property is outside of the Opelika Power Service Territory.

**LOVE'S TRAVEL STOP REZONING AND CONDITIONAL USE
3000 BLOCK ANDREWS ROAD
M-2, GC-P TO C-3, GC-P, D6-D7**



The applicant is requesting rezoning and conditional use approval for a Love's Travel Stop open 24-hours for motorists and commercial 18-wheelers including trucker overnight accommodations. Love's occupies 19 acres that includes 230 parking spaces, a country store, and food options: chicken, pizza, fresh fruit, health snacks, and gourmet coffee.

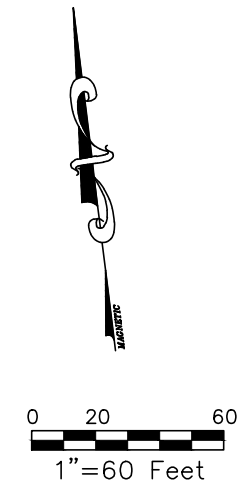
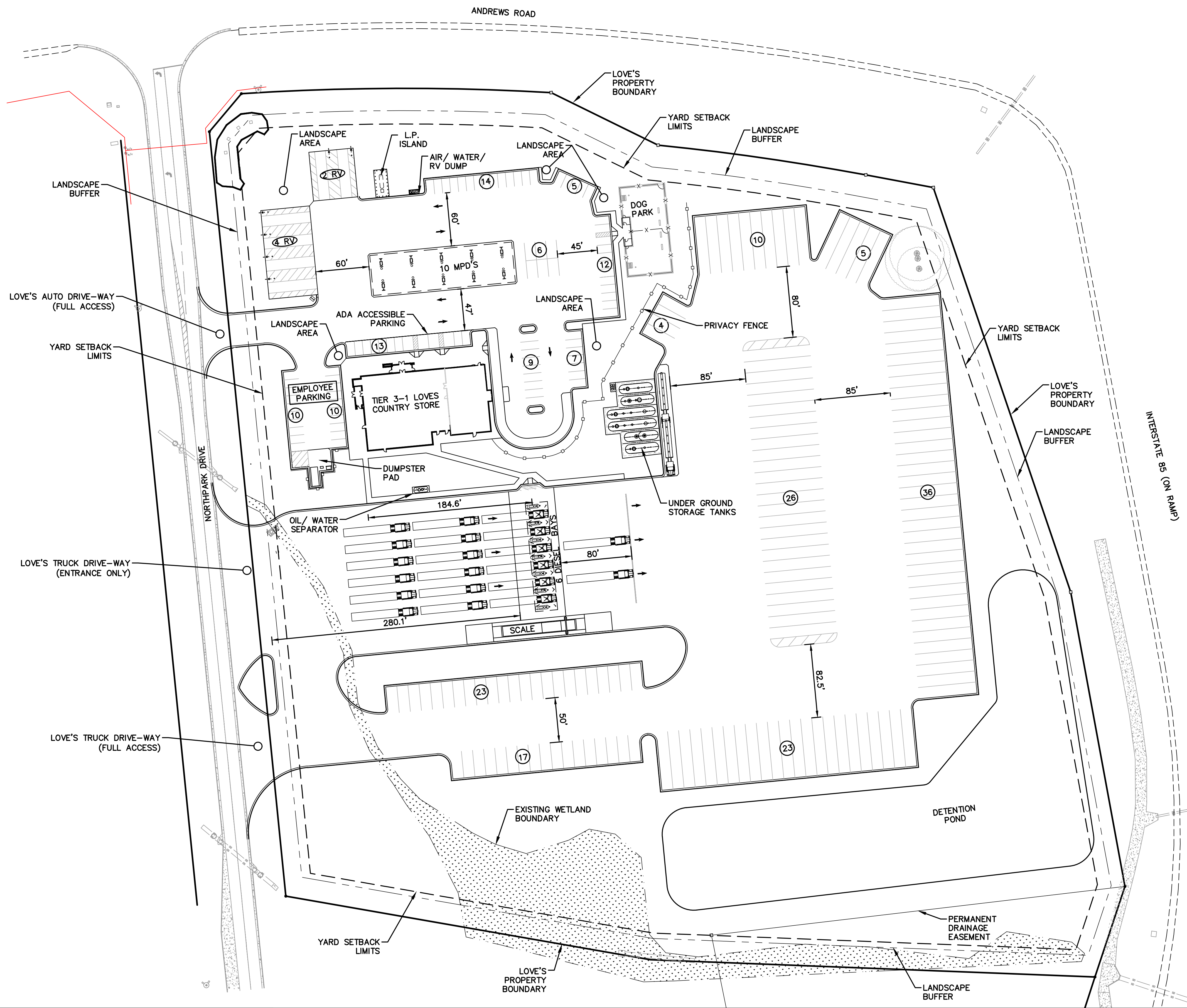


Subject Property

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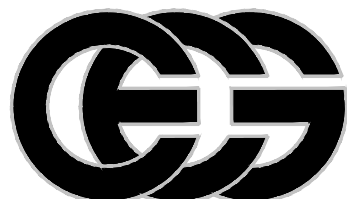
EXHIBIT B





SITE STATISTICS:	
LOVE'S PROPERTY BOUNDARY:	±19.01
AUTO PARKING:	86 SPACES (INCLUDES 4 ADA ACCESSIBLE SPACES)
OVERNIGHT RV STALLS:	6 RV SPACES
TRUCK PARKING:	100 SPACES
BOB-TAIL PARKING:	44 SPACES
AUTO FUEL STATIONS:	10 MPD'S
TRUCK FUEL:	6 BAYS

Chipola Engineering Group, Inc.



CIVIL ENGINEERING, DESIGN, PLANNING,
ENVIRONMENTAL PERMITTING, &
CONSTRUCTION SERVICES
4420 JACKSON STREET, MARIANNA, FL 32448
PHONE (850) 372-4045
FIRM LICENSE NO. : 15896

DRAWN BY :
ECM
CHECKED BY :
ECM
DESIGNED BY :
ECM
SCALE :
1"=60'

DATE :
7/30/26
DATE :
7/30/26
CAD NAME :
2024041-SP
PLOT DATE :

REVISIONS		
DESCRIPTION	INT.	DATE

CLIENT :

LOVE'S TRAVEL STOPS
& COUNTRY STORES

PROJECT :

OPELIKA, AL

SHEET TITLE :

CONCEPT D

PROJ. NO. :

2024041

SHEET NO. :

S1.0

Agenda Item

D-7

Conditional Use

300 Block Andrews Road

(William Scott Jr. Owner)

Public Hearing

Motion: To approve or deny Conditional Use



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



PC DEADLINE: _____ PC MEETING: _____

SITE ADDRESS: O ANDREWS RD. Parcel ID # 430307260000004.000

PROPERTY OWNER: AO LAND HOLDINGS, LLC

APPLICANT/ AUTHORIZED REPRESENTATIVE: WILLIAM SCOTT JR.

MAILING ADDRESS: _____

PHONE NUMBER: _____

EMAIL ADDRESS: _____

PARCEL INFORMATION

Project name: AO LAND HOLDINGS Address/Location: O ANDREWS RD.

Current Land Use: VACANT LAND Current Zoning: M-2

Adjacent Zoning Districts: North: M-2 South: M-2 East: M-2 West: M-2

Description of Proposed Use: TRAVEL CENTER, C-3 ZONING

AUTHORIZATION TO ACT AS APPLICANT (if applicable)

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

Property Owner's Signature: _____ Date: 8-25-2026

STATE OF ALABAMA,

COUNTY OF LEE

I, Anna Shortal, a Notary Public in and for said County and State, hereby certify that William Scott, 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 25 day of August 2026.

Anna Shortal
Notary Public

My Commission Expires: 04/24/27

ANNA SHORTAL
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES
APRIL 24, 2027

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.

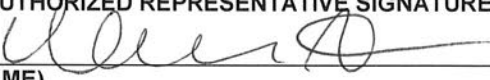
- 1) How is the proposed use appropriate in the location for which it is proposed? A controlled travel center not only provides industrial infrastructure with truck parking for the park but is an amenity to all current and future businesses in the park.
- 2) Will the use result in a substantial adverse effect on adjacent properties, the character of the neighborhood, traffic conditions, public infrastructure, etc.? NO, it will complement the surrounding industrial area and act as an amenity to the adjoining owners.
- 3) What precautions will be taken to minimize any adverse effects from the proposed use on surrounding property owners? The development will incorporate professional site planning landscaping, buffering, light control, and traffic improvements as required to minimize impacts on neighboring properties.

APPLICATION REQUIREMENTS

1. Application due 1st Tuesday of each month. (Meeting 4th Tuesday of each month at 3:00 PM CT; Work Session is 4th Tuesday each month at between 2:00 and 2:45 PM CT before each PC Meeting, start times may vary depending on what must be covered during the Work Session. Times for each session are given in the agenda documents).
2. Authorization to Act as Applicant signed by property owner and notarized, if applicable
3. Copy of the current deed
4. Submit ⁴copies 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, WILLIAM SCOTT JR., HEREBY CERTIFY that this application is made with my approval, as property owner or authorized applicant designated by the property owner, as evidenced by my signature below. This application, site plan, and all other information are submitted with the full authorization and knowledge of the property owner(s). The undersigned below hereby swears to be the authorized applicant designated by the property owner(s) as representative or agent for the property owner(s) and therefore the undersigned is authorized to make said application and submit said documents on this request. I certify that I have read and understand the contents of this application, and that this application together with the requirements set forth in Section 8.16 *Site Plan Review* and all supplemental information is a true representation of the facts concerning this request.

OWNERS/AUTHORIZED REPRESENTATIVE SIGNATURE: 	DATE:
(PRINT NAME) WILLIAM M. SCOTT JR.	8/25/26

STATEMENT OF UNDERSTANDING

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

OWNERS/AUTHORIZED REPRESENTATIVE SIGNATURE: 	DATE:
(PRINT NAME) WILLIAM M. SCOTT JR.	8/25/26

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: September 22, 2026

Agenda Item #: D-7

Action Requested: Conditional Use –Travel Center (Truck Stop) with Fast Food Restaurant

Location of Property: Exit 66 I-85 and 3000 block of Andrews Road

Property Owner(s): AO Land Holdings, LLC
William Scott, Jr., authorized representative.

Current Land Use: Undeveloped

Current Zoning: M-1 and GC-P (Request to rezone to C-3, GC-P)

**Surrounding Zoning Districts
And Land Uses:**

North	M-2	Mando
South	M-2	Vacant
East	R/E	Vacant
West	M-2	Vacant

Proposal

The applicant is requesting conditional use approval to construct a Loves Travel Center and Country Store Truck Stop on 18.9 acres at the corner of Interstate 85, North Park Drive, and Andrews Road. The development includes an approximately 11,200-square-foot building containing a 7,740-square-foot convenience store and 3,460-square-foot fast-food restaurant with drive-thru, along with passenger and truck fueling, overnight truck parking, recreational vehicle parking, dog park and a truck scale. No vehicle service or repair areas are proposed.

The site will have three driveways on North Park Drive: a passenger-vehicle entrance, a truck-only entrance, and a full-access driveway. The plan provides 10 passenger fueling dispensers capable of servicing 20 vehicles at a time and six tractor-trailer fueling positions, along with 86 automobile parking spaces, six recreational vehicle spaces, 100 tractor-trailer spaces, and 44 bobtail spaces based on parking requirements (1 ps per 2,500 sf of gross site area, about 453,150 sf). The building, fuel canopies, and parking meet applicable setback and parking requirements. Outside display of merchandise is prohibited, and a drainage separator is required if vehicles are washed or rinsed with cleaning agents.

The landscape plan meets minimum point requirements (1627 Base Points and 236 Parking Points). A total of 109 trees and 690 shrubs will be planted; the size of the trees must meet the minimum size requirements as provided in the Landscape Regulations. Correct the tree types listed as large and

medium to ensure they meet the point requirements from the Landscape Regulations. The property meets the maximum 70% impervious surface ratio allowed, with an estimated 56% impervious surface ratio. Correct the calculation shown on the landscape plan in the Site Statistics and Legend. The site is required to have a Gateway Corridor and Parking Lot Buffers. Staff recommends the use of large evergreen plantings to provide a near-opaque screen around all truck parking areas. This may be combined with earth berms or solid opaque fencing or walls. The landscape plan should be revised to identify the specific plant materials and provide reduced spacing between trees to effectively screen truck parking areas from the gateway corridors. The applicant has been advised of these concerns and is working to revise the landscape plan accordingly.

The building exterior meets the minimum requirements for the gateway corridor. The applicant has provided different exterior configuration options with different restaurant options. The final exterior materials combinations may change slightly based on the restaurant option once selected. Some metal awnings and panels are used. The exterior wall materials on the front are a mixture of primarily brick, glass (65%), and the remainder EIFS and cementitious siding. The right-side exterior walls are 53% brick and glass, the remainder being EIFS and cementitious siding. The left-side exterior walls are about 20% brick and glass with the majority being EIFS and cementitious siding. The rear wall is 20% brick and glass, the majority being EIFS and some cementitious siding. All equipment and mechanical units must be screened to meet the gateway corridor requirements. A private dumpster is located east of the convenience store. A dumpster area enclosure and double gate are required and must meet the gateway corridor cladding requirements.

The site plan shows a 48' x 164' canopy for the gas pumps fronting along Interstate 85 and a 51' x 152' canopy for semi-truck pumps in the rear yard area. The two canopies are longer than the 145-foot County Store and Restaurant building that faces Andrews Road. The canopies are significant structures concerning the property's appearance in the Gateway Corridor. Planning recommends that an exterior material be installed or "wrapped" around brick along all the canopy columns to complement the building and add curb appeal. Brick columns that match the building's brick exterior walls are preferred, but other exterior materials may be installed as listed in Section 7.6, 6, b.1a ¹ *Materials and Cladding Requirements*. Any lighting shall be shielded and oriented in a manner to prevent spillage onto adjacent properties or interfere with traffic. Where possible, lighting shall be recessed in canopies. In other locations full cut off light should be used.

¹ Materials and Cladding Requirements

1. New construction in the GC Overlay District: **a.** Primary building facades within the corridor overlay facing any public right-of-way shall be finished with 100% of one or more of the following materials: **i.** Brick and brick veneer; **ii.** Stone, stone veneer, and cultured stone; **iii.** Glass **iv.** Precast or field-poured tilt concrete panels with texture and architectural detailing; **v.** Stucco with architectural detailing; **vi.** Cementous siding; **vii.** Wood and wood materials designed and intended for use as exterior finish material; **viii.** Tilt wall panels; **ix.** Decorative or architectural split-faced Concrete Masonry Units (CMU); **x.** Other primary materials approved by the Planning Commission consistent with the purpose of these standards, including architectural metal panels. **xi.** Architectural features and attachments may be approved by the Planning Department.

Staff has recommended some additional conditions to ensure access, security, and property upkeep are maintained due to the size and type of use.

Recommendation

Staff recommends conditional use approval subject to the following:

- 1. The property owner is responsible for enforcement if violations occur related to parking.**
- 2. Correct the Landscape Plan Template 1, Site Statistics, Legend, and tree listings to align with the correct totals and tree selections from the Landscape Regulation in the Zoning Ordinance.**
- 3. The dumpster area enclosure must meet the gateway corridor cladding requirements.**
- 4. If necessary, the canopy lights or pole lights must be fully cutoff or recessed to prevent glare to motorists.**
- 5. Install an exterior material on all canopy columns (front & rear canopies) selected from the exterior material list in Section 7.6, 6, b.1a *Materials and Cladding Requirements*. Staff recommends brick columns.**
- 6. All utilities meters, mechanical units, and rooftop mechanical units shall be screened to meet the gateway corridor requirements 7.6 6, d. 1.,2.,3.**
- 7. No commercial truck shall park, stand, queue, or wait within any public right-of-way or along any public street serving the development.**
- 8. The business operator shall maintain operational security cameras covering the principal parking, truck parking, fueling, and building entrance areas and shall maintain adequate security lighting throughout the site.**
- 9. The business operator shall maintain the property, including parking areas, landscaped areas, stormwater facilities, and adjoining property frontage, free of litter and debris and shall provide adequate trash receptacles throughout the development.**
- 10. All truck parking, staging, and queuing areas shall be substantially screened from view from adjacent properties and public rights-of-way, including ramps. Screening shall consist of an earthen berm, evergreen landscaping, or a combination thereof sufficient to provide an effective year-round visual screen. All required screening shall be maintained in good condition and any dead or damaged landscaping shall be promptly replaced. Opaque fences or walls may be used to aid screening, but shall not be the primary screening method. Any use of wire mesh fencing shall meet the gateway corridor requirements or be screened by landscaping.**
- 11. No commercial truck, tractor, trailer, RV, or combination thereof shall remain parked on the property for more than twenty-four (24) consecutive hours. Truck parking shall be limited to temporary parking associated with the operation of the truck stop. The property shall not be used for the long-term storage of trucks, tractors, trailers, or other commercial vehicles. No unattended trailer shall be stored on the property except while temporarily associated with a truck utilizing the facility.**
- 12. Elevated liquid petroleum tanks shall be screened from public right-of-way by use of evergreen landscaping.**

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.

A center left turn lane will be required to be installed on Northpark Drive to accommodate the left turn movements into the development.

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

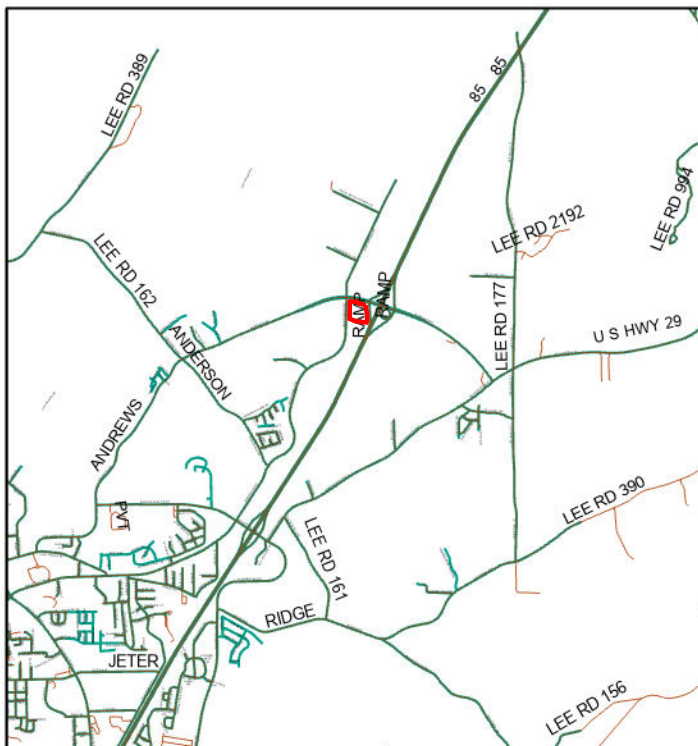
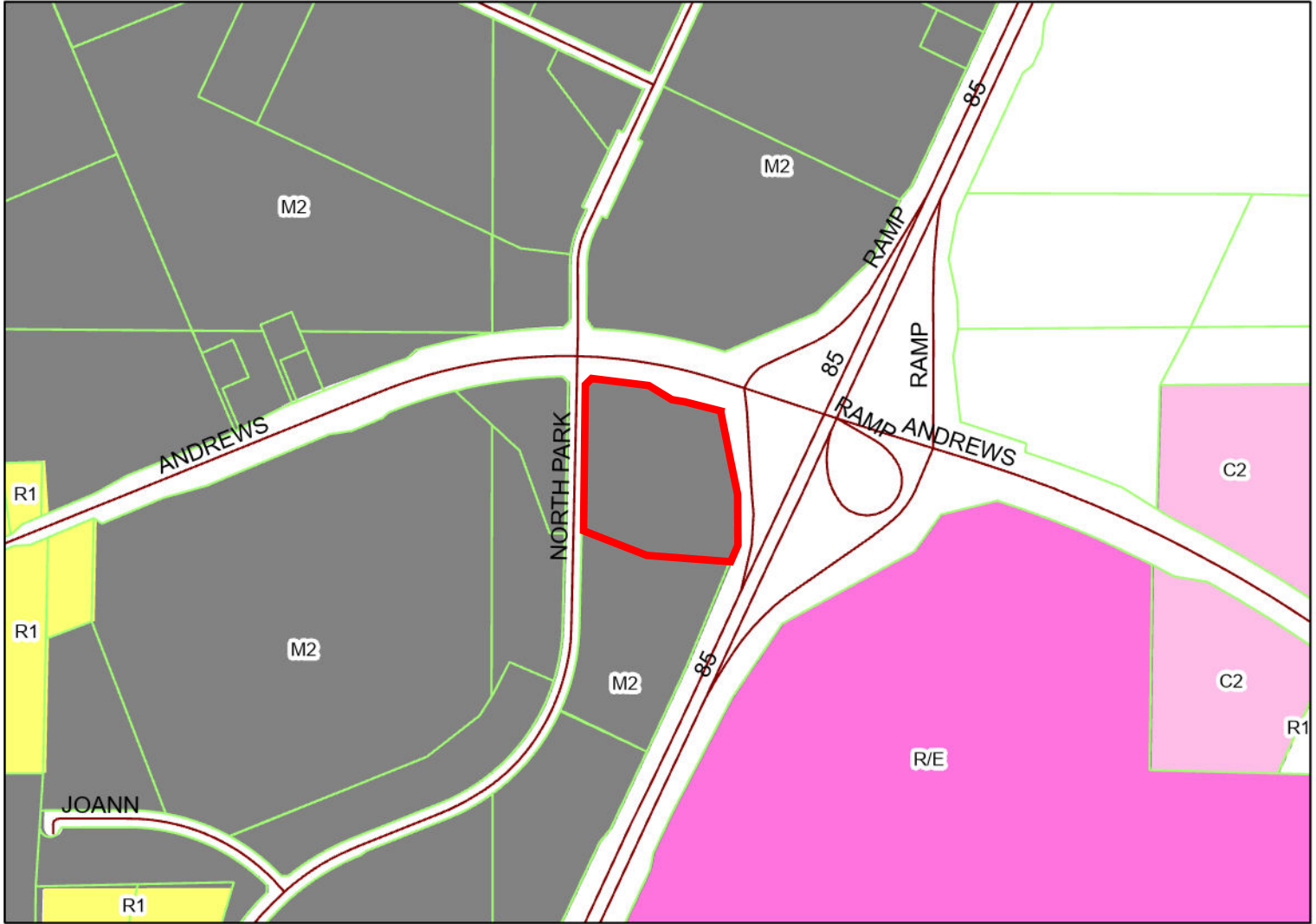
Opelika Water Board Report

Water is available from a 16" main in northwest corner of the property.

Opelika Power Services Report

This Property is outside of the Opelika Power Service Territory.

LOVE'S TRAVEL STOP REZONING AND CONDITIONAL USE 3000 BLOCK ANDREWS ROAD M-2, GC-P TO C-3, GC-P, D6-D7



The applicant is requesting rezoning and conditional use approval for a Love's Travel Stop open 24-hours for motorists and commercial 18-wheelers including trucker overnight accommodations. Love's occupies 19 acres that includes 230 parking spaces, a country store, and food options: chicken, pizza, fresh fruit, health snacks, and gourmet coffee.



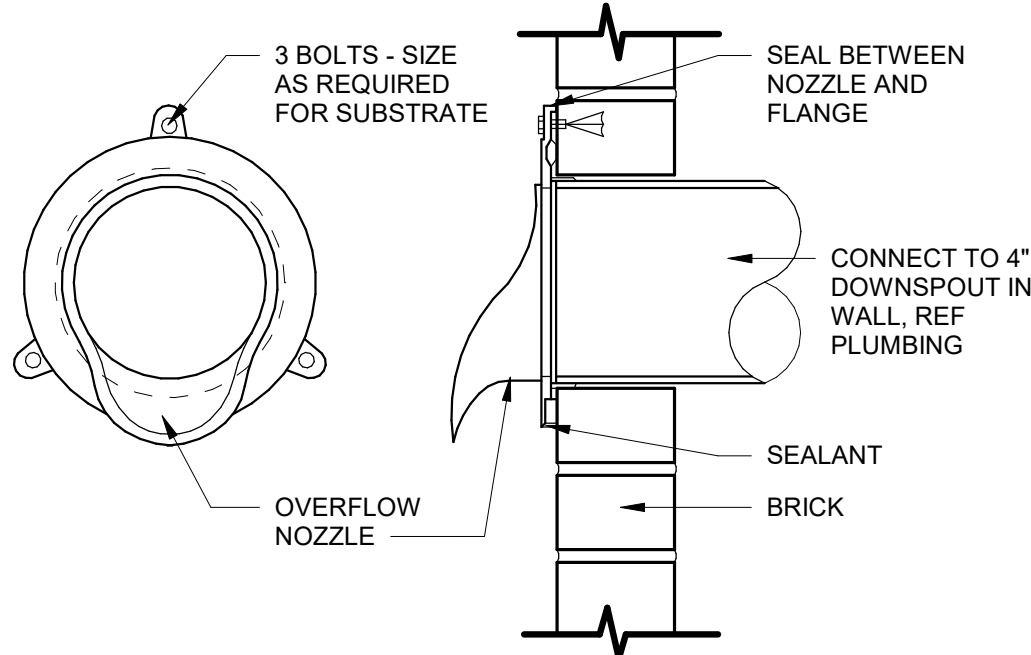
Subject Property

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

EXHIBIT B

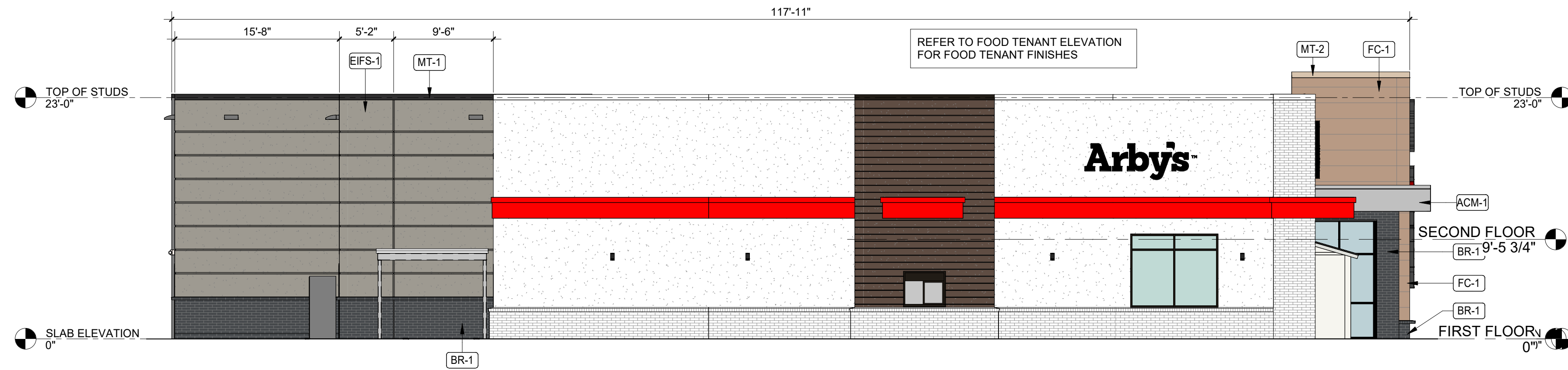


OVERFLOW NOZZLE DRAIN TO BE LAMBS
TONGUE DOWNSPOUT NOZZLE WITH BRONZE
BODY AND INTEGRAL ANCHORING FLANGE.



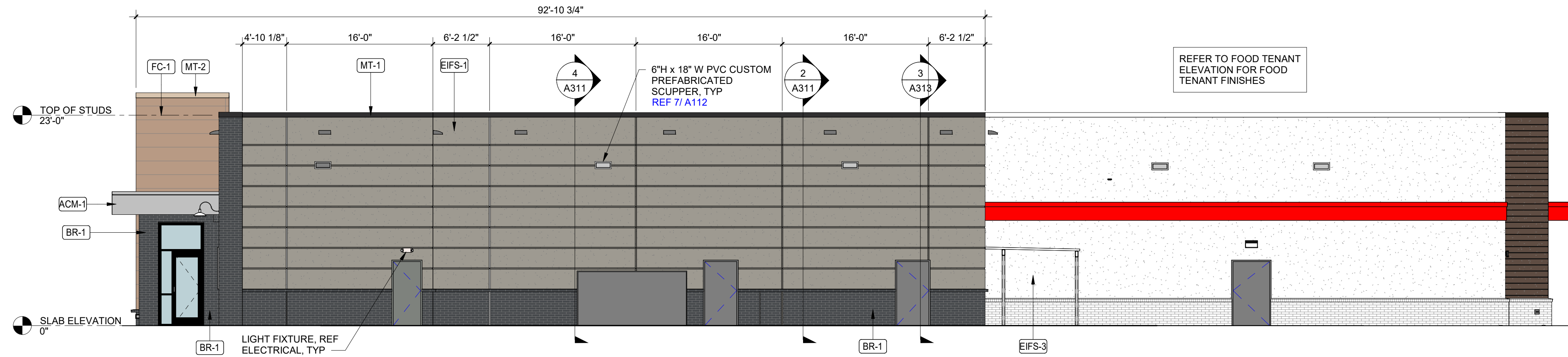
5 LAMBS TONGUE DETAIL

3" = 1'-0"



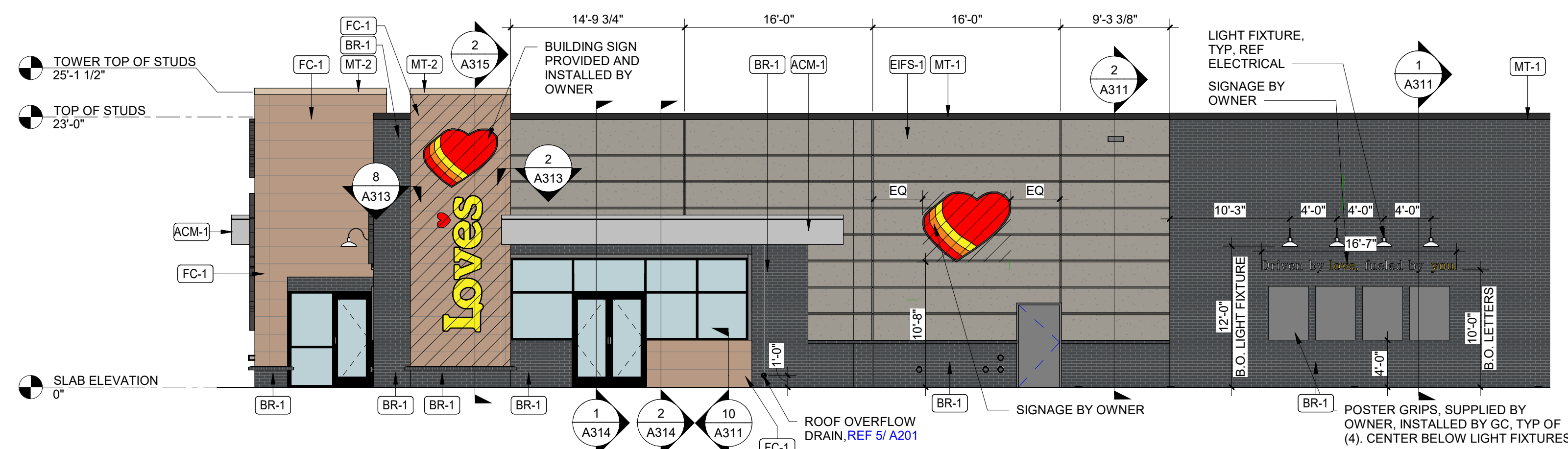
4 LEFT ELEVATION

1/8" = 1'-0"



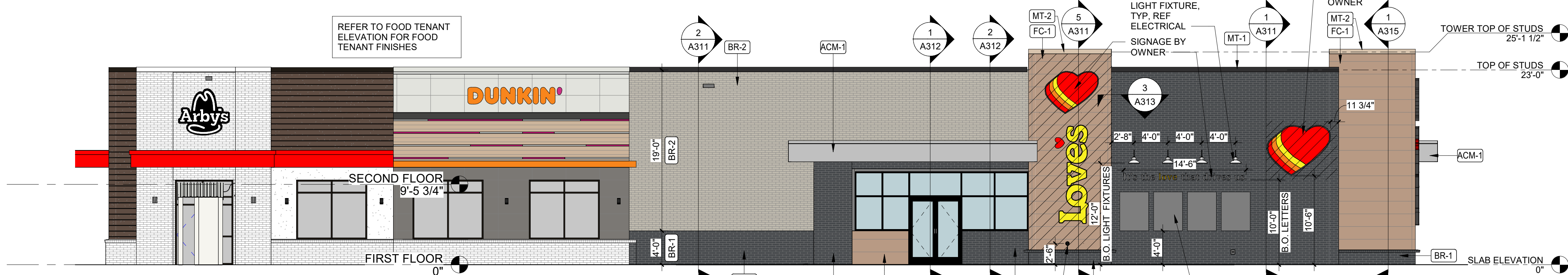
3 REAR ELEVATION

1/8" = 1'-0"



2 RIGHT ELEVATION

1/8" = 1'-0"



1 FRONT ELEVATION

1/8" = 1'-0"

GENERAL NOTES

- MASONRY EXPANSION JOINTS IN BRICK FINISHES SHALL BE AT ALL INTERIOR CORNERS AND SPACED PER SPECIFICATIONS. REF DETAIL ON G003
- ALL EXTERIOR LIGHTING SHALL BE CENTERED ABOVE EXTERIOR DOORS, UNO

LEGEND

- PROVIDE 5/8" CDX FRT PLYWOOD SHEATHING FOR ATTACHMENT OF FIBER CEMENT SIGNAGE & AWNINGS
- BRICK FINISH, REF FINISH SCHEDULE
- 2 1/2" EXTERIOR INSULATION FINISHING SYSTEM

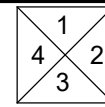
FINISH LEGEND - INTERIOR

MARK	DESCRIPTION	MODEL	COMMENTS
ACT-1	ACOUSTIC CEILING TILE	"ARMSTRONG" FISSURED SQUARE LAY-IN #756, 24"x24"x5/8"	15/16" WHITE GRID
ACT-2	VINYL CEILING TILE	"ARMSTRONG" CLEAN ROOM #868 WHITE SQUARE LAY IN 15/16", 24"x24"x5/8"	OR WHITE VINYL COVERED 5/8" GYP. BD. ON WHITE GRID.
BR-3	THIN BRICK	ENDICOTT - MODULAR SIZE THIN BRICK - MANGANESE IRONSPOT SMOOTH - 1/2"x2-1/4"x7-5/8"	MORTAR TO MATCH, FAIRBORN MIAMICOLOR - CHARCOAL BLACK 25-A
BS-1	RUBBER BASE	"ROPPE" 6" BLACK	
BT-5	PORCELAIN BASE TILE	EQ. TO FT-5, DAL TILE QUETREAD 5X6 Q-3565	GROUT: MAPEI ULTRACOLOR PLUS #10 BLACK
EP-1	EPOXY	SIKADUR 55 SLV REF. SPECS	
FM-1	RUBBER MAT	MILLIKEN - 7 7/8" X 7 7/8" OBEY - CUTX - 11C FIZZ, DARK GREY	
FRP-1	FRP	"MARLITE" - P151 LIGHT GREY, 1/8" FIBERGLASS REINFORCED PANELS. DO NOT PAINT WALL BEHIND FRP	BATTEN JOINTS
FT-1	PORCELAIN TILE	CREATIVE MATERIALS CORPORATION, TERRAZZO, DARK GREY - 32" X 32"	
FT-5	SURFACE-TREAD	DAL TILE - 6"X6" QUETREAD, GRAY	GROUT: MAPEI ULTRACOLOR PLUS #5010 BLACK F-113-90 DRY SET MORTAR METHOD, HYDROMENT NATURAL FLOOR GROUT, WITH HYDROMENT ACRYLIC MORTAR ADMIXTURE. PROVIDE HYDROMENT "ULTRASET" @ SLAB JOINTS PER DETAIL 4/141
FT-7	PORCELAIN TILE	CREATIVE MATERIALS CORPORATION - UNIFY - BLACK 2X2 MOSAIC	PATTERN: 1/4 TURN; GROUT: MAPEI ULTRACOLOR PLUS #10 BLACK
FT-8	PORCELAIN TILE	CREATIVE MATERIALS CORPORATION - UNIFY - BLACK 12"x24"	GROUT MAPEI ULTRACOLOR PLUS #47 CHARCOAL
FT-15	PORCELAIN TILE	CREATIVE MATERIALS CORPORATION, TERRAZZO, DARK GREY - 32" X 32"	GROUT: MAPEI ULTRACOLOR PLUS #5010 BLACK F-113-90 DRY SET MORTAR METHOD, HYDROMENT NATURAL FLOOR GROUT, WITH HYDROMENT ACRYLIC MORTAR ADMIXTURE. PROVIDE HYDROMENT "ULTRASET"
LM-1	LAMINATE	FORMICA "NATURAL ASH" #8843 LAMINATE	WOOD GRAIN TO RUN HORIZONTAL, PROVIDED BY MILLWORK CONTRACTOR AND INSTALLED BY GENERAL CONTRACTOR
LM-2	LAMINATE	FORMICA "NATURAL ASH" #8843 - GRADE H1 HARDSTOP DECORATIVE PROTECTION PANEL GRADE	WOOD GRAIN TO RUN HORIZONTAL, PROVIDED BY MILLWORK CONTRACTOR, INSTALLER SHALL USE APPROVED ADHESIVE - "TITEBOND GREENCHOICE ADVANCED POLYMER PANEL ADHESIVE"
LM-3	LAMINATE	WILSONART - BLACK 1595-60 4'X8'	
PT-1	PAINT	SHERWIN WILLIAMS - PROMAR 200 HP ZERO LOW VOC INTERIOR LATEX PAINT - SW 6907 FORSYTHIA - EGGSHELL FINISH	
PT-2	PAINT	SHERWIN WILLIAMS - PROMAR 200 HP ZERO LOW VOC INTERIOR LATEX PAINT - SW 7667 ZIRCON - EGGSHELL FINISH	
PT-3	PAINT	SHERWIN WILLIAMS - PROMAR 200 HP ZERO LOW VOC INTERIOR LATEX PAINT - SW 6258 TRICORN BLACK - EGGSHELL FINISH	
PT-4	PAINT	ENAMEL - GLOSSY BLACK OR PPG7-809 INDUSTRIAL ENAMEL GLOSS BLACK	
PT-5	PAINT	SHERWIN WILLIAMS - PROMAR 200 HP ZERO LOW VOC INTERIOR LATEX PAINT - SW 7649 SILVERPLATE - EGGSHELL FINISH	
PT-6	PAINT	SHERWIN WILLIAMS - PROMAR 200 HP ZERO LOW VOC INTERIOR LATEX PAINT - SW 6992 INKWELL - EGGSHELL FINISH	
PT-9	PAINT	SHERWIN WILLIAMS - PROMAR 200 HP ZERO LOW VOC INTERIOR LATEX PAINT - SW 7007 CEILING BRIGHT WHITE - EGGSHELL FINISH	
PT-10	PAINT	SHERWIN WILLIAMS - PROMAR 200 HP ZERO LOW VOC INTERIOR LATEX PAINT - SW 6106 KILIM BEIGE - EGGSHELL FINISH	
SC-1	SEALED CONCRETE	SURFACE CLEANED & SEAL "ASHFORD" FORMULA. REF SPECS	
SS-1	STAINLESS STEEL	SPECIALTY STAINLESS COMMERCIAL GRADE BRUSHED #4	
SS-9	SOLID SURFACE	CORIAN DOVE	
SS-10	SOLID SURFACE	CORIAN RAIN CLOUD	
SW-1	SLATWALL PANELS	WILSONART - BLACK 1595-60 4'X8'	
SW-2	SLATWALL PANELS	FORMICA "NATURAL ASH" #8843-58 LAMINATE	BEHIND FUEL DESK
TR-1	SCHLUTER TRIM	"SCHLUTER" TRIM - DILEX - AHKA IS 100 AE-SATIN ANODIZED ALUMINUM	MATCHING, CORNER, END PIECES, & ACCESSORIES TO MAKE A COMPLETE SYSTEM
TR-2	SCHLUTER TRIM	"SCHLUTER" TRIM - RONDEC - RO100 AE - ANODIZED ALUMINUM, SATIN/ MAT	MATCHING, CORNER, END PIECES, & ACCESSORIES TO MAKE A COMPLETE SYSTEM
TR-3	SCHLUTER TRIM	"SCHLUTER" TRIM - RENO RAMP - AERP 125 B65 - ANODIZED ALUMINUM, SATIN/ MAT	MATCHING, CORNER, END PIECES, & ACCESSORIES TO MAKE A COMPLETE SYSTEM
WT-2	PORCELAIN WALL TILE	CREATIVE MATERIALS CORPORATION - MARCA CORONA TEXTILE - SILVER 3"X12"	GROUT: MAPEI ULTRACOLOR PLUS # 27 SILVER
WT-3	PORCELAIN WALL TILE	CREATIVE MATERIALS CORPORATION - AGELESS WALL TILE - WHITE - GLOSSY - 4"X16"	GROUT: MAPEI ULTRACOLOR PLUS # 27 SILVER
WT-4	PORCELAIN WALL TILE	CREATIVE MATERIALS CORPORATION - ACRE ELMWOOD 8"x40"	GROUT: MAPEI ULTRACOLOR PLUS #94 STRAW
WT-9	PORCELAIN TILE	CREATIVE MATERIALS CORPORATION - ATMOSPHERE - SILVER CLOUD - MATTE - 12"x24"	GROUT: MAPEI ULTRACOLOR PLUS #27 SILVER
WT-10	PORCELAIN WALL TILE	METRO SURFACES - GRAFIK - ARTE GRAY - 10"X10"	GROUT: MAPEI ULTRACOLOR PLUS #00 WHITE
WT-11	PORCELAIN WALL TILE	EMSER - ARTWORK - MINI HEX - SILVER - 12"X35"	GROUT: MAPEI ULTRACOLOR PLUS #47 CHARCOAL

FINISH LEGEND - EXTERIOR

MARK	DESCRIPTION	MODEL	COMMENTS
	PAINT	RESILIENCE EXTERIOR ACRYLIC LATEX PAINT; COLOR: SW 7067 CYBERSPACE; EG SHELL FINISH	METAL DOORS AND FRAMES; LINTELS
ACM-1	ALUMINUM COMPOSITE MATERIAL	ALPOLIC, 4MM DM HLZ ALUMINUM, HLZ HAIRLINE ALUMINUM	PROVIDED AND INSTALLED BY GC.
BR-1	FACE BRICK	ENDICOTT MODULAR SIZE FACE BRICK - COLOR: MANGANESE IRONSPOT - TEXTURE: SMOOTH - 3 5/8"x2 1/4"x7 5/8"	MORTAR TO MATCH, FAIRBORN MIAMICOLOR - CHARCOAL BLACK 25-A
BR-2	ACCENT BRICK	ENDICOTT MODULAR SIZE FACE BRICK - COLOR: LIGHT GREY BLEND - TEXTURE: VELOUR - 3 5/8"x2 1/4"x7 5/8"	MORTAR TO MATCH, FAIRBORN MIAMICOLOR - SMOKEY GRAY 41-A
BR-4	FACE BRICK	"BELDEN BRICK" ALASKA WHITE, TEXTURE: VELOUR, GROUT: CEMEX GRAY TYPE N 1000	
EIFS-1	EIFS	"DRYVIT" OUTSULATION SYNTHETIC PLASTER WALL SYSTEM ON 1 1/2" "DRYVIT" INSULATION BOARD, COLOR: PAINT TO MATCH SW9170 ACIER; FINISH: LYMESTONE DPR	
EIFS-3	EIFS	"DRYVIT" OUTSULATION SYNTHETIC PLASTER WALL SYSTEM ON 1 1/2" "DRYVIT" INSULATION BOARD, COLOR: ARBY081030; SANDPEBBLED TEXTURE	
EIFS-5	EIFS	"DRYVIT" OUTSULATION SYNTHETIC PLASTER WALL SYSTEM ON 1 1/2" "DRYVIT" INSULATION BOARD, COLOR: ARBY131030; SANDPEBBLED TEXTURE	
FC-1	FIBER CEMENT PANELS	NICHHA, VINTAGEWOOD, SPRUCE, 18"x119 5/16" PLANKS, 18"x3 9/16" OUTSIDE CORNER	
FC-71	FIBER CEMENT PANELS	GRAY FINISH	COLOR: "AGED PEWTER" SURFACE: PRE-FINISHED REVEAL PANEL DIMENSION: (5/16"x48"x96") WITH COLOR MATCHED TRIMS AND COLOR MATCHED SCREWS OR COLOR: "PRIMED FINISH" FIELD PAINT TO MATCH PTE-01
FC-74	FIBER CEMENT PANELS	OFF WHITE FINISH LARGE FORMAT PANEL	COLOR: "ARTIC WHITE" SURFACE: PRE-FINISHED REVEAL PANEL DIMENSION: (5/16"x48"x96") WITH COLOR MATCHED TRIMS AND COLOR MATCHED SCREWS OR COLOR: "PRIMED FINISH" FIELD PAINT TO MATCH PTE-04
FC-75	FIBER CEMENT SIDING	FIBER CEMENT SIDING: "WOODTONE"; COLOR: "HONEY GLAZE" WOOD PATTERN; SURFACE: WOOD PATTERN PLANK DIMENSION: 8 1/4" X 12" X 5/16" THK WITH 6" SIDING EXPOSURE; NAILS OT MATCH WOOD FINISH	
FI-1	FUEL ISLAND	SHERWIN WILLIAMS CO. INDUSTRIAL ENAMEL SERIES B 54 Z 2 COATS 2 TO 3 MILS/COAT OR PPG INDUSTRIAL ENAMEL GLOSS BLACK 7-809. (2) COATS AT 2 TO 3 MILS DFT. PER COAT	METAL CURB FACES: HI GLOSS BLACK; METAL BUMPER FACES: HI GLOSS BLACK; METAL COLUMN FACES: HI GLOSS BLACK; METAL ACCESSIBLE SIGN POSTS: HI GLOSS BLACK;
MC-04	METAL CHANNEL	SW 7063 "NEBULOUS WHITE"	
MC-12	METAL CHANNEL	DD PINK FINISH: COLOR MATCH PMS (PANTONE) 7635C	
MT-1	METAL COPING CAP	22 GA. PREFINISHED METAL COPING, COLOR: TO MATCH SHERWIN WILLIAMS SW 7076 CYBERSPACE; MATTE	
MT-2	METAL COPING CAP	22 GA. PREFINISHED METAL COPING, COLOR: TO MATCH SHERWIN WILLIAMS SW 7719 FRESCO CREAM; MATTE	
MT-4	METAL COPING	"DURO-LAST" S4.70/ TE.87 - "REGAL WHITE"	
MT-5	METAL COPING	"DURO-LAST" SR.26/ TE.87 - "DARK BRONZE"	
MT-71	METAL COPING	OFF WHITE FINISH; SW 7063 "NEBULOUS WHITE"	
PT-11	PAINT	RESILIENCE EXTERIOR ACRYLIC LATEX PAINT; COLOR: SW 7076 CYBERSPACE; EGGSHELL FINISH	METAL DOORS AND FRAMES; LINTELS
PT-12	PAINT	RESILIENCE EXTERIOR ACRYLIC LATEX PAINT; COLOR: SW 6907 FORSYTHIA; EGGSHELL FINISH	ENTRY SOFFIT
PT-77	PAINT	DD ORANGE; COLOR MATCH PMS 165C; MAP ULTRA LOW V.O.C.	
PTE-01	EXTERIOR PAINT	GRAY FINISH; SW 7019 "GAUNLET GRAY"	
PTE-04	EXTERIOR PAINT	OFF WHITE FINISH; SW 7063 "NEBULOUS WHITE"	
PTE-70	PAINTED COATING	SW 7069 "IRON ORE"	
PTX-1	GUARD POST PAINT	SHERWIN WILLIAMS CO. INDUSTRIAL ENAMEL SERIES B 54 Z SAFETY YELLOW. (NO LEAD) OR PPG INDUSTRIAL ENAMEL 7-808 SAFETY YELLOW	STRAIGHT BOLLARD; "U" SHAPED BOLLARD; (IF REQUIRED)
PTX-3	METAL TRIM PAINT (GALV)	PRIMER: SHERWIN WILLIAMS. GALVITE B 50 W 3 PRIMER AT 2 MILS DFT PER COAT OR: PPG SPEEDHIDE GALVANIZE STEEL PRIMER 6-209 AT 2 MILS DFT. PER COAT	
		FINISH: SHERWIN WILLIAMS. INDUSTRIAL ENAMEL B 54 Z SERIES. (LOW VOC COMPLIANT). APPLY 2 COATS 2 TO 3 MILS DRY PER COAT OR: PPG INDUSTRIAL ENAMEL 7-282. APPLY (2) COATS AT 2 TO 3 MILS DFT. PER COAT	
PTX-4	POWDER COAT	TIGER DRYLAC - EXTERIOR/ INTERIOR GRADE POWDER COAT - MATCH PMS 109C, FINISH: HIGH GLOSS	WINDOW FRAME ACCENT COLOR; TIGER DRYLAC CUSTOMER SERVICE P. 866-898-4437 E: CUSTOMERSERVICE.US@TIGER-COATING.US
TR-70	METAL	JH SURROUND VERTICAL TRIM, FINISH: FACTORY CLEAR ANODIZED 16 GA TRIM AVAILABLE 8'-0" LENGTHS. USED WITH JAMES HARDIE REVEAL PANELS	
TR-71	METAL	JH SURROUND HORIZONTAL TRIM, FINISH: FACTORY CLEAR ANODIZED 16 GA TRIM AVAILABLE 8'-0" LENGTHS. USED WITH JAMES HARDIE REVEAL PANELS	

ROOM FINISH SCHEDULE



ROOM NUMBER	ROOM NAME	FLOOR FINISH	BASE FINISH	TYPICAL SUBSTRATES				FINISHES				CEILING FINISH	COMMENTS
				1	2	3	4	1	2	3	4		
102	OBSERVATION	FT-1	BS-1	5/8" GYP BD	5/8" GYP BD	5/8" GYP BD	5/8" GYP BD	PT-5	PT-5	PT-5	PT-5	ACT-1	
102A	TRAINING	FT-1	BS-1	5/8" GYP BD	5/8" GYP BD	5/8" GYP BD	5/8" GYP BD	PT-5	PT-5	PT-5	PT-5	ACT-1	
103	DRINK CENTER	FT-1	PER ELEVS AND A141	OPEN	OPEN	PER PLANS	PER PLANS	OPEN	OPEN	PER ELEVS	PER ELEVS	NONE	SEE INTERIOR ELEVATIONS FOR WALL AND MILLWORK FINISHES
104	CASHIER / FUEL DESK	FT-1	BS-1	OPEN	5/8" GYP BD	5/8" GYP BD	OPEN	OPEN	PER ELEVS	PER ELEVS	OPEN	NONE	SEE INTERIOR AND SHELVING ELEVATION FOR WALL AND MILLWORK FINISHES
105	SALES	FT-1	REF A141	PER PLANS	PER PLANS	PER PLANS	PER PLANS	PER ELEVS	PER ELEVS	PER ELEVS	PER ELEVS	NONE	SEE INTERIOR ELEVATIONS FOR WALL FINISHES AND MILLWORK
109	CUSTOMER LAUNDRY	FT-1	BS-1	5/8" TYPE 'X' GYP. BD.	5/8" GYP BD	5/8" TYPE 'X' GYP. BD.	5/8" TYPE 'X' GYP. BD.	LM-2 / PT-5	LM-2 / PT-5	LM-2 / PT-5	LM-2 / PT-5	ACT-2	PLASTIC LAMINATE TO 4'-0" AFF GYP. BD. PAINT ABOVE PT-5, INSTALL LAMINATE HORIZONTALLY, BATT INSULATION IN ALL WALLS FROM SLAB TO ROOF DECK
109A	LAUNDRY ACCESS	FT-1	BS-1	5/8" DENS-SHIELD	5/8" DENS-SHIELD	5/8" DENS-SHIELD	5/8" DENS-SHIELD	---	---	---	---	NONE	CAULK CORNERS + EDGES - FINISH JOINTS W/ FIBER GLASS MESH TAPE BATT INSULATE ALL WALLS FROM SLAB TO ROOF DECK
110	SHOWER	REF 1/A141	PER ELEVS	PER PLAN AND PARTITION NOTES ON G003	PER PLAN AND PARTITION NOTES ON G003	PER PLAN AND PARTITION NOTES ON G003	PER PLAN AND PARTITION NOTES ON G003	PER ELEVS	PER ELEVS	PER ELEVS	PER ELEVS	PT-2/WT-2	PER PLAN AND PARTITION NOTES ON G003
111	SHOWER	REF 1/A141	PER ELEVS	PER PLAN AND PARTITION NOTES ON G003	PER PLAN AND PARTITION NOTES ON G003	PER PLAN AND PARTITION NOTES ON G003	PER PLAN AND PARTITION NOTES ON G003	PER ELEVS	PER ELEVS	PER ELEVS	PER ELEVS	PT-2/WT-2	PER PLAN AND PARTITION NOTES ON G003
112	SHOWER	REF 1/A141	PER ELEVS	PER PLAN AND PARTITION NOTES ON G003	PER PLAN AND PARTITION NOTES ON G003	PER PLAN AND PARTITION NOTES ON G003	PER PLAN AND PARTITION NOTES ON G003	PER ELEVS	PER ELEVS	PER ELEVS	PER ELEVS	PT-2/WT-2	PER PLAN AND PARTITION NOTES ON G003
113	SHOWER	REF 1/A141	PER ELEVS	PER PLAN AND PARTITION NOTES ON G003	PER PLAN AND PARTITION NOTES ON G003	PER PLAN AND PARTITION NOTES ON G003	PER PLAN AND PARTITION NOTES ON G003	PER ELEVS	PER ELEVS	PER ELEVS	PER ELEVS	PT-2/WT-2	PER PLAN AND PARTITION NOTES ON G003
115	LAUNDRY	FT-1	BS-1	5/8" TYPE 'X' GYP. BD.	5/8" GYP BD	5/8" GYP BD	5/8" GYP BD	FRP-1	FRP-1	FRP-1	FRP-1	ACT-1	FRP TO 8'-0 AFF. WATER RESISTANT GYP. BD, ABOVE PT-5
116	HALLWAY	FT-1	BS-1	5/8" GYP BD	5/8" GYP BD	5/8" GYP BD	5/8" GYP BD	LM-2 / PT-5	LM-2 / PT-5	LM-2 / PT-5	LM-2 / PT-5	ACT-1	PLASTIC LAMINATE TO 4'-0" AFF GYP. BD. PAINT ABOVE PT-5, INSTALL LAMINATE HORIZONTALLY
116A	HALLWAY	FT-1	PER ELEVS	5/8" DENS-SHIELD	5/8" DENS-SHIELD	REF 8/ A123	5/8" DENS-SHIELD	WT-3	WT-3	REF 8/ A123	WT-3	ACT-1	
117	WOMEN'S	FT-8	PER ELEVS	PER PLAN AND PARTITION NOTES ON G003	PER PLAN AND PARTITION NOTES ON G003	PER PLAN AND PARTITION NOTES ON G003	PER PLAN AND PARTITION NOTES ON G003	PER ELEVS	PER ELEVS	PER ELEVS	PER ELEVS	GYP PT-2	PER PLAN AND PARTITION NOTES ON G003
119	HALLWAY	FT-1	PER ELEVS	5/8" DENS-SHIELD	5/8" DENS-SHIELD	5/8" DENS-SHIELD	5/8" DENS-SHIELD	WT-3	WT-3	WT-3	WT-3	ACT-1	
120	JANITOR	FT-1	BS-1	5/8" GYP BD	5/8" GYP BD	5/8" GYP BD	5/8" GYP BD	FRP-1	FRP-1	FRP-1	FRP-1	ACT-1	FRP TO 8'-0 AFF. WATER RESISTANT GYP. BD, ABOVE PT-5
121	MEN'S	FT-8	PER ELEVS	PER PLAN AND PARTITION NOTES ON G003	PER PLAN AND PARTITION NOTES ON G003	PER PLAN AND PARTITION NOTES ON G003	PER PLAN AND PARTITION NOTES ON G003	PER ELEVS	PER ELEVS	PER ELEVS	PER ELEVS	GYP PT-2	PER PLAN AND PARTITION NOTES ON G003
122	MERCH. COOLER	EP-1	NONE	NONE	NONE	NONE	NONE	FACTORY	FACTORY	FACTORY	FACTORY	FACTORY	COOLER PANELS PROVIDED/ INSTALLED BY BOX MANUFACTURER
123	BACKSTOCK	EP-1	BS-1	5/8" GYP BD	5/8" GYP BD	5/8" GYP BD	5/8" GYP BD	PT-5	PT-5	PT-5	PT-5	NONE	
124	MECHANICAL	SC-1	NONE	5/8" PLYWOOD OVER 5/8" GYP BD	5/8" PLYWOOD OVER 5/8" GYP BD	5/8" PLYWOOD OVER 5/8" GYP BD	5/8" PLYWOOD OVER 5/8" GYP BD	PT-5	PT-5	PT-5	PT-5	NONE	PLYWOOD TO 8'-0" AFF, GYP. BD. ABOVE
125	ELECTRICAL	SC-1	NONE	5/8" PLYWOOD OVER 5/8" GYP BD	5/8" PLYWOOD OVER 5/8" GYP BD	5/8" PLYWOOD OVER 5/8" GYP BD	5/8" PLYWOOD OVER 5/8" GYP BD	PT-5	PT-5	PT-5	PT-5	NONE	PLYWOOD TO 8'-0" AFF, GYP. BD. ABOVE
126	HALLWAY	FT-1	PER ELEVS	5/8" GYP BD	5/8" GYP BD	5/8" GYP BD	5/8" GYP BD	LM-2 / PT-5	EXPOSED COOLER PANEL	REF 8/ A123	LM-2 / PT-5	ACT-1	
128	STORAGE	PER FOOD TENANT	BS-1	5/8" GYP BD	5/8" GYP BD	5/8" GYP BD	5/8" PLYWOOD OVER 5/8" GYP BD	PT-5	PT-5	PT-5	PT-5	GYP PT-9	
129	BREAKROOM	EP-1	BS-1	PER PLANS	5/8" GYP BD	5/8" GYP BD	5/8" GYP BD	LM-2 / PT-5	LM-2 / PT-5	LM-2 / PT-5	LM-2 / PT-5	ACT-1	BLOCKING PER PLAN
130	SHOWER	REF 1/A141	PER ELEVS	PER PLAN AND PARTITION NOTES ON G003	PER PLAN AND PARTITION NOTES ON G003	PER PLAN AND PARTITION NOTES ON G003	PER PLAN AND PARTITION NOTES ON G003	PER ELEVS	PER ELEVS	PER ELEVS	PER ELEVS	PT-2/WT-2	PER PLAN AND PARTITION NOTES ON G003
131	PREP KITCHEN	FT-5	BT-5	5/8" DENS-SHIELD	5/8" GYP BD	5/8" DENS-SHIELD	5/8" DENS-SHIELD	EXPOSED COOLER PANEL/ WT-3	FRP-1	WT-3	WT-3	ACT-2	REF INTERIOR ELEVATIONS
132	COOLER	FT-5	BT-5	NONE	NONE	NONE	NONE	FACTORY	FACTORY	FACTORY	FACTORY	FACTORY	COOLER PANELS PROVIDED / INSTALLED BY BOX MANURFACTURER
133	FREEZER	FACTORY	FACTORY	NONE	NONE	NONE	NONE	FACTORY	FACTORY	FACTORY	FACTORY	FACTORY	FREEZER PANELS PROVIDED / INSTALLED BY BOX MANUFACTURER
134	IT CLOSET	SC-1	NONE	5/8" PLYWOOD OVER 5/8" GYP BD	5/8" PLYWOOD OVER 5/8" GYP BD	5/8" PLYWOOD OVER 5/8" GYP BD	5/8" PLYWOOD OVER 5/8" GYP BD	PT-5	PT-5	PT-5	PT-5	NONE	PLYWOOD TO 8'-0" AFF, GYP BD ABOVE
135	SHOWER	REF 1/A141	PER ELEVS	PER PLAN AND PARTITION NOTES ON G003	PER PLAN AND PARTITION NOTES ON G003	PER PLAN AND PARTITION NOTES ON G003	PER PLAN AND PARTITION NOTES ON G003	PER ELEVS	PER ELEVS	PER ELEVS	PER ELEVS	PT-2/WT-2	PER PLAN AND PARTITION NOTES ON G003
140	FRONT ENTRY	REF 1/A141	NONE	NONE	NONE	NONE	NONE	BR-1	FC-1	BR-1	BR-1	PT-9	PAINT GYP ABOVE WINDOW AS REQUIRED
141	SIDE ENTRY	REF 1/A141	NONE	NONE	NONE	NONE	NONE	FC-1	BR-1	BR-1	BR-1	PT-9	PAINT GYP ABOVE WINDOW AS REQUIRED



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FINISH & ROOM FINISH SCHEDULES

SHEET:

A142

MATERIAL LEGEND - INTERIOR/ EXTERIOR - ARBYS			
MARK	DESCRIPTION	MODEL	REMARKS
ACT-3	SUSPENDED VINYL CEILING	"ARMSTRONG" CLEAN ROOM #870, 24"x48"x5/8" OR, WHITE VINYL COVERED 5/8" GYP. BD. ON WHITE GRID.	
ACT-5	SUSPENDED ACOUSTICAL CEILING	"ARMSTRONG" #737A, 24"x24"x15/16", WHITE GRID.	
BR-4	FACE BRICK	"BELDEN BRICK" ALASKA WHITE, TEXTURE: VELOUR, GROUT: CEMEX GRAY TYPE N 1000	
BS-1	RUBBER BASE	"ROPPE" BLACK - (6")	
BT-4	SURE-TREAD COVERED TILE BASE	DALTILE QUETREAD 5X6 Q-3565	GROUT: MAPEI ULTRACOLOR PLUS #5010 BLACK
BT-6	SURE-TREAD COVERED TILE BASE	6"x8", MATCH PORCELAIN TILE FT-18, CROSSVILLE - "GREY MINGLE" R001	
EIFS-3	EIFS	"DRYVIT" OUTSULATION SYNTHETIC PLASTER WALL SYSTEM ON 1 1/2" "DRYVIT" INSULATION BOARD. COLOR: ARBY081030; SANDPEBBLED TEXTURE	
EIFS-5	EIFS	"DRYVIT" OUTSULATION SYNTHETIC PLASTER WALL SYSTEM ON 1 1/2" "DRYVIT" INSULATION BOARD. COLOR: ARBY131030; SANDPEBBLED TEXTURE	
FRP-5	FIBERGLASS REINFORCED PANEL	"MARLITE ", P151 LIGHT GREY, 1/8" FIBERGLASS REINFORCED PANELS, PEBBLED FINISH. MOLDING, CAPS, &	
FT-15	PORCELAIN TILE	CREATIVE MATERIALS CORPORATION, TERRAZZO, DARK GREY - 32" X 32"	GROUT: MAPEI ULTRACOLOR PLUS #5010 BLACK F-113-90 DRY SET MORTAR METHOD, HYDROMENT NATURAL FLOOR GROUT, WITH HYDROMENT ACRYLIC MORTAR ADMIXTURE, PROVIDE HYDROMENT "ULTRASET"
FT-16	PORCELAIN FLOOR TILE	CREATIVE MATERIALS CORPORATION, TERRAZZO, GREY - 32" X 32"	GROUT: MAPEI ULTRACOLOR PLUS #5010 BLACK
LM-1	LAMINATE	FORMICA "NATURAL ASH" #8843 LAMINATE	WOOD GRAIN TO RUN HORIZONTAL; PROVIDED BY ILLWORK CONTRACTOR INSTALLED BY GC
LM-2	LAMINATE	FORMICA "NATURAL ASH" #8843 - GRADE H1 HARDESTOP DECORATIVE PROTECTION PANEL GRADE	WOOD GRAIN TO RUN HORIZONTAL; PROVIDED BY MILLWORK CONTRACTOR. INSTALLER SHALL USE APPROVED ADHESIVE - "TITEBOND ULTIMATE ADVANCED POLYMER PANEL ADHESIVE"
MT-4	METAL COPING	"DURO-LAST" S4.70/ TE.87 - "REGAL WHITE"	
MT-5	METAL COPING	"DURO-LAST" SR.26/ TE.87 - "DARK BRONZE"	
PP-1	PARTITION PANELS	3 FORM CUSTOM PARTITIONS - 48"Wx12"H - VARIA ECORESIN STYLE: TRACT INVERSE CENTERED COLOR (O R 255 G 200 B1) SO-123456 -0.25"x48"x96" PATTERN PARALLEL TO THE 48" SIDE - FINISH: SANDSTONE, GAUGE: 3/8" HARDWARE: 3"FORM - CUSTOM BRACKET - 3" NEEDED PER 48" LENGTH	20 DAY LEAD TIME + TRANSIT - (VERIFY) CONCAT: JOLI SANDERS (405) 824-6254 BY SEATING VENDOR
PT-1	PAINT	SHERWIN WILLIAMS - SW 6807 - FORSYTHIA MATTE FINISH	
PT-2	PAINT	SHERWIN WILLIAMS - SW 7667 - ZIRCON - EGGSHELL FINISH	
PT-9	PAINT	SHERWIN WILLIAMS - PROMAR 200 HP ZERO LOW VOC INTERIOR LATEX PAINT - SW 7007 CEILING BRIGHT WHITE - EGGSHELL FINISH	
PT-52	PAINT	"SHERWIN WILLIAMS" - CHERRY TOMATO - SATIN - COLOR: #SW-6864	
PTX-5	PAINT	SHERWIN WILLIAMS - SW #6869 - "STOP"	
SS-12	SOLID SURFACE	DUPONT - CORIAN - ARCTIC ICE - 4 1/2"	WINDOW SILL, SUPPLIED AND INSTALLED BY MILLWORK CONTRACTOR
SS-13	SOLID SURFACE	DUPONT CORIAN - DEEP NIGHT SKY	WINDOW SILLS, LOW WALL CAP, & BEVERAGE BAR BY SEATING VENDOR
TR-5	WOOD TRIM	WOOD TRIM - STAIN TO MATCH LM-37	TRIM BY SEATING VENDOR
TR-50	TILE TRANSITION TRIM STRIP	SCHLUTER; JOLLY (SATIN NICKEL ANODIZED ALUM)	
WD-9	CHAIR RAIL	SINGLE RABBIT CHAIR RAIL - PAINT FINISH PT-2, 1/2" MIN. X 3", REF: 5/DAA412	TRIM BY SEATING VENDOR
WT-15	WALL TILE	CROSSVILLE 4"x8" COLOR BY NUMBERS, COLOR WTO2 TEA FOR TWO' (GLOSS), GROUT - CBP - #60 CHARCOAL	

MATERIAL LEGEND - INTERIOR/ EXTERIOR - DUNKIN			
MARK	DESCRIPTION	MODEL	REMARKS
BR-1 BT-72	QUARRY TILE WALL BASE	QUARRY TEXTURES Q3565U0T03 "ASHEN GRAY STD" #0T03Q3565U1P	COOL AND WARM PALETTE - 5"X6" COVE BASE - SEE NATIONAL ACCOUNTS FOR INSIDE/OUTSIDE CORNER PRODUCT NUMBERS- COVE BASE, LEFT CORNER RIGHT CORNER, INSIDE CORNER- USE W/GROUT G-02
FC-71	FIBER CEMENT PANELS	GRAY FINISH	COLOR: "AGED PEWTER" SURFACE: PRE-FINISHED REVEAL PANEL DIMENSION: (5/16"X48"X96") WITH COLOR MATCHED TRIMS AND COLOR MATCHED SCREWS OR COLOR: "PRIMED FINISH" FIELD PAINT TO MATCH PTE-01
FC-74	FIBER CEMENT PANELS	OFF WHITE FINISH LARGE FORMAT PANEL	COLOR: "ARTIC WHITE" SURFACE: PRE-FINISHED REVEAL PANEL DIMENSION: (5/16"X48"X96") WITH COLOR MATCHED TRIMS AND COLOR MATCHED SCREWS OR COLOR: "PRIMED FINISH" FIELD PAINT TO MATCH PTE-04
FC-75	FIBER CEMENT SIDING	FIBER CEMENT SIDING: "WOODTONE"; COLOR: "HONEY GLAZE" WOOD PATTERN. SURFACE: WOOD PATTERN PLANK DIMENSION: 8 1/4" X 12' X 5/16" THK WITH 6" SIDING EXPOSURE; NAILS OT MATCH WOOD FINISH	
FRP-5	FIBERGLASS REINFORCED PANEL	"MARLITE ", P151 LIGHT GREY, 1/8" FIBERGLASS REINFORCED PANELS, PEBBLED FINISH. MOLDING, CAPS, &	
FT-71	QUARRY TILE	QUARRY TEXTURES; 6X61/2 FLOOR CE 0T03 "ASHEN GRAY STD" #0T03661P	COOL AND WARM PALETTE - 6"X6", BACKLINE/SERVICE AREA & BOG AREAS - USE W/GROUT G-02
MC-04	METAL CHANNEL	SW 7063 "NEBULOUS WHITE"	
MC-12	METAL CHANNEL	DD PINK FINISH; COLOR MATCH PMS (PANTONE) 7635C	
MT-71	METAL COPING	OFF WHITE FINISH; SW 7063 "NEBULOUS WHITE"	
PT-2	Gypsum Wall Board		
PT-11			
PT-71	PAINT	CHARCOAL SW 7069 "IRON ORE"	SHEEN: FLAT FOR CEILING/SOFFIT; SEMIGLOSS FOR DOORS AND FRAMES
PT-72	PAINT	OFF WHITE SW 6252 "ICE CUBE"	SHEEN: FLAT FOR CEILING/SOFFIT; SEMIGLOSS FOR DOORS AND FRAMES
PT-77	PAINT	DD ORANGE; COLOR MATCH PMS 185C; MAP ULTRA LOW V.O.C.	
PT-78	PAINT	LIGHT GREY SW 7671 "ON THE ROCKS"	
PTE-01	EXTERIOR PAINT	GRAY FINISH; SW 7019 "GAUJILET GRAY"	SHEEN "SATIN/EGGSHELL"-WALL/SOFFIT PAINT WHERE INDICATED
PTE-04	EXTERIOR PAINT	OFF WHITE FINISH; SW 7063 "NEBULOUS WHITE"	
PTE-70	PAINTED COATING	SW 7069 "IRON ORE"	
SS-9	Aluminum 6061		
TR-70	METAL	JH SURROUND VERTICAL TRIM; FINISH: FACTORY CLEAR ANDONIZED 16 GA TRIM AVAILABLE 8'-0" LENGTHS. USED WITH JAMES HARDIE REVEAL PANELS	
TR-71	METAL	JH SURROUND HORIZONTAL TRIM; FINISH: FACTORY CLEAR ANDONIZED 16 GA TRIM AVAILABLE 8'-0" LENGTHS. USED WITH JAMES HARDIE REVEAL PANELS	
WT-70	PORCELAIN TILE	DUNKIN COOL SWITCH TILE 12"X24" (BACKLINE WALL) #N812DD12241P2	COOL PALETTE- INSTALL PER PATTERN SHOWN IN DETAIL #5/a9.0 BACKLINE WALL TILE 12X24 BACKLINE WALL TILE - USE W/GROUT G-03. ALUMINUM PROFILE: SCHLUTER, JOLLY, MBW MATTE WHITE HEIGHT 10MM (3/8") X100MBW
WT-71	PORCELAIN TILE	COLOR WHEEL LINEAR 0780 - MATTE CHALKBOARD 6X24 #07808241P2	COOL AND WARM PALLETTE, BRICK STYLE 6"X24". ORDER CUT TO SIZE (WT-71), USE W/GROUT G-04. ALUMINUM PROFILE: SCHULTER, JOLLY, TSDA DARK ANTHRACITE HEIGHT 8MM (5/16") A80TSDA

ROOM FINISH SCHEDULE														
ROOM NUMBER	ROOM NAME	FLOOR FINISH	BASE FINISH	TYPICAL SUBSTRATES				FINISHES				CEILING FINISH	CEILING HEIGHT	REMARKS
				1	2	3	4	1	2	3	4			
100	VESTIBULE	FT-15	BS-1	5/8" GYP	5/8" GYP	5/8" GYP	5/8" GYP	LM-1/WD-9/PT-2	LM-1/WD-9/PT-2	LM-1/WD-9/PT-2	LM-1/WD-9/PT-2	GYP	10'-8"	
101	SALES AREA	FT-15/FT-16	BS-1	NONE	5/8" GYP	NONE	5/8" GYP	PER INTERIOR ELEVATIONS	PER INTERIOR ELEVATIONS	PER INTERIOR ELEVATIONS	PER INTERIOR ELEVATIONS	ACT-5	11'-0"	
102	SEATING AREA	FT-15	BS-1	NONE	5/8" GYP	5/8" GYP	5/8" GYP	PER INTERIOR ELEVATIONS	PER INTERIOR ELEVATIONS	PER INTERIOR ELEVATIONS	PER INTERIOR ELEVATIONS	ACT-5	11'-0"	
103	ARBY'S SERVICE AREA	FT-71	BT-4	5/8" DENS	5/8" DENS	NONE	5/8" DENS	PER INTERIOR ELEVATIONS	WT-15	PER INTERIOR ELEVATIONS	WT-15	REF RCP	REF RCP	
104	DUNKIN SERVICE AREA	FT-71	BT-72	5/8" DENS	5/8" DENS	NONE	5/8" DENS	PER INTERIOR ELEVATIONS	WT-70	PER INTERIOR ELEVATIONS	WT-71	GYP	10'-6"	
105	DRIVE-THRU	FT-71	BT-6	5/8" CEM BD	5/8" CEM BD	5/8" CEM BD	5/8" CEM BD	FRP-5	FRP-5	FRP-5	FRP-5	ACT-3	10	
106	PREP	FT-71	BT-6	5/8" CEM BD	5/8" CEM BD	5/8" GYP	5/8" CEM BD	FRP-5	FRP-5	FRP-5	FRP-5	ACT-3	10'-0"	
107	STORAGE	FT-71	BT-6	5/8" CEM BD	5/8" CEM BD	5/8" CEM BD	5/8" CEM BD	FRP-5	FRP-5	FRP-5	FRP-5	ACT-3	10'-0"	
108	WALK-IN COOLER	FT-71	BT-6	NONE	NONE	NONE	NONE	BY BOX MANUFACTURER	BY BOX MANUFACTURER	BY BOX MANUFACTURER	BY BOX MANUFACTURER	FACTORY	8'-0"	
109	ARBY'S FREEZER	FACTORY	NONE	NONE	NONE	NONE	NONE	BY BOX MANUFACTURER	BY BOX MANUFACTURER	BY BOX MANUFACTURER	BY BOX MANUFACTURER	FACTORY	8'-0"	
110	DUNKIN FREEZER	FACTORY	NONE	NONE	NONE	NONE	NONE	BY BOX MANUFACTURER	BY BOX MANUFACTURER	BY BOX MANUFACTURER	BY BOX MANUFACTURER	FACTORY	8'-0"	



REVISED LM-1 WALL LAMINATE TO 'NATURAL ASH'
ADDED SS-13, LM-2 AND P-1

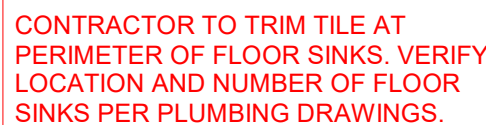


MARK	DESCRIPTION	SF
FT-15	PORCELAIN TILE	1487 SF
FT-16	PORCELAIN FLOOR TILE	173 SF
FT-71	QUARRY TILE	2288 SF

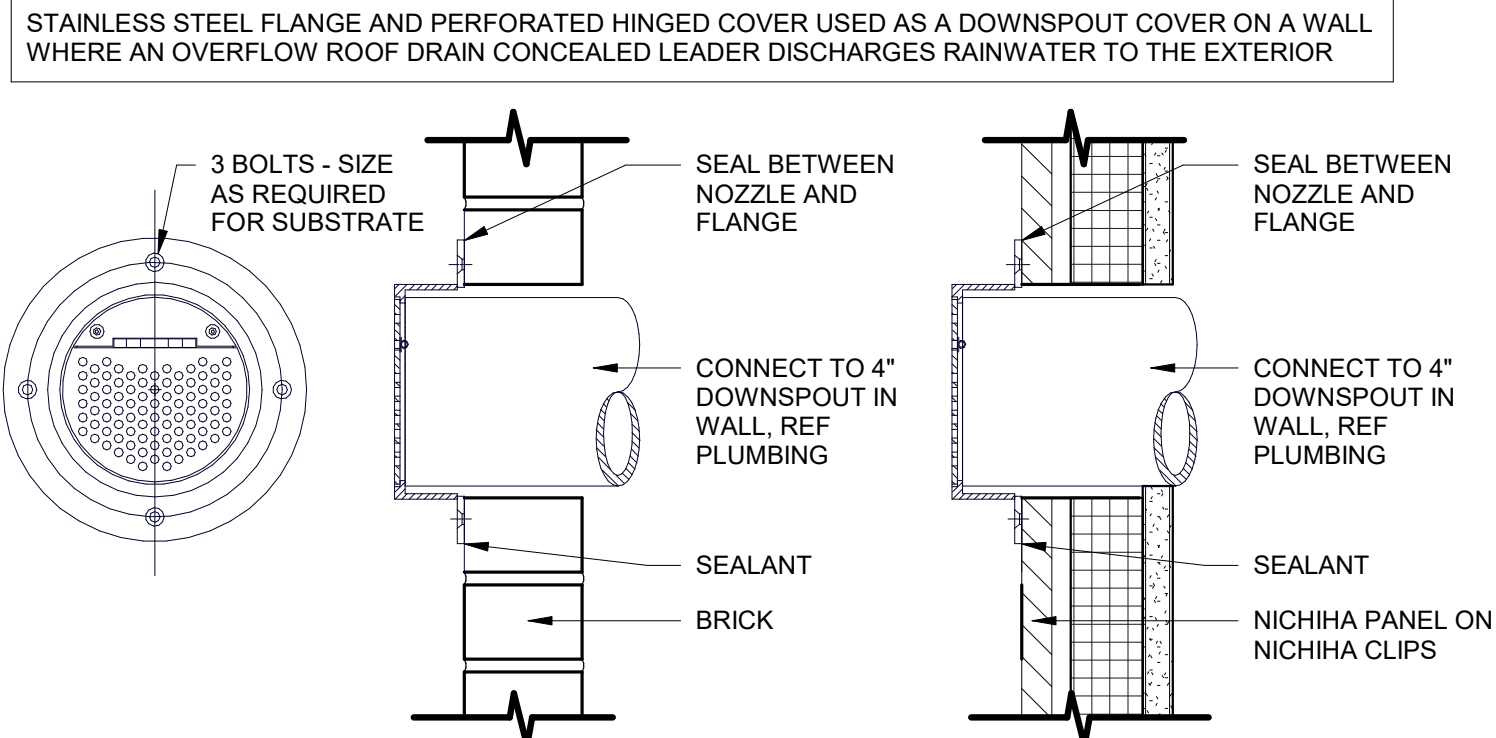
 FLOOR FINISH MATERIAL.
 REF FINISH LEGEND ON DAA142122

 BASE TYPE TAG [REF 2/ DAA142](#)

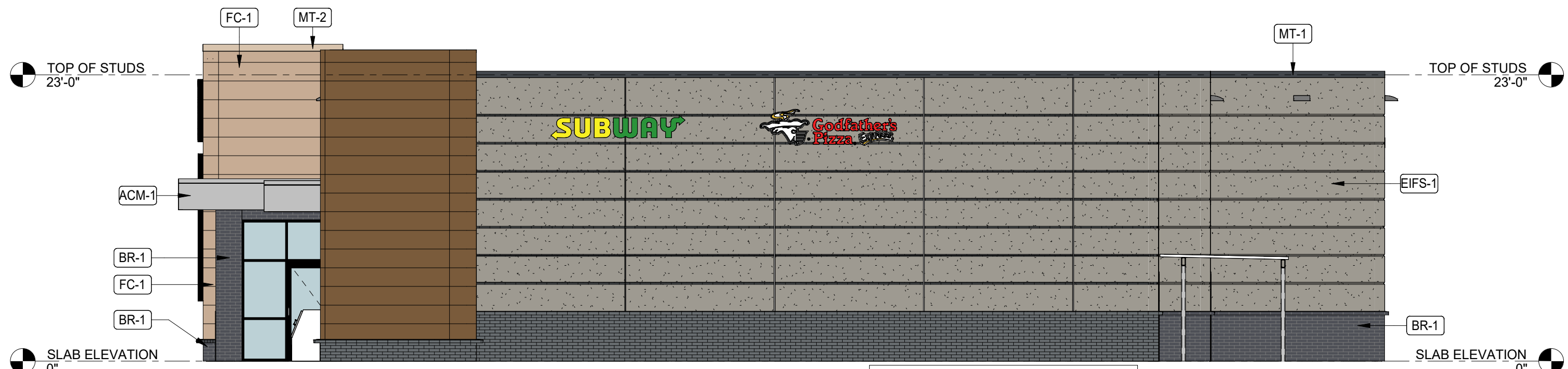
 BASE FINISH MATERIAL.
 REF FINISH LEGEND ON DAA141



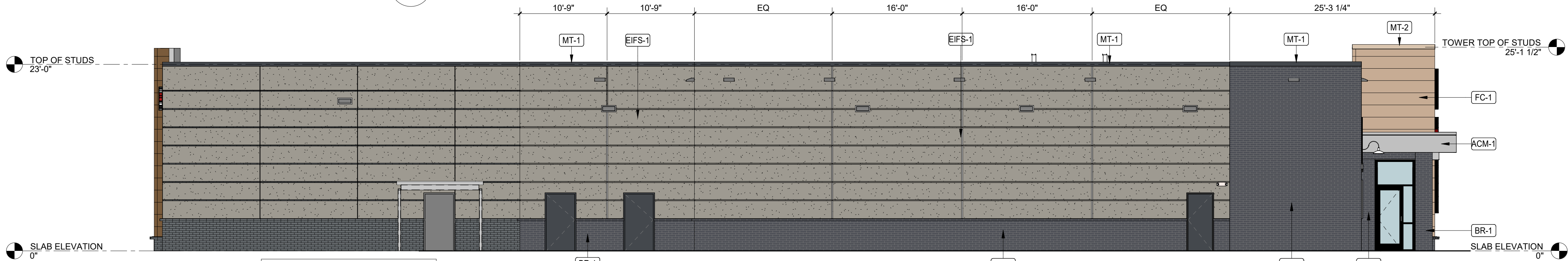
3/16" = 1'-0"



5 LAMBS TONGUE DETAIL
3" = 1'-0"



4 RIGHT ELEVATION
1/8" = 1'-0"

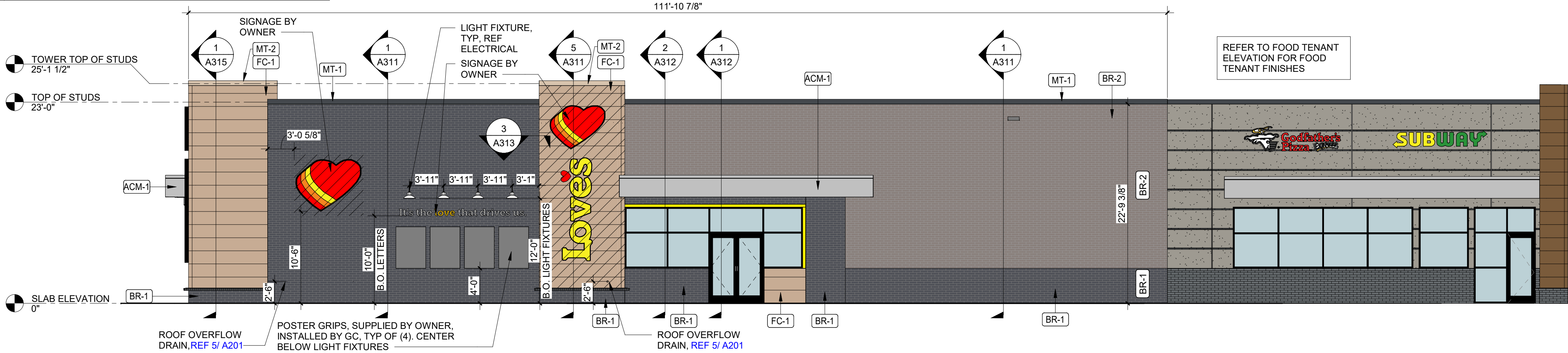
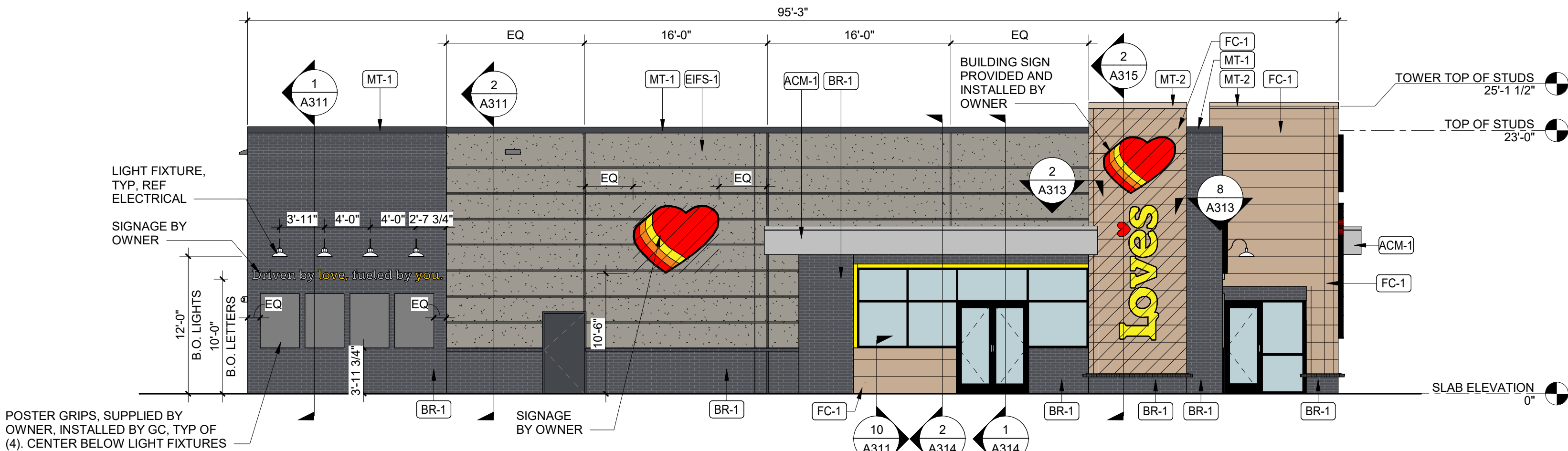


3 REAR ELEVATION
1/8" = 1'-0"

FINISH LEGEND - EXTERIOR

MARK	DESCRIPTION	MODEL	COMMENTS
ACM-1	ALUMINUM COMPOSITE MATERIAL	ALPOLIC, 4MM DM HLZ ALUMINUM, HLZ HAIRLINE ALUMINUM	PROVIDED AND INSTALLED BY GC.
BR-1	FACE BRICK	ENDICOTT MODULAR SIZE FACE BRICK - COLOR: MANGANESE IRONSPOT - TEXTURE: SMOOTH - 3 5/8"x2 1/4"x7 5/8"	MORTAR TO MATCH, FAIRBORN MIAMICOLOR - CHARCOAL BLACK 25-A
BR-2	ACCENT BRICK	ENDICOTT MODULAR SIZE FACE BRICK - COLOR: LIGHT GREY BLEND - TEXTURE: VELOUR - 3 5/8"x2 1/4"x7 5/8"	MORTAR TO MATCH, FAIRBORN MIAMICOLOR - SMOKEY GRAY 41-A
EIFS-1	EIFS	"DRYVIT" OUTSULATION SYNTHETIC PLASTER WALL SYSTEM ON 1 1/2" "DRYVIT" INSULATION BOARD. COLOR: PAINT TO MATCH SW9170 ACIER; FINISH: LYMESTONE DPR COAT	
FC-1	FIBER CEMENT PANELS	NICHIHA, VINTAGEWOOD, SPRUCE, 17 7/8"x119 5/16" PLANKS, 17 7/8"x3 9/16" OUTSIDE CORNER	
FI-1	FUEL ISLAND	SHERWIN WILLIAMS CO. INDUSTRIAL ENAMEL SERIES B 54 Z 2 COATS 2 TO 3 MILLS/COAT OR PPG INDUSTRIAL ENAMEL GLOSS BLACK 7-809, (2) COATS AT 2 TO 3 MILS DFT. PER COAT	METAL CURB FACES: HI GLOSS BLACK; METAL BUMPER FACES: HI GLOSS BLACK; METAL COLUMN FACES: HI GLOSS BLACK; METAL ACCESSIBLE SIGN POSTS: HI GLOSS BLACK;
MT-1	METAL COPING CAP	22 GA. PREFINISHED METAL COPING, COLOR: TO MATCH SHERWIN WILLIAMS SW 7076 CYBERSPACE; MATTE	
MT-2	METAL COPING CAP	22 GA. PREFINISHED METAL COPING, COLOR: TO MATCH SHERWIN WILLIAMS SW 7719 FRESCO CREAM; MATTE	
PT-11	PAINT	RESILIENCE EXTERIOR ACRYLIC LATEX PAINT; COLOR: SW 7067 CYBERSPACE; EGGSHELL FINISH	METAL DOORS AND FRAMES; LINTELS
PT-12	PAINT	RESILIENCE EXTERIOR ACRYLIC LATEX PAINT; COLOR: SW 6907 FORSYTHIA; EGGSHELL FINISH	ENTRY SOFFIT
PTX-1	GUARD POST PAINT	SHERWIN WILLIAMS CO. INDUSTRIAL ENAMEL SERIES B 54 Z SAFETY YELLOW. (NO LEAD) OR PPG INDUSTRIAL ENAMEL 7-808 SAFETY YELLOW	STRAIGHT BOLLARD; "U" SHAPED BOLLARD; (IF REQUIRED)
PTX-3	METAL TRIM PAINT (GALV)	PRIMER: SHERWIN WILLIAMS. GALVITE B 50 W 3 PRIMER AT 2 MILS DFT PER COAT OR: PPG SPEEDHIDE GALVANIZE STEEL PRIMER 6-209 AT 2 MILS DFT. PER COAT FINISH: SHERWIN WILLIAMS. INDUSTRIAL ENAMEL B 54 Z SERIES. (LOW VOC COMPLIANT). APPLY 2 COATS 2 TO 3 MILS DRY PER COAT OR: PPG INDUSTRIAL ENAMEL 7-282. APPLY (2) COATS AT 2 TO 3 MILS DFT. PER COAT	
PTX-4	METAL TRIM PAINT (POWDER COAT)	TIGER DRYLAC - EXTERIOR/ INTERIOR GRADE POWDER COAT - MATCH PMS 109C, FINISH: HIGH GLOSS	WINDOW FRAME ACCENT COLOR; TIGER DRYLAC CUSTOMER SERVICE P: 866-898-4437 E: CUSTOMERSERVICE.US@TIGER-COATING.US

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



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

GENERAL NOTES

- MASONRY EXPANSION JOINTS IN BRICK FINISHES SHALL BE AT ALL INTERIOR CORNERS AND SPACED PER SPECIFICATIONS. REF DETAIL ON G003
- ALL EXTERIOR LIGHTING SHALL BE CENTERED ABOVE EXTERIOR DOORS, UNO

LEGEND

- PROVIDE 5/8" CDX FRT PLYWOOD SHEATHING FOR ATTACHMENT OF FIBER CEMENT, SIGNAGE, & AWNINGS
- BRICK FINISH, REF FINISH SCHEDULE
- 2 1/2" EXTERIOR INSULATION FINISHING SYSTEM

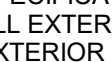
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EXTERIOR ELEVATIONS

EXTERIOR ELEVATION NOTES	
1.	MASONRY EXPANSION JOINTS IN BRICK FINISHES SHALL BE AT ALL INTERIOR CORNERS AND SPACED PER SPECIFICATIONS
2.	ALL EXTERIOR LIGHTING SHALL BE CENTERED ON EXTERIOR DOORS, UNO
EXTERIOR MATERIAL LEGEND	
	PROVIDE 5/8" CDX FRT PLYWOOD SHEATHING FOR ATTACHMENT OF SIGNAGE / AWNINGS
	FACE BRICK, REF FINISH SCHEDULE
	2 1/2" EIFS STANDARD TEXTURE

STIPULATION FOR REUSE

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SHEET:
FCA201



SHEET:
FCA201



TEMPLATE 1	
DEVELOPED AREA	823,471 SF
BASE POINTS REQUIRED	1,667
BASE POINTS OBTAINED	1,672
PARKING POINTS REQUIRED	227
PARKING POINTS OBTAINED	227

NOTE: PER SECTION 10.7 OF THE DCSL, TREE SURVEY WILL BE CONDUCTED AFTER REZONING APPROVAL FOR ALL TREES THAT MEET "EXISTING TREE CREDITS". THIS MAY REDUCE THE NUMBER OF PROPOSED PLANTING SHOWN ON THIS PLAN.

EXISTING TREES TO BE PRESERVED
-36" OAK
-24" OAK
-28" OAK

SITE STATISTICS:

LOVE'S SITE AREA:	±18.9 ACRES
DISTURBED AREA:	±808,376.9 SF
VEHICLE USE AREA (VUA)	427,365.6 S.F. (TOTAL)
TOTAL IMPERVIOUS AREA:	453,039.1 S.F. (10.4 AC.)
TOTAL Pervious AREA:	370,435.2 SF (8.5 AC.)
SITE IMPERVIOUS RATIO(%):	82%



LARGE TREE
CANOPY TREES SHALL INCLUDE BUT ARE NOT LIMITED TO SHUMARD OAK, LIVE OAK, LACEBARK ELM, RED MAPLE, AND BALD CYPRESS.



MEDIUM TREE
ORNAMENTAL TREES SHALL INCLUDE BUT ARE NOT LIMITED TO EASTERN REDBUD AND LITTLE GEM MAGNOLIA.



SHRUBS
SHRUBS SHALL INCLUDE BUT ARE NOT LIMITED TO DWARF YAUPOIN HOLLY, INDIAN HAWTHORN, LOROPETALUM, SWEETSPICE, SUMMERSWEET, AND CRANFILL.



PERENNIAL
PERENNIALS SHALL INCLUDE BUT ARE NOT LIMITED TO CORNFLOWER, BEEBAM, SALVIA, CARYOPHTERIS, COROPHUS WOODBEAM, TICKSEED, COREOPSIS AND BLANKET FLOWER.

LEGEND:

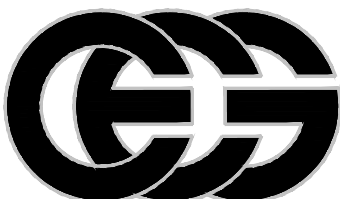
	IMPERVIOUS AREA 453,039.1 SF (11.17 AC)
	GRAVEL AREA 584.1 SF (0.28 AC.)
	LANDSCAPED AREA 17,522.4 SF (0.14 AC.) - DECORATIVE ROCK MULCH
	GREENSPACE (SOD) 69,182.8 SF (1.19 AC.) - BERMUDA, CENTIPEDE, O.A.E.
	GREENSPACE (SEED) 258,766.31 SF (13.07 AC.) - (UNLESS SPECIFIED ON THE PLANS) BERMUDA, CENTIPEDE, O.A.E.

PLANTING SCHEDULE

CLASS	QTY	PLANTING SIZE	MIN. PLANTING HEIGHT	MATURE MAX HT/SPR
LARGE TREE	84	2"-2.5" CAL	8' HT	35'-50' HT/30'-45' SPR
MEDIUM TREE	25	1.25"-1.5" CAL	8' HT	7'-30' HT/10'-35' SPR
SHRUB	690	24"	18" HT	3'-5' HT/3'-6' SPR
PERENNIAL	10	--	18" HT	1'-5' HT/1'-4' SPR

FOR PERMITTING ONLY

Chipola Engineering Group, Inc.



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ENVIRONMENTAL PERMITTING, &
CONSTRUCTION SERVICES
4420 JACKSON STREET, MARIANNA, FL 32448
PHONE (850) 372-4045
FIRM LICENSE NO.: XXXXXXX

DRAWN BY : PHW
CHECKED BY : ECW
DESIGNED BY : HDW
SCALE : 1"=50'
DATE : 8/31/26
DATE : 8/31/26
CAD NAME : 2026057-CP
PLOT DATE : 8/31/26

REVISIONS		
DESCRIPTION	INT.	DATE

CLIENT :

LOVE'S TRAVEL STOPS
& COUNTRY STORES

PROJECT :

OPELIKA, AL

SHEET TITLE :

CONCEPTUAL
LANDSCAPE PLAN

PROJ. NO. :

2026057

SHEET NO. :

L1.0

EXTERIOR MATERIALS LIST

MATERIAL	GENERIC SPECIFICATION / DESCRIPTION
Primary Face Brick	Modular-size face brick, approximately 3-5/8" x 2-1/4" x 7-5/8", smooth texture, dark charcoal/brown-black blend.
Accent Face Brick	Modular-size face brick, approximately 3-5/8" x 2-1/4" x 7-5/8", velour texture, light gray blend.
Brick Mortar - Primary	Exterior masonry mortar; charcoal/black color.
Brick Mortar - Accent	Exterior masonry mortar; smoky/medium-gray color.
EIFS / Synthetic Stucco System	Exterior insulation and finish system over approximately 1-1/2" insulation board, textured finish, dark charcoal gray.
Fiber-Cement Wall Panels / Planks	Exterior fiber-cement architectural siding/panels with wood-grain appearance, spruce/medium-brown tone.
Exterior Sheathing at Attachments	5/8" CDX fire-retardant plywood sheathing at locations intended for attachment of fiber cement, signage and awnings.
Exterior Insulation	Approximately 2-1/2" exterior insulation finishing system, where indicated.
Metal Coping - Dark	22-gauge prefinished sheet-metal coping/cap, matte dark charcoal.
Metal Coping - Light	22-gauge prefinished sheet-metal coping/cap, matte cream/off-white.
Exterior Metal Doors & Frames	Exterior-grade metal doors/frames with acrylic latex exterior coating, dark charcoal, eggshell finish.
Lintels / Exposed Misc. Metal	Exterior-grade coated metal, dark charcoal.
Entry Soffit Finish	Exterior acrylic coating, yellow/gold accent, eggshell finish.
Fuel-Island / Exterior Steel Coating	Industrial enamel coating system on exposed steel; high-gloss black.
Metal Curbs / Bumpers / Columns / Sign Posts	Industrial enamel coating system; high-gloss black.
Guard Posts / Bollards	Exterior steel bollards with industrial enamel coating; safety yellow.
Galvanized Metal Trim	Primed galvanized steel with exterior industrial enamel finish.
Accent Metal Trim / Window Frame Finish	Exterior-grade powder-coated metal, high-gloss accent finish.
Exterior Sealant	Commercial exterior-grade sealant at masonry, metal, penetrations, coping and dissimilar-material joints.
Masonry Expansion Joints	Exterior masonry expansion/control-joint assemblies at inside corners and required spacing.
Wall Drain Components	4" downspout/concealed leader connections associated with roof overflow drainage.
Overflow Drain Cover	Stainless-steel flange with perforated hinged cover at concealed roof-drain discharge locations.
Exterior Light Fixtures	Wall-mounted exterior fixtures centered above exterior doors and at locations shown.
Signage Attachment Backing	Structural/sheathing backing incorporated behind exterior finishes for wall-mounted signage.
Awning Attachment Backing	Structural/sheathing backing incorporated behind exterior finish at awning locations.







