



**CITY OF OPELIKA
PLANNING COMMISSION
REGULAR MEETING AGENDA
300 Martin Luther King Blvd.
April 26, 2022
TIME: 3:00 PM**

- I. WELCOME - Some items at this meeting will have a designated public hearing (noted below). Individuals are limited to one 5-minute comment period per public hearing.
- II. APPROVAL OF MINUTES
- III. UPDATE ON PREVIOUS PC CASES
- IV. NEW BUSINESS
 - A. **PLAT (Preliminary Only) - Public Hearing**
 1. Redivision Jim Joe Perry SD (Anderson Lakes Extension), 24 lots, accessed from 2801 Anderson Road and the terminus of Anderson Lakes Circle, Kenneth White, Flowers and White Engineering, LLC, authorized representative for Souvanh Chanthongphio
 - B. **PLAT (Preliminary and Final) - Public Hearing**
 2. McDonald Downs SD, Second Addition, 20 lots, accessed from McDonald Drive, Brandon Hays, authorized representative for Whiteridge Opelika, LLC, Final Approval
 - C. **FINAL PLAT**
 3. Global Impact SD, 8 lots, 1203 Crawford Road, Derek B. Thomas (Global Impact Church, Inc.) Final Approval
 4. Legacy Village Townhomes SD, Phase 2, 27 lots, accessed from Century Boulevard, Brett Basquin, authorized representative for Clayton Properties Group, Inc., Final Approval
 5. Windsor Village, Phase 2, a Resubdivision of Lots 14 and 15, 41 lots, accessed from the 3000 block of Waverly Parkway, PLS Group, Inc. (Cory E. Rushing), authorized representative for TD Development, LLC, Final Approval
 - D. **CONDITIONAL USE - Public Hearing**
 6. Blake Rice, Barrett-Simpson, authorized representative for John H. Anglin and Terry L. Johnson, 3000 Old Opelika Road, R-4 (rezoning to C-2, GC-P pending), climate control mini-warehouse
 7. Stephen Benson, 1704 Frederick Road, C-2, GC-P, add self-storage units to existing self-storage units.

8. David Slocum, authorized representative for Staley Fincher, accessed at the end of Yarbrough Drive, C-3, new church facility (Grace Heritage Church)
9. Carmmillia Pearson, authorized representative for Alisa Caldwell, 3 Oak Court, R-4, Church.
10. John Cowden, authorized representative for WWS Properties, LLC (John D. Walker), accessed from Shelton Mill Road and Birmingham Highway, C-2, GC-P, Circle K gas station and convenience store

E. TEXT AMENDMENTS TO THE ZONING ORDINANCE - Public Hearing

11. A. Section 7.3 A. District Regulations and Section 7.7 "Downtown Residential Living"
B. Section 7.3 C. Use Categories (matrix table)

V. OLD BUSINESS

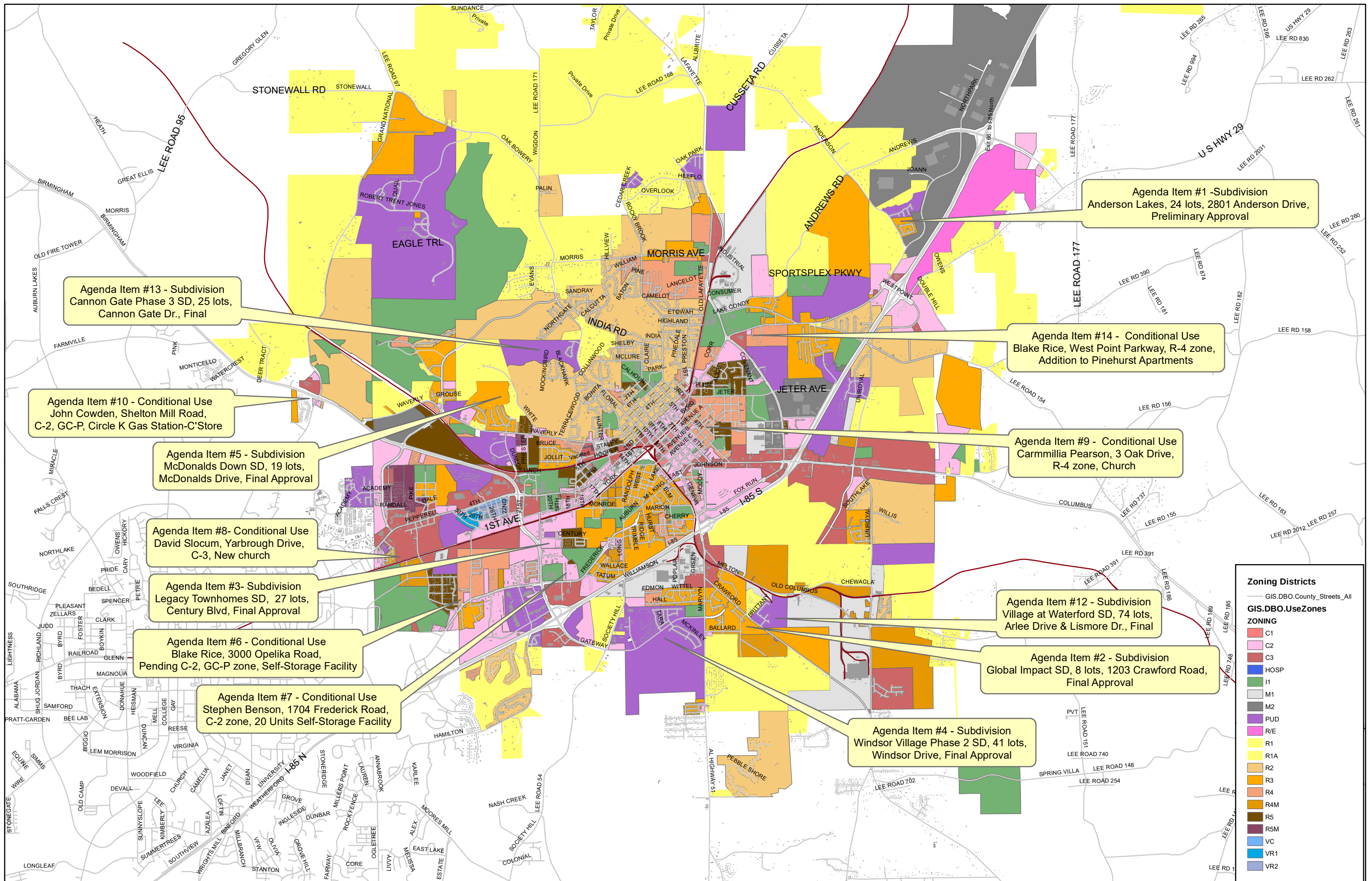
F. FINAL PLAT

12. Village at Waterford SD, Phase 4A, 74 lots, Arlee Avenue, Lismore Drive, and Heathcote Drive, Doug Ransom, authorized representative for DRB Group Alabama, LLC, Final Approval (*tabled at the March 22, 2022 meeting at the applicant's request*)
13. Cannon Gate SD, Phase 3A, 25 lots, Cannon Gate Drive, Blake Rice, Barrett-Simpson, authorized representative for SMB Land, LLC, Final Approval (*tabled at the March 22, 2022 meeting at the applicant's request*)

G. CONDITIONAL USE - Public Hearing

14. Blake Rice, Barrett-Simpson, authorized representative for Brookhaven Property Group, LLC, accessed at 1500 Pinehurst Drive (700 block of West Point Parkway), R-4, Add 36 apartment units to Pinehurst Apartments (*tabled at the February 22, 2022 meeting at the applicant's request*)

"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."



Agenda Item #13 - Subdivision
Cannon Gate Phase 3 SD, 25 lots,
Cannon Gate Dr., Final

Agenda Item #1 - Subdivision
Anderson Lakes, 24 lots, 2801 Anderson Drive,
Preliminary Approval

Agenda Item #14 - Conditional Use
Blake Rice, West Point Parkway, R-4 zone,
Addition to Pinehurst Apartments

Agenda Item #10 - Conditional Use
John Cowden, Shelton Mill Road,
C-2, GC-P, Circle K Gas Station-C'Store

Agenda Item #5 - Subdivision
McDonalds Down SD, 19 lots,
McDonalds Drive, Final Approval

Agenda Item #9 - Conditional Use
Carmmilia Pearson, 3 Oak Drive,
R-4 zone, Church

Agenda Item #8- Conditional Use
David Slocum, Yarbrough Drive,
C-3, New church

Agenda Item #12 - Subdivision
Village at Waterford SD, 74 lots,
Arlee Drive & Lismore Dr., Final

Agenda Item #3- Subdivision
Legacy Townhomes SD, 27 lots,
Century Blvd, Final Approval

Agenda Item #6 - Conditional Use
Blake Rice, 3000 Opelika Road,
Pending C-2, GC-P zone, Self-Storage Facility

Agenda Item #2 - Subdivision
Global Impact SD, 8 lots, 1203 Crawford Road,
Final Approval

Agenda Item #7 - Conditional Use
Stephen Benson, 1704 Frederick Road,
C-2 zone, 20 Units Self-Storage Facility

Agenda Item #4 - Subdivision
Windsor Village Phase 2 SD, 41 lots,
Windsor Drive, Final Approval

Zoning Districts

GIS.DBO.County_Streets_All

GIS.DBO.UseZones

ZONING

- C1
- C2
- C3
- HOSP
- I1
- M1
- M2
- PUD
- R/E
- R1
- R1A
- R2
- R3
- R4
- R4M
- R5
- R5M
- VC
- VR1
- VR2



PLANNING COMMISSION MINUTES

300 Martin Luther King Blvd.

March 22, 2022

TIME: 3:00 PM

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

II. APPROVAL OF MINUTES

The City of Opelika Planning Commission held its regular monthly meeting March 22, 2022 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: Chairman Lewis Cherry, Mayor Gary Fuller, Councilman George Allen, Dr. Arturo Menefee, Mrs. Leigh Whatley, Ms. Lucinda Cannon, Mr. Michael Hilyer, and Mr. John Sweatman.

MEMBERS ABSENT: Mr. Ira Silberman.

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

CALL TO ORDER: Chairman Lewis Cherry called the meeting to order at 3:00 p.m.

Approval of Planning Commission Minutes February 22, 2022

RESULT:	Passed
MOVER:	Lucinda Cannon
SECONDER:	John Sweatman
AYES:	Cannon, Whatley, Director Hilyer, Mayor Fuller, Councilman Ward 1 Allen, Sweatman
NAYS:	None
ABSTAIN:	Chairman Lewis Cherry, Arturo Menefee

III. UPDATE ON PREVIOUS PC CASES

Mr. Mosley stated the zoning text amendment previously approved relating to downtown living and to some uses proposed will come back for second reading before the City Council on April 5th, as does the rezoning of the property on the corner of Avenue C and 10th Street.

IV. NEW BUSINESS

A. PLAT (Preliminary and Final) - Public Hearing

1. Salem 280 LLLP SD, 15 lots, Lee Road 154, Lee Road 155, and Highway 280, Blake Rice, Barrett-Simpson, authorized representative for Salem 280, LLLP, Preliminary and Final Approval

Mr. Mosley reported the applicant is requesting preliminary and final approval for a 15 lot subdivision located in the Planning Jurisdiction: 11 lots front along Lee Road 155 and 3 lots front along Lee Road 154. Lot 2 (18.39 acres) is an interior lot accessed from two different 60 foot strips shown between Lot 6 and 7 on Lee Road 155 and between Lot 1 and 3 on Lee Road 154 (unimproved area). Lot 4 has frontage along Lee Road 154 and Lee Road 155.

In the Planning Jurisdiction, R-2 standards apply for minimum lot size; 15,000 square feet is the minimum lot size in the R-2 zone. The lots range in size from 21,818 square feet (sf) to 800,897 sf; lot width ranges from 95.94 feet to 941.56 feet. The authorized applicant stated, Lots 1, 3, and 4 will be commercial uses and Lots 5-15 will be residential uses. Lot 2 will be reserved for future development. This subdivision is unique because the area on the rear of Lot 1, 2, and 15 has both a 50 foot Sabal Trail Transmission Pipeline Right-of-Way and a 100 foot Alabama Electric Cooperative Right-of-Way. The authorized representative stated no lots will take access on Hwy 280 and Lee Road 154 would likely need to be upgraded if Lot 1 or 2 tried to access Lee Road 154 directly.

Planning staff recommends preliminary and final approval subject to the following:

1. Add the adjacent property owner names for Lots 1, 3, and 4.
2. The front setback line shown is not required to be recorded on this plat.
3. If water service is not Opelika Utilities and served by public water add that organizations signature block for review and approval.
4. A found marker on the front of Lot 6 is not dimensioned with respect to the property line.
5. The Opelika easement statement is missing.
6. Include the owner/developer's name and address.
7. No access will be taken on Hwy 280.

Mr. Parker reported for Engineering, all of the Opelika Surveyors comments have been addressed and the submitted plat meets all Subdivision and Public Works Manual requirements. The Opelika Engineering Department recommends Preliminary and Final plat approval.

Mr. Parker reported for the Opelika Utilities Board, this subdivision is in the Smith Station Water Authority's service area.

Mr. Parker reported for the Opelika Power Services, this is outside of the Opelika Power Service territory.

Mr. Parker reported for Lee County Engineering, I have the following comments for this Salem 280 LLLP:

- Show all utility lines

- Show the pavement and pavement widths
- Show all drainage structures
- Show any necessary drainage easements
- Add the table from section 4-1-(16)
- If this site is serviced by public water add the water company certificate
- Add a 15ft utility easement along the front of the lots

Kendall Andrews, P.E.
 Lee County Highway Department
 www.LeeCo.us
 Phone: 334-737-7011
 Fax: 334-745-6994
 Email: Kandrews@leeco.us

Chairman Cherry opened the public hearing.

Noreen Lennen, 209 Lee Road 155, stated I am the adjacent property from the potential residential areas and my question was, are there any covenants or restrictions? I did try to contact Mr. Andrews and did not receive a response from him.

Mr. Mosley stated because this is in the County, the City wouldn't put any covenants and restrictions on it. That would be either the County or the developer could place their own restrictions and covenants on it, so I defer that to the applicant.

Noreen Lennen asked but the City is the one who is going to approve this potential development?

Mr. Mosley stated yes ma'am.

Noreen Lennen stated if you don't have the responses to my questions, I guess I don't understand why you would provide approval.

Mr. Mosley stated the City has the ability to review the division of the property but we don't actually get to determine what the use or zoning of the property is under State Law.

Noreen Lennen asked so how would I contact Lee County and find out the answers to the questions I have?

Mr. Mosley stated we can provide you with his contact information.

Noreen Lennen asked is that Mr. Andrews?

Mr. Mosley stated yes ma'am.

Noreen Lennen stated I've been trying to contact him. So, I guess what I'm asking is for the committee to consider the things that I have to say. First off, it is a highly volatile area as far as crime goes. I've been burglarized five times. I know the neighbors that were at the end were burglarized to the point where they left. The water pressure in that area does come from Smith Station Water Authority and the standard water pressure psi is supposed to be 40 to 60 in a

household. As it enters the house at my property, the water pressure is 40. If you turn on the shower, it drops to 25 and if you turn on the kitchen sink at the same time someone is taking a shower, the water pressure drops to 18. So, I would ask in addition when you take your concerns to the County that you also bring up the fact that the water pressure isn't adequate. If you put in 15 or 10 more homes there will be substantial issues for me if they do not make allowances for that water pressure. The final thing is that the EPA and the State of Alabama do not regulate electromagnetic activity and if you look at the plat, there are some easements where there are power lines along the front and then the end of Lot 15. Now, the State of Alabama does not have their own EPA policy and so, in this state, we follow the OSHA recommendations and the OSHA recommendations are that the readings for the electromagnetic activity from those power lines are between 0 and 3 and prior to approving this particular residential area I would request that you again talk to the County and verify that they have determined the number of kilohertz for that particular area.

Chairman Cherry closed the public hearing.

Motion to grant preliminary and final plat approval with staff recommendations

RESULT:	Passed
MOVER:	Director Mike Hilyer
SECONDER:	John Sweatman
DISCUSSION:	Ms. Cannon asked what do we do about that water pressure? Chairman Cherry stated contact the local water authority. Ms. Cannon asked contact the Smith Station Water Authority? Mr. Mosley stated we did reach out to Smith Station to let them know that there were some potential concerns about water pressure and let them know that they can come to the meeting if they would like to, but they said they felt that the water pressure was adequate in this area for the development that they were aware of.
AYES:	Cannon, Chairman Cherry, Whatley, Director Hilyer, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Sweatman
NAYS:	None
ABSTAIN:	None

B. FINAL PLAT

2. Village at Waterford SD, Phase 4A, 74 lots, Arlee Avenue, Lismore Drive, and Heathcote Drive, Doug Ransom, authorized representative for DRB Group Alabama, LLC, Final Approval

Mr. Mosley stated because of the weather, the applicant has requested that this item be tabled to the April 26, 2022 meeting so that they can finish building and constructing the streets. We are recommending that it be tabled to that date and the applicant has sent us an email agreeing to that.

Motion to table the item to the April 26, 2022 Planning Commission meeting at the request of the applicant

RESULT:	Passed
MOVER:	Mayor Gary Fuller
SECONDER:	Director Mike Hilyer

AYES:	Cannon, Chairman Cherry, Whatley, Director Hilyer, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Sweatman
NAYS:	None
ABSTAIN:	None

3. Cannon Gate SD, Phase 3A, 25 lots, Cannon Gate Drive, Blake Rice, Barrett-Simpson, authorized representative for SMB Land, LLC, Final Approval

Mr. Mosley stated we did speak to them and mentioned that we would like this to be tabled until the streets are completed and I believe Mr. Rice is here to speak to that if you would like.

Mr. Hilyer asked is it 22 or 25 lots because it says 25 on the agenda?

Mr. Mosley stated it's 22 single-family lots and then 3 additional lots, so it's a total of 25 lots.

Motion to table the item to the April 26, 2022 Planning Commission meeting at the request of the applicant

RESULT:	Passed
MOVER:	Mayor Gary Fuller
SECONDER:	Director Mike Hilyer
AYES:	Cannon, Chairman Cherry, Whatley, Director Hilyer, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Sweatman
NAYS:	None
ABSTAIN:	None

C. REZONING and CONDITIONAL USE - Public Hearing

4. Rezoning Request, Blake Rice, Barrett-Simpson, authorized representative for Shey and Terri Knight, 7 acres, 2500 block of Frederick Road, from R-4M to C-2, GC-P

Mr. Mosley reported the applicants are requesting rezoning seven (7) acres from a R-4M (medium density residential) zoning district to C-2, GC-P (Office Retail, Gateway Corridor-Primary Overlay District) zoning districts. This property along Frederick Road is undeveloped and located between a single-family residence and the Store Room Fastener business. An administrative subdivision dividing this property into two lots (Lot 1 is 1.19 acres and Lot 2 is 5.81 acres) and a conditional use request for Lot 1 have been submitted for this property.

The area of Frederick Road between Gateway Drive and the Auburn-Opelika city limits in the last 12 years or more has been in transition from residential uses to commercial uses. The comprehensive plan includes the Future Land Use Map to guide future zoning for Opelika. The requested zoning from R-4M to C-2, GC-P is supported by the designation of C-2 (light commercial designation) on the Future Land Use Map. The C-2, GC-P zoning designations will be consistent with the neighboring properties to the south, east, and along with many other properties on this portion of Frederick Road. The transitioning from residential to commercial uses reflects the ongoing commercial growth along this section of Frederick Road.

Staff Recommendation

Staff recommends Planning Commission send a positive recommendation to the City Council to rezone the property from R-4M to C-2, GC-P

Mr. Parker reported for Engineering, Engineering Department has no comments or concerns with the proposed rezoning request.

Mr. Parker reported for the Opelika Utilities Board, water service is accessible by a water main in the R.O.W. of Frederick Road.

Mr. Parker reported for the Opelika Power Services, this is in the Opelika Power Services and Alabama Power service territory.

Chairman Cherry opened the public hearing.

No comments.

Chairman Cherry closed the public hearing.

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

RESULT:	Passed
MOVER:	Director Mike Hilyer
SECONDER:	Leigh Whatley
AYES:	Cannon, Chairman Cherry, Whatley, Director Hilyer, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Sweatman
NAYS:	None
ABSTAIN:	None

5. Blake Rice, Barrett-Simpson, authorized representative for Shey & Terri Knight, Frederick Road, C-2, GC-P, Office warehouse development.

Mr. Mosley reported the applicant is requesting conditional use approval to construct a commercial building for the BC Stone offices with a showroom and two (2) office warehouse use buildings containing seven (7) unit's total. BC Stone specializes in residential home building and the office warehouse units will be for lease. The business desires to locate at the 2500 block of Frederick Road subject to approval of an administrative subdivision plat creating a 1.16 acres lot and a rezoning request from R-4M to C-2, GC-P. The applicant's representative stated nothing will be stored outside the office showroom building or the office warehouse units. The office showroom use is an allowed use in the C-2, GC-P zoning district. The office warehouse units use does require a conditional use approval in the C-2, GC-P zoning district.

The BC Stone office and showroom is shown with 12 parking spaces including one handicap space. The minimum off-street parking is 11 parking spaces including one handicap space. The applicant has a shared easement for ingress, egress, and utilities along the property line on the east. The ingress and egress are part of Lot 2 but will be shared for Lots 1 and 2 due to the configuration of the existing lot and cemetery area.

The office warehouse units consist of two (2) buildings. The middle building shown as Building #1 consist of three (3) units each containing: one 200 sf office area, one roll up door, 1,600 sf warehouse area, and five (5) shared parking spaces (including one handicap space). The end building shown as Building #2 consist of four (4) units each containing: one 200 sf office area, one roll up door, 1,600 sf of warehouse area, and six (6) shared parking spaces (including one handicap space). The roll up door loading areas could also serve as additional parking when not in active use. The minimum parking requirements for Building #1

and Building #2 equal 11 spaces (based on 1 parking space per 250 sf of office and 1 parking space per 4,000 sf of warehouse space). The warehouse office units for lease will be required to be approved individually for business licenses and meet all requirements with no outside storage allowed. Future uses may require additional conditional use approvals and shall meet the requirements of the zoning district and site availability.

The applicant's representative presented photos and elevations for the BC Stone building in the front. The BC Stone building exterior walls will consist of brick materials with canvas awnings and metal goose neck lighting over signage as shown in the exhibits attached. At this time no exterior elevations have been submitted for the two (2) office warehouse buildings. The authorized representative stated they are working on providing this. The authorized applicant stated Buildings #1 and #2 the office warehouse units' exterior walls will consist of brick veneer on all four (4) sides, with a metal roof. The brick and trim color will match the main building. All three (3) building elevation descriptions meet the exterior material requirements in the Gateway Corridor.

The applicant's representative submitted a basic landscape plan for this site. The landscape minimum point requirements for this site of 64,358 sf are 149 base points plus 23 parking points. This plan provides 151 base points and 27 parking points. A parking lot buffer is required for this property. Due to the configuration of the lots, parking, and buildings the parking lot buffer will need to be placed on the edge of the development on the east side of Lot 2 on the outer edge of the shared easement and paved area for both Lots 1 and 2. This buffer should comply with Section 10.6. D. 2. This property abuts a residential zone. A residential zone landscape buffer is required on the west property line. Staff recommends a 15-foot residential landscape buffer required along west property line that is equivalent to the buffer provided in Section 10.6. D. 1. a. of the Landscape Regulations. The authorized representative stated Bryan Stone will only be purchasing and developing Lot 1, and a buffer was left between the cemetery and the proposed lot line. This will ensure that the gravesites are not damaged.

A private dumpster for this development is shown on the site plan. This will need to be screened with a dumpster enclosure located behind the front plane of the building and be screened by approved corridor materials. In addition, all utility meters, air conditioning units and similar mechanical units shall be screened so as not to be visible from a public right-of-way. All rooftop mechanical units shall be screened from the designated gateway corridor by a parapet wall or other means. Plans must be approved by the relevant utility company for safety.

The proposed outside lighting must not exceed one (1) foot-candle at a property line. The applicant's representative is aware that the brightness of outdoor lighting must not exceed one (1) foot-candle at a property line. Outside lights for nonresidential properties/uses must be made up of a light source and reflector so that acting together, the light beam is controlled and not directed across an adjacent property. It is the intent of this provision to prevent light from spilling over to adjacent properties in amount that can create negative impacts (See Section 7.6 Gateway Corridor Overlay District, 6, a). Lighting Requirements)

Staff recommends conditional use approval subject to the following:

- 1. Approval of the Rezoning by City Council from R-4 to C-2, GC-P.**
- 2. Approval of the Administrative Subdivision.**
- 3. Exterior elevations and building materials for the two (2) office warehouse buildings be provided and approved to meet all Gateway Corridor standards.**
- 4. Add to the Landscape Plan the parking lot buffer detailed in the report for approval to meet Gateway Corridor standards.**

concurrence with any applicable State and Federal Permits.

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

Mr. Parker reported for the Opelika Utilities Board, no comment.

Mr. Parker reported for the Opelika Power Services, this is in the Opelika Power Services and Alabama Power service territory.

Chairman Cherry opened the public hearing.

No comments.

Chairman Cherry closed the public hearing.

Motion to grant conditional use approval subject to approval of the Rezoning by City Council with staff recommendations

RESULT:	Passed
MOVER:	John Sweatman
SECONDER:	Director Mike Hilyer
DISCUSSION:	Ms. Cannon asked where does the road or driveway go into? Is it something that's already there or vacant land? Mr. Mosley stated there is a larger piece to this property. It stops around this area because if you look on the plan you'll see that there is an existing cemetery there that the applicant has decided to leave alone. Mr. Hilyer stated I don't think they have a choice. Blake Rice, Barrett-Simpson, stated yes ma'am, there is a cemetery there. It has been delineated by Auburn University. They are working with it to determine if there is ever an available route to continue any further north. It is unknown at this time, so at this point all we are doing is taking a private driveway and taking it to the northern boundary of this development and stopping. I don't know if it will ever extend. Mr. Cherry asked is the cemetery going to be protected? Blake Rice stated yes sir.
AYES:	Cannon, Chairman Cherry, Whatley, Director Hilyer, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Sweatman
NAYS:	None
ABSTAIN:	None

D. CONDITIONAL USE - Public Hearing

6. Blake Rice, Barrett-Simpson, authorized representative for Intellivest, Inc, 284 Columbus Parkway, C-2 and C-3, GC-P, Outdoor display of products.

Mr. Mosley reported the applicant is requesting conditional use approval to display outside inflatable bouncy equipment (bounce houses for kids) in a C-3, GC-P zoning district. The property is on the corner of Columbus Parkway and 4th Avenue; a business has not occupied

the property for over three years. The business provides event and party planning. The inflatable bouncy equipment is one of several rental items on the property and will be stored outside. Basic items such as tables, chairs and concession equipment are stored inside the building; for larger events with more supplies and equipment will be delivered to party location from the businesses warehouse in Columbus, Ga. In the Zoning Ordinance, a rental equipment business with supplies, equipment stored inside the building is allowed, but the display of products outside require conditional use approval. Two employees will manage the business.

The applicant's site plan provides an outside display of inflatable bounces to rent. The outside display area is about 4,300 square feet and setback 30 feet from the front and rear property lines. The applicant said depending on time of year either three to six inflatables will be setback from each other and inflated for display. Inflatables range in size from 15x15 to 15x60. The minimum 30 foot setback from Columbus Parkway and 4th Avenue is adequate, but the 4,300 sf display area with three to six inflatables seems excessive and out of scale with the existing building and property. The outside display area is clearly visible to motorists on Columbus Parkway advertising the business has inflatable rentals. Staff recommends an outside display area with a maximum of two inflatables.

The site plan shows a 1,650 square foot existing building on a 40,495 square foot lot. The front yard area is about 100% asphalted from the building to the property lines along Columbus Parkway and 4th Avenue. In previous years, several automobile sales lots and a mobile home sales lot have occupied the property; vehicles displayed on asphalt. A business has not occupied the lot since 2018. The existing asphalt/concrete area was repaired, but over time declined; drainage problems also contributed to the asphalt's decline.

The applicant said the existing asphalt in front yard will be removed and replaced with new asphalt. During removal of old asphalt, a 10 foot pervious strip along Columbus Parkway and a 6 foot strip is provided for landscaping along the streets. The landscaping will break-up the expanse of asphalt and enhance this corner lot in the Gateway Corridor. The 8 off-street parking spaces shown on site plan is adequate for a rental equipment business.

The landscape plan meets minimum requirements concerning base and parking lot points. The size of trees and shrubs planted must meet the minimum size requirements as provided in Section X Landscape Regulation. A residential zoning district (R-4) is adjacent to the applicant's property along the north property line, and a residential buffer is provided as required on landscape plan. The buffer planted must be adequate size to provide a visual screen in three growing seasons. The buffer must comply with one of the options as provided in Section IX Landscape Regulations.¹ The property meets the maximum 70% impervious surface ratio allowed; about 30% of the property is impervious.

A dumpster is not shown on site plan., If dumpster installed it must be enclosed on all sides and gated. The enclosure must be an opaque fence on all sides and an opaque double gate.

A residential buffer is shown along the north property line as required next to residential zoned property.

Recommendations

Planning staff recommends approval subject to the following:

1. Remove the existing asphalt in the front yard area and replace with new asphalt.

2. Install landscaping as provided on landscape plan that includes providing a 10' buffer along Columbus Parkway and 6' buffer along 4th Avenue.
3. The parking spaces must be striped including one parking space designated handicap accessible.
4. A maximum of two inflatable bounces are allowed for outside display in the outside display area provided on site plan. Outside displays are not allowed in other areas on the property.
5. Remove the existing freestanding sign in the right-of-way near the front property line. Installation of a proposed sign is subject to meeting Sign Regulations. Contact Planning.
6. If outside lighting is proposed a photometric plan must be submitted providing that light does not exceed 1.0 foot candle along the adjacent residential zoned properties.
7. If a dumpster is installed the dumpster must be enclosed with an opaque fence on all sides and an opaque gate installed; the fence and gate must be at a height, so the dumpster is not visible when viewed outside the fence.
 - a. *(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;*
 - b. *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;*
 - c. *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.*

Mr. Parker reported for Engineering, because of the limited size of the site and disturbance, no site plan will be required for this use to the Engineering Department. All permits and approvals will come from the Building Inspections Department and relevant utilities.

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

Mr. Parker reported for the Opelika Utilities Board, no comment.

Mr. Parker reported for the Opelika Power Services, this is inside the Opelika Power Service territory.

Chairman Cherry opened the public hearing.

Spencer Cantrell, Columbus Georgia, stated I represent the individual that's going to be purchasing this property from Intellivest and we're the ones that are going to be operating the business, so I didn't know if you had any questions about exactly what was going to be on the property.

Chairman Cherry closed the public hearing.

Motion to grant conditional use approval with staff recommendations

RESULT:	Passed
MOVER:	Director Mike Hilyer
SECONDER:	Arturo Menefee
DISCUSSION:	Mr. Sweatman asked are there any planned changes to the existing building? Spencer Cantrell stated obviously we are going to have to clean it up and repaint it and so forth and put a new awning up, but other than that, no structural changes. Ms. Cannon asked with the inflatables, we're not talking about balloons flying around, are we? Spencer Cantrell stated no ma'am. These are bounce houses and slides and that kind of stuff. We have a location in Columbus which is actually where the home office is, so this is going to be a satellite office. We really won't store many items here because, obviously in the building itself there's not very much room there. Most items will be pulled from the warehouse in Columbus and brought up here as needed and brought back and forth. Ms. Cannon stated that was my next question about the storage. Spencer Cantrell stated there is very low storage in that building zone. I think it's 1,500 square feet and so it will be brought up because most parties and events and so forth are typically always on a Friday, Saturday, or Sunday. So, it will be brought up on Friday morning and it will be delivered out and then picked up on Monday from the customer's house and brought back to the Columbus area.
AYES:	Cannon, Chairman Cherry, Whatley, Director Hilyer, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Sweatman
NAYS:	None
ABSTAIN:	None

7. Blake Rice, Barrett-Simpson, authorized representative for Brown Service Funeral Homes Company, 1801 Frederick Road, C-3, GC-P, Add crematory services to an existing funeral home.

Mr. Mosley reported the applicant/business owner is requesting conditional use a crematory building to an existing funeral home. The Frederick-Dean Funeral home has been in this location for decades. The funeral home has run the crematory aspect of its business outside of the city. The applicant would like to move that portion of the business on to the existing lot in a 30 x 35 building.

According to the business owner, within the last few years there has been a sharp increase in the number of cremations that occur. The applicant would like to move this current service to their existing funeral home. The funeral industry is regulated through state and federal regulations. This includes air quality requirements.

The proposed 1,050 square foot building will be located behind the current building near a garage. The building elevations show a building with brick veneer covering the front. This meets the gateway corridor regulations. The addition of this building and service should not increase the needs for parking beyond the current parking lot. The site also has very mature landscaping. This includes fairly thick screening from the Lowe's property and other adjacent properties. An analysis of the impervious surface, shows that the site is below the maximum allowed impervious amount.

Recommendation

Staff recommends conditional use approval as submitted.

Mr. Parker reported for Engineering, because of the limited size of the site and disturbance, no site plan will be required for this use to the Engineering Department. All permits and approvals will come from the Building Inspections Department and relevant utilities.

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

Mr. Parker reported for the Opelika Utilities Board, no comment.

Mr. Parker reported for the Opelika Power Services, this is inside the Opelika Power Service territory.

Chairman Cherry opened the public hearing.

No comments.

Chairman Cherry closed the public hearing.

Mr. Gunter, City Attorney, stated subject to the City Council approval of the text amendment.

Motion to grant conditional use approval subject to City Council approval of text amendment with staff recommendations

RESULT:	Passed
MOVER:	Director Mike Hilyer
SECONDER:	Lucinda Cannon
AYES:	Cannon, Chairman Cherry, Whatley, Director Hilyer, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Sweatman
NAYS:	None
ABSTAIN:	None

8. Steven L. Mosley, authorized representative for Candy Lanier, 2200 Frederick Road, C-2, GC-P, Sales & installation of audio and video lighting pertaining to the 12-volt Industry.

Mr. Mosley reported the applicant is requesting conditional use approval for "The Car Stereo Shop" that opened in Auburn in 2006. The business sales & installs audio, lighting, entertainment, and security systems for all types of vehicles, including ATVs (all-terrain vehicles) and boats. The business has 5 employees.

The proposed Car Stereo Shop fronts along Frederick Road located across the street from the National Bank of Commerce. The proposed business will occupy a 3,360 square foot (sf)

building with two roll-up doors (see photo below) on a 2.37 acre lot. (The roll up doors do not face Frederick Road but face the east side wall.) Three other buildings are on the same 2.37 acre property: an 1,800 sf tire store with street frontage along Frederick Road, and two buildings (3,800 sf and 4,400 sf) in the rear yard area; these buildings are used as commercial warehouses (Frito-Lay has a tenant space).

All installations of audio, lighting, and other equipment will be accomplished inside the 3,600 sf building. Staff had concerns with excessive noise from testing audio equipment. The applicant/business owner said that all installations are performed inside the building so tuning tests of new audio equipment are routinely performed inside; there may be an occasional outside test but it's not standard practice to test audio equipment outside the building. Inside audio tests will not be disturbing to adjacent properties or motorists. The applicant is sensitive not to disturb adjacent properties and motorists. All storage of equipment or material will be inside the building not outside. The business owner's 1990 Honda CRX with "The Car Stereo Shop" on windshield will be displayed outside. Parking is limited so no additional vehicles will be used for display purposes.

The Car Stereo Shop parking requires 15 parking spaces. The site plan provides 10 parking spaces. The property owner (landlord) will allow the Car Stereo tenant to use 5 parking spaces in the rear yard area near the commercial storage buildings. At least 25 parking spaces front along the two storage buildings and about 8 vehicles regularly park on the west side of driveway across from the storage buildings - a total of 33 parking spaces in rear yard. The remaining 23 parking spaces in rear yard should be adequate for commercial warehouse tenants. The property owner explained that the 8,200 sf storage buildings in rear yard area were constructed with no heating and cooling system. Therefore, the buildings are used for storage only not for retail sales or an office that requires employees; box trucks pick-up products or delivers products; an office or employee on duty is not necessary. Also, some buildings are vacant, so parking is available for the Car Stereo business. (For an 8,200 sf commercial warehouse a minimum of 3 parking spaces plus one parking space per employee is required.) For this property, staff believes parking for the Car Stereo business is adequate as described.

The exterior material on the existing building is 100% metal. The elevation plans show stone on the front wall covering the metal panels. On the east side wall, the applicant is requesting stone about 3 feet high along the entire east side that is open or visible from Frederick Road. The west side wall is 20' from the west property line and partially screened from Frederick Road by the higher elevation of the adjacent property. Therefore, the applicant is requesting that the west side remain as-is, metal panels. The regulations require the approved front façade material be installed on each side wall for 20 feet beginning at the corner of the building. The east wall faces an open parking lot and driveway area visually exposed to Frederick Road.

The property was first developed in the 1980s before the Landscape Regulations were approved; most of the property is asphalt. A strip of pervious land area is along a portion of the west property line available for landscaping. Landscaping in this area will visually screen a portion of the building's west side exterior metal paneling. Staff recommends that a 30 foot strip of evergreen-type plant (shrub) planted. The shrubs must have a maximum growth height of about 10 feet because of overhead power lines.

A dumpster is shown on site plan about 430 feet from Frederick Road near the rear property line of the 2.7 acre lot; the dumpster is not completely screened, but partially screened by an existing building and appears will not be seen from Frederick Road.

Recommendation

Staff recommends approval subject to the following

1. Audio testing must be performed inside the building. Any outside audio testing must be limited.
2. All storage of equipment, products, or material must be inside the building not outside. Outside display is limited to one vehicle due to limited parking area.



Mr. Parker reported for Engineering, because of the limited size of the site and disturbance, no site plan will be required for this use to the Engineering Department. All permits and approvals will come from the Building Inspections Department and relevant utilities.

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

Mr. Parker reported for the Opelika Utilities Board, no comment.

Mr. Parker reported for the Opelika Power Services, this is inside the Opelika Power Service territory.

Chairman Cherry opened the public hearing.

Candy Lanier, 214 North 12th Street, stated what I had proposed to them to do the wainscoting stone down the one side that's visible and then do 20% on the other side because anywhere to plant on that side of the building that's on my property line is already asphalt. The embankment that goes up to the restaurant is not on my property line so do I get permission through you guys in order to plant something on someone else's property or does putting the cladding on that side then negate the need for those shrubs?

Mr. Mosley stated the cladding could potentially negate the need for those shrubs if you prefer to do that. We just thought that based on this site plan there looked like there was some space on that side, but if there's not then I think the cladding will be sufficient.

Steven Mosley, the Car Stereo Shop, stated we have been in Auburn for 16 years with virtually no issues whatsoever. We are very conscientious of what we do and when it's required of some of what we do, and that's more about the installation and tuning of a system, but we've always been very considerate of those around us and that will never change. I do understand that there are businesses close to this proximity and this building and we are aware that sometimes some

of what we do during normal business hours could be of concern to others, so we are proposing to go to this site and be even more conscious of those around us. We know that it's close proximity. We've never had any issues in the past with the City of Auburn or any of the businesses around us, so I feel confident that we can add here and promote a good business situation with our neighbors. Thank you for your time.

Chairman Cherry closed the public hearing.

Motion to grant conditional use approval with staff recommendations

RESULT:	Passed
MOVER:	Director Mike Hilyer
SECONDER:	John Sweatman
AYES:	Cannon, Chairman Cherry, Whatley, Director Hilyer, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Sweatman
NAYS:	None
ABSTAIN:	None

9. David Slocum, Pinnacle Design Group, Inc, authorized representative for J&G Properties, LLC, Birmingham Highway, C-2, GC-S, Climate controlled mini-warehouse. (Existing Conditional Use approval expired, reapplying for Conditional Use approval).

Mr. Mosley reported *this conditional use was first approved subject to conditions at the November 2019 Planning Commission meeting. At the December 2020 Planning Commission meeting a one-year extension of the approval was granted until the December 2021 Planning Commission meeting. The one year extension to December 2021 has expired and the applicant is reapplying for conditional use approval. Planning staff has no additional conditions or other recommendations concerning the development since the first approval in November 2019. The staff report below is the same as provided at the November 2019 Planning Commission meeting. **Staff recommends conditional use approval as submitted below subject to conditions on page 2.***

The applicant is requesting conditional use approval for a two-story 410-unit climate controlled mini- warehouse building in a C-2, GC zone. The size of storage units is 5x10, 10x10, and 10x15. The site plan shows four 17,535 square foot (sf) buildings on a 180,000 sf lot (4.1 acres). The 43 off-street parking spaces meet minimum parking requirements for a mini-warehouse (One parking space per 10 storage unit). The landscape plan meets minimum requirements concerning total points. All plant material is in the front yard area: 40 trees and 99 shrubs will be planted. A minimum 15 foot wide parking lot buffer with trees and shrubs is provided along Birmingham Highway.

Ski Lodge Apartments are located on the adjacent property west of this development. A residential buffer is required along the east, west and south property lines. Section 10 Landscape Regulations of the Zoning Ordinance provides three types of buffers to choose from: (1) an opaque fence not less than six feet in height and four foot wide strip of evergreen plantings, (2) a staggered double row of Evergreen plantings at least six feet in width, or (3) natural, undisturbed forest at least twenty (20) feet in width that provides a nearly impervious visual barrier.

The front elevation of the mini warehouse building is shown on the next page. The exterior material will be a combination of brick veneer and EIFs material. The brick is about four feet high from ground level and the remaining wall is EIFs. At least 72 feet (20% of side wall length) of the east and west side walls will consist of the same brick & EIFs as the front wall. The remaining side elevations (290') and the rear elevation will be painted metal siding.

Recommendation

Staff recommends approval subject to the following recommendation:

1. Add a residential buffer along the east, west, and south property lines as provided in Section IX Landscape Regulations: buffer must run the entire property line length.
2. The east and west side elevations must match the front elevation (brick & EIFs) for at least 72 feet on each side.



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

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

Mr. Parker reported for the Opelika Utilities Board, no comment.

Mr. Parker reported for the Opelika Power Services, this is inside the Opelika Power Service territory.

Chairman Cherry opened the public hearing.

No comments.

Chairman Cherry closed the public hearing.

Motion to grant conditional use approval with staff recommendations

RESULT: Passed

MOVER: Arturo Menefee

SECONDER: Leigh Whatley

DISCUSSION: Mr. Hilyer asked is this building going to have a fence around it? There's a lot of residential around one side of it.

Mr. Mosley stated there is a requirement for a residential buffer here which would be either a double row of evergreen shrubs or a single row of

evergreen shrubs and a privacy fence. I don't believe that we ever previously required that they use one over the other.

Mr. Hilyer stated they still have to meet the Gateway requirements.

Mr. Mosley stated yes sir, it does have to meet the Gateway requirements. It's primarily brick and simulated stucco EIFs that they use for materials and then, like you said, they would have to meet the Gateway frontage buffer and then they would have residential buffers on all three sides.

AYES: Cannon, Whatley, Director Hilyer, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Sweatman

NAYS: None

ABSTAIN: Chairman Lewis Cherry

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

10. Rezoning Request, Alan Dorn, authorized representative for John H. Anglin and Terry L. Johnson, 6 acres, at the corner of Old Opelika Road and Frederick Road, from R-4 to C-2, GC-P

Mr. Mosley reported the 2030 Future Land Use Map (FLUM) is a guide that provides a desired development pattern for properties. On the FLUM, the 6 acre rezoning property is in a 'light commercial' land use category. The 'light commercial' category corresponds to and is compatible with the rezoning request to a C-2, GC-P zoning district. An amendment to the FLUM and a vote to amend to the Future Land Use map is not required.

Rezoning

At this time, the applicant does not have a development plan or a specific land use for the 6 acre rezoning property. Most properties along Frederick Road are zoned commercial (C-2, GC-P) not residential as the applicant's R-4 zoned property. The rezoning property is also similar to the adjacent 4.6 acre parcel on the east side – both parcels are undeveloped and front on Frederick Road. The adjacent property is zoned C-2, GC-P. (Also, a contract to purchase the adjacent property is pending.) The applicant desires to develop or sell the property as commercial so the C-2, GC-P zone is requested. The land uses allowed in the C-2 zone (retail stores, offices, standard restaurant) are adequate to market the rezoning property; the applicant is aware that some land uses are 'conditional' in the C-2, GC-P zone and require Planning Commission approval.

The adjacent properties on the west and north sides of the rezoning property are single family homes in a R-4 or R-5 zoning district. A C-2 zoning district adjoining the rear property line of an residential zoned property is common. The C-2 zone is defined as 'office and retail' and business activities are primarily inside a building. In the C-2 zone the outside display or storage of products is not outright allowed but requires conditional use approval by the Planning Commission. The C-2 allowed uses are more compatible with residential zoned properties than the C-3 zoning district (general commercial). If the rezoning is approved and a commercial development is proposed a residential buffer (visual screen) is required along the commercial property line that adjoins a residential zoned property.

Staff Recommendation

Most properties along Frederick Road from Gateway Drive to the Opelika City limits are zoned

C-2, GC-P, so the rezoning request is consistent with existing zoning district. Staff does not believe a rezoning to C-2, GC-P (office/retail, Gateway Corridor overlay district - Primary) would create an adverse impact to the adjacent properties. Conditional use approval and landscaping is required for proposed uses with outside display/storage of products. .

Planning Staff recommends the Planning Commission send a positive recommendation to the City Council to rezone the property from R-4 to C-2, GC-P.

Mr. Parker reported for Engineering, the Engineering Department has no other comments or concerns with this proposal.

Mr. Parker reported for the Opelika Utilities Board, this is in the Opelika Power Services and Alabama Power service territory.

Mr. Parker reported for the Opelika Power Services, no comment.

Chairman Cherry opened the public hearing.

Nancy Weatherman, 2807 Sutton Way, stated I think he answered our question about the buffer part. That was what we were concerned about and how that would be handled. Like I started to say before, we are of course wanting City sewage there and that's been a big problem. Mr. Hilyer do you have any comments on that?

Mr. Hilyer stated that has to go to City Council.

Nancy Weatherman stated it wasn't really so much objection, it was just concern. Now I had a hard time getting in touch with Mr. Anglin because I had a tree on that property next to us, but that's pretty deep property, so are there any other concerns in reference to that property?

Mr. Mosley stated I don't know what the applicant has proposed to put on there at this time. Mr. Dorn may know, I'm not sure.

Alan Dorn, authorized representative for the applicant, stated at the current time there is not anything proposed to go on the property. We're just trying to get it rezoned to C-2 so we can market the property as a commercial use in Opelika.

Chairman Cherry closed the public hearing.

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

RESULT:	Passed
MOVER:	Director Mike Hilyer
SECONDER:	John Sweatman
AYES:	Cannon, Chairman Cherry, Whatley, Director Hilyer, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Sweatman
NAYS:	None
ABSTAIN:	None

11. (a) Amendment to the Future Land Use Map, First Avenue, 34.8 acres, from a light commercial and low density land use category to a mixed use category.

(b) Rezoning request, Thomas Johnson, Holland Homes, authorized representative for Saucier Investments, LLC, 34.8 acres, First Avenue, from C-2 & VR-1 to PUD

Mr. Mosley reported the proposed property includes a majority of the site for the commercial portions of Pepperell Mill. This includes 34.8 acres located south of 2nd Avenue. Part of the proposed development includes realignment of the N. 28th Street.

Amendment to the Future Land Use Map:

The 2030 Future Land Use Map shows that the 34.9-acre property as primarily “light commercial” land use category. The property located between 1st and 2nd Avenue to the west of the current location of N. 28th Street is classified and zoned as “low density residential” and VR-1. The properties surrounding the subject property are a variety of land uses. The property to the north has residential and institutional (church) uses. The properties to the east include offices and commercial uses. The property to the south across the railroad was a part of the Pepperell Mill property used to hold water and is largely in the flood plain. The property to the west includes both residential and office uses. The proposed master plan is truly a mixed use project that contains single-family residential, townhouses, apartments, office, and other commercial uses. Overall, the proposed uses within the masterplan of the PUD would fall within the medium density residential. Medium density residential is classified as residential up to nine (9) units per acre. Most of the existing residential in this area is actually closer to a low-density residential classification. The proposed density for the residential portion of the development is 8.5 units per acre. This falls in middle of the density for medium density residential and is similar to an R-4 zoning district.

Staff Recommendation:

Staff recommends approval of an amendment to the Future Land Use map for the 34.9 acres from a “low density residential” and “light commercial” land use category to a ‘mixed use’ land use category if the Planning Commission recommends the following rezoning to City Council.

Rezoning:

The applicant is requesting rezoning 34.9 acres from a VR-1 (village residential) and C-2 (office-retail) zoning district to a planned unit development (PUD) zoning district. The overall development is proposing 298 residential units. This includes 94 single family homes, 104 townhomes, and 100 multi-family/apartment units. Overall, the development will have a density of 8.5 units per acre. The site also contains a variety of commercial uses including a restaurant in the existing building near the water tower and smokestack. The site also has four stand alone commercial shop spaces, two mixed use buildings, six open air market stands, a food truck court, and two office buildings. The applicant is showing four open space parcels totaling approximately 2.19 acres plus an event lawn in the commercial area.

The development uses the existing block grid. As previously mentioned, N. 28th Street would be realigned to intersect with N. 30th Street and Cunningham Drive, where the City will add a roundabout. The applicant is also proposing to extend N. 27th Street to 1st Avenue and then across to Cunningham Drive. The applicant is also introducing a variety of alleys that will create rear access for the townhouses and connections to other parts of the development.

This development mixes three different housing types throughout the development. This is becoming somewhat more common in newer developments. The single-family homes and townhouses would be located on individual lots for sale. The multi-family apartments would be in two buildings in the commercial area and possible over mixed use building A. The single-

family homes are requesting lot widths of 40 feet and lot sizes of 4,500 square feet. This would also include 20 feet front and rear setbacks and 5 feet side setbacks. The C-2 zone uses the standard for R-5 which are 60-foot-wide lots with 7,500 square feet. The nearby VR-2 zoning in the Mill Village requires 7,500 square foot lots, with 65 ft widths, 12 ft front setbacks, 35 ft rear setbacks and 10 ft side setbacks. Staff does feel the transition between the existing neighborhood and the single-family homes proposed across 2nd Avenue could be smoother. Staff recommends the proposed lots across from existing residential on 2nd Avenue be increased in slightly in size.

The townhouses proposed have similar minimum lots sizes and widths to the current City standards. The lots are proposed to have 10 ft front setbacks, 20 ft rear setbacks and 10 ft side setbacks on end units. The applicant is requesting to have no rear yards due to the rear loaded alleys. The applicant has placed common space in areas near most of the townhomes that can replace the use of the yard.

The commercial and multi-family buildings are proposed to have zero-lot line setbacks that will allow them to create an aesthetic similar to a small downtown. This type of development is common in many mixed-use developments with neighborhood town centers. One item that has not been disclosed is the height/number of stories of the proposed commercial and multi-family buildings. Staff generally believes that three (3) stories would be consistent with the area.

The plan does not currently show any landscaping, buffers or sidewalks. These are key components of developments that are denser. Staff is recommending sidewalks be placed on both sides of each public street where they adjoin a residence or commercial space. Staff also believes that landscaping is extremely important. Typically, a buffer would be required on the perimeter of the PUD. However, this PUD is bound by streets and the railroad on almost all sides. In this case, buffers are more likely to be appreciated by the proposed residential units than help buffer the adjacent property from this development. Street trees would help define the edges of the road but may conflict with utilities. Additionally, the right-of-way may not be wide enough for street trees. Staff is recommending that there be at least one large/canopy tree placed either in the right-of-way between the street and sidewalk with approval by city departments. If this cannot be done, a similar tree should be placed in the front and side yards on street for each unit. The commercial, townhouse and multi-family areas should meet the general and parking landscape requirements of the zoning ordinance.

The applicant has provided a list of requested uses for the commercial areas in the PUD. These include hotels, office, retail, restaurant, event space, food/dining/alcohol sales, food trucks and an open-air market. Staff would also recommend any use within Section 7.8.B.1 which lists the uses allowed in the Village Commercial zone. The applicant lists uses that will not be allowed including funeral home, agricultural, mining, quarrying, laundromat, animal services, adult business and auto related uses. Staff recommends that drive-thru restaurants, outside storage, alternative financial services, and mini-storage be prohibited. All commercial uses shall be limited to the areas shown as commercial unless the PUD is amended.

The applicant has requested a master signage plan to include specific signage. The plan includes the maintenance of the Pepperell sign on the existing smokestack. The plan also proposes a sign on the proposed water tower and two arching gateway signs into the development. Any additional signage for the commercial spaces or other uses shall meet the general requirements for signage.

The applicant is currently working on designs and elevations to show how this development

will fit with the surrounding properties. Staff believes these design elements are critical to the integration of the development and its overall success. Staff recommends that the development generally meet the corridor overlay material and design criteria. All utilities shall be installed underground.

Overall, the development is well below the density of 16 units per acre in the C-2 zoning district. Staff feels this development generally provides a good re-use of the Pepperell Mill property and finds the development to transition in an orderly method from less dense to more dense. Staff believes that the development is moving in the right direction, but needs more detail to grant a final recommendation.

Staff Recommendation:

While staff feels a little more information is necessary prior to a final recommendation. If the Planning Commission does make a positive recommendation to the City Council to rezone the property from VR-1 and C-2 to PUD, it should be subject to the following:

- 1. Provide sidewalks on both sides of each street adjoining an amenity or residence.**
- 2. All utilities shall be underground.**
- 3. All multi-family and commercial buildings shall meet the Gateway Corridor cladding requirements.**
- 4. Non-single family sections of the development shall meet the landscaping requirements at time of development unless a master landscape plan is submitted.**
- 5. One large/canopy tree shall be installed for each house frontage either in the right-of-way between the sidewalk and the street curb with permission from the City of Opelika or in the front yard adjacent to the public right-of-way.**
- 6. No sideyard on street setbacks along public right-of-way shall be less than six (6) feet.**
- 7. Open space shall be clearly marked and the use and maintenance shall be noted.**

Mr. Parker reported for Engineering, the Engineering Department has no other comments or concerns with this proposal.

Mr. Parker reported for the Opelika Utilities Board, no comment.

Mr. Parker reported for the Opelika Power Services, this is inside the Opelika Power Service territory.

Chairman Cherry opened the public hearing for the Future Land Use Map and the Rezoning Request at the same time.

Julie Stanley, 202 29th Street, stated my house is on the corner behind the church, across from the park. Right now that is a very quiet neighborhood and my concern is the access of 300 plus cars that's going to put in that area. Moving the street over against my backyard, because what they are doing is taking 28th Street and moving it straight across my backyard. Mr. Zack is also here. He's the house behind me. So, we have a lot of concerns about putting that much in that little area and interrupting the flow of what is already there. Right now, 28th Street goes over and down. That's coming up against our backyard. I don't want my backyard to be a street and my understanding is I can't have a fence on the right-of-way. So, does that mean that I have to

take my fence down that's blocking my backyard because you're moving a street up against my backyard which puts my fence on a right-of-way? Zack has a privacy fence. Does that mean he's going to have to take his down since he's now going to be on the right-of-way?

Mr. Mosley stated it would not.

Julie Stanley stated the neighbors that live right in that area are against it. We're concerned about the traffic, the parking issues, and so forth.

Lauren Lauderdale stated my father in law is Buddy Lauderdale and he has several homes in the village that he rents out. My concern is, and I'm not sure that this can be answered, but on the side where the existing homes are, those were built about 1920. My concern is, will the new construction be more modern? Is it going to be jarring between the 1920's and 1930's homes and the new construction or is it going to blend a little bit better?

Mr. Mosley stated I believe that what the applicant intends to build is similar to what they presented in the packet.

Thomas Johnson, Holland Homes, stated I can answer the question.

Mr. Mosley stated it may be best to wait until the end and answer them all at once.

Lauren Lauderdale stated my point of reference is my law office is on the corner of Avenue D and South 7th Street and one block over there has been some new construction, but it looks old and it blends in with the other homes and I was hoping it would be similar to that.

Chairman Cherry closed the public hearing.

Mr. Sweatman made a motion to send a positive recommendation for rezoning to City Council with staff recommendations.

Mr. Hilyer seconded the motion.

Ms. Cannon stated I'm concerned about the single family density which is across the street from what's there. It seems too dense to me, like a lot needs to come out and expand it out. Even on those four blocks just to make a transition so that it's not so stark from what's already there to what's going to be there.

Thomas Johnson stated yes ma'am, I think that's a great point. That's something that Mr. Mosley brought up as well. We'd be happy to drop a lot off those four blocks or maybe increase the minimum width there to 50 feet to be more in line with what's across the street. I think that was a good point and we'd be happy to do that.

Ms. Cannon stated I'm talking about going back too, on each side of the four blocks that's there. It's just almost too many houses compared to what's already there as you transition into however many townhomes there are.

Thomas Johnson stated yes ma'am, that does make sense. I certainly understand the point. We are well below the density of the current C-2 zone, about half or less than what it's currently zoned. I think maybe a compromise would be the ones facing the existing homes. Let's increase that lot width if that's amenable to the Commission.

Ms. Cannon stated well we just have people who have lived there for so long and have enjoyed

the quiet and now all of a sudden they are getting overwhelmed and just to smooth out the overwhelming part of it with those four blocks. How many lots is that?

Mr. Mosley stated there are a total of 56 through that section.

Ms. Cannon stated maybe cut out 9 or 10 lots in all of that just to make it not so snug.

Thomas Johnson stated that is a significant 20 percent of the total lot count there. If that's something the Council wants to put as a condition, that's certainly something that we obviously want to be good partners. The concept was certainly to transition the density from lowest to medium to high as we got away from the existing residential and approach the railroad tracks. Ten lots is pretty painful, but again, if that's what needs to be done we want to be good partners.

Ms. Cannon stated now what we're voting on is what to recommend to City Council what to do and that would be where I come down as far as voting for or against if you would do that.

Thomas Johnson stated yes ma'am. What would be the best language we could use today? Obviously, that's a Master Plan. Maybe talk about lot width? Instead of 40 feet, look at 50 feet?

Mr. Mosley stated that would result in roughly a 10 percent change.

Thomas Johnson stated 25 percent.

Mr. Mosley stated it would be closer to a 25 percent change. That is definitely up to the Commission to look at and see whether or not that makes sense. We definitely feel like along 2nd Avenue there does need to be some change.

Mr. Hilyer asked 1st Avenue?

Mr. Mosley stated this piece of 2nd Avenue here.

Ms. Cannon asked and if you made those 50 foot front feet?

Mr. Mosley stated yes ma'am, you would basically wind up cutting off one on each street face.

Ms. Cannon stated I'm a developer too, and I understand where you're coming from, but I understand the transition of this historic place. There are a lot of people here that are not usually here, so I assume they are here for the Pepperell Village. I just think that transition is so much better.

Thomas Johnson stated yes ma'am, that makes great sense. I certainly feel like it's the right thing to do on 2nd Avenue. I would argue that those side streets are going to be pretty protected anyway. Folks aren't going to see those houses unless they drive down that particular side street. Maybe if that's a compromise that folks feel good with? Again, we're here to be good neighbors though so if that's something that's important to you guys, obviously y'all have the right to add that as a condition to the approval and we would support that.

Ms. Cannon asked can we change the motion? How do we do that?

Guy Gunter, City Attorney, stated you would have to make a motion to amend the motion. You have a motion on the floor.

Ms. Cannon made a motion to amend the motion to increase the lot width for Lots 1-56 from 40 feet to 50 feet.

Guy Gunter asked do you know how many lots would that be?

Mr. Mosley stated I would have to look at it. It looks like it would eliminate about 10 lots.

Ms. Cannon stated I was counting 9, but it could be 10.

Mr. Mosley stated there may be ways that they could maintain some of those lots. I'm not sure with the 50 foot width. We would have to look at it and see.

Chairman Cherry asked what is the motion?

Mr. Mosley stated the motion is to amend the current recommendation to City Council to increase the lot sizes for lots 1-56 to 50 feet in width.

Mrs. Whatley seconded the motion.

Mr. Hilyer asked would it be 1-56 or 4-56?

Mr. Mosley stated one is right here. So I think what Mr. Johnson is saying is he would prefer to amend these to be 50 feet but keep these as the current 40 feet.

Thomas Johnson stated its 40 minimum but most of them are closer to 45.

Mr. Mosley stated what Ms. Cannon has made a motion to recommend and Mrs. Whatley has seconded is that all of these single family lots would be a minimum of 50 feet in width.

Mayor Fuller asked are all the utilities going to be underground?

Mr. Mosley stated yes sir. They would be underground utilities and sidewalks. The current vote is whether or not to add Ms. Cannon's amendment to the overall recommendation.

Mr. Hilyer asked who made it?

Mr. Mosley stated Ms. Cannon made the recommendation and Mrs. Whatley seconded, so that is what's before you now is whether or not you're going to add that to the original motion.

Chairman Cherry asked for the vote on the amendment to the previous motion.

Ayes: Cannon, Cherry, Mayor Fuller, Councilman Allen, Hilyer, Menefee, and Whatley.

Nays: Sweatman.

Abstention: None.

Chairman Cherry asked for the vote on the amended motion.

Ayes: Cannon, Cherry, Mayor Fuller, Sweatman, Councilman Allen, Hilyer, Menefee, and Whatley.

Nays: None.

Abstention: None.

Motion to grant approval for the amendment to the Future Land Use Map with staff recommendations

RESULT:	Passed
MOVER:	Director Mike Hilyer
SECONDER:	Lucinda Cannon
DISCUSSION:	Chairman Cherry asked you proposed to leave the stack and the water tower? Thomas Johnson stated yes sir. Chairman Cherry asked will you make arrangements for those items to be maintained? Thomas Johnson stated yes sir. Chairman Cherry stated because you're not saying what you'll do with them yet. They need to be kept up like bridges and things like that, because the water tower is made of steel. It needs to be maintained and painted and get rid of all the rust and that sort of thing. Mr. Mosley, if you'll pull that picture back up again, it looks to me like it's already leaning. Mr. Mosley stated it could be the angle. Chairman Cherry asked will you make sure that it's still plumb? Thomas Johnson stated I may not know how to go about doing that. Chairman Cherry stated I'm just asking for safety purposes. We have a 60mph wind coming in tonight and we may have some 90mph or 100mph winds. We just need to make sure that it's adequate for the 90mph storms. I know it's been there for years, I'm just trying to maintain a safety precaution. Thomas Johnson stated yes sir. Chairman Cherry stated just make a note of that and make sure it's done. Thomas Johnson stated ok.
AYES:	Cannon, Chairman Cherry, Whatley, Director Hilyer, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Sweatman
NAYS:	None
ABSTAIN:	None

F. ANNEXATION

12. Annexation, William B. Lowe and Mary Susan Haines, Lafayette Parkway (Hwy 431), Annex 32.6 acres, R-1 zoning requested.

Mr. Mosley reported the applicant is requesting to annex one lot described as 32.6 acres. The property is currently used for timber. The property is located on Lafayette Parkway near Cusseta Road and Lee Road 168 (this property ends near the Lee County Refuse Center).

The city limits are adjacent to the annexation property on three (3) sides and contiguous along Lafayette Parkway. The property owners currently have this parcel and an adjacent tract (30.8 acres) listed for sale according to the applicant's representative. The property owners wish to annex this portion of the property to be in the corporate limits so both tracts will be in one jurisdiction.

Section 5.3 of the City of Opelika Zoning Ordinance states that all properties annexed into the City will receive an R-1 zoning designation. The applicant is requesting a R-1 zoning district.

Staff recommends the Planning Commission send a positive recommendation to City Council to annex the 32.6 acres and zone the properties R-1.

Mr. Parker reported for Engineering, the Engineering Department has no other comments or concerns with this proposal.

Mr. Parker reported for the Opelika Utilities Board, Opelika Utilities presently do not serve this annexation.

Mr. Parker reported for the Opelika Power Services, this is outside of the Opelika Power Service territory.

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

RESULT:	Passed
MOVER:	Director Mike Hilyer
SECONDER:	Lucinda Cannon
AYES:	Cannon, Chairman Cherry, Whatley, Director Hilyer, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Sweatman
NAYS:	None
ABSTAIN:	None

G. TEXT AMENDMENTS TO ZONING ORDINANCE - Public Hearing

13. A public hearing to consider a recommendation to the City Council on proposed text amendments to the Zoning Ordinance: Section 9.5 General Provision for Signs, 24. Changeable Copy Signs and Section 9.7 Table 9.7(2): Sign Requirements for Other Permitted Types of Temporary Signs.

Mr. Mosley reported

In 2021, the City of Opelika brought substantial changes to the sign regulations to made the review of signs completely content neutral. It did not significantly impact the amount of signage for most signs or the height of signs allowed. During a recent review, staff found two minor areas that needed some adjustment.

(1) **Changeable Copy Signs.**

- a. As part of a permitted on-premise freestanding sign or wall sign and notwithstanding Section 9.4: Prohibited Signs, or any other provision of this Section IX to the contrary, a ~~an on-premise~~ changeable copy sign, manual or electronic (LED), may be installed. The changeable copy sign shall not occupy more than fifty percent (50%) of the total sign area of the freestanding sign or wall sign.
- b. Notwithstanding Section 9.4: Prohibited Signs, or any other provision of this Section IX to the contrary, the static display time for each message on a ~~an on-premise~~ changeable copy sign shall be at least ten (10) seconds, and the time to change from one (1) message to another shall be no greater than two (2) seconds.
- c. In no event shall the message scroll in any direction.
- d. All changeable copy signs shall be subject to the illumination standards of Section 9.5(5).

- e. Changeable copy signs must include a default designed to freeze a display in one (1) position if a malfunction occurs.
- f. Electronic message signs must have a process for modifying displays and lighting levels where and if directed by the Alabama Department of Transportation or the City Engineer to assure safety of the motoring public.

Table 9.7(2): Signs Requirements for Other Permitted Types of Temporary Signs			
Zoning Districts	R-1, R1-A, R-2, R-3, R-4, R-4M, R-5, R-5M, VR, PRD, PUD	C-1, VC C-2, C-3, M-1, M-2, I-1	AP, PUD, R/E, FP, GC, HOD
Maximum Number of Temporary Signs Per Parcel [1]	8	4	4
Maximum Sign Area for a Temporary Sign	6 sf.	32 46 sf.	32 46 sf.
Maximum Sign Height for a Temporary Freestanding Sign	6 ft.	6 ft.	6 ft.
Maximum Sign Height for a Temporary Banner Sign or Window Sign	15 ft.	15 ft.	15 ft.
Minimum Sign Setback required to be maintained by a Temporary Ground Sign from any property line or from the edge of any paved street or road [2]	3 ft.	3 ft.	3 ft.
Minimum Spacing that is required to be maintained by a Temporary Ground Sign from any other Temporary Ground Sign	15 ft.	15 ft.	15 ft.
Maximum Aggregate Sign Area Allocated for All Temporary Signs on a Parcel [3]	48sf.	64 sf.	64 sf.
Table Notes: [1] No more than one sign may be a banner sign. Temporary banner signs may be displayed for a maximum duration of 30 days up to three times per calendar year. [2] The minimum sign setbacks do not apply to temporary wall signs, banner signs, or window signs. [3] There is no limit to the number of separate messages that may appear on the allowable surface(s) of any Temporary Sign. The maximum aggregate surface area allowed is subject to circumstances that may reduce the maximum aggregate surface area allowable on some parcels.			

The proposed regulations remove the word “on-premise” from Section 9.5.24, which was an oversight from the original changes. The sign regulations no longer make any distinctions between on-premise and off-premise signage.

The second change alters the size of allowable signs from 16 square feet to 32 square feet. Many temporary signs are made from sheets of plywood which are 32 square feet. This will allow many existing temporary signs to remain conforming.

Staff Recommendation: Staff recommends approval of these changes.

Mr. Parker reported for Engineering, no report.

Mr. Parker reported for the Opelika Utilities Board, no report.

Mr. Parker reported for the Opelika Power Services, no report.

Chairman Cherry opened the public hearing.

No comments.
Chairman Cherry closed the public hearing.

Motion to send a positive recommendation for the text amendment to the zoning ordinance to City Council with staff recommendations

RESULT: Passed
MOVER: Director Mike Hilyer
SECONDER: Arturo Menefee
AYES: Cannon, Chairman Cherry, Whatley, Director Hilyer, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Sweatman
NAYS: None
ABSTAIN: None

H. ADJOURN

Motion to adjourn at 4:27 p.m.

RESULT: Passed
MOVER: Director Mike Hilyer
SECONDER: Arturo Menefee
AYES: Cannon, Chairman Cherry, Whatley, Director Hilyer, Menefee, Mayor Fuller, Councilman Ward 1 Allen, Sweatman
NAYS: None
ABSTAIN: None

_____ Lewis A. Cherry, Chairman

_____ Matt Mosley, Secretary



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

2850



DEADLINE: 4/5/22 MEETING: 4/26/22

SITE ADDRESS: 2801 Anderson Rd
 PROPERTY OWNER: Souvanh Chanthongphio
 APPLICANT/AUTHORIZED REPRESENTATIVE: FLOWERS ÷ WHITE
 MAILING ADDRESS: 2801 Anderson Rd. Opelika, AL 36801
 PHONE NUMBER: 334-440-4094 FAX NUMBER: _____
 EMAIL ADDRESS: souvanhchan@hotmail.com

TYPE OF PLAT APPROVAL REQUESTED

☐ SKETCH PLAN ☐ ADMINISTRATIVE ☒ PRELIMINARY ☐ FINAL

Does the subdivision require any other official action by the City? NONE

☐ Annexation ☐ Rezoning ☐ Other _____

PARCEL INFORMATION

Subdivision Name: REDIVISION J.M. DEPLEY SR

Current Land Use: RAW LAND

Current Zoning: R3

Proposed use of the Subdivision: RESIDENTIAL

Number of Lots: 24 x \$3.00 = \$ 72

Number of APO: 29 x \$7.00 = \$ 203
 (Adjacent Property Owners)

Fee: \$75.00

TOTAL = \$350.00

PAID _____

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

I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) ANDERSON LAWS 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: _____

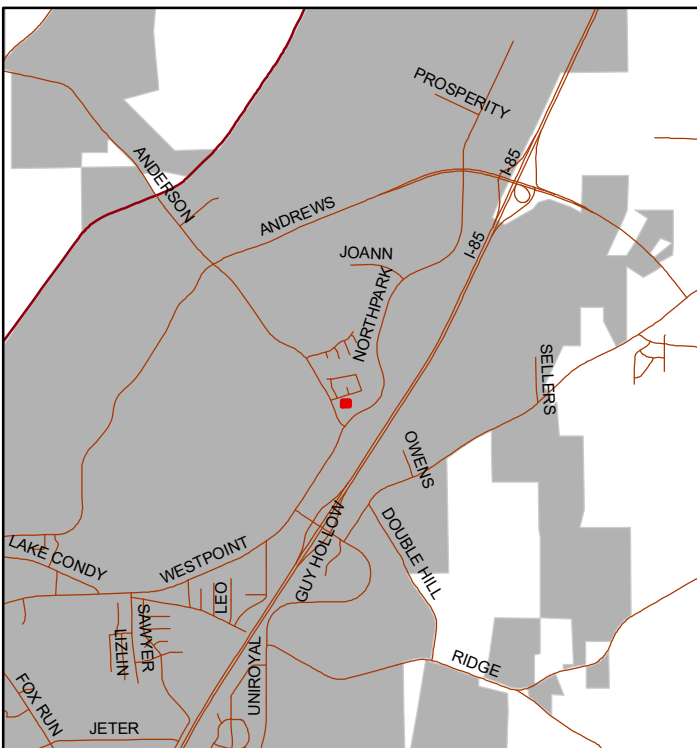
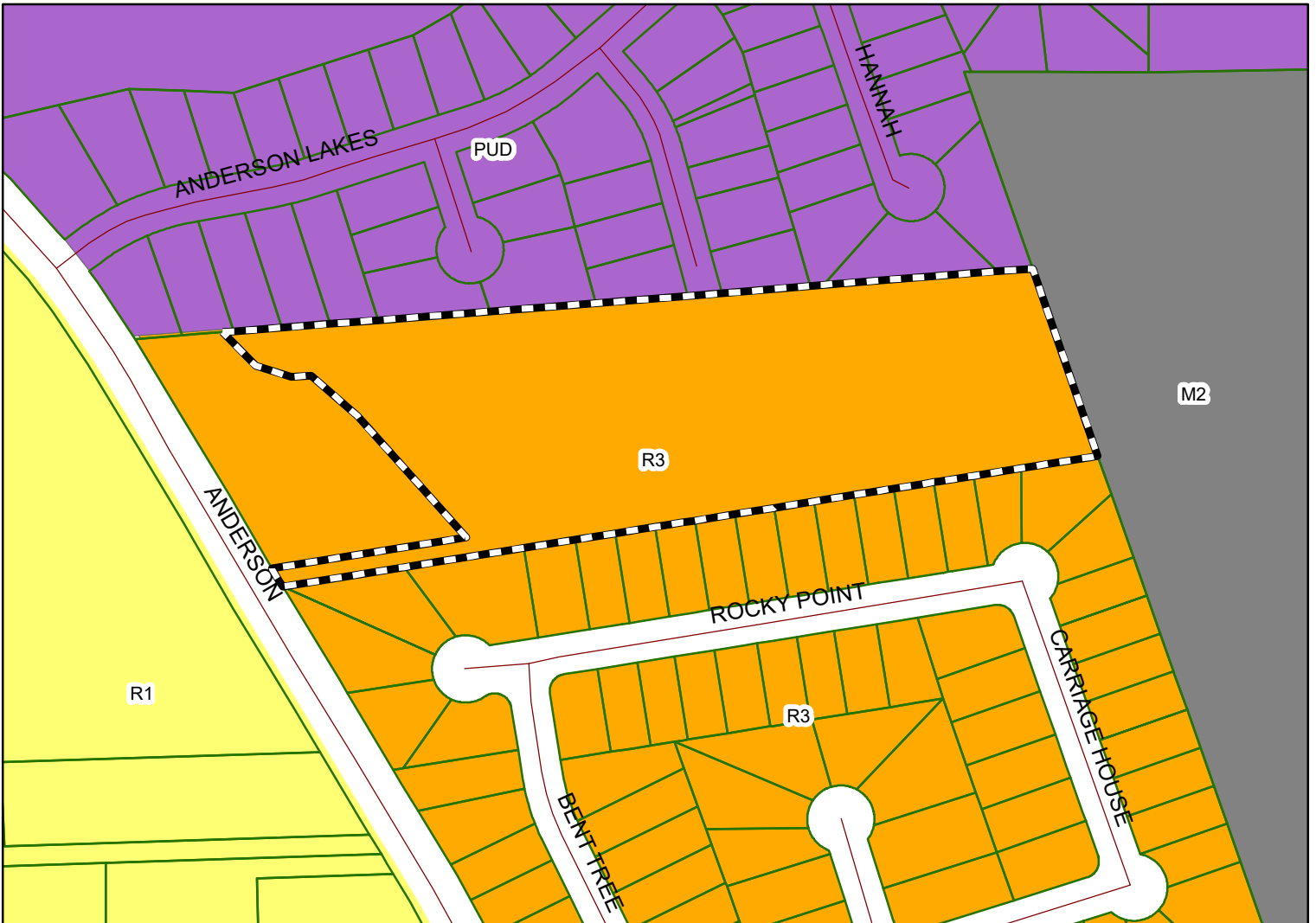
(PRINT NAME)

KENNETH WHITE

DATE

4/5/22

REDIVISION OF JIM JOE PERRY SUBDIVISION ANDERSON ROAD AND ANDERSON LAKES CIRCLE PRELIMINARY APPROVAL, A-1



The applicant is requesting approval for 24 single family home lots. The property is located in the R-3 zoning district.



Subject Property

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

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: April 26, 2022

Subdivision: Anderson Lakes SD

Agenda Item #: A-1

Action Requested: Preliminary Approval

Location of Property: Anderson Road

Property Owner(s): Souvanh and Pat Chanthongphio, owners
Flowers & White Engineering LLC, representative

Current Land Use: Undeveloped

Current Zoning: R-3

Flood Zone: FEMA – Nov 2, 2011 – MAP#01081C0090G – No portions of the property shown on plat are within the designated flood zone.

Staff Comments:

The applicant is requesting preliminary plat approval for a 24 lot subdivision. All lots are accessed from Anderson Lakes Circle; Lot 17 is a flag lot and has access to Anderson Road and Anderson Lakes Circle. The lots are in a R-3 zoning district and each lot meets the minimum 70' lot width and 10,000 square foot (sf) lot area requirements. The lots range in size from 10,100 square feet to 36,114 sf. All lot widths are at least 70 feet along the front property line or must be a minimum 30 feet at the minimum building setback line.

Staff recommends preliminary plat approval subject to the following.

- 1. Add property owner or developers name and address**
- 2. Add utility easement statement**
- 3. Install underground utilities**
- 4. Install sidewalks on at least one side of all streets.**
- 5. On final plat include a street name for “Street A” approved by City Engineer.**

Engineering Department Report

The developer will be required to submit an infrastructure construction and grading plan for the drainage, utility, post construction detention, and roadway installation to the Engineering and Public Works Departments for review and approval.

Once this approval and all other utility approvals have been met, a Land Disturbance Permit will be issued in concurrence with any applicable State and Federal Permits. Under the monitoring of the Engineering Department and other utilities, the roadway and infrastructure will be completed and tested. Once the construction is complete and a bond is provided for the maintenance and any unconstructed public infrastructure according to the Subdivision Regulations, a Final Plat can be submitted to the Planning Commission for consideration.

The Engineering Departments review comments have been addressed and the Department recommends preliminary plat approval for this application.

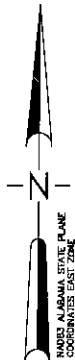
Opelika Utilities Board Report

Water service is accessible from Anderson Lakes Circle.

Opelika Power Services Report

This is outside of the Opelika Power Service territory.

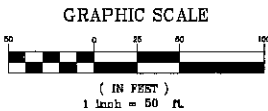
ANDERSON LAKES PRELIMINARY PLAT



NORTHWEST CORNER
OF SECTION 34,
TOWNSHIP 20 NORTH,
RANGE 27 EAST, 12E
COUNTY, ALABAMA

28 27
33 34

CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD	CHORD	DELTA	TANGENT
C1	23.66'	15.00'	S81°35'06"E	21.21'	90°00'00"	15.00'
C2	13.62'	15.00'	N57°24'18"E	13.16'	52°01'12"	7.32'
C3	8.50'	50.00'	S38°19'58"W	8.49'	91°44'30"	4.26'
C4	66.87'	50.00'	S78°55'56"W	61.25'	75°35'28"	38.78'
C5	48.71'	50.00'	N38°30'37"W	45.03'	53°31'24"	25.21'
C6	45.88'	50.00'	N18°24'45"E	44.08'	52°18'20"	24.59'
C7	52.70'	50.00'	N72°46'19"E	50.30'	80°23'40"	29.10'
C8	28.33'	50.00'	S60°47'55"E	27.85'	82°28'02"	14.58'
C9	13.62'	15.00'	N70°34'30"W	13.16'	92°01'12"	7.32'
C10	13.62'	15.00'	S57°24'18"W	13.16'	92°01'12"	7.32'
C11	45.51'	50.00'	S57°28'03"E	43.95'	82°08'42"	24.47'
C12	50.40'	50.00'	S87°34'55"E	48.20'	87°49'23"	27.68'
C13	45.50'	50.00'	S120°24'E	44.93'	53°23'39"	25.14'
C14	48.82'	50.00'	S41°32'17"W	45.16'	53°41'29"	26.31'
C15	56.51'	50.00'	N78°05'28"W	55.23'	87°03'11"	33.13'
C16	13.62'	15.00'	S70°34'30"E	13.16'	92°01'12"	7.32'



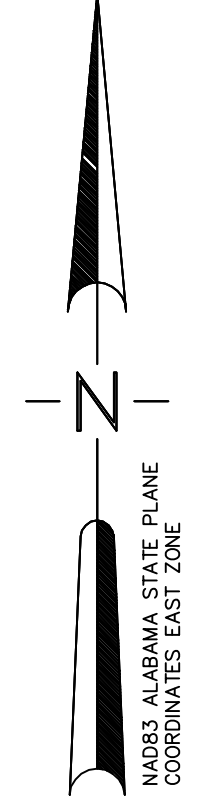
DATE DRAWN: 1-12-22
DATE DRAWN: 2-5-22

F&W PROJ: 21-552



Flowers & White
ENGINEERING, L.L.C.

PO BOX 231286 MONTGOMERY, AL 36123
PH: 334.356.7600 - FAX: 334.356.1231



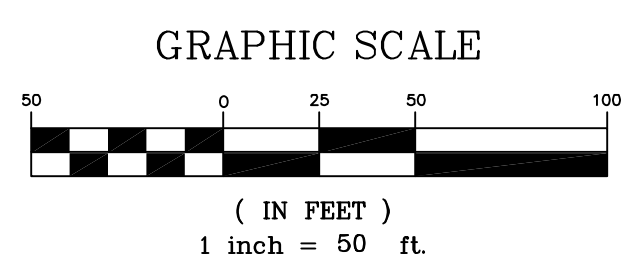
ANDERSON LAKES PRELIMINARY PLAT



NORTHWEST CORNER
OF SECTION 34,
TOWNSHIP 20 NORTH,
RANGE 27 EAST, LEE
COUNTY, ALABAMA

28 27
33 34

CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD	CHORD	DELTA	TANGENT
C1	23.56'	15.00'	S51°35'06"E	21.21'	90°00'00"	15.00'
C2	13.62'	15.00'	N57°24'18"E	13.16'	52°01'12"	7.32'
C3	40.75'	50.00'	S54°44'40"W	39.63'	46°41'57"	21.58'
C4	45.50'	50.00'	N75°50'02"W	43.95'	52°08'39"	24.46'
C5	43.66'	50.00'	N24°44'41"W	42.29'	50°02'02"	23.33'
C6	43.66'	50.00'	N25°17'20"E	42.29'	50°02'02"	23.33'
C7	61.99'	50.00'	N85°49'29"E	58.10'	71°02'15"	35.69'
C8	12.30'	50.00'	S51°36'39"E	12.27'	14°05'30"	6.18'
C9	13.62'	15.00'	N70°34'30"W	13.16'	52°01'12"	7.32'
C10	13.62'	15.00'	S57°24'18"W	13.16'	52°01'12"	7.32'
C11	66.93'	50.00'	N69°44'30"E	62.04'	76°41'38"	39.55'
C12	66.80'	50.00'	S33°38'19"E	61.94'	76°32'44"	39.45'
C13	43.67'	50.00'	S29°39'23"W	42.30'	50°02'40"	23.34'
C14	70.47'	50.00'	N84°56'35"W	64.78'	80°45'23"	42.52'
C15	13.62'	15.00'	S70°34'30"E	13.16'	52°01'12"	7.32'
C16	23.56'	15.00'	N38°24'54"E	21.21'	90°00'00"	15.00'



DATE DRAWN: 4-5-22 F&W PROJ: 21-552

Flowers & White
ENGINEERING, L.L.C.

PO BOX 231286 MONTGOMERY, AL 36123
PH. 334.356.7600 - FAX: 334.356.1231



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



DEADLINE: _____ MEETING: _____

SITE ADDRESS: _____

PROPERTY OWNER: _____

APPLICANT/AUTHORIZED REPRESENTATIVE: _____

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? _____

☐ Annexation ☐ Rezoning ☐ Other _____

PARCEL INFORMATION

Subdivision Name: _____

Current Land Use: _____

Current Zoning: _____

Proposed use of the Subdivision: _____

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

Number of Lots: _____ x \$3.00 = \$ _____

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

Fee: \$75.00

TOTAL = _____

PAID _____

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

**OWNERS/AUTHORIZED
REPRESENTATIVE SIGNATURE:**

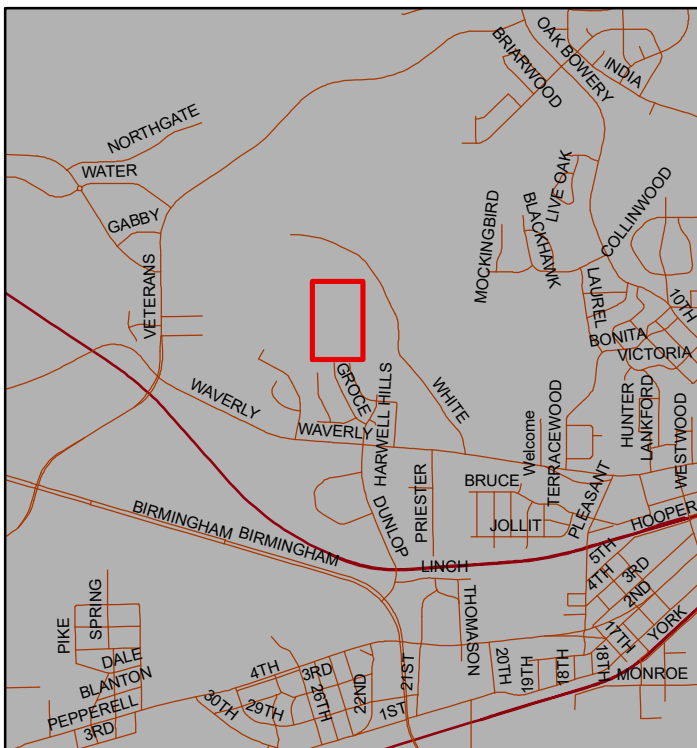
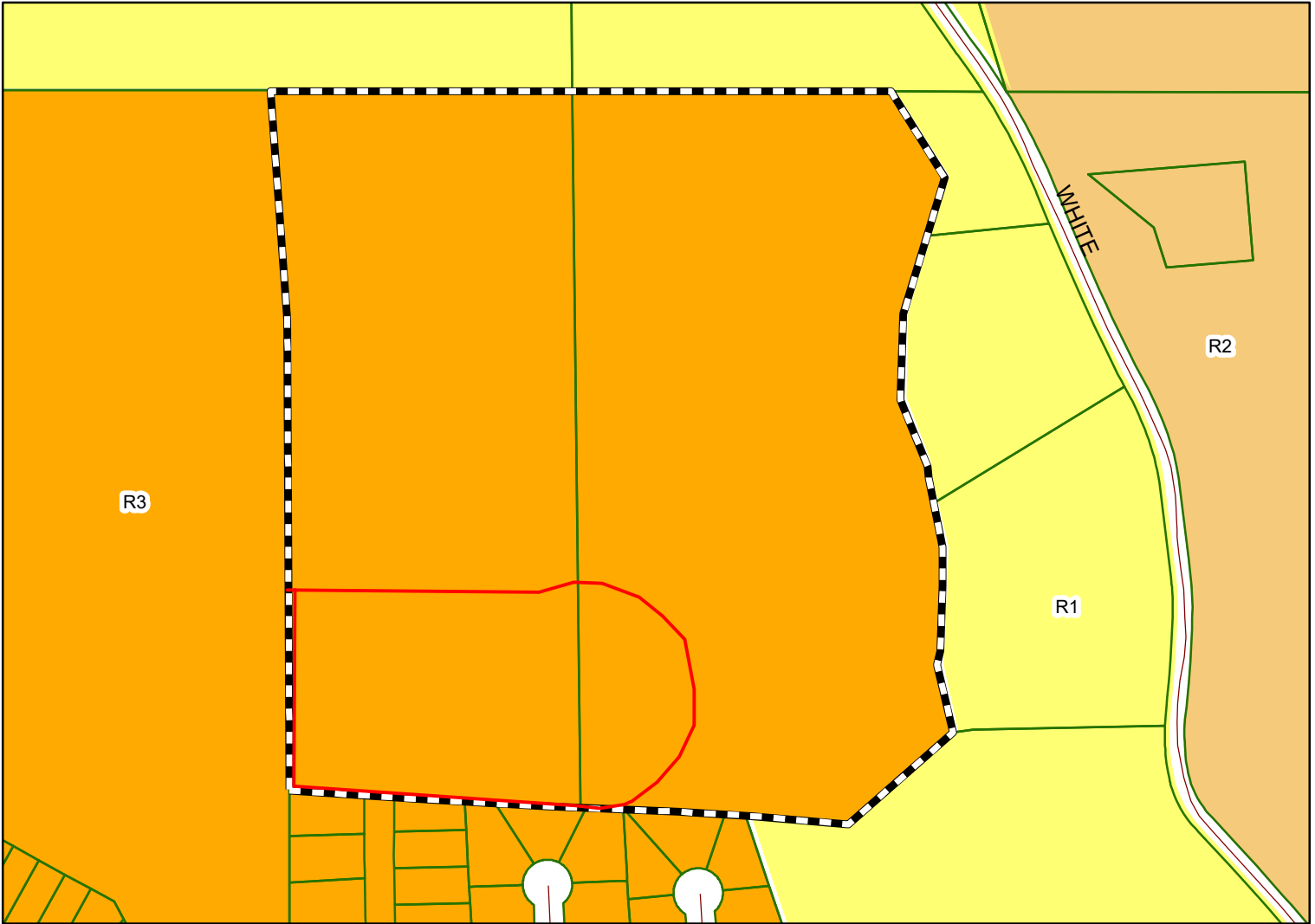
(PRINT NAME)

DATE

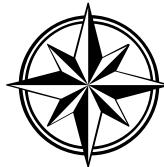
MCDONALD DOWNS SECOND ADDITION SUBDIVISION

MCDONALD DRIVE

FINAL APPROVAL, B-2



The applicant is requesting final approval for 19 single family home lots. The property is located in the R-3 zoning district.



Subject Property

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City of Opelika
Planning Commission
Planning Department Report

Meeting Date: April 26, 2022

Subdivision: McDonald Downs Subdivision, Second Addition

Agenda Item #: B-2

Action Requested: Revised Preliminary and Final Approval

Location of Property: Terminus of McDonald Drive

Property Owner(s): Brandon Hays, Member, Whiteridge Opelika, LLC
Ledge Nettles, Baseline Surveying and Design, LLC (surveyor)

Current Land Use: Undeveloped

Current Zoning: R-3 (Low Density Residential District)

Flood Zone: FEMA – November 2, 2011 – MAP#01081C0066G in “Zone X”,
outside the 0.2% annual chance floodplains except as shown on
plat in 100-year flood plain.

Staff Comments:

The applicant is requesting preliminary approval for a 20-lot subdivision on 42.27 acres with a remainder lot titled Parcel A. The 19 lots have public street access from an extension of McDonald Drive. Single family homes are proposed on the 19 lots. These lots exceed the minimum 10,000 square foot (sf) lot size requirement and most exceed the 70-foot lot width for a subdivision in the R-3 zoning district. The single-family home lots range in size from 10,017 sf to 17,458 sf. The density for the residential development in an R-3 zone is 3.5 units per acre, the proposed density is 3.0 units per acre. The R-3 zoning district requires the setback to be 30’ in the front, 25’ in the rear, 10’ on the side and 20’ on the side yard on street setback. The remainder Parcel A will be 36.50 acres. The current plat includes street access to Parcel A from White Road.

Staff recommends preliminary and final plat approval subject to the following:

- 1. Install underground utilities and install sidewalks on at least one side of the street in this phase of McDonald Drive.**
- 2. Show the name of the adjoining, existing subdivision.**

Engineering Department Report

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

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

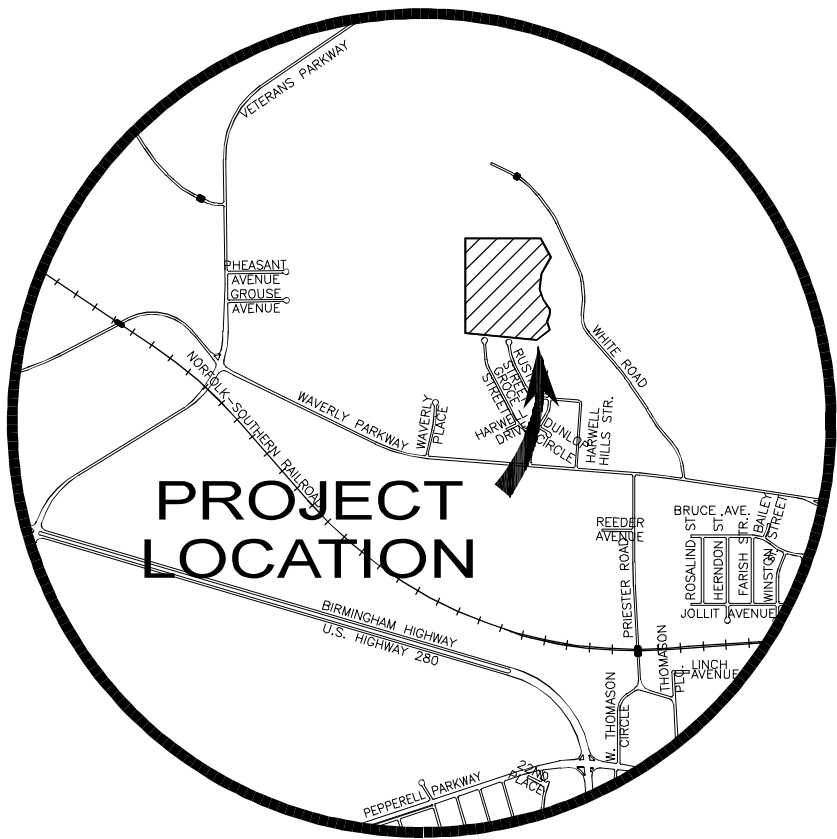
If these requirements are met, the Engineering Department recommends Final Plat approval.

Opelika Utilities Board Report

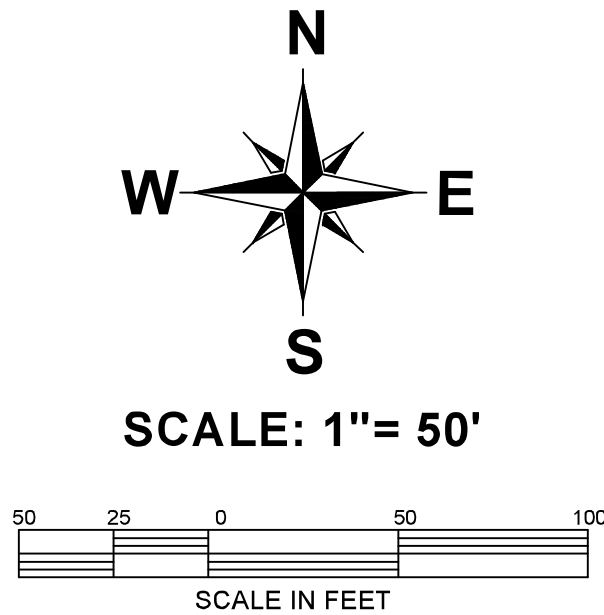
Testing and final inspection remain to be accomplished before we approve the water system work.

Opelika Power Services Report

This is inside the Opelika Power Service territory.

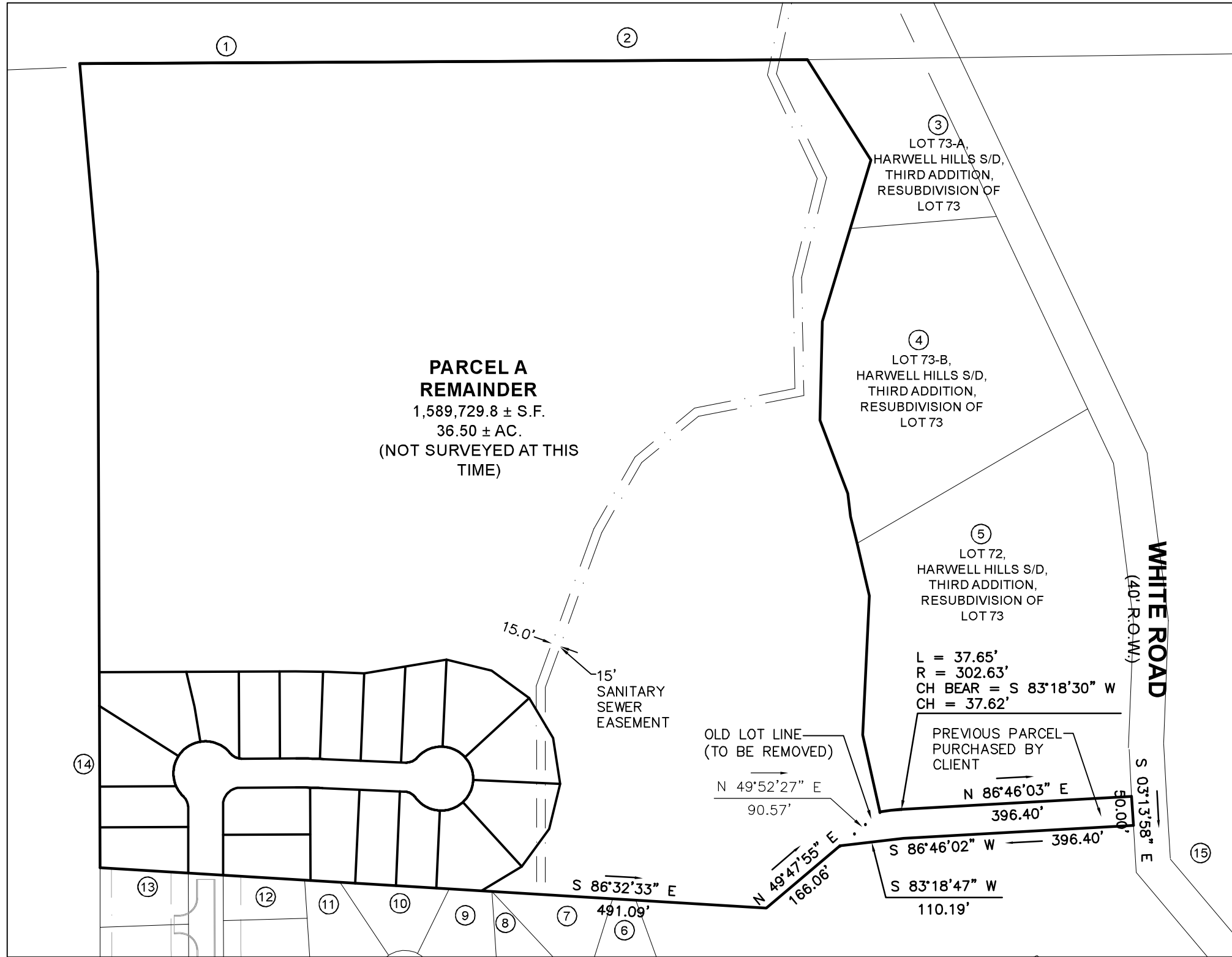


VICINITY MAP
NOT TO SCALE



MCDONALD DOWNS SECOND ADDITION

CURVE TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	
C1	25.00'	20.32'	19.76'	S 23°29'11" E	46°34'03"	
C2	55.00'	21.84'	21.70'	S 35°23'56" E	22°48'13"	
C3	55.00'	54.16'	52.00'	S 04°11'42" W	56°25'23"	
C4	55.00'	46.36'	45.00'	S 36°33'15" W	48°17'44"	
C5	55.00'	57.99'	55.34'	N 69°05'30" W	60°24'47"	
C6	25.00'	18.23'	17.83'	N 59°46'22" W	41°46'32"	
C7	25.00'	4.16'	4.16'	N 85°25'54" W	9°32'51"	
C8	1025.00'	612.27'	41.27'	N 89°02'57" W	2°18'26"	
C9	1024.98'	6.95'	6.95'	N 87°42'05" W	0°23'19"	
C10	25.00'	22.39'	21.65'	S 66°50'03" W	51°19'04"	
C11	55.00'	49.26'	47.63'	S 66°50'03" W	51°19'04"	
C12	55.00'	43.20'	42.10'	N 65°00'25" W	45°00'00"	
C13	55.00'	43.20'	42.10'	N 20°00'25" W	45°00'00"	
C14	55.00'	43.20'	42.10'	N 24°59'35" E	45°00'00"	
C15	55.00'	43.20'	42.10'	N 69°59'35" E	45°00'00"	
C16	55.00'	49.26'	47.63'	S 61°50'53" E	51°19'04"	
C17	25.00'	22.39'	21.65'	S 61°50'53" E	51°19'04"	
C18	975.00'	21.91'	21.91'	S 89°09'03" E	1°17'15"	
C19	975.00'	23.96'	23.96'	S 89°29'55" E	1°24'30"	
C20	30.00'	47.12'	42.43'	N 44°47'50" E	90°00'00"	



DETAIL OF REMAINDER
SCALE 1" = 200'

STATE OF ALABAMA
LEE COUNTY

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

IN WITNESS WHEREOF, I HAVE HEREONTO SET MY HAND AND SEAL ON THIS THE 5TH DAY OF APRIL, 2022.

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, BRANDON HAYS, AS MEMBER OF WHITERIDGE OPELIKA, LLC, AND AS OWNER OF THE REAL PROPERTY SHOWN ON THIS PLAT HEREBY JOINS IN THE STATEMENT OF ARTHUR R. NETTLES AND CERTIFY THAT IT IS MY PURPOSE TO SUBDIVIDE LANDS SO PLATTED INTO LOTS AS SHOWN.

IN WITNESS WHEREOF, I HAVE HEREONTO SET MY HAND ON THIS THE ____ DAY OF APRIL, 2022.

BRANDON HAYS, MEMBER
WHITERIDGE OPELIKA, LLC

STATE OF ALABAMA
LEE COUNTY

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE ____ DAY OF APRIL, 2022.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:

NOTES:

- THIS PARCEL IS SUBJECT TO ANY EASEMENTS, RIGHT-OF-WAY, OR OTHER RESTRICTIONS OF RECORD THAT MAY EXIST.
- BEARINGS AND ELEVATIONS BASED ON GPS RTK OBSERVATION USING OPELIKA CORRS. HORIZONTAL DATUM IS NAD 83 ALABAMA EAST ZONE STATE PLANE COORDINATE SYSTEM. VERTICAL DATUM IS NAVD 88.
- NO TITLE SEARCH WAS DONE AS PART OF THIS SURVEY.
- NORTH IS TAKEN FROM THE GRID NORTH.
- AN EASEMENT IS HEREBY GRANTED TO THE CITY OF OPELIKA, ALABAMA, A MUNICIPAL CORPORATION, FOR THE PURPOSE OF INSTALLING AND MAINTAINING GUY WIRES AND ANCHORS TO STABILIZE POLE LINES; EASEMENT TO BE TEN (10) FEET WIDE, BEING FIVE (5) FEET ON EACH SIDE OF THE FRONT AND SIDE LOT LINES.
- ACCORDING TO FEMA FIRM MAP NO. 01081C0068G, FOR THE CITY OF OPELIKA, ALABAMA, PANEL NUMBER 66 OF 381, THE PROPERTY LIES IN ZONE X, WHICH IS NOT A FLOOD PRONE AREA. ACCORDING TO FEMA FIRM MAP NO. 01081C0068G, FOR THE CITY OF OPELIKA, ALABAMA, PANEL NUMBER 68 OF 381, THE PROPERTY LIES IN ZONE X, WHICH IS NOT A FLOOD PRONE AREA.
- THE OWNER OF THE PROPERTY IS WHITERIDGE OPELIKA, LLC, 2890 CORPORATE DR., OPELIKA, AL 36801.

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

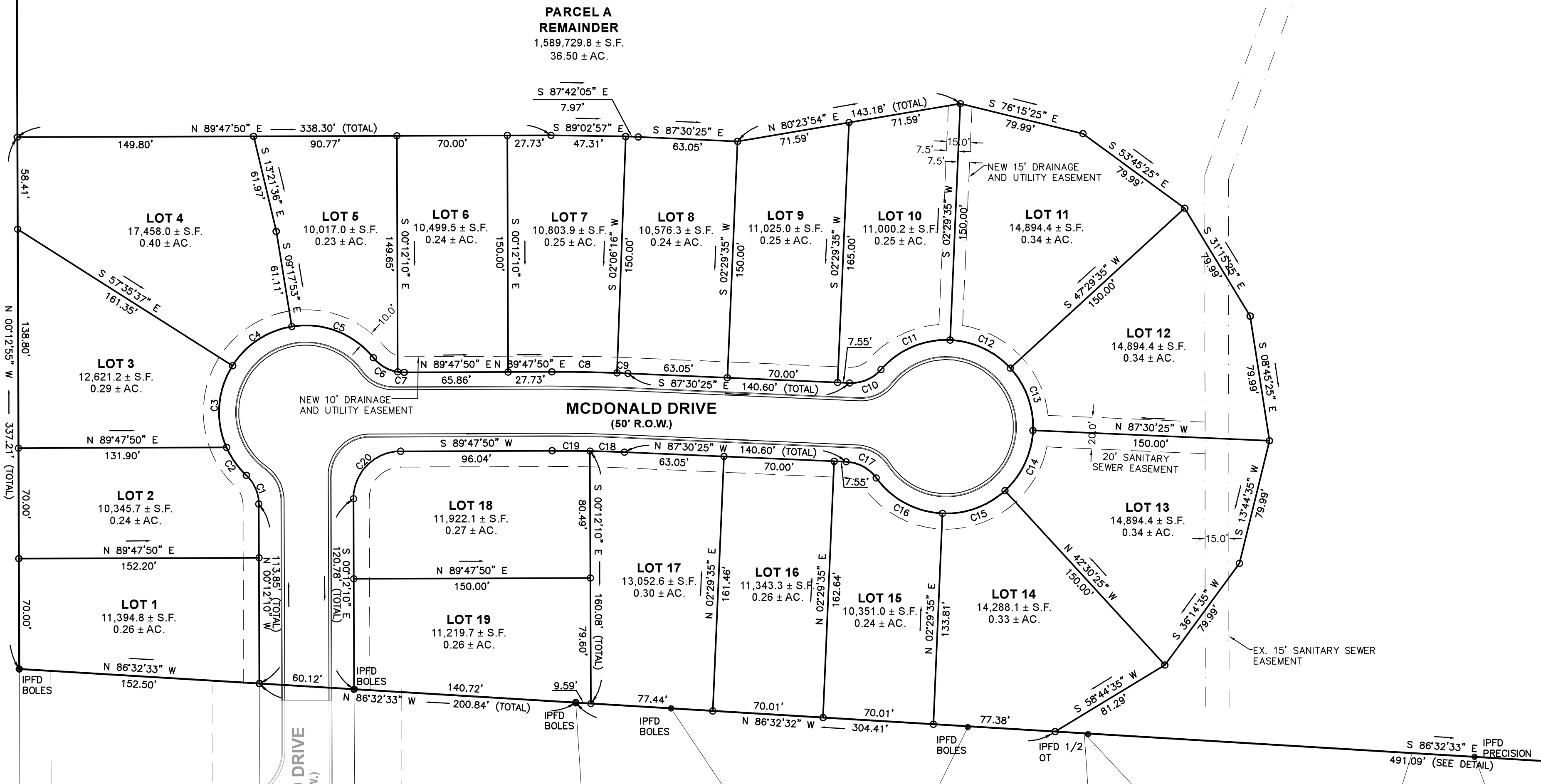
APPROVED BY THE OPELIKA CITY PLANNING DIRECTOR, OPELIKA, ALABAMA:
PLANNING DIRECTOR: _____ DATE: _____

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

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

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

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



ADJOINING PROPERTY OWNER LIST

- 43 09 01 02 3 000 001 000
WHITE HARRY NORWOOD TRUST
C O DIANE WHITE YOUNG
815 THOUSAND OAKS LOOP
SAN MARCOS, TX 78666
- 43 09 01 02 4 000 002 000
WHITE HARRY NORWOOD TRUST C O
DIANE WHITE YOUNG
815 THOUSAND OAKS LOOP
SAN MARCOS, TX 78666
- 43 09 01 11 1 000 003 020
YUILL GRAHAM T & PAMELA G
910 WHITE RD
OPELIKA, AL 36801
- 43 09 01 11 1 000 003 020
YUILL GRAHAM T & PAMELA G
910 WHITE RD
OPELIKA, AL 36801
- 43 09 01 11 1 000 003 024
BOERSMA MELISSA D
808 WHITE RD
OPELIKA, AL 36801
- LOT 25
HARWELL HILLS, 4TH ADDITION
43 09 01 11 1 000 032 000
THOMAS LARRY & MARY
709 RUSTIC ST
OPELIKA, AL 36801
- LOT 26
HARWELL HILLS, 4TH ADDITION
43 09 01 11 1 000 031 000
TUCKER CLAUDIA STANSELL
711 RUSTIC ST
OPELIKA, AL 36801
- LOT 24
HARWELL HILLS, 4TH ADDITION
43 09 01 11 1 000 030 000
WINSTON MARCUS J & KATHERINE
710 RUSTIC ST
OPELIKA, AL 36801
- LOT 11
HARWELL HILLS, 4TH ADDITION
43 09 01 11 1 000 017 000
CAMPBELL L DOYCE & RHONDA J
715 GROCE ST
OPELIKA, AL 36801
- LOT 10
HARWELL HILLS, 4TH ADDITION
43 09 01 11 2 000 018 000
EZZELL ROBERT C & KELLIE M
717 GROCE ST
OPELIKA, AL 36801
- LOT 9
HARWELL HILLS, 4TH ADDITION
43 09 01 11 2 000 017 000
NEVELL RAY MCLENDON
715 GROCE ST
OPELIKA, AL 36801
- LOT 6
MCDONALD DOWNS, 1ST ADDITION
43 09 01 11 2 000 093 000
WATSON WYATT WAYNE & BRANDI
731 MCDONALD DR
OPELIKA, AL 36801
- LOT 5
MCDONALD DOWNS, 1ST ADDITION
43 09 01 11 2 000 093 000
TRADEMARK QUALITY HOMES INC
P O BOX 926
GREENVILLE, GA 30222
- 43 09 01 11 2 000 002 000
PARCEL D
WAVERLY PARK SUBDIVISION
R & S PROPERTIES LLC
1620 YARBROUGH FARMS BLVD
AUBURN, AL 36830
- 43 09 01 11 1 000 001 000
REID CAROLYN BRUCE
520 WHITE RD
OPELIKA, AL 36801

MCDONALD DOWNS SECOND ADDITION

SEC. 11 T 19 N Rg 26 E
OPELIKA LEE COUNTY ALABAMA
SCALE: 1" = 50'
ARTHUR R. NETTLES, AL. P.L.S. REG. NO. 23346
ALABAMA CERT. OF AUTH. CA. NO. 922

2003 Yarbrough Drive, Suite A
Opelika, Alabama 36801
Phone: (334) 748-9200
Web: www.baseline-llc.com



THIS DRAWING IS THE PROPERTY OF BASELINE SURVEYING & DESIGN, LLC.
THIS DRAWING IS THE PROPERTY OF BASELINE SURVEYING & DESIGN, LLC. AND MAY NOT BE
REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT
WRITTEN PERMISSION FROM BASELINE SURVEYING & DESIGN, LLC.

JOB NO.
B12021.03

DRAWN
CMS

CHECK/CHIEF
ARN



**APPLICATION FOR
SUBDIVISION APPROVAL**
PLANNING DEPARTMENT **2849**
700 FOX TRAIL
OPELIKA, AL 36801



DEADLINE: 4/15/22 MEETING: 4/26/22

SITE ADDRESS: 1203 Crawford Road, Opelika, Lee County, Alabama 36801

PROPERTY OWNER: Global Impact Church Inc, c/o Derek B. Thomas

APPLICANT/AUTHORIZED REPRESENTATIVE: Derek B Thomas / Mike Maher

MAILING ADDRESS: 2124 Moores Mill Rd Suite 110, Auburn, AL

PHONE NUMBER: 334-821-0105

FAX NUMBER: 334-821-4044

EMAIL ADDRESS: mike.precisionsurv@gmail.com

TYPE OF PLAT APPROVAL REQUESTED

☐ SKETCH PLAN ☐ ADMINISTRATIVE ☐ PRELIMINARY ☒ FINAL

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

☐ Annexation ☐ Rezoning ☐ Other _____

PARCEL INFORMATION

Subdivision Name: Global Impact Subdivision

Current Land Use: residential

Current Zoning: R1

Proposed use of the Subdivision: single family residential

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

Number of Lots: 8 x \$3.00 = \$0

Number of APO: 8 x \$7.00 = \$0
(Adjacent Property Owners)

Fee: \$75.00

TOTAL = 75.00

PAID _____

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

OWNERS/AUTHORIZED

REPRESENTATIVE SIGNATURE:

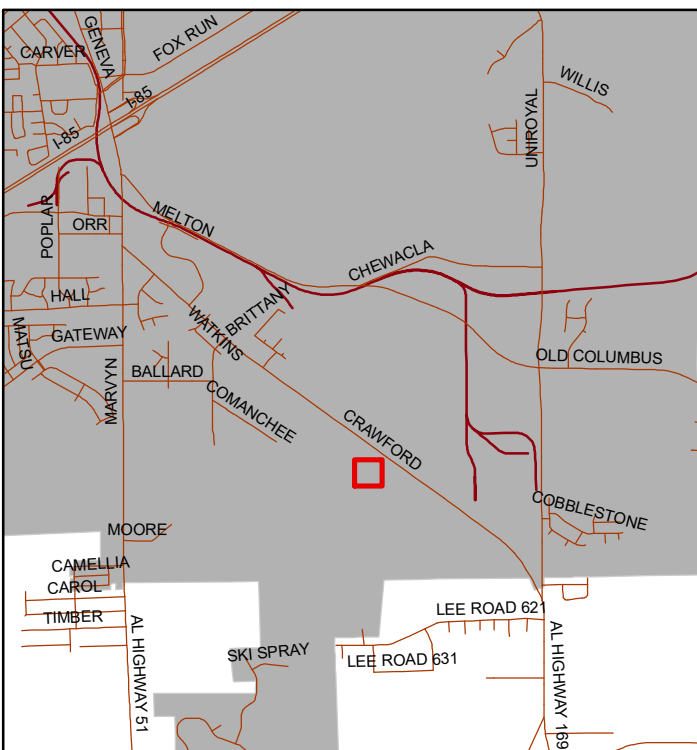
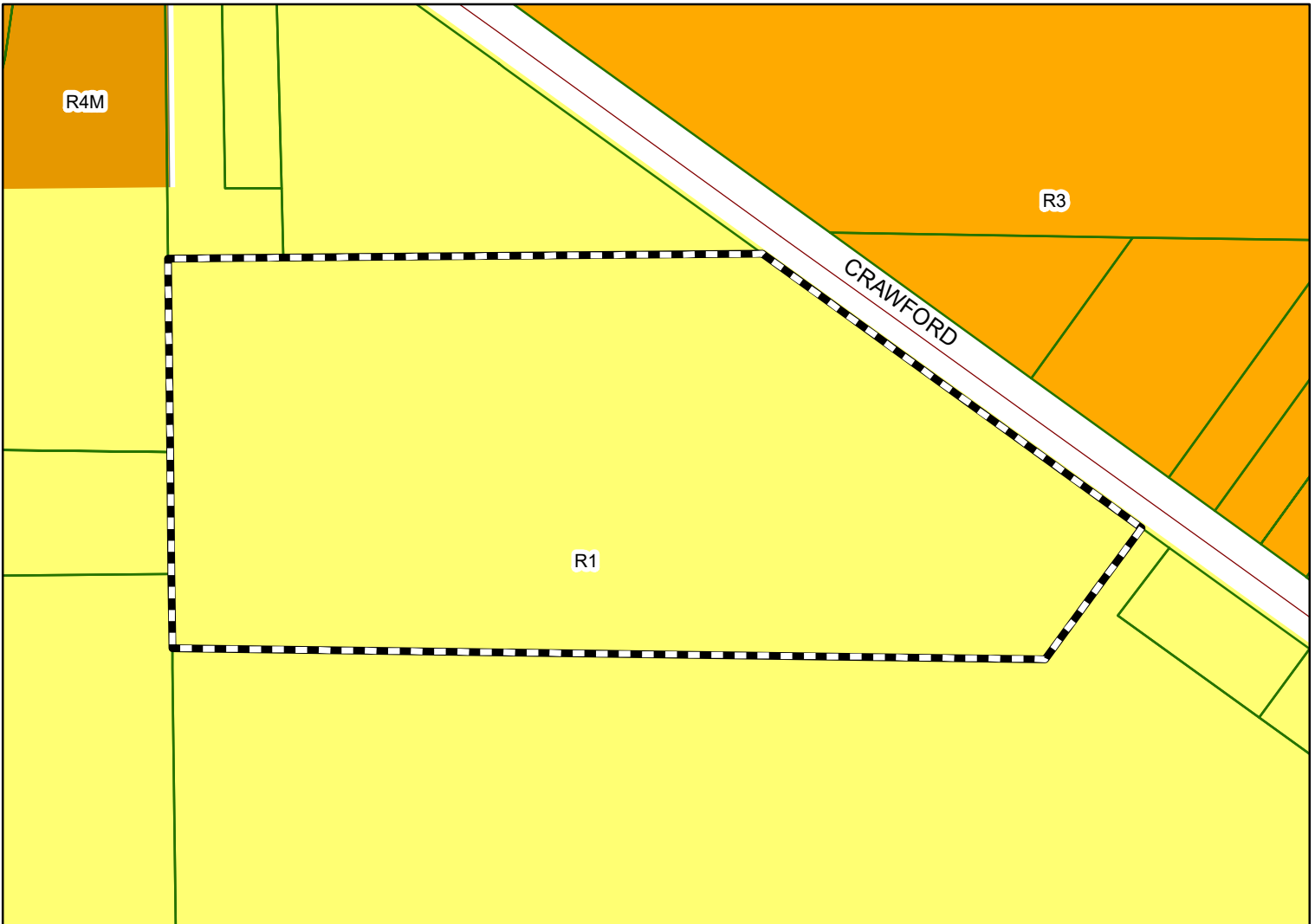
Derek B Thomas

(PRINT NAME) Derek B. Thomas

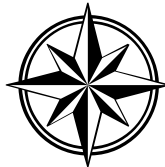
4-5-2022

DATE

GLOBAL IMPACT SUBDIVISION
1203 CRAWFORD ROAD
FINAL APPROVAL, C-3



The applicant is requesting final approval for 8 single family home lots. The property is located in the R-1 zoning district.



Subject Property

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

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: April 26, 2022

Subdivision: Global Impact Subdivision

Agenda Item #: C-3

Action Requested: Final Approval

Location of Property: 1203 Crawford Road

Property Owner(s): Global Impact Church Inc. c/o Derek B. Thomas
Mike Maher, surveyor

Current Land Use: Undeveloped, Single-Family Home and Church

Current Zoning: R-1

Flood Zone: FEMA – Nov 2, 2011 – MAP#01081C0230G –Flood Zone “X” -
Area is outside the 0.2% annual chance flooding.

Staff Comments:

The applicant is requesting final approval for a nine (9) lot subdivision off Crawford Road. The existing lot has a large home and large warehouse style building that will remain on the south side of the property (Lot 8). The eight (8) lots will take access from a new street with a cul-de-sac at the end. The street will access Crawford Road. Each of the eight (8) lots meets the minimum lot size requirement in the R-1 zoning district of 1 acre or larger. The lot sizes range from 1.41 acre to 8.61 acres. Lots 1-7 take access off the new street.

Staff recommends final approval subject to the following:

1. The name and address of the owner/developer needs to be shown.
2. Add the Opelika power/communications easement note on the final version.
3. Add a note that lot 7 will not take direct access from Crawford Road.

Engineering Department Report

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

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

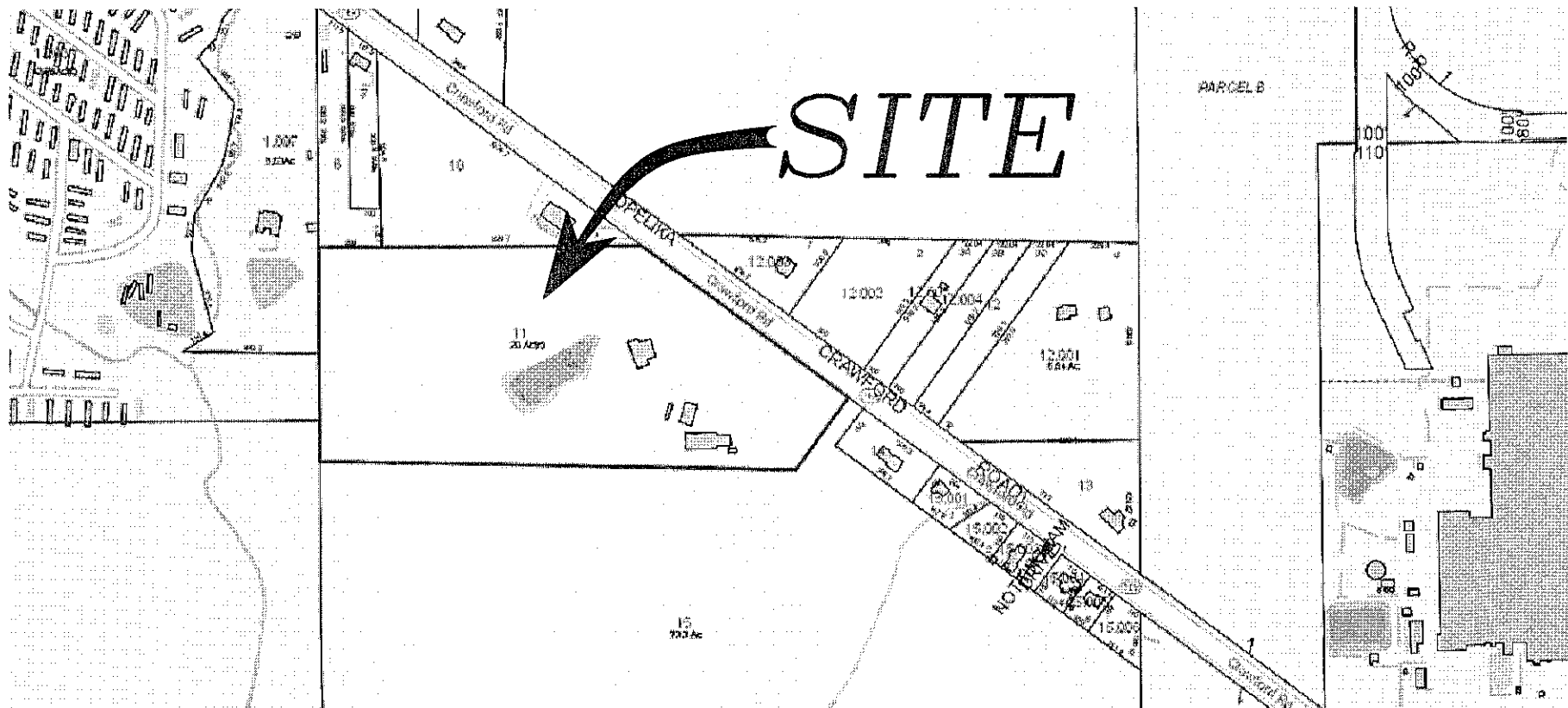
If these requirements are met, the Engineering Department recommends Final Plat approval.

Opelika Utilities Board Report

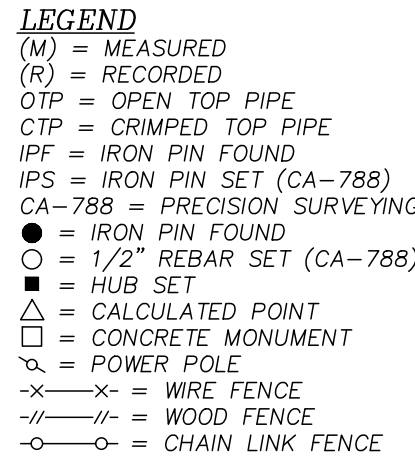
Approved for final plat.

Opelika Power Services Report

This is inside the Opelika Power Service territory.



VICINITY MAP
NOT TO SCALE



NOTES:

1. SOURCE OF INFORMATION: DEED BOOK 2521 PAGE 29
2. BEARINGS BASED ON STATE PLANE COORDINATES, NAD 1983, ALABAMA EAST ZONE, US FOOT COORDINATES SET USING RTR, ALDOT CORS AS CONTROL
3. DATE OF FIELD SURVEY: MARCH 30, 2022
4. DATE OFFICE WORK COMPLETED: APRIL 5, 2022.
5. A 10' EASEMENT IS HEREBY GRANTED TO THE CITY OF OPELKA AND TO ANY UTILITY OR OTHER PARTY WHO MAY BE DESIRING TO USE THE PROPERTY FOR THE PURPOSE OF INSTALLING, OPERATING, AND MAINTAINING POLE LINES, GUY WIRES AND OTHER FACILITIES.
6. THIS SITE IS SERVED WITH OPELKA WATER; ON-SITE SEWER AND OPELKA POWER SERVICES.
7. THERE IS NO 100 YEAR FLOOD PLAIN ON THIS PROPERTY PER FEMA FIRM 010810230G DATED 11/02/2011.

Notary Public: _____ My commission expires: _____

Curve Table				
Curve #	Length	Radius	CHORD DIRECTION	CHORD DISTANCE
C1	35.74	30.00	N88°21'53"W	33.66
C2	24.38	30.00	S33°21'36"W	23.72
C3	38.06	50.00	N31°53'02"E	37.15
C4	40.73	50.00	N77°01'48"E	39.62
C5	38.00	50.00	S57°51'34"E	37.09
C6	38.19	50.00	S141°2'30"E	37.26
C7	38.00	50.00	S29°26'34"W	37.09
C8	45.38	50.00	S77°12'47"W	43.83
C9	24.38	30.00	N79°55'39"E	23.72
C10	10.77	30.00	N67°27'14"E	10.71
C11	58.33	30.00	N01°28'04"E	49.57

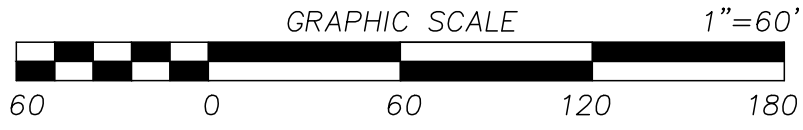


CALCULATED
FROM DEED
1302/647 AND
DEED 2416/240

LEGEND

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

GRAPHIC SCALE



NOTES:

- SOURCE OF INFORMATION: DEED BOOK 2521 PAGE 29
- BEARINGS BASED ON STATE PLANE COORDINATES, NAD 1983, ALABAMA EAST ZONE, US FOOT. COORDINATES SET USING RTK GPS, ALDOT CORS AS CONTROL
- DATE OF FIELD SURVEY: MARCH 30, 2022
- DATE OFFICE WORK COMPLETED: APRIL 5, 2022
- AN EASEMENT IS HEREBY GRANTED TO THE CITY OF OPELIKA AND TO ANY UTILITY COMPANIES SERVING THE CITY OF OPELIKA FOR THE PURPOSE OF INSTALLING, OPERATING, AND MAINTAINING POLE LINES, GUY WIRES AND OTHER FACILITIES. EASEMENT TO BE TEN (10) FEET WIDE, BEING FIVE (5) FEET ON EACH SIDE OF THE FRONT AND SIDE LOT LINES.
- THERE IS NO 100 YEAR FLOOD PLAIN ON THIS PROPERTY PER FEMA FIRM 01081C0230G DATED 11/02/2011.

STATE OF ALABAMA
LEE COUNTY

The lot(s) on this plat are subject to approval or deletion by the Lee County Health Department (LHD). No representation is made that any lot on this plat will accommodate an On Site Sewage System (OSS). The appropriateness of a lot for wastewater (sewage) treatment and disposal shall be determined when an application is submitted. If permitted, the lot approval may contain certain conditions which restrict the use of the lot or obligate owners to special maintenance and reporting requirements, and these are on file with said Health Department and are made a part of this plat as if set out herein.

This the ____ day of _____, 20__.

Health Officer
County of Lee, Alabama

CALCULATED
FROM DEED
1302/647 AND
DEED 2416/240

9
257,688 SF±
5.92 AC±
BASED ON DEED
1302/647 AND
DEED 2416/240
BOUNDARY NOT
FIELD SURVEYED

State of Alabama
Lee County

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

In witness whereof, I have hereunto set my hand and seal on this
the ____ day of _____, 2022.

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

State of Alabama
Lee County

I, Global Impact Church Inc., owner of the real property shown on this plat, hereby joins in the statement of Michael T. Maher, and certify that it was and is its purpose to subdivide the lands so platted as shown,

In witness whereof, I have hereunto set my hand on this
the ____ day of _____, 2022.

Derek B Thomas, President of Global Impact Church Inc.

State of Alabama
Lee County

I, _____, a Notary Public, in and for said County in said State, hereby certify that Derek B Thomas, whose name as president of Global Impact Church Inc. is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

In witness whereof, I have hereunto set my hand and seal on this
the ____ day of _____, 2022.

Notary Public: _____ My commission expires: _____

GLOBAL IMPACT SUBDIVISION SEC. 28 T 19 N R 27 E OPELIKA LEE COUNTY ALABAMA

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

Director: _____ Date: _____

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

Chairman: _____ Date: _____

Approved by the Opelika Utilities Board, Opelika, Alabama:

Opelika Utilities Board: _____ Date: _____

Approved by the Opelika City Engineer, Opelika, Alabama:

Engineer: _____ Date: _____

Reviewed by Opelika Power Services, Opelika, Alabama:

Opelika Power Services: _____ Date: _____

Approved by the Opelika Public Works Department:

Public Works Director: _____ Date: _____



SITE

Curve Table				
Curve #	Length	Radius	CHORD DIRECTION	CHORD DISTANCE
C1	35.74	30.00	N88°21'46"W	33.66
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C4	40.73	50.00	N77°01'48"E	39.62
C5	38.00	50.00	S57°51'34"E	37.09
C6	38.19	50.00	S14°12'30"E	37.26
C7	38.00	50.00	S29°26'34"W	37.09
C8	45.38	50.00	S77°12'47"W	43.83
C9	24.38	30.00	N79°55'39"E	23.72
C10	10.77	30.00	N67°27'14"E	10.71
C11	58.33	30.00	N01°28'04"E	49.57



2124 Moores Mill Road
Suite 110
Auburn, Alabama 36820
Phone (334) 821-0705
www.precisionsurveying.us

**PRECISION
SURVEYING**

Drawn By: 10/NTM
Scale: 1"=60'
File Name: 20-304-SD
Date: 4-12-2022

Sheet Title:



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



DEADLINE: _____ MEETING: _____

SITE ADDRESS: 0 Century Blvd
PROPERTY OWNER: Clayton Properties Group, Inc.
APPLICANT/AUTHORIZED REPRESENTATIVE: Clayton Properties Group, Inc./Brooks Harris
MAILING ADDRESS: 2128 Moores Mill Rd, Suite C, Auburn, AL 36830
PHONE NUMBER: (334) 884-6064 **FAX NUMBER:** (334) 884-6024
EMAIL ADDRESS: bbasquin@fg-inc.net

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 INFORMATIONSubdivision Name: Legacy Village Townhomes, Phase 2Current Land Use: VacantCurrent Zoning: C2Proposed use of the Subdivision: Townhomes

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

Number of Lots: 27 x \$3.00 = \$ 81.00Number of APO: 8 x \$7.00 = \$ 56.00
(Adjacent Property Owners)Fee: \$75.00**TOTAL** = 212.00**PAID** _____

I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) Legacy Village Townhomes, Phase 2 Subdivision. I understand that I must provide certain information as noted in Section 4.2, Section 4.3, and/or Section 4.4 of the Opelika Subdivision Regulations in order for the Planning Commission to review my plans. The City may require additional information or requirements, or waive certain requirements, at any time during the process. Failure to provide accurate and complete information may result in disapproval by the Planning Department and/or Planning Commission. This application, plat, and all other information are submitted with the full authorization and knowledge of the property owner(s). The undersigned below hereby swears to be the authorized applicant designated by the property owner(s) as representative or agent for the property owner(s) and therefore authorized to make said application and submit said documents on this request. The undersigned authorizes the City to inspect the subject property as necessary in reviewing the above referenced request.

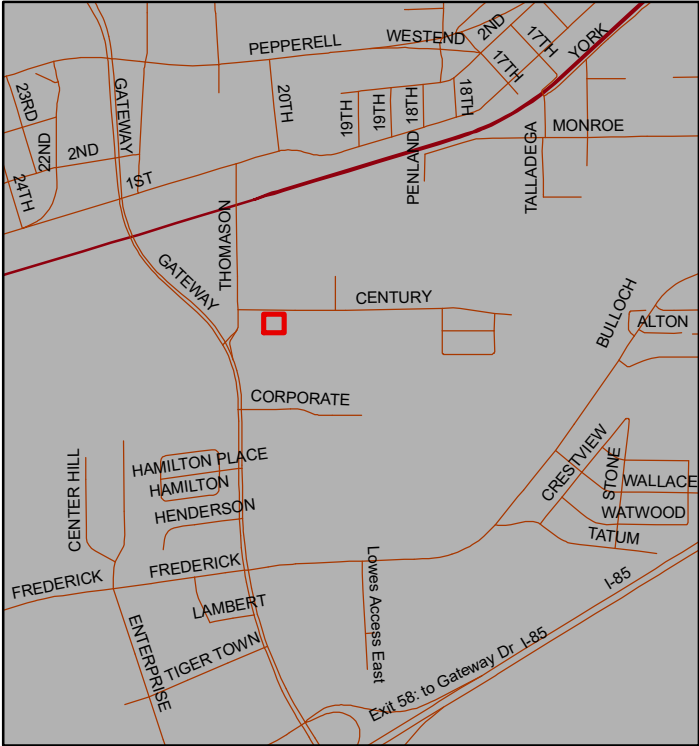
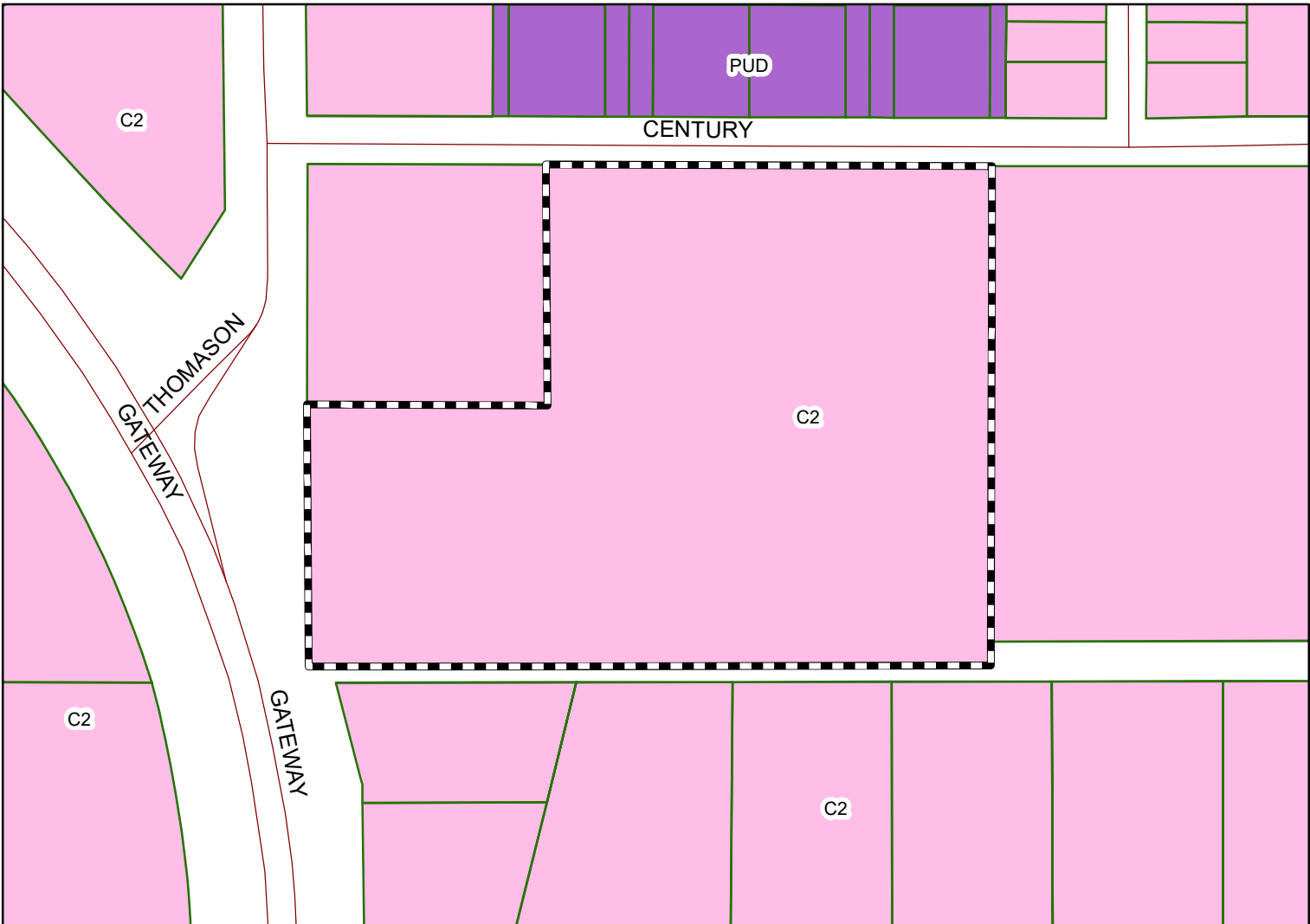
OWNERS/AUTHORIZED**REPRESENTATIVE SIGNATURE:** (PRINT NAME) Jerry Howard, Jr.04/04/2022

DATE

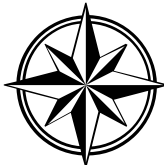
LEGACY VILLAGE TOWNHOMES PHASE 2 SUBDIVISION

CENTURY BOULEVARD

FINAL APPROVAL, C-4



The applicant is requesting final approval for 27 townhome lots. The property is located in the C-2 zoning district.



Subject Property

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

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: April 26, 2022

Subdivision: Legacy Village Townhomes SD, Phase 2

Agenda Item #: C-4

Action Requested: Final Approval

Location of Property: 1901 Century Boulevard

Property Owner(s): Clayton Properties Group, Inc./Brooks Harris, manager
Brett Basquin, Foresite Group, Inc., authorized representative

Current Land Use: Undeveloped

Current Zoning: C-2, GC-P

Proposal

The applicant is requesting final plat approval for the remaining 27 lots of a 53-lot townhome subdivision. The townhome units are attached together sharing a common side wall in either four, five, or six townhome units grouped together. The townhomes on individual lots will be sold including front and rear yard areas. The 27 lots meet the minimum yard size requirement of at least 50% of the main floor size of a unit. The 27 townhome lots exceed the 1,800-sf minimum lot size and 20-foot lot width required for a townhouse development. The lot widths range from 27' to 52' wide, and the lot area from 3,070 square feet to 6,140 sf. Each unit has two parking spaces as required. Underground utilities are installed and sidewalks on at least one side of all streets are shown on construction plans; sidewalks will be installed when construction of townhome units are near completion. A 5' access easement is shown along all rear property lines of each townhome group providing access to a street. The exterior building material is brick on front wall and lap siding and/or board & batten on side and rear walls.

A landscape buffer is planted along Century Boulevard consisting of trees and shrubs. A landscape plan for each townhome group will be submitted as required before a building permit is issued for a townhome group; for Legacy Village the landscape plan is typically 11 trees and 8 shrubs planted in the front yard of a townhome group.

Most of Parcel B (5.4 acres) shown on plat is in a floodplain and will remain as an open space lot. The common area is maintained by the Legacy Townhomes HOA (Homeowner's Association) as stated on the plat (note #10).

Staff recommends final approval subject to the following installed before a CO (certificate of occupancy) is issued:

1. Install sidewalks on at least one side of all streets.
2. Install landscaping, grass & ground cover on all yard areas.
3. All utilities shall be underground.
4. Any fencing by developer/property owners should be consistent on all lots.
5. Change the street name of the east side street from Legacy Circle to Time Court

Engineering Department Report

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

- All drainage structures, aggregate base and first layer of pavement have been placed.
- All stop and roadway signs have been installed.
- Maintenance Bond and Performance Bond of the estimated total infrastructure cost will have been submitted.
- As-built documents of the roadway, and storm drain in the form of an Autocad and PDF digital file have been submitted to the Engineer Department. The required data should include location and elevations of all the inverts of the systems.

The Engineering Department recommends Final Plat approval.

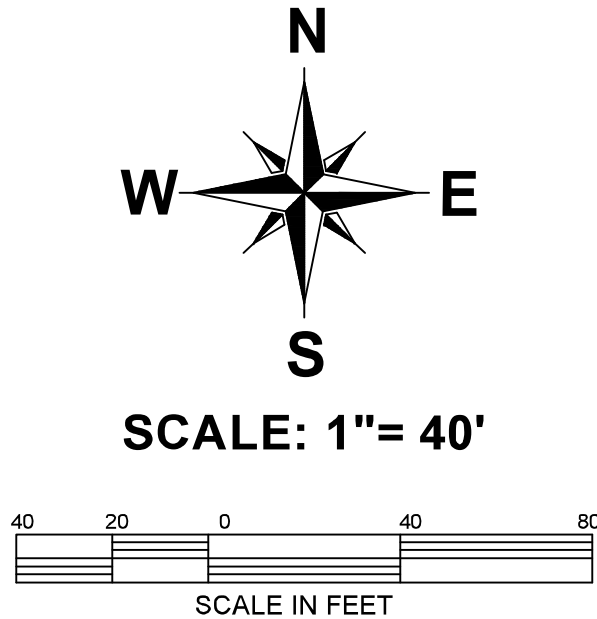
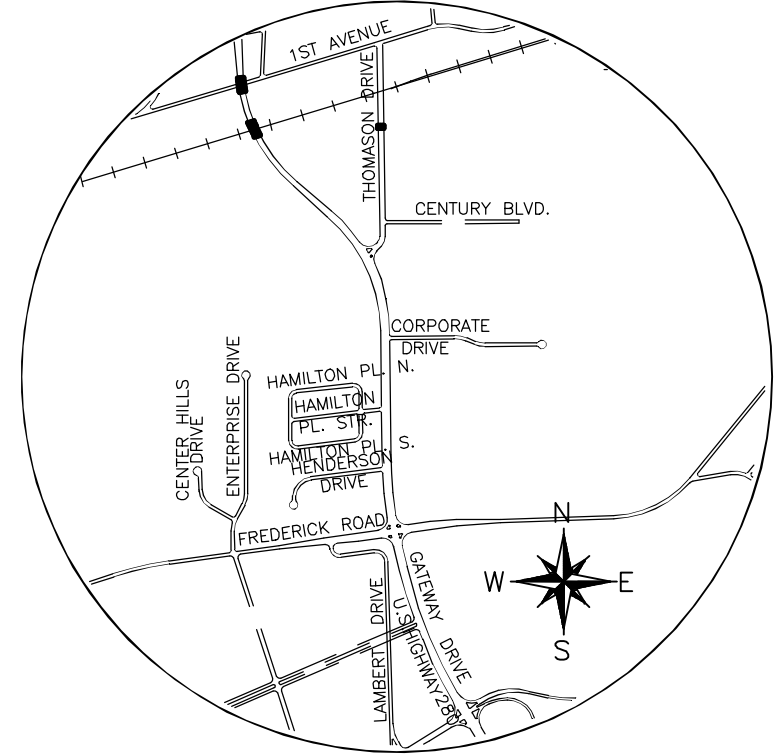
Opelika Utilities Board Report

Approved for final plat.

Opelika Power Services Report

This is inside the Opelika Power Service territory.

LEGACY VILLAGE TOWNHOMES
PHASE 2



LEGEND

- CT CRIMPED TOP
OT OPEN TOP
IPFD IRON PIN FOUND
IPSO IRON PIN SET
Δ CALCULATED POINT
■ CONCRETE MONUMENT FOUND
SPIKE NAIL SET
R.O.W. RIGHT-OF-WAY
(F) FIELD MEASUREMENT
(P) PLAT DIMENSION

ADJOINERS ACROSS CENTURY BOULEVARD

- LOT 7, CENTURY PARK (P.B. 23, PG 122)
43 09 06 13 3 000 169.000
HERITAGE REALTY LLC
P O BOX 2693
AUBURN, AL 36831
- LOT 8, CENTURY PARK (P.B. 23, PG 122)
43 09 06 13 3 000 170.000
HERITAGE REALTY LLC
P O BOX 2693
AUBURN, AL 36831
- LOT 9, CENTURY PARK (P.B. 23, PG 122)
43 09 06 13 3 000 171.000
HERITAGE REALTY LLC
P O BOX 2693
AUBURN, AL 36831
- LOT 10, CENTURY PARK (P.B. 23, PG 122)
43 09 06 13 3 000 172.000
HERITAGE REALTY LLC
P O BOX 2693
AUBURN, AL 36831
- LOT 11, CENTURY PARK (P.B. 23, PG 122)
43 09 06 13 3 000 173.000
HERITAGE REALTY LLC
P O BOX 2693
AUBURN, AL 36831
- LOT 12, CENTURY PARK (P.B. 23, PG 122)
43 09 06 13 3 000 174.000
HERITAGE REALTY LLC
P O BOX 2693
AUBURN, AL 36831
- LOT 13, CENTURY PARK (P.B. 23, PG 122)
43 09 06 13 3 000 175.000
HERITAGE REALTY LLC
P O BOX 2693
AUBURN, AL 36831
- LOT 14, CENTURY PARK (P.B. 23, PG 122)
43 09 06 13 3 000 176.000
HERITAGE REALTY LLC
P O BOX 2693
AUBURN, AL 36831
- PARCEL A, CENTURY PARK (P.B. 23, PG 122)
43 09 06 13 3 000 190.000
HERITAGE REALTY LLC
P O BOX 2693
AUBURN, AL 36831

STATE OF ALABAMA
LEE COUNTY

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

IN WITNESS WHEREOF, I HAVE HEREONTO SET MY HAND AND SEAL ON THIS THE 4TH DAY OF APRIL, 2022.

STATE OF ALABAMA
LEE COUNTY

I, BROOKS HARRIS, AS MANAGER FOR CLAYTON PROPERTIES GROUP INC, AS OWNER OF THE REAL PROPERTY SHOWN ON THIS PLAT HEREBY JOINS IN THE STATEMENT OF ARTHUR R. NETTLES AND CERTIFY THAT IT IS MY PURPOSE TO SUBDIVIDE LANDS SO PLATTED INTO LOTS AS SHOWN.

IN WITNESS WHEREOF, I HAVE HEREONTO SET MY HAND ON THIS THE ___ DAY OF APRIL, 2022.

BROOKS HARRIS, MANAGER
CLAYTON PROPERTIES GROUP INC

STATE OF ALABAMA
LEE COUNTY

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT BROOKS HARRIS, 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, HE HAS EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE ___ DAY OF APRIL, 2022.

NOTARY PUBLIC: MY COMMISSION EXPIRES: _____

- NOTES:
- THIS PARCEL IS SUBJECT TO ANY EASEMENTS, RIGHT-OF-WAY, OR OTHER RESTRICTIONS OF RECORD THAT MAY EXIST.
 - BEARINGS AND ELEVATIONS BASED ON GPS RTK OBSERVATION USING AUBURN CORRS. HORIZONTAL DATUM IS NAD 83 ALABAMA EAST. VERTICAL DATUM IS NAVD 88.
 - NORTH IS BASED ON GRID NORTH.
 - FIELDWORK COMPLETED JANUARY 18, 2022. OFFICEWORK COMPLETED APRIL 4, 2022.
 - A REQUEST FOR UNDERGROUND UTILITY WAS CALLED IN TO ALABAMA ONE CALL (811) SERVICE. ALL UNDERGROUND UTILITIES SHOWN WERE LOCATED AS PER TICKET REQUEST NO. 200510228. BEFORE DIGGING, PLEASE CONTACT 811 TO REVERIFY THE PRESENCE OF UTILITIES.
 - ACCORDING TO FEMA FIRM MAP NUMBER 01081C0089G, PANEL 69 OF 381, FOR OPELIKA, LEE COUNTY ALABAMA, EFFECTIVE DATE NOVEMBER 2, 2011, THIS PARCEL LIES IN ZONES X AND AE. ZONE X BEING A ZONE OF MINIMAL FLOODING AND ZONE AE BEING A ZONE OF REGULATORY FLOODING.
 - AN EASEMENT IS HEREBY GRANTED TO THE CITY OF OPELIKA, ALABAMA, A MUNICIPAL CORPORATION, FOR THE PURPOSE OF INSTALLING AND MAINTAINING GUY WIRES AND ANCHORS TO STABILIZE POLE LINES; EASEMENT TO BE TEN (10) FEET WIDE, BEING FIVE (5) FEET ON EACH SIDE OF THE FRONT AND SIDE LOT LINES.
 - THIS PLAT ORIGINATES FROM CENTURY PARK SUBDIVISION, 1ST ADDITION, FOUND IN PLAT BOOK 27, PAGE 11, IN THE LEE COUNTY PROBATE OFFICE, LEE COUNTY, ALABAMA.
 - THE PROPERTY OWNER IS CLAYTON PROPERTIES GROUP INC, 3111 TIMBERLAKE ROAD, BIRMINGHAM, AL 35243.
 - LEGACY VILLAGE TOWNHOMES HOME OWNER ASSOCIATION WILL MAINTAIN ALL COMMON AREAS.

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

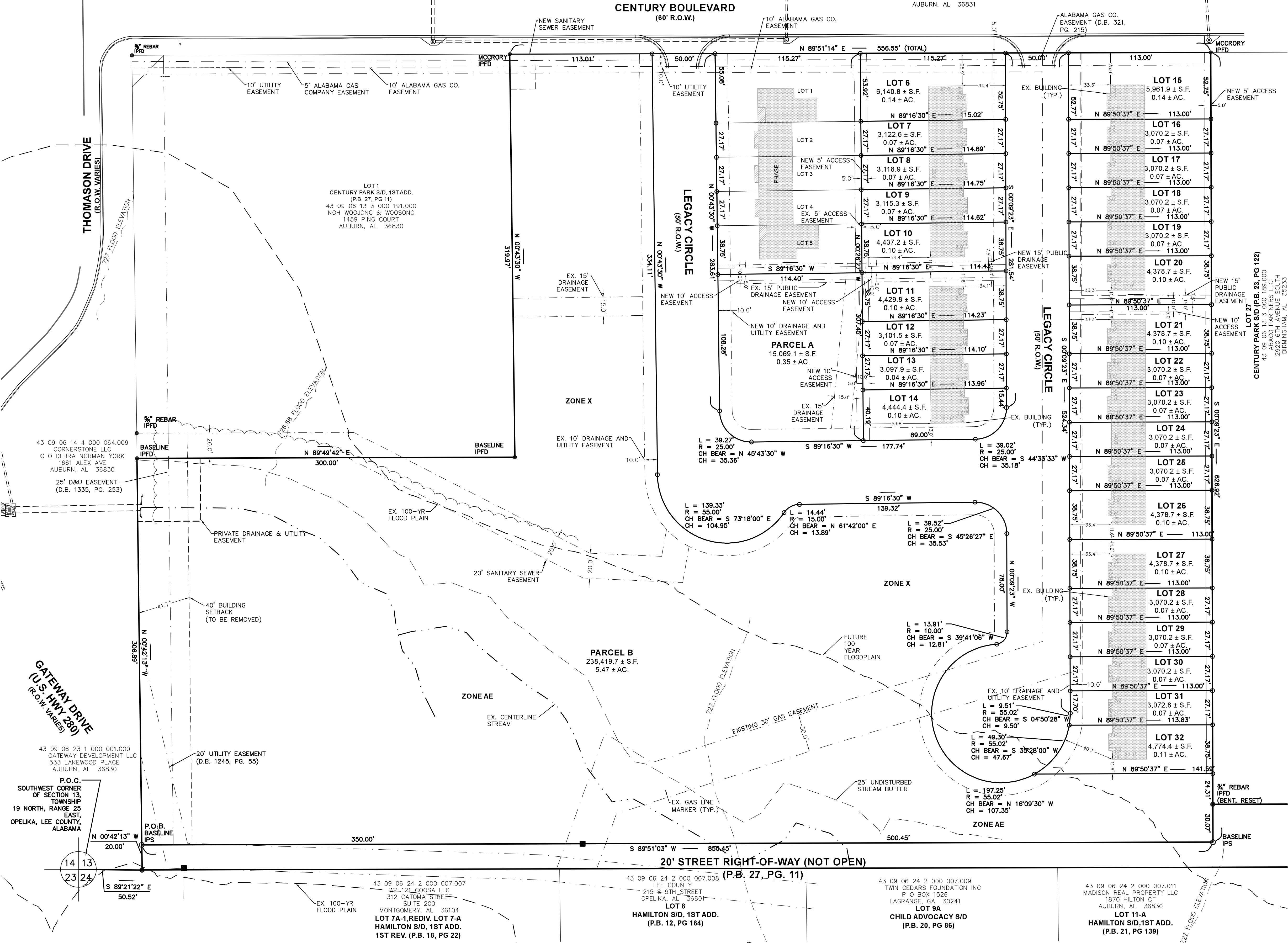
APPROVED BY THE OPELIKA CITY PLANNING DIRECTOR, OPELIKA, ALABAMA:
PLANNING DIRECTOR: _____ DATE: _____

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

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

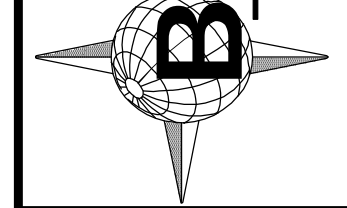
APPROVED BY THE OPELIKA UTILITIES BOARD, OPELIKA, ALABAMA:
OPELIKA UTILITIES BOARD: _____ DATE: _____

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



THIS DRAWING IS THE PROPERTY OF BASELINE SURVEYING & DESIGN, LLC.
THIS DRAWING IS THE PROPERTY OF BASELINE SURVEYING & DESIGN, LLC AND MAY NOT BE
REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL,
INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL
SYSTEM, WITHOUT PERMISSION IN WRITING FROM BASELINE SURVEYING & DESIGN, LLC.

2024 Virginia Drive, Suite A
Opelika, Alabama 36801
Phone: (334) 749-9200
Web: www.baseline-llc.com



LEGACY VILLAGE TOWNHOMES
PHASE 2
SEC. 13 T19 N Rg 26 E
OPELIKA LEE COUNTY ALABAMA
SCALE: 1"=40'
APRIL 4, 2022
ARTHUR R. NETTLES AL PLS REG NO 23346
ALABAMA CERT. OF AUTH. CA NO. 922

JOB NO
B54521.02

DRAWN
CMS

CREW CHIEF
RAB

2844

AGENDA ITEM # 5

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

DEADLINE: 4/05/22 MEETING: 4/26/22

SITE ADDRESS: Windsor Drive
PROPERTY OWNER: TD DEVELOPMENT, LLC
APPLICANT/AUTHORIZED REPRESENTATIVE: PLS Group, Inc
MAILING ADDRESS: 4417 County Road 2214, Troy, AL 36079
PHONE NUMBER: 334-403-4204 **FAX NUMBER:** N/A
EMAIL ADDRESS: sarah@plsgroupinc.com

TYPE OF PLAT APPROVAL REQUESTED

☐ SKETCH PLAN ☐ ADMINISTRATIVE ☐ PRELIMINARY ☒ FINAL

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

☐ Annexation ☐ Rezoning ☐ Other _____

PARCEL INFORMATIONSubdivision Name: Windsor Village, Phase 2, A Resub. of Lots 14 & 15, Windsor Village, Ph 1Current Land Use: ResidentialCurrent Zoning: PUDProposed use of the Subdivision: Residential

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

Number of Lots: 41 x \$3.00 = \$ _____Number of APO: _____ x \$7.00 = \$ _____
(Adjacent Property Owners)Fee: \$75.00**TOTAL** = 75.00**PAID** in # 81119

I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) Windsor Village, Phase 2 Subdivision. I understand that I must provide certain information as noted in Section 4.2, Section 4.3, and/or Section 4.4 of the Opelika Subdivision Regulations in order for the Planning Commission to review my plans. The City may require additional information or requirements, or waive certain requirements, at any time during the process. Failure to provide accurate and complete information may result in disapproval by the Planning Department and/or Planning Commission. This application, plat, and all other information are submitted with the full authorization and knowledge of the property owner(s). The undersigned below hereby swears to be the authorized applicant designated by the property owner(s) as representative or agent for the property owner(s) and therefore authorized to make said application and submit said documents on this request. The undersigned authorizes the City to inspect the subject property as necessary in reviewing the above referenced request.

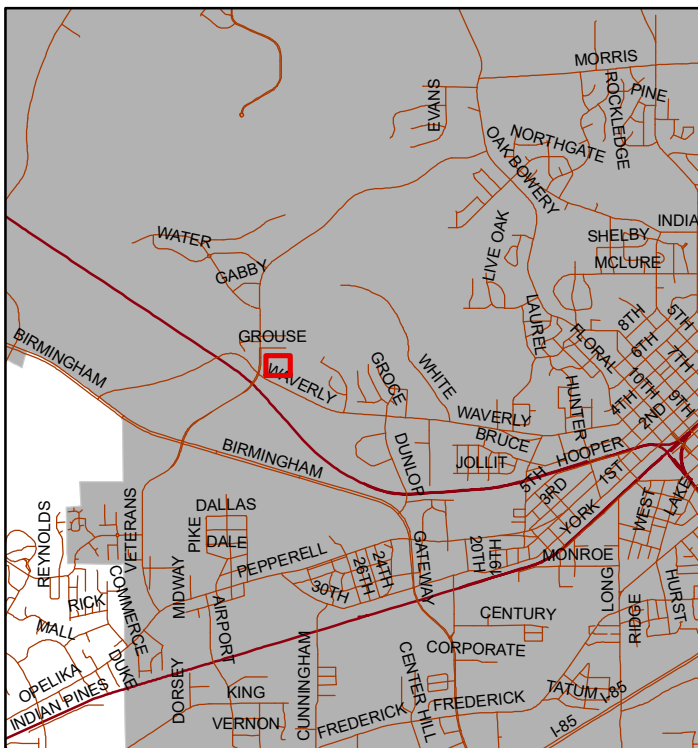
**OWNERS/AUTHORIZED
REPRESENTATIVE SIGNATURE:**

Cory E Rushing Digitally signed by Cory E Rushing
Date: 2022.03.28 09:20:54 -05'00'

(PRINT NAME) **Cory E. Rushing**

3-28-22
DATE

The map displays a city layout with several streets and land use zones. The streets shown are GROUSE, VETERANS, WAVERLY, and I-1. The land use zones are color-coded and labeled: R1 (yellow), R3 (orange), R4 (light orange), R5 (brown), C2 (pink), PUD (purple), and I1 (green). A large purple area, outlined with a dashed black line, is the central focus of the map. This area is surrounded by various other zones, including R3, R4, R5, C2, and PUD. The map also shows a network of streets, including GROUSE, VETERANS, WAVERLY, and I-1.



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

City of Opelika
Planning Commission
Planning Department Report

Meeting Date:	April 26, 2022
Subdivision:	Windsor Village Subdivision, Phase 2 (Formerly titled Waverly and Veterans Subdivision, Phase 1 and 2)
Agenda Item #:	C-5
Action Requested:	Final Approval
Location of Property:	Windsor Drive off Waverly Parkway (NE corner of Waverly Parkway and Veterans Parkway)
Property Owner(s):	TD Development, LLC PLS Group, authorized representative
Current Land Use:	Residential development under construction
Current Zoning:	PUD
Flood Zone:	FEMA – Nov 2, 2011 – MAP#01081C0086G – No portions of the property shown hereon to fall within the designated flood zone.

Staff Comments:

The applicant is requesting final plat approval for 15.35 acres into a 41-lot subdivision located in a planned unit development (PUD). The master plan and zoning were approved by City Council on July 22, 2020, and a minor amendment by Planning Commission approved on July 28, 2020. The preliminary plat was approved by the Planning Commission on November 17, 2020. The final plat for Phase 1 was approved by the Planning Commission on October 26, 2021.

This plat consists of 10 single-family lots and 30 townhome lots. The remaining lots are divided as follows: Lot 88 is 1.32 acres labeled common area to be used for an amenity lot, Lot 16 is 5.77 acres to be used as common area containing two ponds and wetland area. The single-family lots are located at the end of Windsor Drive. These lots will have the following area standards:

Single-family detached standards

- Min. Lot size = 7,500 sf
- Min. Lot Width = 60 feet
- Front Setback – 15 feet
- Rear Setback – 25 feet
- Side Setback – 5 feet

All the single-family lots meet the minimum standards. The setbacks and other area standards should be noted on the final plat.

The townhome lots are located along Crestmont Drive. The landscape plan shows a 25 ft. landscape buffer along the outer edge of the development, and a residential buffer along Windsor

Drive townhome lots. The townhome lots have the following standards:

Townhome lot standards

- Min. Lot size = 1,800 sf
- Min. Lot Width = 20 feet
- Front Setback – 15 feet
- Rear Setback – 25 feet
- Side Setback end units – 5 feet

All the townhome lots meet the PUD standards. The master plan shows walking trails, a future park as amenities in this phase. Add an access easement for the walking path. The proposed plat is largely in compliance with the approved master plan and the subdivision regulations.

Staff recommends final plat approval subject to the following:

- **Underground utilities shall be required.**
- **Sidewalks shall be required on at least one side of the street.**
- **Note the use, ownership, and maintenance of the common areas.**
- **Add access easement for park area and walking path/trail network, build trail network, and park area in common areas as described in the PUD Master Plan.**
- **Change Note 1. that states this property is in the City of Auburn.**
- **Add a 10' landscape buffer between Lot 77 and the single-family lots.**

Engineering Department Report

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

- All drainage structures, aggregate base and first layer of pavement have been placed.
- All stop and roadway signs have been installed.
- Maintenance Bond and Performance Bond of the estimated total infrastructure cost will have been submitted.
- As-built documents of the roadway, and storm drain in the form of an Autocad and PDF digital file have been submitted to the Engineer Department. The required data should include location and elevations of all the inverts of the systems.

The Engineering Department recommends Final Plat approval.

Opelika Utilities Board Report

No comments.

Opelika Power Services Report

This is in the Opelika Power Services and Alabama Power service territory.

LEGEND OF ABBREVIATIONS

O.T.

— OPEN TOP PIPE

R/W

— RIGHT OF WAY

N/F

— NOW OR FORMERLY

PL

— PROPERTY LINE

DB

— DEED BOOK

PG

— PAGE

P.O.C

— POINT OF COMMENCEMENT

P.O.B.

— POINT OF BEGINNING

CP

— CONTROL POINT

CONC.

— CONCRETE

N

— NORTH

S

— SOUTH

E

— EAST

W

— WEST

BSL

— BUILDING SET BACK LINE

●

SET PROPERTY CORNER

●

1/2" REBAR WITH CAP

●

STAMPED PLS CA#1067-LS

○

SET PK NAIL WITH DISC

○

STAMPED PLS CA#1067-LS

○

FOUND IRON PIN

△

TYPE AND SIZE AS SHOWN

△

CALCULATED POINT TO BE SET

●

C.T.

□

CONCRETE MONUMENT (SIZE AS SHOWN)

○

O.T.

□

RIGHT OF WAY MONUMENT

+

FEET / MINUTES

+

INCHES / SECONDS

—

NOT TO SCALE

—

P.O.C.

—

P.O.B.

—

AS MEASURED THIS SURVEY

—

RECORD INFORMATION, DEED OR OTHER

—

RIGHT OF WAY LINE

—

CENTERLINE

—

CHAIN LINK FENCE

—

BARBED WIRE FENCE

—

LANDSCAPE BUFFER

—

EASEMENT

—

EDGE OF WATER (POND)

—

PROPERTY LINE (THIS SURVEY)

—

LOT LINE

—

PROPOSED FINISH FLOOR ELEVATION

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON ALABAMA STATE PLANE COORDINATE SYSTEM AS DERIVED FROM A GEODETIC SOLUTION USING THE ALDOT CORS STATION "ALA1" LOCATED IN AUBURN, ALABAMA.

2. SOURCES OF INFORMATION: DEED BOOK 2592, PAGE 861.

3. FIELD WORK COMPLETED 3-25-22. OFFICE WORK COMPLETED 3-29-22.

4. SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS, AND RESTRICTIONS THAT EXIST AS A MATTER OF RECORD.

5. PROPERTY LIES IN ZONE "X" (AREA OF MINIMAL FLOODING), ACCORDING TO FIRM: COMMUNITY LEE COUNTY, NUMBER 010145, PANEL 0069, SUFFIX "C", MAP NUMBER 01081C0069C EFFECTIVE DATE NOVEMBER 2, 2011.

6. CURRENT ZONING: PUD

7. ACCESS IS FROM WINDSOR DRIVE.

8. BY PLACING OBSTRUCTIONS WITHIN OR ENCRDACHING ONTO THE EASEMENT, THE PROPERTY OWNER(S) DOES FOR ITSELF, ITS SUCCESSORS, AND ASSIGNS AGREE TO INDEMNIFY, HOLD HARMLESS AND DEFEND THE CITY OF OPELIKA, ITS OFFICIALS, REPRESENTATIVES, AGENTS, SERVANTS AND EMPLOYEES FROM AND AGAINST ALL LIABILITY AND LOSS WHICH MAY BE SUSTAINED AS A RESULT OF CLAIMS, DEMANDS, COSTS OR JUDGMENTS ARISING OUT OF THE LOCATION OF THE OBSTRUCTION WITHIN THE EASEMENT INCLUDING ITS REASONABLE COSTS IN DEFENDING AGAINST ANY SUCH CLAIMS AND FURTHER AGREES TO RELEASE AND DISCHARGE THE CITY OF OPELIKA FROM ANY DAMAGES TO THE OBSTRUCTION ARISING FROM UTILITY MAINTENANCE WORK WITHIN THE EASEMENT OR ANY DAMAGES TO THE OBSTRUCTION RESULTING FROM ITS PLACEMENT WITHIN THE EASEMENT.

9. THERE IS A 10' UTILITY EASEMENT ALONG THE FRONT OF ALL LOTS

10. THIS PROPERTY IS PROVIDED WATER SERVICE BY OPELIKA UTILITIES.

11. SANITARY SEWER SERVICE FROM THE CITY OF OPELIKA IS AVAILABLE.

12. BY PLACING ANY PORTION OF AN IRRIGATION SYSTEM WITHIN THE EASEMENTS OR RIGHT OF WAY, THE PROPERTY OWNER DOES FOR ITSELF, ITS SUCCESSORS AND ASSIGNS AGREES TO HOLD HARMLESS AND DEFEND THE CITY OF OPELIKA, ITS OFFICIALS, REPRESENTATIVES, AGENTS, SERVANTS, AND EMPLOYEES FROM AND AGAINST ALL LIABILITY AND LOSS WHICH MAY BE SUSTAINED AS A RESULT OF CLAIMS, DEMANDS, COSTS OR JUDGMENTS ARISING OUT OF THE LOCATION OF THE OBSTRUCTION WITHIN THE EASEMENT OR RIGHT OF WAY INCLUDING ITS REASONABLE COST IN DEFENDING AGAINST ANY SUCH CLAIMS. THE PROPERTY OWNER FURTHER AGREES TO RELEASE AND DISCHARGE THE CITY OF OPELIKA FROM ANY DAMAGES TO THE IRRIGATION SYSTEM ARISING FROM ANY WORK OR MAINTENANCE WORK WITHIN THE GRANTED EASEMENT OR RIGHT OF WAY OR ANY DAMAGES TO THE IRRIGATIONS SYSTEM RESULTING FROM ITS PLACEMENT WITHIN THE EASEMENT OR RIGHT OF WAY. IRRIGATION SYSTEMS ARE LIMITED TO ONLY LATERALS BEING PLACED WITHIN ANY EASEMENTS OR RIGHT OF WAY.

13. AN EASEMENT IS HEREBY GRANTED TO THE CITY OF OPELIKA AND TO ANY UTILITY COMPANY SERVING THE CITY OF OPELIKA FOR THE PURPOSE OF INSTALLING, OPERATING, AND MAINTAINING POLES, LINES, GUY WIRES, AND OTHER FACILITIES. TOTAL EASEMENT WIDTH IS TEN (10) FEET WIDE WITH FIVE (5) FEET ON EACH SIDE OF THE SIDE LOT LINES, TEN (10) FEET ON ALL FRONT LOT LINES.

14. TOTAL GROSS AREA: 15.35 ACRES. NUMBER OF LOTS: 41. TOTAL AREA OF LOTS: 7.13 ACRES. COMMON AREA: 7.09 ACRES. RIGHT OF WAY AREA: 1.13 ACRES.

15. THE 10 FEET WIDE PRIVATE DRAINAGE EASEMENTS ON OR ACROSS THE FOLLOWING LOTS: LOTS 34-47 ARE TO BE 5 FEET ON EITHER SIDE OF DRAINAGE STRUCTURES, AS CONSTRUCTED.

16. RESIDENTIAL LANDSCAPING MAY BE REQUIRED BETWEEN SINGLE FAMILY AND TOWN HOME LOTS.

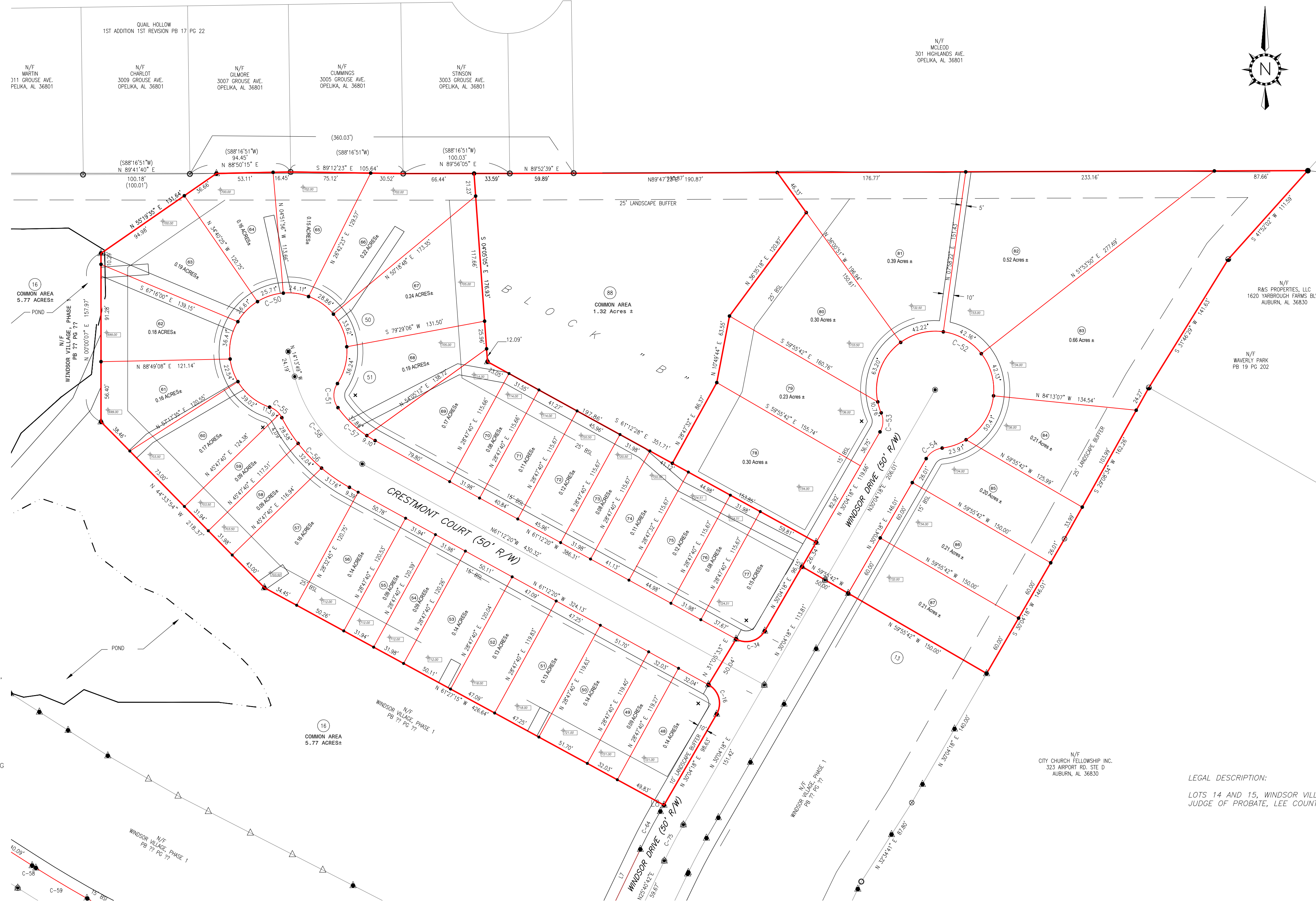
17. THE DEVELOPER, TO DEVELOPMENT, LLC, 2667 DANDURY DR. AUBURN, AL 36830, SHALL MAINTAIN AND OWN ALL COMMON AREAS THROUGHOUT THE WINDSOR VILLAGE HOMEOWNERS ASSOCIATION UNTIL SUCH TIME THAT THE CONTROL OF SAID ASSOCIATION IS TRANSFERRED TO THE RESIDENTS. DURING THIS TIME, RESIDENTS OF WINDSOR VILLAGE SUBDIVISION SHALL HAVE FULL USE AND ACCESS TO THE COMMON AREAS.

WINDSOR VILLAGE, PHASE 2,
A RESUBDIVISION OF LOTS 14 & 15, WINDSOR VILLAGE PHASE 1
A NEW RESIDENTIAL DEVELOPMENT

IN SECTIONS 10 & 11 T-19-N R-26-E
CITY OF OPELIKA LEE COUNTY ALABAMA
SCALE: 1"=60'
MARCH 18, 2022

OWNER
TD DEVELOPMENT, LLC, AN ALABAMA
LIMITED LIABILITY COMPANNY
2667 DANDURY DR.
AUBURN, AL 36830

DEVELOPER
TD DEVELOPMENT, LLC
ROB DIBENEDETTO
2667 DANDURY DR.
AUBURN, AL 36830



MINIMUM BUILDING SET BACK LINES
LOTS 78-87
FRONT — 15'
REAR — 25'
SIDES — 5'

LOTS 48-77
FRONT — 15'
REAR — 25'

LOTS 48 & 77 SHALL HAVE 10' SIDE BUILDING SET BACK LINES FROM WINDSOR DRIVE.

SEE SHEET 02 FOR EASEMENTS.

LEGAL DESCRIPTION:
LOTS 14 AND 15, WINDSOR VILLAGE, PHASE 1 AS RECORDED IN PLAT BOOK 46, PAGES 7-8, IN THE OFFICE OF THE JUDGE OF PROBATE, LEE COUNTY, ALABAMA.

CURVE TABLE				
CURVE	CHORD	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C-18	100.00	31.42	N 125.41° W	28.60
C-19	100.00	31.42	N 125.41° W	28.60
C-20	100.00	31.42	N 125.41° W	28.60
C-21	100.00	31.42	N 125.41° W	28.60
C-22	100.00	31.42	N 125.41° W	28.60
C-23	100.00	31.42	N 125.41° W	28.60
C-24	100.00	31.42	N 125.41° W	28.60
C-25	100.00	31.42	N 125.41° W	28.60
C-26	100.00	31.42	N 125.41° W	28.60
C-27	100.00	31.42	N 125.41° W	28.60
C-28	100.00	31.42	N 125.41° W	28.60
C-29	100.00	31.42	N 125.41° W	28.60
C-30	100.00	31.42	N 125.41° W	28.60
C-31	100.00	31.42	N 125.41° W	28.60
C-32	100.00	31.42	N 125.41° W	28.60
C-33	100.00	31.42	N 125.41° W	28.60
C-34	100.00	31.42	N 125.41° W	28.60
C-35	100.00	31.42	N 125.41° W	28.60
C-36	100.00	31.42	N 125.41° W	28.60
C-37	100.00	31.42	N 125.41° W	28.60
C-38	100.00	31.42	N 125.41° W	28.60
C-39	100.00	31.42	N 125.41° W	28.60
C-40	100.00	31.42	N 125.41° W	28.60
C-41	100.00	31.42	N 125.41° W	28.60
C-42	100.00	31.42	N 125.41° W	28.60
C-43	100.00	31.42	N 125.41° W	28.60
C-44	100.00	31.42	N 125.41° W	28.60
C-45	100.00	31.42	N 125.41° W	28.60
C-46	100.00	31.42	N 125.41° W	28.60
C-47	100.00	31.42	N 125.41° W	28.60
C-48	100.00	31.42	N 125.41° W	28.60

PLS GROUP, INC.

SURVEYING, MAPPING AND SOLUTIONS

LB#096 LSF#1260 CA-1067-LS

4417 COUNTY ROAD 2214
TROY, AL 36079
OFFICE: 334-403-4204
FAX: 334-460-9851

17799 PANAMA CITY BEACH PARKWAY
PANAMA CITY BEACH, FL 32413
OFFICE: 334-403-4204

1401 RUCKER BLVD
ENTERPRISE, AL 36330
OFFICE: 334-347-5184
FAX: 334-460-9851

179 HONEYSUCKLE ROAD SUITE 5
DOTHAN, AL 36305
OFFICE: 334-661-4030

SHEET TITLE: FINAL PLAT			WINDSOR VILLAGE	
SHEET NUMBER 01	SURVEY END DATE: NOT COMPLETE	PROJECT NO: 22-195	OPELIKA, ALABAMA LEE COUNTY, ALABAMA	
	DRAWING SCALE: AS SHOWN	DRAWN BY: SEW		
01 OF 02	DRAWING END DATE: 03/18/2022	CHECKED BY: CER	PLS GROUP, INC. COPYRIGHT © 2021. ALL RIGHTS RESERVED	

WINDSOR VILLAGE, PHASE 2,
A RESUBDIVISION OF LOTS 14 & 15, WINDSOR VILLAGE PHASE 1
A NEW RESIDENTIAL DEVELOPMENT

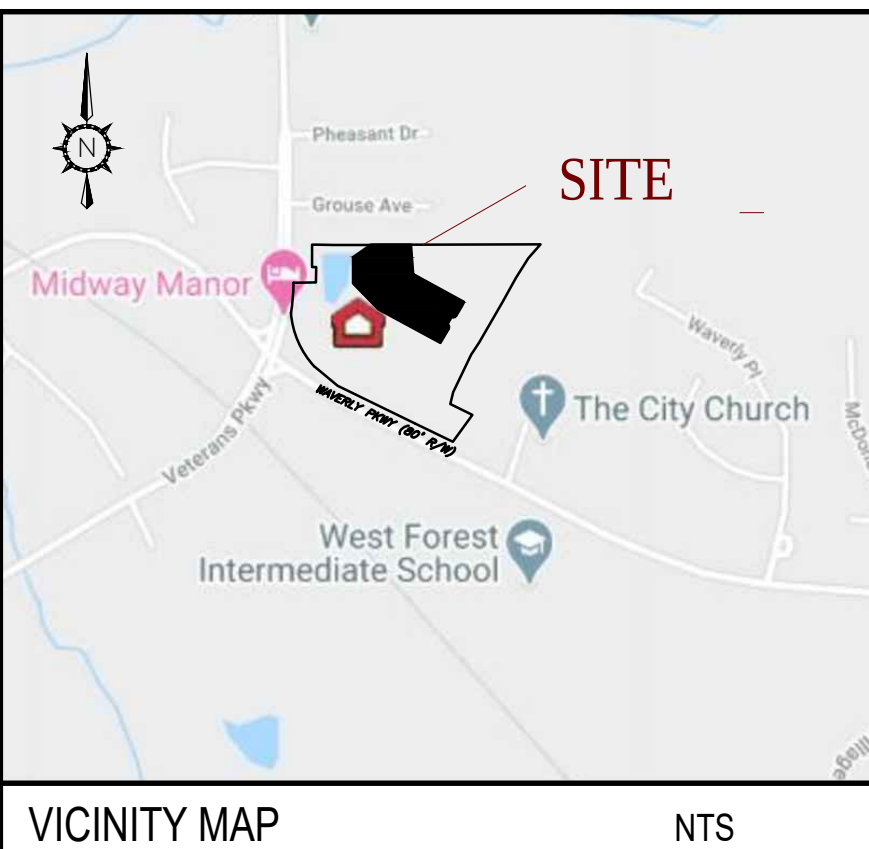
IN SECTIONS 10 & 11 T-19-N R-26-E
CITY OF OPELIKA LEE COUNTY ALABAMA
SCALE: 1"=60'
MARCH 18, 2022

OWNER

DIBENEDETTO ENTERPRISES, LLC
ROB DIBENEDETTO
2667 DANDURY DR.
AUBURN, AL 36830

DEVELOPER

TD DEVELOPMENT, LLC
ROB DIBENEDETTO
2667 DANDURY DR.
AUBURN, AL 36830



VICINITY MAP

NTS

LEGEND OF ABBREVIATIONS

O.T. — OPEN TOP PIPE
R/W — RIGHT OF WAY
N/F — NOW OR FORMERLY
PL — PROPERTY LINE
DB — DEED BOOK
PG — PAGE
P.O.C — POINT OF COMMENCEMENT
P.O.B. — POINT OF BEGINNING
CP — CONTROL POINT
CONC. — CONCRETE
N — NORTH
S — SOUTH
E — EAST
W — WEST
BSL — BUILDING SET BACK LINE

LEGEND

● SET PROPERTY CORNER
1/2" REBAR WITH CAP
STAMPED PLS CA#1067-LS

○ FOUND IRON PIN
TYPE AND SIZE AS SHOWN

△ CALCULATED POINT TO BE SET

● C.T. CRIMPED TOP PIPE (SIZE AS SHOWN)

□ C.M. CONCRETE MONUMENT (SIZE AS SHOWN)

○ O.T. OPEN TOP PIPE (SIZE AS SHOWN)

□ RIGHT OF WAY MONUMENT

· FEET / MINUTES

INCHES / SECONDS

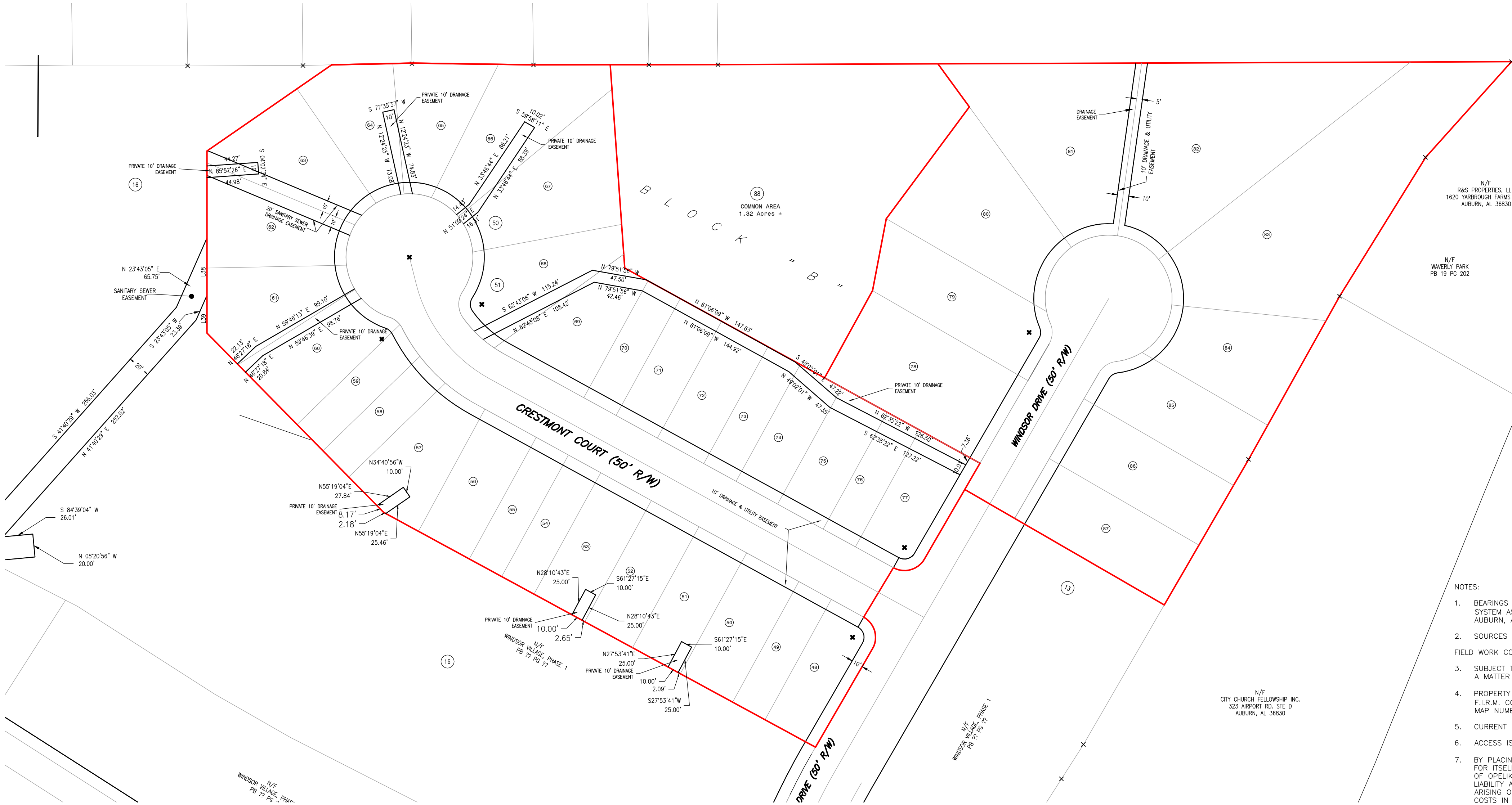
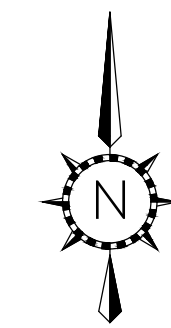
NOT TO SCALE

P.O.C. POINT OF COMMENCEMENT

P.O.B. POINT OF BEGINNING

N 16°39'36" E
(N00°00'00"E)

RIGHT OF WAY LINE
CENTERLINE
BARBED WIRE FENCE
LANDSCAPE BUFFER
EASEMENT
EDGE OF WATER (POND)
PROPERTY LINE (THIS SURVEY)
LOT LINE



NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON ALABAMA STATE PLANE COORDINATE SYSTEM AS DERIVED FROM A GEODETIC SOLUTION USING THE ALDOT CORS STATION "ALA1" LOCATED IN AUBURN, ALABAMA.
- SOURCES OF INFORMATION: DEED BOOK 2592, PAGE 861.
FIELD WORK COMPLETED MARCH 2022. OFFICE WORK COMPLETED MARCH 2022.
- SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS, AND RESTRICTIONS THAT EXIST AS A MATTER OF RECORD.
- PROPERTY LIES IN ZONE "X" (AREA OF MINIMAL FLOODING), ACCORDING TO F.I.R.M. COMMUNITY - LEE COUNTY, NUMBER 010145, PANEL 006B, SUFFIX "G", MAP NUMBER 01081C006B6 EFFECTIVE DATE NOVEMBER 2, 2011.
- CURRENT ZONING: PUD
- ACCESS IS FROM WAVERLY PARKWAY.
- BY PLACING OBSTRUCTIONS WITHIN OR ENCRANCHING ONTO THE EASEMENT, THE PROPERTY OWNER(S) DOES FOR ITSELF, ITS SUCCESSORS, AND ASSIGNS AGREE TO INDEMNIFY, HOLD HARMLESS AND DEFEND THE CITY OF OPELIKA, ITS OFFICIALS, REPRESENTATIVES, AGENTS, SERVANTS, AND EMPLOYEES FROM AND AGAINST ALL LIABILITY AND LOSS WHICH MAY BE SUSTAINED AS A RESULT OF CLAIMS, DEMANDS, COSTS OR JUDGMENTS ARISING OUT OF THE LOCATION OF THE OBSTRUCTION WITHIN THE EASEMENT INCLUDING ITS REASONABLE COSTS IN DEFENDING AGAINST ANY SUCH CLAIMS AND FURTHER AGREES TO RELEASE AND DISCHARGE THE CITY OF OPELIKA FROM ANY DAMAGES TO THE OBSTRUCTION ARISING FROM UTILITY MAINTENANCE WORK WITHIN THE EASEMENT OR ANY DAMAGES TO THE OBSTRUCTION RESULTING FROM ITS PLACEMENT IN THE EASEMENT.
- THERE IS A 10' UTILITY EASEMENT ALONG THE FRONT OF ALL LOTS
- THIS PROPERTY IS PROVIDED WATER SERVICE BY OPELIKA UTILITIES.
- SANITARY SEWER SERVICE FROM THE CITY OF OPELIKA IS AVAILABLE.
- BY PLACING ANY PORTION OF AN IRRIGATION SYSTEM WITHIN THE EASEMENTS OR RIGHT OF WAY, THE PROPERTY OWNER DOES FOR ITSELF, ITS SUCCESSORS AND ASSIGNS AGREES TO HOLD HARMLESS AND DEFEND THE CITY OF OPELIKA, ITS OFFICIALS, REPRESENTATIVES, AGENTS, SERVANTS, AND EMPLOYEES FROM AND AGAINST ALL LIABILITY AND LOSS WHICH MAY BE SUSTAINED AS A RESULT OF CLAIMS, DEMANDS, COST OR JUDGMENTS ARISING OUT OF THE LOCATION OF THE OBSTRUCTION WITHIN THE EASEMENTS OR RIGHT OF WAY INCLUDING ITS REASONABLE COST IN DEFENDING AGAINST ANY SUCH CLAIMS. THE PROPERTY OWNER FURTHER AGREES TO RELEASE AND DISCHARGE THE CITY OF OPELIKA FROM ANY DAMAGES TO THE IRRIGATION SYSTEM ARISING FROM ANY WORK OR MAINTENANCE WORK WITHIN THE GRANTED EASEMENT OR RIGHT OF WAY OR ANY DAMAGES TO THE IRRIGATION SYSTEM RESULTING FROM ITS PLACEMENT WITHIN THE EASEMENT OR RIGHT OF WAY. IRRIGATION SYSTEMS ARE LIMITED TO ONLY LATERALS BEING PLACED WITHIN ANY EASEMENTS OR RIGHT OF WAY.
- 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 ON EACH SIDE OF THE SIDE LOT LINES, TEN (10) FEET ON ALL FRONT LOT LINES.
- TOTAL GROSS AREA: 25.76 ACRES. NUMBER OF LOTS: 47. TOTAL AREA OF LOTS: 17.07 ACRES. COMMON AREA: 6.88 ACRES. RIGHT OF WAY AREA: 1.81 ACRES.
- THE 10 FEET WIDE PRIVATE DRAINAGE EASEMENTS ON OR ACROSS THE FOLLOWING LOTS: LOTS 34-47 ARE TO BE 5 FEET ON EITHER SIDE OF DRAINAGE STRUCTURES, AS CONSTRUCTED.
- RESIDENTIAL LANDSCAPING MAY BE REQUIRED BETWEEN SINGLE FAMILY AND TOWN HOME LOTS.
- THE DEVELOPER, TD DEVELOPMENT, LLC, 2667 DANDURY DR. AUBURN, AL 36830, SHALL MAINTAIN AND OWN ALL COMMON AREAS THROUGH THE WINDSOR VILLAGE HOMEOWNERS ASSOCIATION UNTIL SUCH TIME THAT THE CONTROL OF SAID ASSOCIATION IS TRANSFERRED TO THE RESIDENTS. DURING THIS TIME, RESIDENTS OF WINDSOR VILLAGE SUBDIVISION SHALL HAVE FULL USE AND ACCESS TO THE COMMON AREAS.

EASEMENT LINE TABLE		
L38	N 00°00'07" E	49.73'
L39	S 00°00'07" W	32.76'

SURVEYORS CERTIFICATE:

STATE OF ALABAMA
LEE COUNTY

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

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THIS

THE ____ DAY OF _____, 2022.

CORY E. RUSHING, ALABAMA LICENSE NO. 26627
NOT A CERTIFIED SURVEY UNLESS SIGNED AND STAMPED WITH MY SEAL.

0 60 120 180

NOT VALID WITHOUT SHEET 01 OF 02



4417 COUNTY ROAD 2214
TROY, AL 36079
OFFICE: 334-403-4204
FAX: 334-460-9851

17799 PANAMA CITY BEACH PARKWAY
PANAMA CITY BEACH, FL 32413
OFFICE: 334-403-4204

1401 RUCKER BLVD
ENTERPRISE, AL 36630
OFFICE: 334-347-2184
FAX: 334-460-9851

179 HONEYSUCKLE ROAD SUITE 5
DOTHAN, AL 36630
OFFICE: 334-681-4030

WINDSOR VILLAGE

OPELIKA, ALABAMA
LEE COUNTY, ALABAMA

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SHEET TITLE: FINAL PLAT		
SHEET NUMBER: 02	SURVEY END DATE: NOT COMPLETE	PROJECT NO: 22-195
02 OF 02	DRAWING SCALE: AS SHOWN	DRAWN BY: SEW
	DRAWING END DATE: 03/18/2022	CHECKED BY: CER



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

2857



PC DEADLINE: 4/5/22 PC MEETING: 4/26/22

SITE ADDRESS: 3000 Old Opelika Road

PROPERTY OWNER: John H. Anglin & Terry L. Johnson

APPLICANT/ AUTHORIZED REPRESENTATIVE: Blake Rice, Barrett-Simpson, Inc.

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

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

EMAIL ADDRESS: brice@barrett-simpson.com

PARCEL INFORMATION

Project name: Frederick Road Storage Address/Location: 3000 Old Opelika Road

Current Land Use: Vacant Current Zoning: R4 (Rezoning to C2 Pending)

Adjacent Zoning Districts: North: R4 South: R3/C2/R4 East: C2 West: R5

Description of Proposed Use: Storage Facility

AUTHORIZATION TO ACT AS APPLICANT (if applicable)

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

Property Owner's Signature: SEE ATTACHED Date: _____

**STATE OF ALABAMA,
COUNTY OF LEE**

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

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

Notary Public

My Commission Expires: _____

AGENDA ITEM # 6



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



PC DEADLINE: 4/5/22 PC MEETING: 4/26/22

oth
er
ch
ht
it
/

SITE ADDRESS: <u>3000 Old Opelika Road</u>	
PROPERTY OWNER: <u>John H. Anglin & Terry L. Johnson</u>	
APPLICANT/ AUTHORIZED REPRESENTATIVE: <u>Blake Rice, Barrett-Simpson, Inc.</u>	
MAILING ADDRESS: <u>223 S. 9th St. Opelika, AL 36801</u>	
PHONE NUMBER: <u>334-745-7026</u>	FAX NUMBER: <u>334-745-4367</u>
EMAIL ADDRESS: <u>brice@barrett-simpson.com</u>	

PARCEL INFORMATION

Project name: Frederick Road Storage Address/Location: 3000 Old Opelika Road
Current Land Use: Vacant Current Zoning: R4 (Rezoning to C2 Pending)
Adjacent Zoning Districts: North: R4 South: R3/C2/R4 East: C2 West: R5
Description of Proposed Use: Storage Facility

AUTHORIZATION TO ACT AS APPLICANT (if applicable)

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

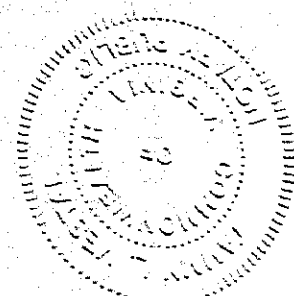
Property Owner's Signature: [Signature] Date: 4/1/22

Virginia
STATE OF ALABAMA
COUNTY OF ~~LEE~~ Albemarle

I, Tammy L. Vestal, a Notary Public in and for said County and State, hereby certify that John H. Anglin, 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 1 day of April 2022
Tammy L. Vestal 342999
Notary Public

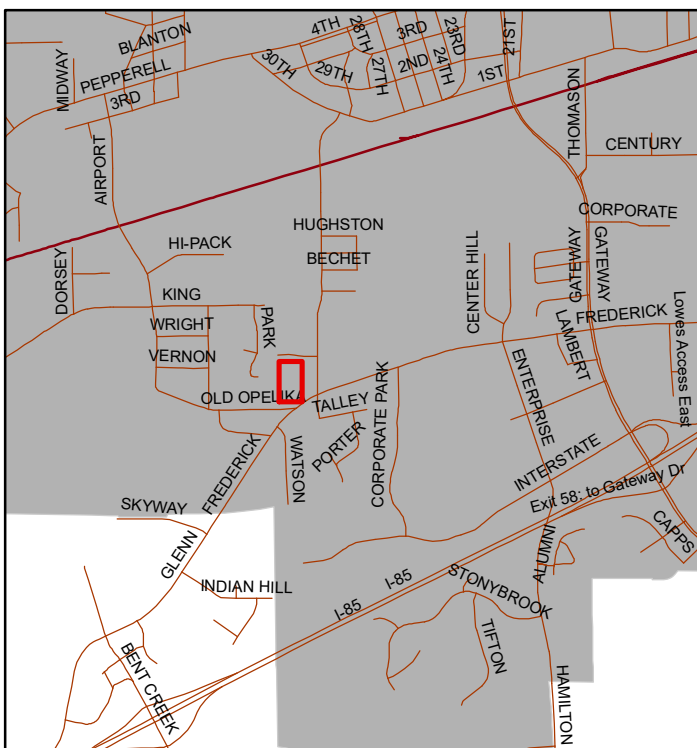
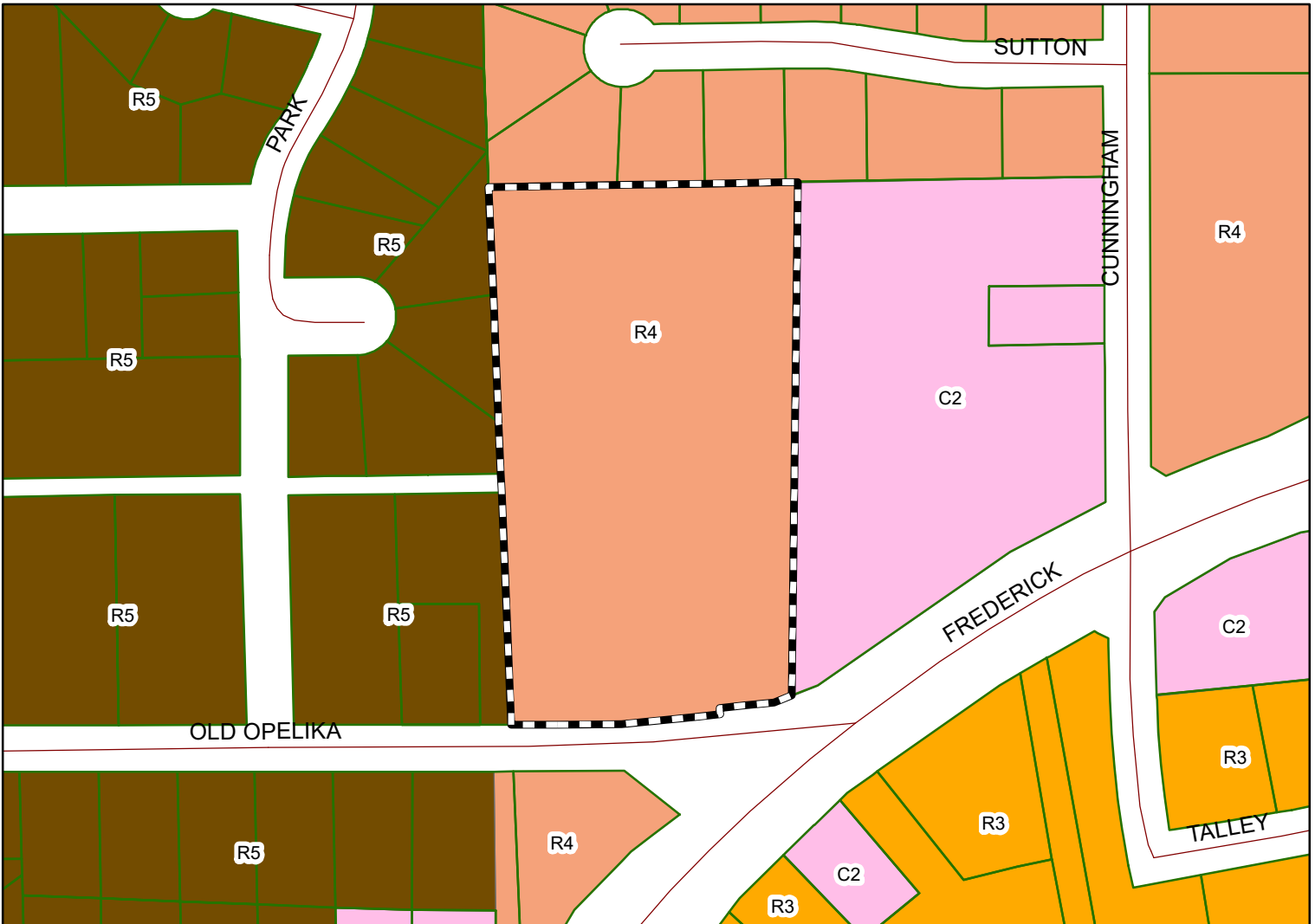
My Commission Expires: 9-30-2024



CLIMATE CONTROL SELF-STORAGE FACILITY

3000 OLD OPELIKA ROAD

CONDITIONAL USE, D-6



The applicant is requesting approval for a 100,000 sf climate control self-storage facility. The property is located in a C-2, GC-P zoning district (pending rezoning to C-2, GC-P zone is approved.).



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

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: April 26, 2022

Agenda Item #: D-6

Action Requested: Conditional Use – Climate-controlled storage

Location of Property: 3000 Old Opelika Road

Property Owner(s): John Anglin and Terry Johnson,
Blake Rice, Barrett-Simpson, Inc., representative

Current Land Use: Undeveloped

Current Zoning: C-2, GC-P (pending rezoning from R-4)

**Surrounding Zoning Districts
And Land Uses:**

North	R-4	Single-family residential
South	R-4/C-3, GC	Church/single-family residential
East	C-2, GC-P	Vacant
West	R-5	Single-family residential

Proposal

The applicant is requesting conditional use approval of a two-story climate control self-storage facility located on a 5.9 acre parcel. The subject property is located on Old Opelika Road with a very small amount of frontage on Frederick Road. The property is currently zoned R-4, however the Planning Commission recommended rezoning of this property to C-2, GC-P at their March 2022 meeting. The two-story climate controlled self-storage building with elevators has storage units is listed at 200,000 square feet (sf). Minimum off-street parking requirements for a self-storage facility is one parking space per 10 storage unit. That would limit this building to 1,000 storage units.

The subject property is approximately 5.9 acres. The applicant has provided a landscape plan, but the plan needs to be corrected to meet the minimum requirements. The developed area is shown incorrectly, although most of the points have been provided. The site would require approximately 534 total points and 100 parking landscape points. The plan does show 561 base points and 74 parking points. Some of the general points may be qualify as parking points, but would need to be noted that way. The Landscape Regulations require a minimum 15 foot wide parking lot buffer along Frederick Road and Old Opelika Road. A residential buffer is required along the north and west property lines. The landscape plan currently notes a 10-foot residential buffer. The applicant must provide a buffer as described in Section 10 Landscape Regulations of the Zoning Ordinance.

One of the following residential buffers is required: (1) an opaque fence not less than six feet in height and four foot wide strip of evergreen plantings, (2) a staggered double row of Evergreen plantings at least six feet in width, or (3) natural, undisturbed forest at least twenty (20) feet in width that provides a nearly impervious visual barrier. This residential buffer is key to ensuring that the development can properly reside adjacent to residential properties. Trees planted within this buffer should be either evergreen trees or a mix of evergreen and deciduous. Either larger caliper/taller trees should be planted or species that grow faster should be selected for these areas. Trees in the parking and residential buffers can count towards other requirements. The shrubs within these buffers do not count towards overall points.

The front elevation of the building is provided. The building has been reduced from a three-story building to two-stories. This will help the building better transition with the adjacent neighborhood. The exterior material will be a *combination of stone, stucco (EIFs), glass, and painted metal siding*. Staff recommends that all four sides have similar architectural treatments that meet the Gateway Corridor standards. Staff is also recommending that the colors be muted to help maintain the character near a residential neighborhood. The proposed elevation shows bright yellow doors inside the windows. Staff feels these can be dulled or a more muted color could be used.

Lighting is also somewhat of a concern due to its location adjacent to nearby residential homes. The site is required to meet the general lighting requirements of the zoning ordinance. Staff also recommends that interior motion lighting be shielded away from adjacent residential properties.

The site's location in relation to the Auburn University Airport may also require FAA height obstruction review. Staff has provided the general information to the airport personnel and will ensure that no permit has been issued until this review has been completed or it is determined that there is no potential obstruction.

Recommendation:

Staff recommends approval subject to recommendations in this report including:

1. Any approval shall be subject to the rezoning of the property by the Opelika City Council.
2. Site shall meet the Gateway Corridor requirements for cladding on all four sides.
3. Landscape plan updated/corrected to show the correct development area.
4. Residential buffer plantings shall be evergreen or a mixture of evergreen and deciduous trees and either more mature/larger or a species shall be selected that grows quickly.
5. Site shall meet the zoning ordinance lighting requirements and any internal motion detected lights shall be shielded from residential properties.
6. Colors for the building shall be similar to the proposed elevation with the exception of the interior doors which should be dulled or a more muted color.

7. No building permits shall be issued until the project has received approval from the Federal Aviation Administration (FAA) or that no potential airport obstruction is present.

Engineering Department Report

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

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

Opelika Utilities Board Report

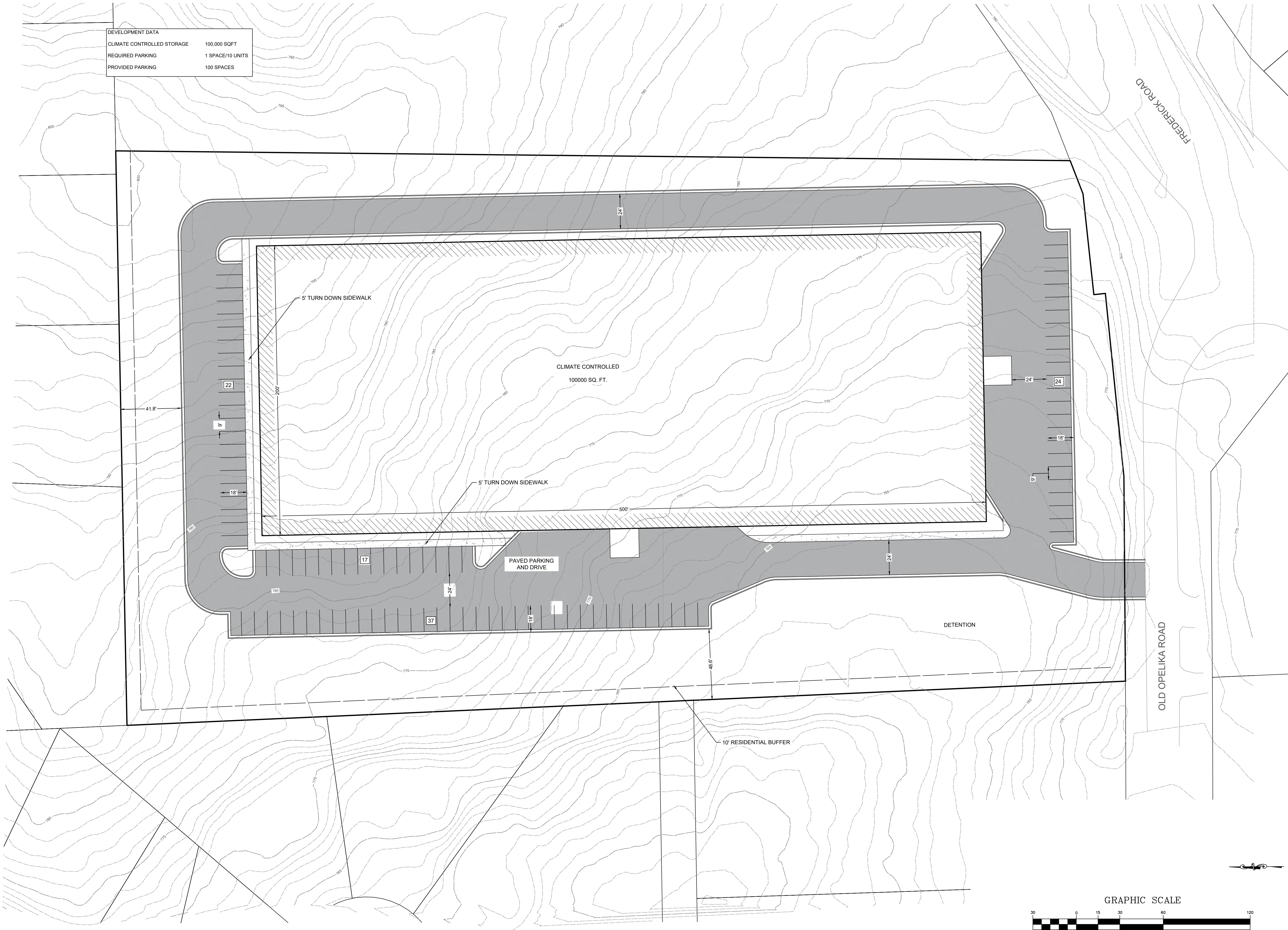
No comment.

Opelika Power Services Report

This is in the Opelika Power Services and Alabama Power service territory.

(IN FEET)
1 inch = 40 ft

Drawing Name: M:\2022\12-0083 Boozer - Opelika Dwg\12-0083 Site Plan.dwg Last Modified: Apr 04, 2022 - 9:20am by Klucker



BOOZER

FREDERICK ROAD
STORAGE

PRELIMINARY SITE
PLAN

17 MARCH 2022

22-0083

C1

BARRETT-SIMPSON, INC.
Civil Engineers & Land Surveyors

708 12th ST. PHENIX CITY, AL 36868 (PH: 334-297-2423)
223 S 9th ST. OPELIKA, AL 36801 (PH: 334-744-7090)
121 W BROAD ST. EUFaula, AL 36072 (PH: 334-487-4257)



EFIS

Aluminum R-Panel Canopy

Dry Stack Stone

Metal R-Panel

2841



**APPLICATION FOR
CONDITIONAL USE APPROVAL**

PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801



PC DEADLINE: 4/5/22 PC MEETING: 4/26/22

SITE ADDRESS: 1704 FREDERICK ROAD

PROPERTY OWNER: SUN SELF STORAGE, INC.

APPLICANT/ AUTHORIZED REPRESENTATIVE: STEPHEN BENSON

MAILING ADDRESS: 1704 FREDERICK ROAD

PHONE NUMBER: 334-744-3680 FAX NUMBER: _____

EMAIL ADDRESS: bens625@gmail.com

PARCEL INFORMATION

Project name: SUN SELF Address/Location: 1704 FREDERICK ROAD

Current Land Use: C-2 Current Zoning: C-2

Adjacent Zoning Districts: North: I-1 South: C-1 East: C-2 West: C-2

Description of Proposed Use: SELF STORAGE

AUTHORIZATION TO ACT AS APPLICANT (if applicable)

I, STEPHEN BENSON, PRESIDENT, being owner of the property which is the subject of this conditional use application hereby authorize STEPHEN BENSON, 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: 3/28/22

**STATE OF ALABAMA,
COUNTY OF LEE**

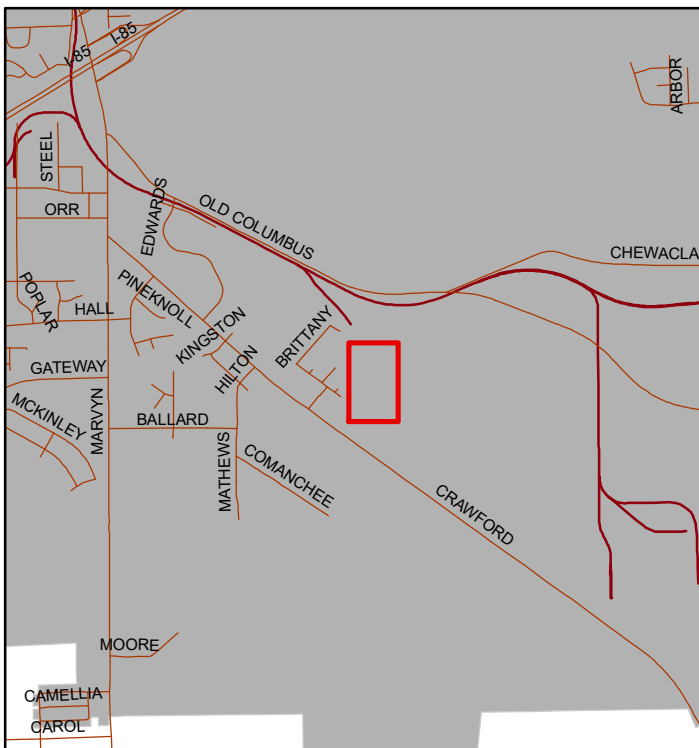
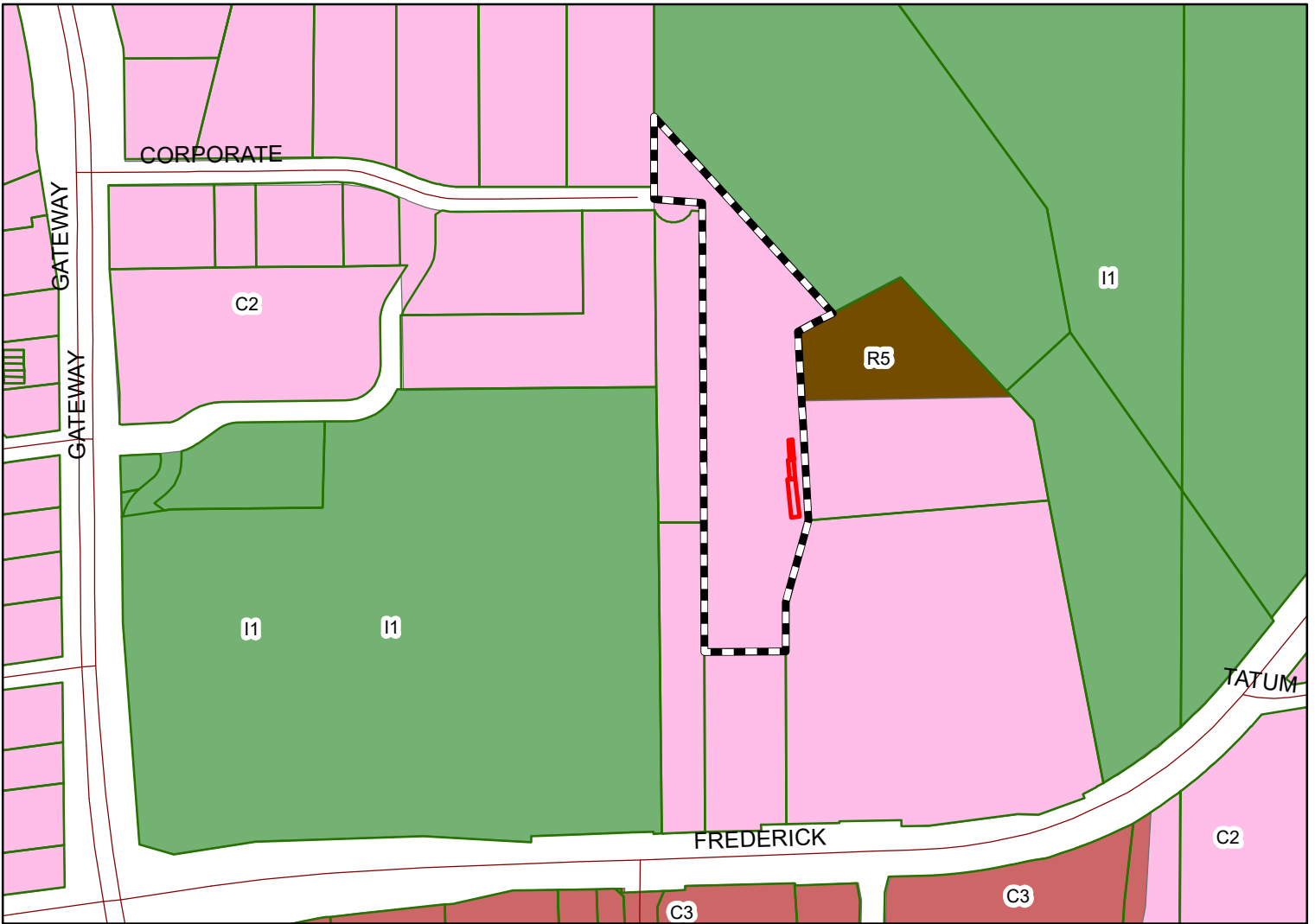
I, _____, a Notary Public in and for said County and State, hereby certify that _____, whose name is signed to the foregoing document, and who is known to me or acknowledged before me on this day, that being informed of the contents of said document, did execute the same voluntarily on the day that bears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

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

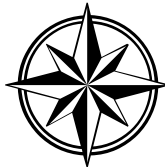
Notary Public

My Commission Expires: _____

**ADDITION TO SELF-STORAGE FACILITY
1704 FREDERICK ROAD
CONDITIONAL USE, D-7**



The applicant is requesting approval to add 20 self-storage units at his existing storage facility. These units will not be climate controlled. The property is located in the C-2 zoning district.



Subject Property

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

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

Meeting Date: April 26, 2022

Agenda Item #: D-7

Action Requested: Conditional Use – Add Self Storage Mini-Warehouses

Location of Property: 1704 Frederick Road

Property Owner(s): Stephen Benson

Current Land Use: Climate-Controlled Mini-Warehouses

Current Zoning: C-2, GC

**Surrounding Zoning Districts
And Land Uses:**

North	C-2	Undeveloped
South	C-2, GC-P	Commercial
East	C-2/R-5	Residential
West	C-2	Undeveloped

Proposal

The applicant is requesting conditional use approval to add 20 self-storage units to his existing self-storage business. The addition consists of ten units 10' x 20', five units 10' x 15' and five units 10' x 10'. Currently, there are 300 self-storage units in 5 buildings on the property. All 300 units are climate control warehouses; each unit is accessed inside a building. The 20-unit addition will not be climate controlled. Each unit is accessed from an exterior door. The 20 units are on a lot that does not front the Gateway Corridor (Frederick Road), so climate-controlled warehouses are not required. The 20 units are about 800 feet from Frederick Road; for the most part, the units are not visible from Frederick Road. All existing climate-controlled units and the proposed 20 units have access to Frederick Road from a 30 foot wide public easement as shown on the Harper Valley 2nd Revision subdivision plat. The public easement is only for public vehicles and tenants to access their self-storage units.

Parking is adequate for the 20 units. Off-street parking requirements for mini warehouses is 1 parking space per 10 units. An existing 30' to 40' wide asphalt or concrete driveway & parking area for tenants is provided next to the climate control units; this area will also serve the 20 units. The 20 units are on the east side of the asphalt driveway/parking area and the climate control units are on the west side. A 10 foot wide undisturbed natural wooded buffer is shown on site plan from the property line to the exterior wall of the units.

Recommendation

Staff recommends approval as submitted.

Engineering Department Report

Because of the limited size of the site and disturbance, no site plan will be required for this use to the Engineering Department. All permits and approvals will come from the Building Inspections Department and relevant utilities.

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

Opelika Utilities Board Report

No comment.

Opelika Power Services Report

This is inside the Opelika Power Service territory.

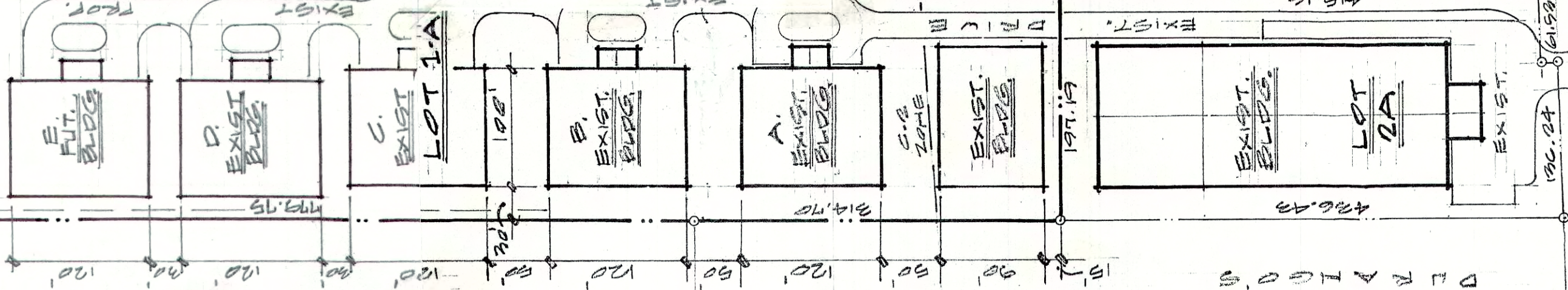
COR -
FORATE
DRIVE

EXIST.
CUL-DE-SAC
TO REMAIN
BUFF.

PARKING
BLDG. C, D, E:
SIMULT.
PARKING
BLDG. A & B

TYPICAL
REINFORCED
SUPPORT

V E R T I C A L 1 0 0 - 0 0 - 0 0



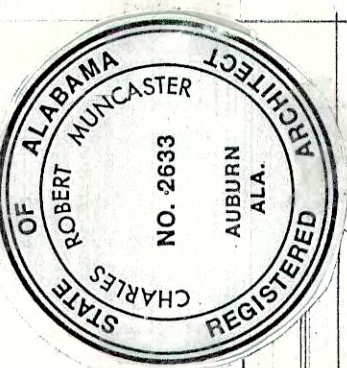
PROPOSED

PARCEL PLAN LOTS 1A & 2A
1"=100'

EXISTING

PARTIAL SITE PLAN
1"=50'

9/2/15 10/15/15 3/16/22





APPLICATION FOR CONDITIONAL USE APPROVAL

PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801

2830



PC DEADLINE: 4/5/22 PC MEETING: 4/26/22

SITE ADDRESS: Unassigned

PROPERTY OWNER: Staley Fincher

APPLICANT/ AUTHORIZED REPRESENTATIVE: David Slocum, P.E.

MAILING ADDRESS: 106B W. Veterans Blvd.

PHONE NUMBER: (334) 703-8860 **FAX NUMBER:** _____

EMAIL ADDRESS: dslocum@pinnacle-inc.net

PARCEL INFORMATION

Project name: Grace Heritage Church Address/Location: East of Copper Lane

Current Land Use: Vacant Current Zoning: C3

Adjacent Zoning Districts: North: C3 South: I1, R4M East: C3 West: R3

Description of Proposed Use: Church

AUTHORIZATION TO ACT AS APPLICANT (if applicable)

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

Property Owner's Signature: _____ Date: _____

STATE OF ALABAMA, COUNTY OF LEE

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

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

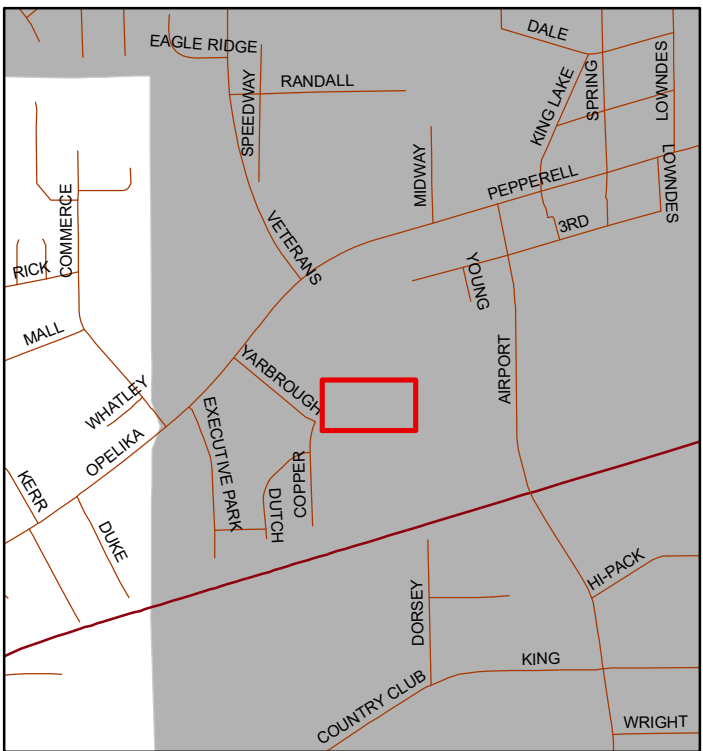
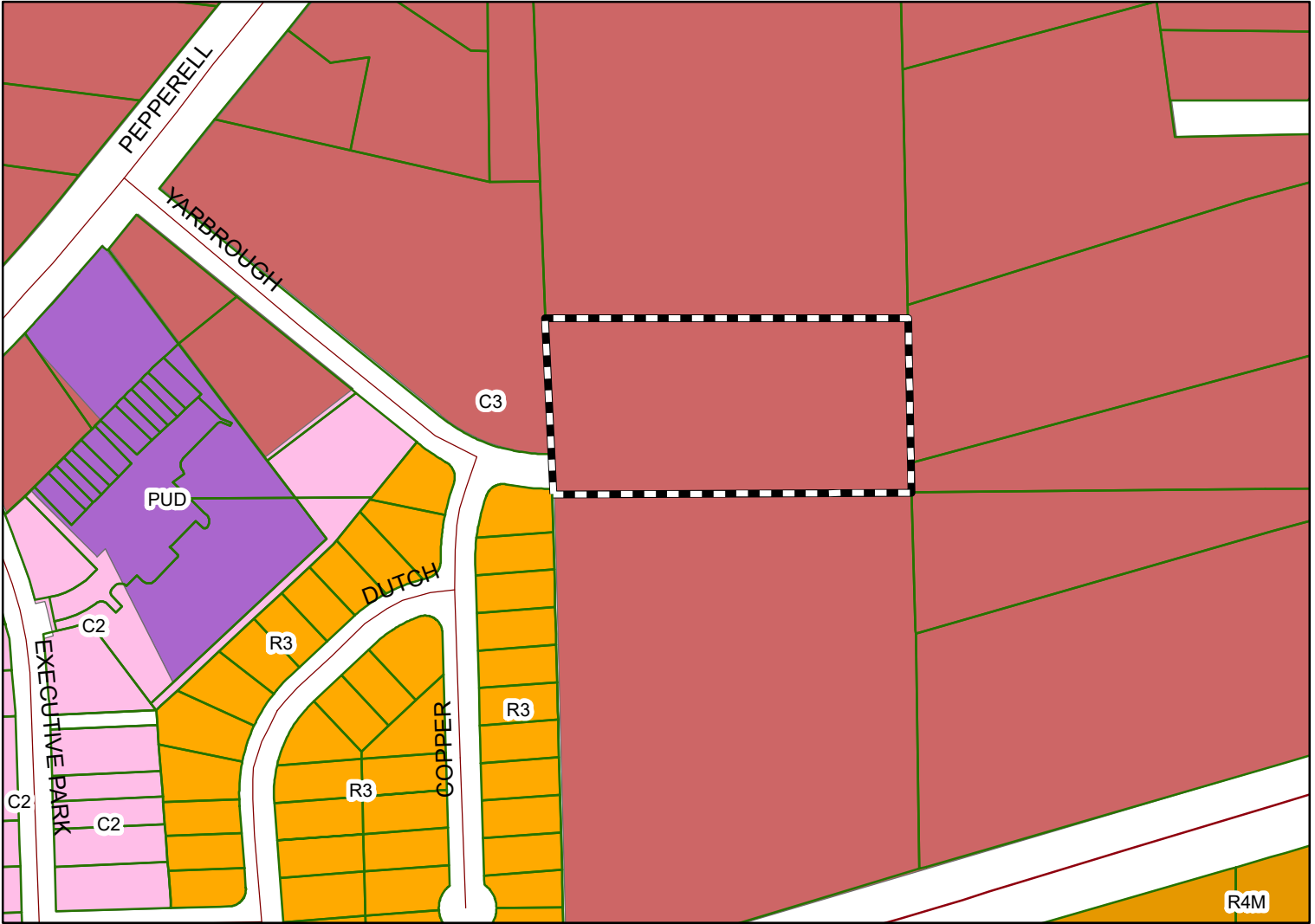
Notary Public

My Commission Expires: _____

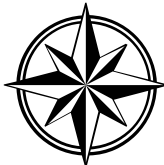
GRACE HERITAGE CHURCH - NEW FACILITY

TERMINUS OF YARBROUGH DRIVE

CONDITIONAL USE, D-8



The applicant is requesting approval for a 15,000 sf church building, 3,750 sf fellowship hall, and 111 parking spaces on 3.6 acres. The property is located in the C-3 zoning district.



Subject Property

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

Meeting Date: April 26, 2022

Agenda Item #: D-8

Action Requested: Conditional Use – New Church and Fellowship Hall for Grace Heritage Church

Location of Property: End of Yarbrough Drive

Property Owner(s): David Slocum, authorized representative

Current Land Use: Vacant

Current Zoning: C-3

**Surrounding Zoning Districts
And Land Uses:**

North	C-3, GC-P	Vacant
South	C-3	Vacant
East	C-3	Bodine's Landscaping
West	R-3	single-family homes

Proposal:

The applicant's representative is requesting conditional use approval to construct a one-story Grace Heritage Church building and fellowship hall building accessed from the end of Yarbrough Drive. The lot is approximately 17.8 acres. The applicants' representative stated the church is purchasing 3.65 acres and will bring a subdivision plat in the future if the conditional use is approved.

Site Plan:

The site plan shows a 15,350 sq. ft. new church building and a 3,750 sq. ft. new fellowship hall. The placement of the buildings meets the setback requirement for the C-3 zoning districts. The site is in an area of the Airport Overlay Zoning. This location appears to require a review by the airport administration, airport height notification and FAA requirements.

Parking:

Parking area requirements for a church are based on one space per four seats. The church's maximum capacity is 291 occupants. The site plan exceeds minimum parking requirements of 72 and shows 111 total parking spaces, 5 of these are handicap accessible.

Landscaping:

The applicant has submitted a landscape plan that meets the minimum landscape requirements in a C-3 zoning district. Based on the developed area 339 base landscape points are required and an additional 111 parking landscape points required. The Landscape Plan is required to have a total 450 points and shows 550 points. The landscape plan shows a 10-foot residential buffer along

the west side. The residential buffer must meet the requirements in the zoning ordinance provided by Section 10. 6. D. 1. a., b., or c. The landscape plan provided exceeds the minimum requirements.

Building Height and Airport Overlay Zoning: *(See Update Below)*

The exterior building materials and elevations have been provided. The church building height 20' Eave Height, 12/6 roof pitch (38'-9"), Steeple height of 46' requires the Airport Overlay ordinance to be met. This will require an airport administration approval, airport height notification, and a FAA review and approval. The Airport Overlay Zoning Section 7.4.05 requires building height notification specifically defined in Section 7.4.06 subzone A. as the area surrounding each public use airport extending outward 20,000 feet from the ends and each side of all active runways. This property is approximately 3,120 feet from the nearest active runway. Any outside lighting must meet the most stringent requirements of the FAA or the City.

The Planning Department recommends conditional use approval subject to:

1. Approval by the Auburn University Regional Airport and/or FAA concerning the proposed building height and steeple height. *(Update: based on the elevations provided by the authorized applicant to the airport administration, the steeple height will be below the requirement for an FAA review.)*
2. Outside lightning must meet the most stringent requirements of the FAA or the City.
3. A subdivision to create the 3.65-acre tract.
4. If a dumpster is to be added, the location will need to be reviewed by Planning.
5. Add to the Landscape Plan a detailed residential buffer along the west side of the property by choosing an option provided in the zoning ordinance Section 10. 6. D. 1. a., b., or c.

Engineering Department Report

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

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

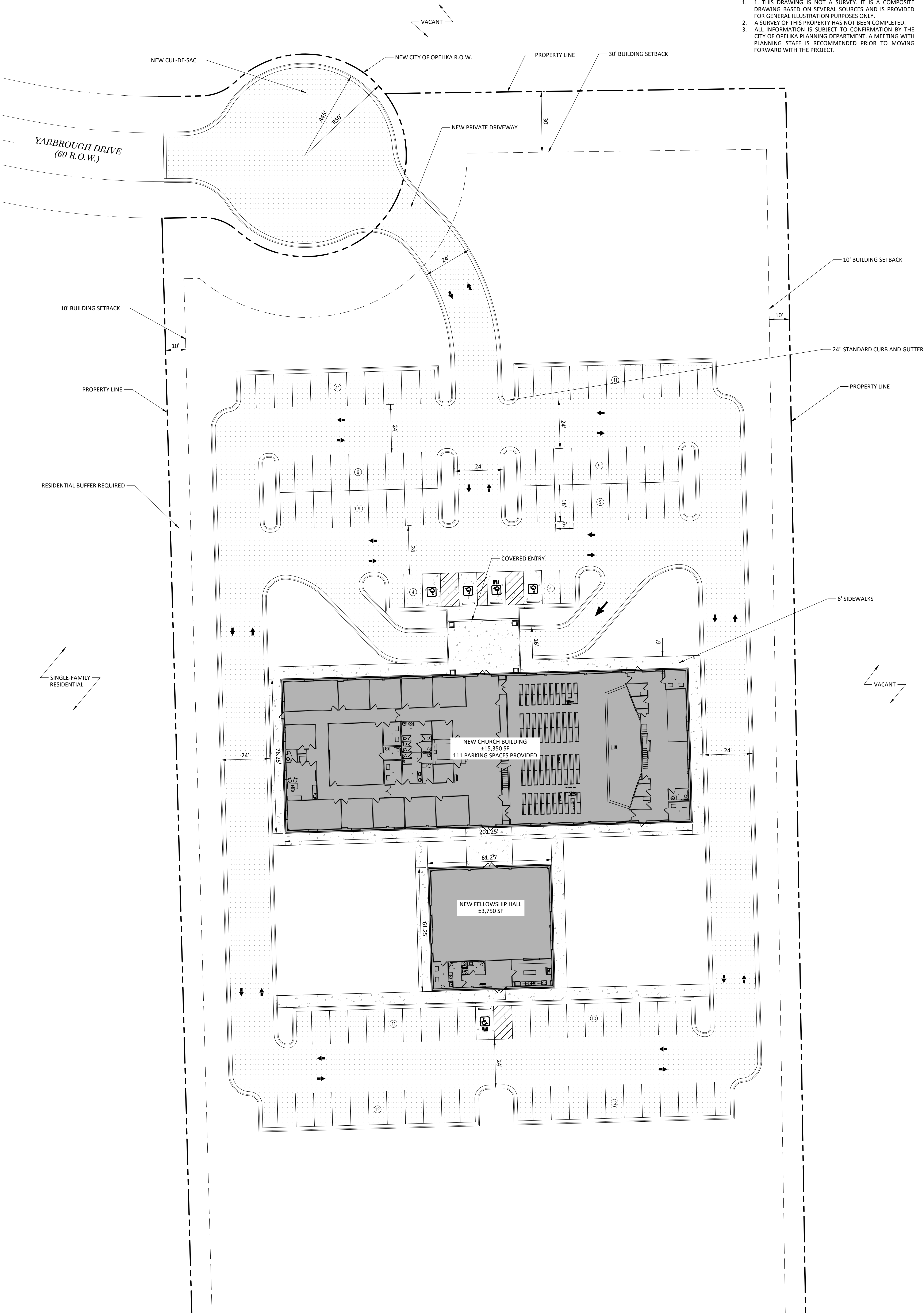
Opelika Utilities Board Report

Water service is accessible from Yarbrough Drive.

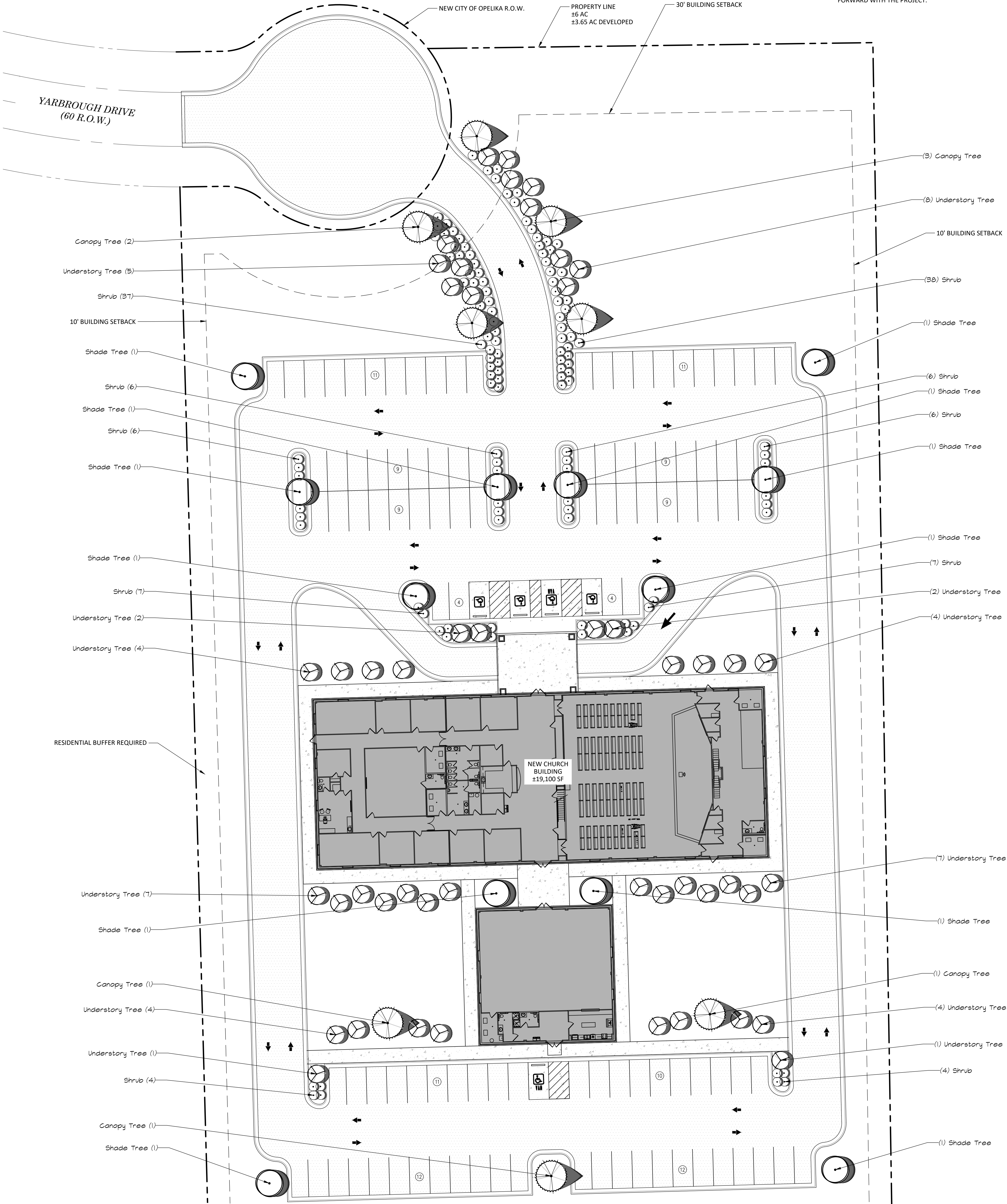
Opelika Power Services Report

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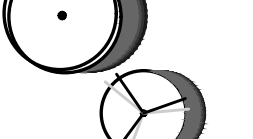
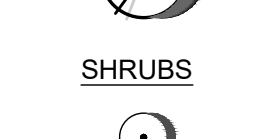
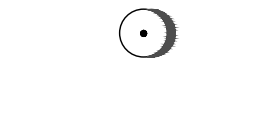
- NOTES:
1. THIS DRAWING IS NOT A SURVEY. IT IS A COMPOSITE DRAWING BASED ON SEVERAL SOURCES AND IS PROVIDED FOR GENERAL ILLUSTRATION PURPOSES ONLY.
 2. A SURVEY OF THIS PROPERTY HAS NOT BEEN COMPLETED.
 3. ALL INFORMATION IS SUBJECT TO CONFIRMATION BY THE CITY OF OPELIKA PLANNING DEPARTMENT. A MEETING WITH PLANNING STAFF IS RECOMMENDED PRIOR TO MOVING FORWARD WITH THE PROJECT.



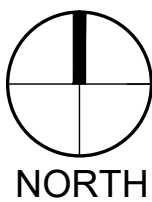
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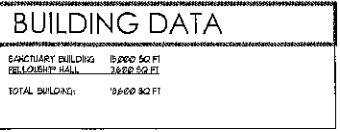


PLANT_SCHEDULE

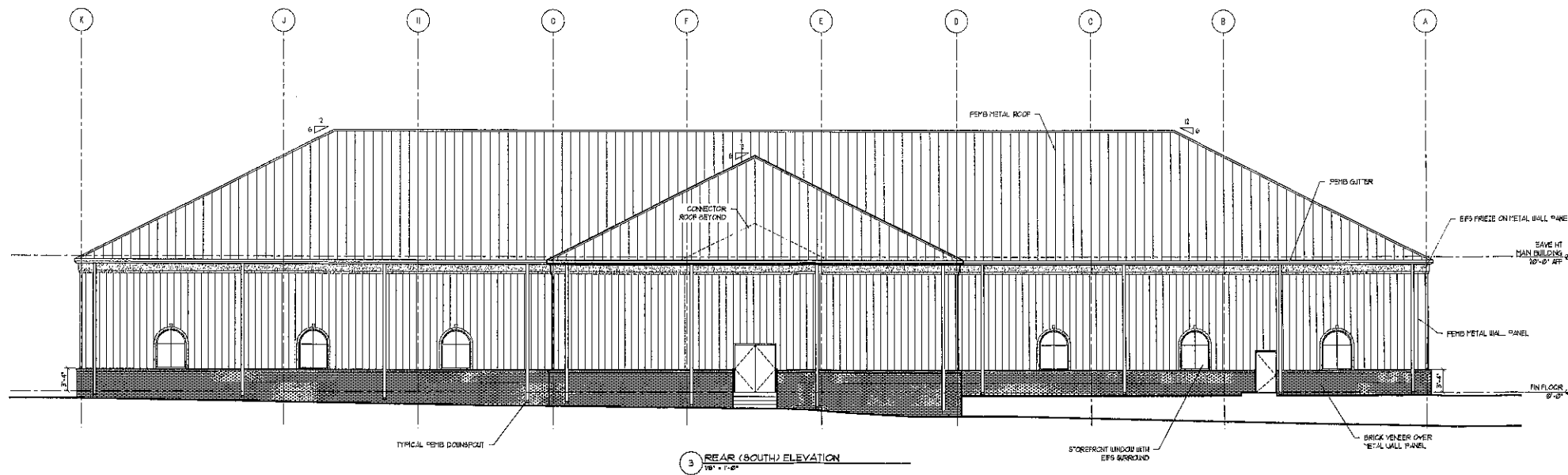
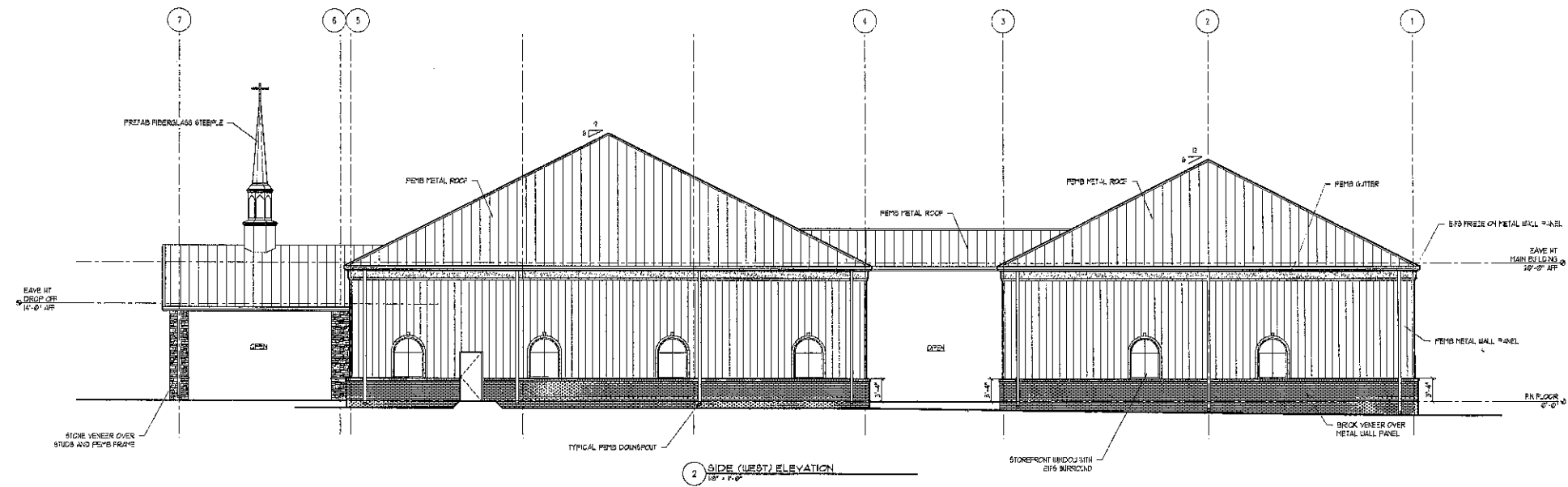
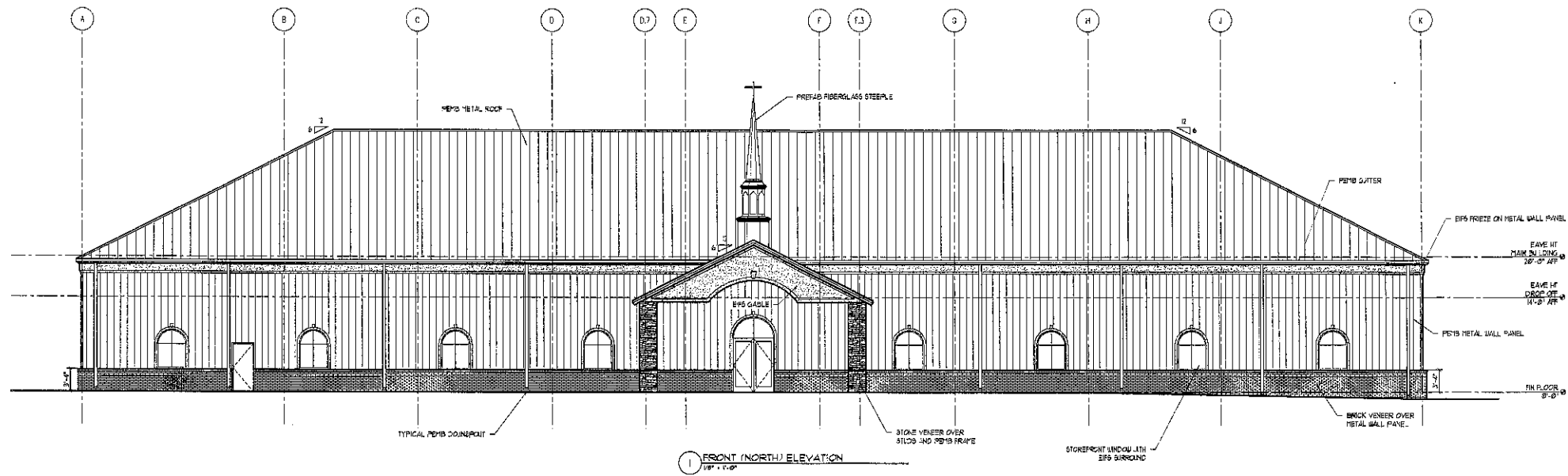
TREES	BOTANICAL / COMMON NAME	CONT	QTY	UNIT POINTS	TOTAL
	Generic canopy tree A / Canopy Tree	15 gal	8	11	88
	GENERIC shade tree A / Shade Tree	15 gal	12	8	96
	Generic understory tree A / Understory Tree	15 gal	49	5	245
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY	UNIT POINTS	TOTAL
	Generic shrub / Shrub	5 gal	121	1	121
TOTAL:					550

DEVELOPED AREA: 3.65 AC = 159,198 SF
BASE POINTS REQUIRED: 339
PARKING LOT POINTS REQUIRED: 111
TOTAL POINTS REQUIRED: 550
TOTAL POINTS PROVIDED: 550





GRACE HERITAGE CHURCH- PRELIMINARY



GRACE HERITAGE CHURCH- PRELIMINARY



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

2852



PC DEADLINE: _____ PC MEETING: _____

SITE ADDRESS: 3 Oak Ct
PROPERTY OWNER: Jor J Properties, LLC
APPLICANT/ AUTHORIZED REPRESENTATIVE: Carmillia Pearson
MAILING ADDRESS: 197 Reeder Road Dadeville AL 36853
PHONE NUMBER: (256) 307-8310 **FAX NUMBER:** _____
EMAIL ADDRESS: carmilliapearson@yahoo.com

PARCEL INFORMATION

Project name: ONE COUNT church **Address/Location:** 3 OAK COUNTRY
Current Land Use: church **Current Zoning:** R4
Adjacent Zoning Districts: North: R4 South: R4 East: R4 West: R4
Description of Proposed Use: open church again

AUTHORIZATION TO ACT AS APPLICANT (if applicable)

I, Alisa Caldwell, being owner of the property which is the subject of this conditional use application hereby authorize Carmillia Pearson, 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: 8-21-2022

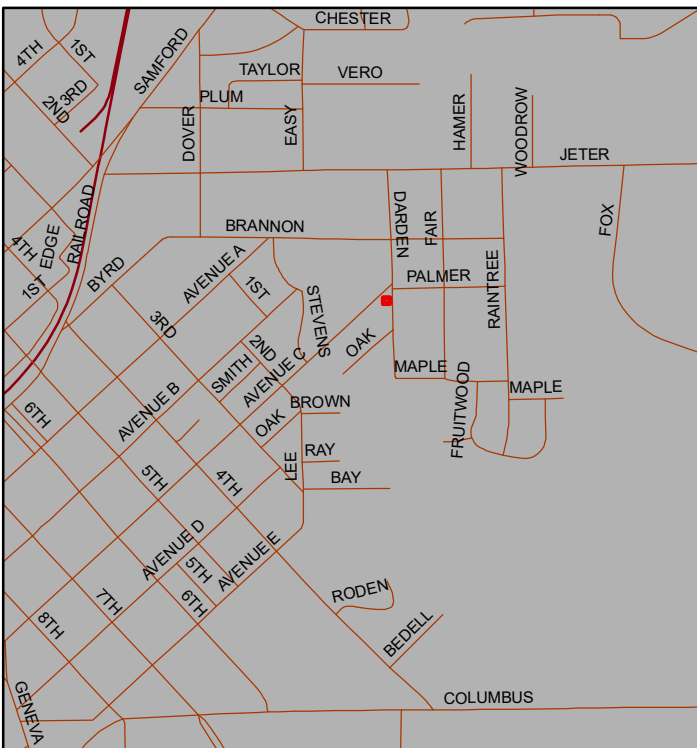
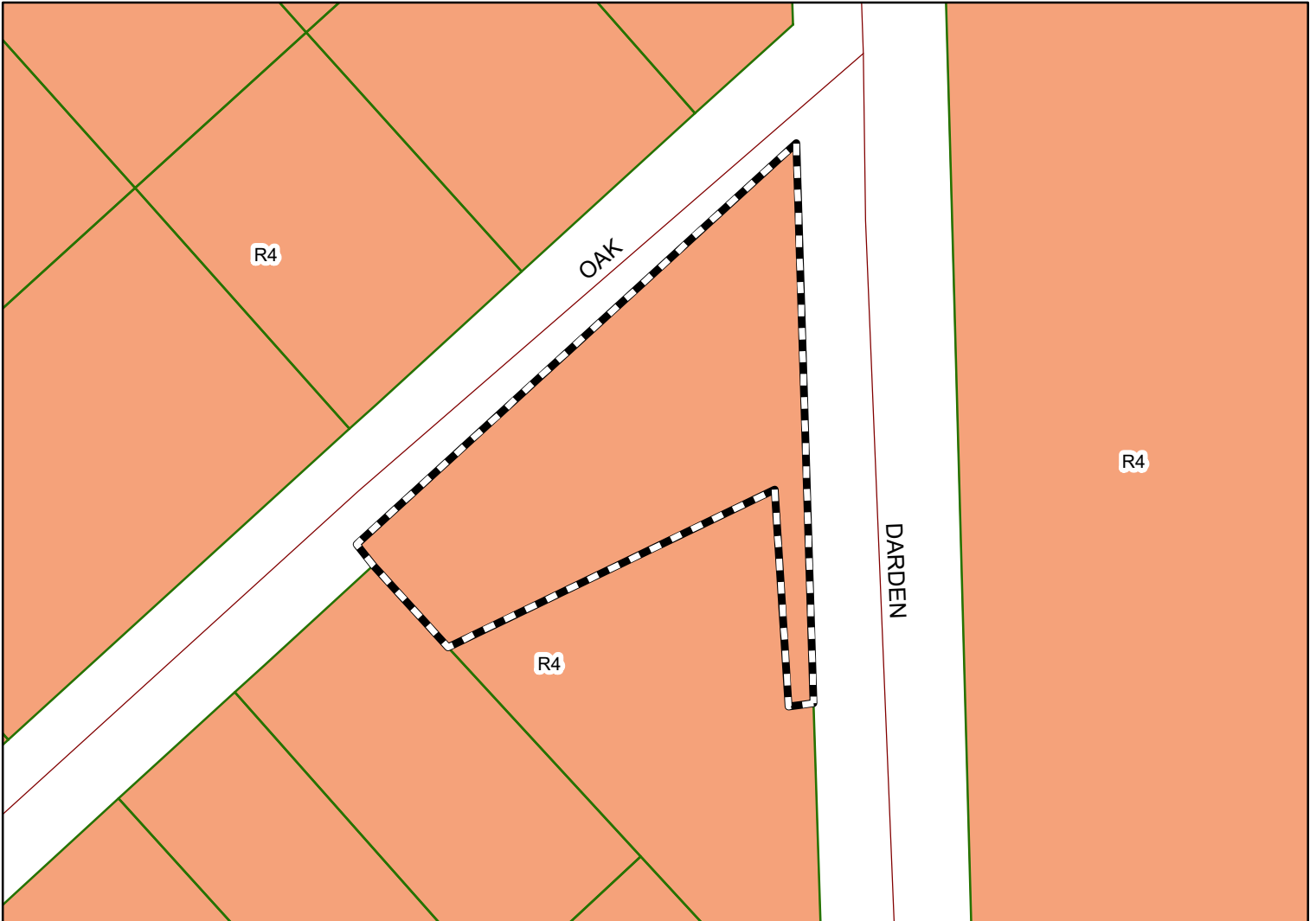
**STATE OF ALABAMA,
COUNTY OF LEE**

I, Bonita Caldwell, a Notary Public in and for said County and State, hereby certify that Alisa Caldwell, 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.

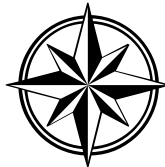
Given my hand and seal of office this 21st day of March 2024
[Signature]
 Notary Public

My Commission Expires: 12-2-25

**CHURCH (FORMERLY TABERNACLE CHURCH OF GOD)
3 OAK COURT
CONDITIONAL USE, D-9**



The applicant is requesting approval to reopen a church at the corner of Oak Park and Darden Street. A church met in the 1,920 sf building about 15 years ago. The property is located in the R-4 zoning district.



Subject Property

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City of Opelika

Planning Commission

Planning Department Report

Meeting Date:	April 26, 2022
Agenda Item #:	D-9
Action Requested:	Conditional Use - Church
Location of Property:	3 Oak Court
Property Owner(s):	Alisa Caldwell Carmmillia Pearson, authorized representative
Current Land Use:	Vacant building
Current Zoning:	R-4
Surrounding Zoning Districts And Land Uses:	North C-3 Residential South C-3 Residential West C-3 Residential East R-4 Auburn Missionary Baptist

Proposal

The applicant is requesting conditional use approval for a new church in an existing building at 3 Oak Court. The Tabernacle Church of God church held services at this location, but the building has been vacant for the past 15 years. (The property was recently purchased at a tax sale.) The church will have three meetings a week; each meeting is two hours; meetings are held in the day, no evening meetings. There are no plans for a day care center. Currently, the church has 6 members.

The site plan submitted shows a 1,920-sf building on a 11,325 sf lot. The property is nearly triangular shaped: Two streets (Oak Court and Darden Street) border the church's property on two sides and a single-family home lot borders the property along the rear property line. On the fourth side the property line is only 36 feet long. On the Oak Court side, the property line is located along the asphalt edge of Oak Court. According to the Fire department, the 1,920 sf building allows a maximum of 100 people to occupy the building. Minimum off-street parking requirements for 100 people is 25 parking spaces. Laying out a site plan on this irregular shaped lot with 25 parking spaces was difficult; the 25 spaces provided crowded conditions for the property. The applicant was willing to limit the 100-

person maximum occupancy to a maximum 60 people to decrease the number of minimum parking space from 25 spaces to 15 spaces. The 15 parking spaces instead of 25 spaces provides safer conditions for vehicles entering & exiting the property. Each parking space is accessed directly from Oak Court. Off-street parking spaces are required to be hard surface – asphalt or concrete. The applicant is requesting that the parking spaces remain as-is for no more than two years until funds are saved to pay for asphaltting the 15 parking spaces.

Landscaping on this property is limited based on the lot's shape, existing building, and parking spaces required. A 9x70 strip is located along the adjacent property owner's front yard and appears to be part of the adjacent property, but the strip is owned by the applicant. The triangle area at the intersection of Oak Court and Darden Street is not landscaped so a motorist's view at the intersection is not obscured. The landscape plan shows 14 of the 18 shrubs near the parking spaces; three oak trees will also be planted.

The property has been vacant for at least 15 years. Building Inspections has inspected the building for repairs to meet Building codes. The church desires to improve the property and serve the neighborhood.

Recommendation

Staff recommends approval subject to the following conditions:

1. If Planning Commission approves postponing asphalt or concrete for the parking spaces, then parking blocks are required to identify the 15 parking spaces.
2. The 15 parking spaces must be asphalt or concrete and striped no later than April 26, 2024.

Engineering Department Report

Because of the limited size of the site and disturbance, no site plan will be required for this use to the Engineering Department. All permits and approvals will come from the Building Inspections Department and relevant utilities.

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

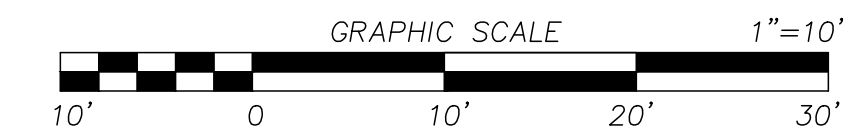
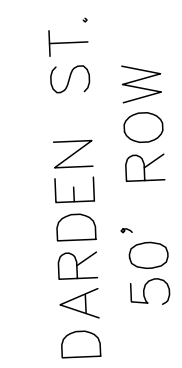
Opelika Utilities Board Report

No comments.

Opelika Power Services Report

This is inside the Opelika Power Service territory.

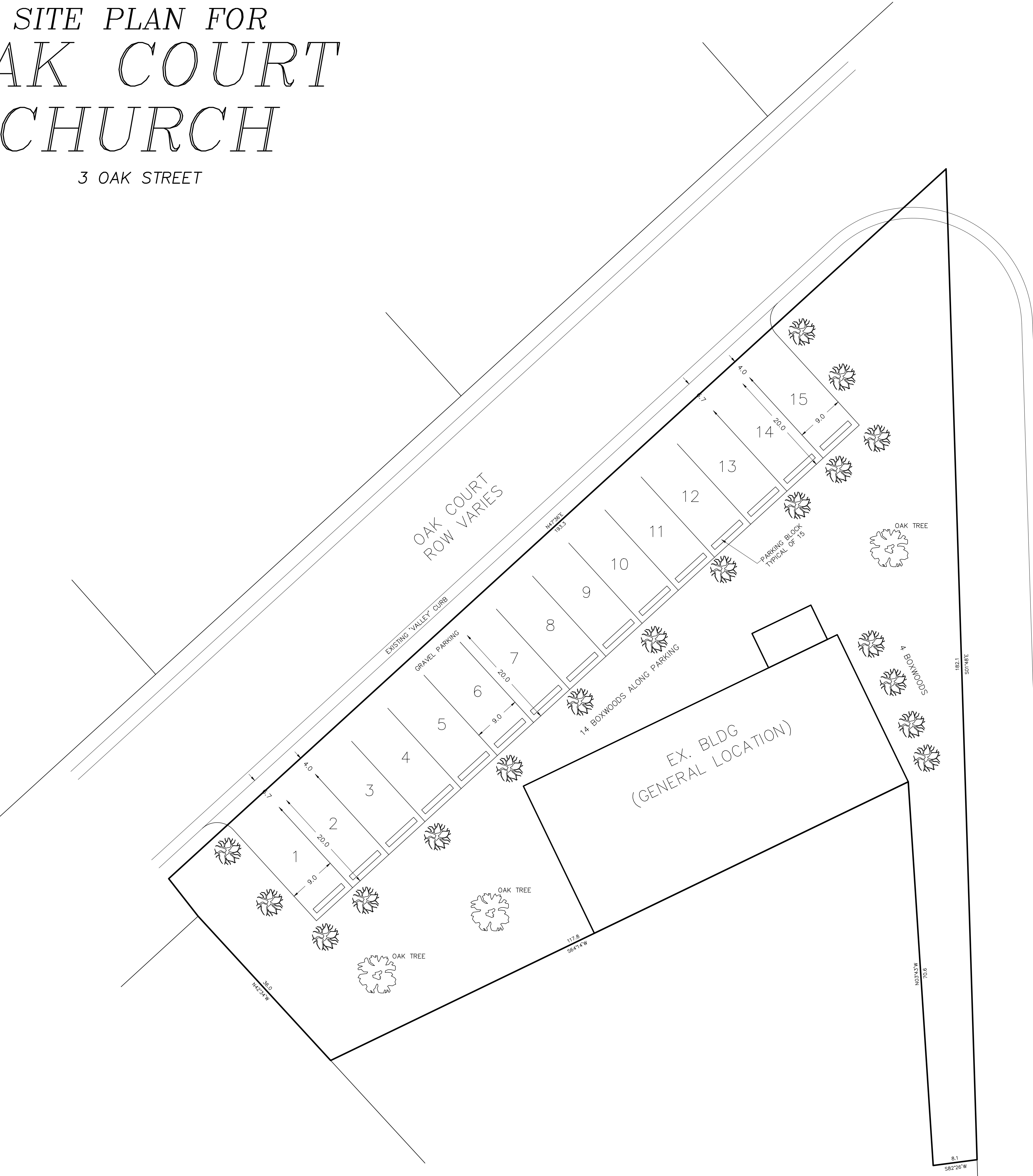
3 OAK STREET



Seat	Drawn By: MTM		2124 Moores Mill Road Suite 110 Auburn, Alabama 36830 Phone (334) 821-0105 www.precisionsurveying.biz	
	1"=10'			Sheet Title: SITE PLAN FOR OAK STREET CHURCH
	File Name: 22-0240-SP			
	Date: 4-5-2022			

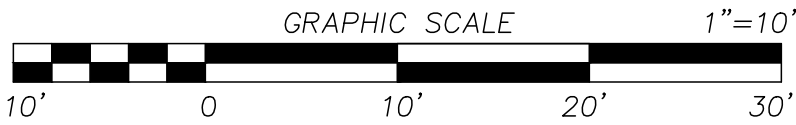
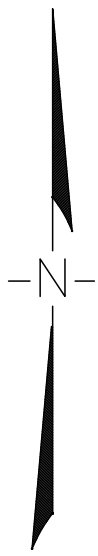
SITE PLAN FOR OAK COURT CHURCH

3 OAK STREET



DARDEN ST.
50' ROW

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



OWNER / DEVELOPER
CARMILLIA PEARSON
CARMILLIAPEARSON@YAHOO.COM
1550 OPELIKA RD SUITE 35
AUBURN, ALABAMA 36830

Seal	Drawn By: MTM	 2124 Moores Mill Road Suite 110 Auburn, Alabama 36830 Phone (334) 821-0105 www.precisionsurveying.biz
	Scale: 1"=10'	
	File Name: 22-0240-SP	
	Date: 4-14-2022	
Sheet Title: SITE PLAN FOR OAK STREET CHURCH		



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

2860



PC DEADLINE: 4/5/22 PC MEETING: 4/26/22

SITE ADDRESS: <u>Shelton Mill Road / Hwy 280</u>	
PROPERTY OWNER: <u>Shelton Cove Subdivision</u>	
APPLICANT/ AUTHORIZED REPRESENTATIVE: <u>John Cowden</u>	
MAILING ADDRESS: <u>1575 Northside Drive Building 400 Ste 470, Atlanta, GA 30318</u>	
PHONE NUMBER: <u>423-618-2773</u>	FAX NUMBER: <u>678-254-4025</u>
EMAIL ADDRESS: <u>johnc@devexp.net</u>	

PARCEL INFORMATION

Project name: Circle K - Opelika Address/Location: Shelton Mill Rd/ Hwy 280
 Current Land Use: C-2 vacant Current Zoning: C2
 Adjacent Zoning Districts: North: _____ South: _____ East: _____ West: _____
 Description of Proposed Use: Convenience Store with Gas

AUTHORIZATION TO ACT AS APPLICANT (if applicable)

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

Property Owner's Signature: _____ Date: 4/5/22

**STATE OF ALABAMA,
COUNTY OF LEE**

I, Heather B Weldon, a Notary Public in and for said County and State, hereby certify that John D. Walker, IV, 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.

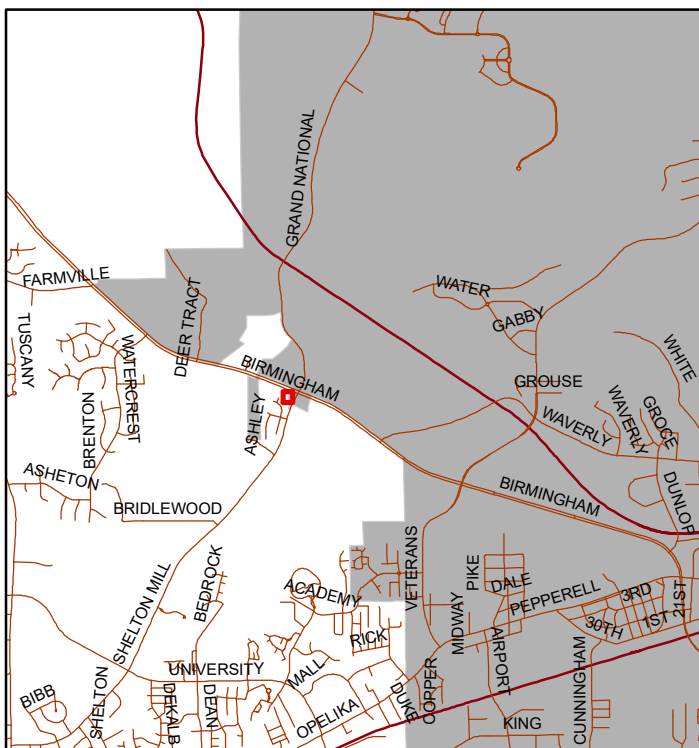
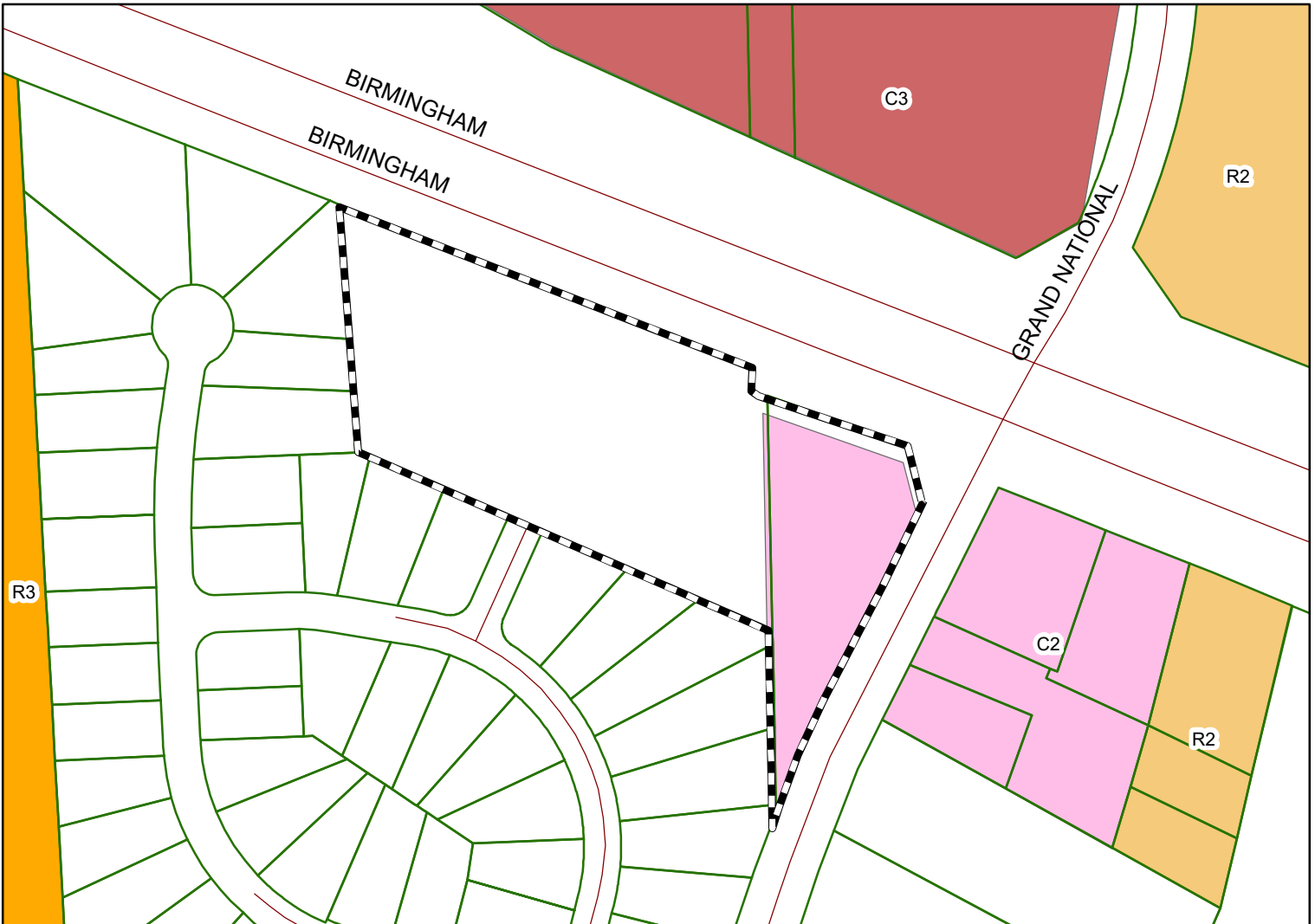
Given my hand and seal of office this 5th day of April 2022,

 Notary Public

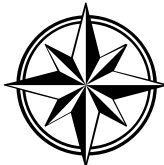
My Commission Expires: 8/24/2025



CIRCLE K - GAS STATION & CONVENIENCE STORE BIRMINGHAM HIGHWAY & SHELTON MILL ROAD CONDITIONAL USE, D-10



The applicant is requesting approval for a Circle K gas station for vehicles and semi-trucks. The 5.8 acre property is in the City of Auburn (80% of property) and the City of Opelika (20%).



Subject Property

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City of Opelika
Planning Commission
Planning Department Report

Meeting Date: April 26, 2022

Agenda Item #: D-10

Action Requested: Conditional Use – Circle K, Gas station & convenience store

Location of Property: corner of Birmingham Highway (Hwy 280 West) & Shelton Mill Road

Property Owner(s): WWS Properties LLC
John Cowden, authorized representative

Current Land Use: Undeveloped

Current Zoning: C-2, GC-P

**Surrounding Zoning Districts
And Land Uses:**

North	C-3, GC-P	Undeveloped
South	Auburn city limits	single family homes (SFHs)
East	C-2, GC-P	BP gas station & convenience store
West	Auburn city limits	Undeveloped & SFHs

Proposal

The applicant is requesting conditional use approval to construct a Circle K gas station and convenience store at the corner of Birmingham Highway and Shelton Mill Road. Circle K is accessed from both streets; the Birmingham Highway access is right-in, right-out only (no left turn) and Shelton Mill Road is full access. About 4.4 acres of the Circle K property is in the City of Auburn, and 1.4 acres is in Opelika. (Auburn’s Planning Commission will be reviewing the development at their May 19th meeting.) The convenience store building and gas pumps are on the east side next to Shelton Mill Road and the west side remains undeveloped with no plans at this time. Ten gas dispensing pumps are provided for passenger vehicles & small trucks and three gas pumps for tractor-trailer semi (18-wheeler) vehicles. Parking for semi-trucks on premises is prohibited and Circle K will install signs to prevent truck parking. (The use is not a “truck fueling station” ¹). Circle K’s food service is a deli case for carry-out orders, but sit-down dining and a drive-thru window for pick-up orders will not be provided.

¹ **Truck Fueling Station.** Any fuel sales facility selling and dispensing motor fuels, other petroleum products or accessories for trucks, tractor-trailer rigs, buses and similar commercial freight vehicles where the gas dispensing facilities are designed to primarily service semi-tractors or tractor-trailer truck vehicles. A truck fueling station shall not include premises where vehicle repair and maintenance activities are conducted by the business. A truck fueling station shall not offer overnight accommodations, shower facilities or restaurant. No more than twelve (12) parking spaces for tractor-trailer vehicles shall be permitted on site. A truck fueling station may include a convenience store where limited food products, beverages and household items are sold.

The site plan shows a 5,172 square foot (sf) building that includes a convenience store. The property is 5.8 acres, but the developed or disturbed area is 1.4 acres. The building and two canopies for fuel pumps meet the minimum building setbacks. The 31 off-street parking spaces including two handicap spaces meet the minimum off-street parking requirement (1 ps per 100 sf customer sales and service). A 10' x 20' private dumpster is shown on the east side of the property. A 10 x 20 dumpster area is shown with an enclosure and double gate as required.

The landscape plan meets minimum requirements. A 15' parking lot buffer is provided along the front property lines - Birmingham Highway and Shelton Mill Road. A 10' wide landscape buffer is also along the non-street property lines; the buffer is adjacent to single family homes located in Auburn's city limits. A total of 74 trees and 68 shrubs will be planted; the size of trees and shrubs planted must meet the minimum size requirements as provided in the Landscape Regulation. The property meets the maximum 70% impervious surface ratio allowed; 45% of the property will be impervious (55% pervious).

The exterior wall materials on the front are 80% brick and glass; 20% is storefront metal siding. The side exterior walls are 100% brick. The rear wall is 90% EIFs and 10% brick.

The site plan shows a 24' x 134' canopy for the gas pumps fronting along Birmingham Highway and a 28' x 40' (1,120 sf) canopy for semi-truck pumps in the rear yard area. The 134-foot canopy is wider than the 105 foot Circle K building that faces Birmingham Highway. 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 the two canopy columns to complement the brick building and add curb appeal. Brick columns that match the building's brick exterior walls is preferred, but other exterior materials may be installed as listed in Section 7.6, 6, b.1a ² *Materials and Cladding Requirements*.

Recommendation

Staff recommends conditional use approval subject to the following:

- 1.. Install "No Overnight Parking, Violators will be Towed" signs on property. Circle K/property owner responsible for enforcement if violations occur.
3. If necessary, the canopy lights or pole lights must be shielded to prevent glare to motorists.

² 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.

4. 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*.

Engineering Department Report

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

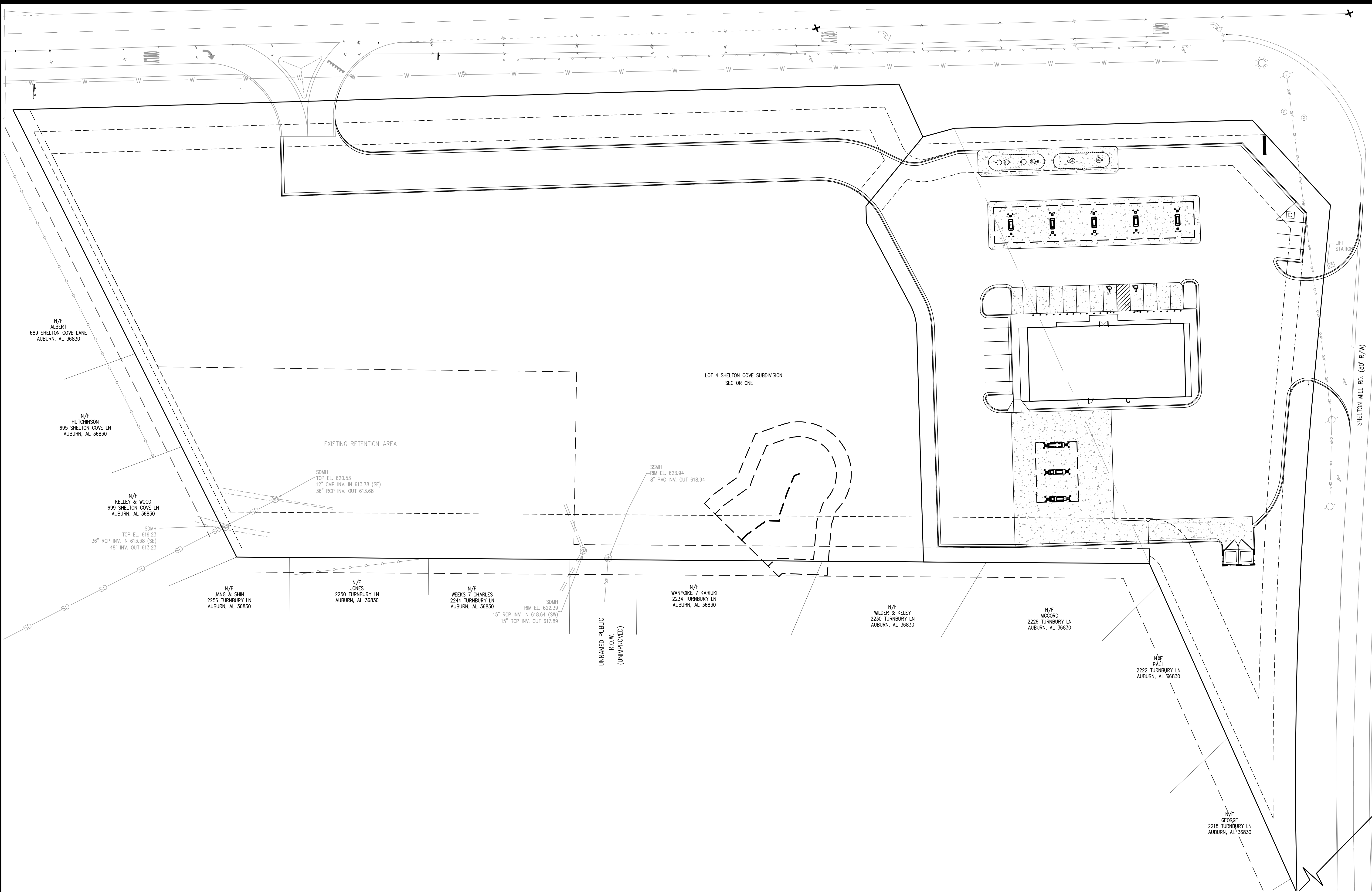
The Engineering Department has no other comments or concerns with this proposed conditional use application.

Opelika Utilities Board Report

This use is in the service area of Auburn Water Works.

Opelika Power Services Report

This is outside of the Opelika Power Service territory.



SITE DATA:	
US HWY 280 (BIRMINGHAM HWY) AND SHELTON MILL ROAD CITY OF OPELIKA, CITY OF AUBURN LEE COUNTY ALABAMA	
PARCELS:	09-02-09-0-000-001.003 09-02-09-0-000-003.009
APPROX SITE ACREAGE:	2.07 AC±
ZONING:	C-2 (GATEWAY CORRIDOR)
SETBACKS: 30' FRONT 25' SIDE WITH ROAD 10' SIDE WITH NO ROAD 30' REAR	
LANDSCAPE STRIP:	15' FRONT 15' SIDE WITH ROAD 6' SIDE WITH NO ROAD 6' REAR 10' ADJ TO RESIDENTIAL
BUFFER (AUBURN):	
BUILDING DATA: ONE STORY C-STORE 5172 SF (TOTAL) (3100 SF ARE GROSS CUSTOMER SERVICE AND SALES)	
PARKING REQUIRED: 1 / 100 SF = 31 SPACES	
PARKING PROVIDED: 31 PARKING SPACES INCLUDING 2 H/C SPACES	

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NORTH

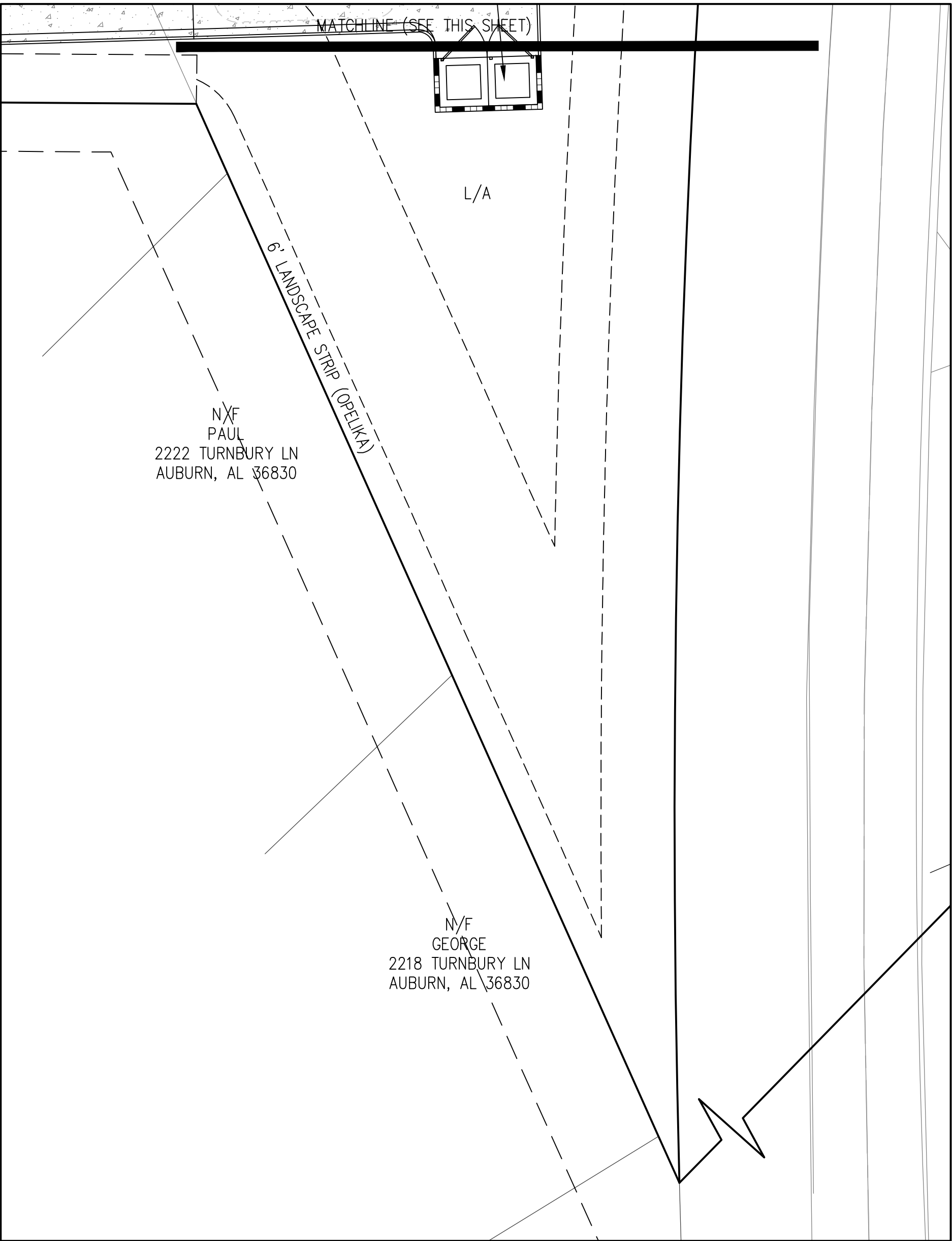
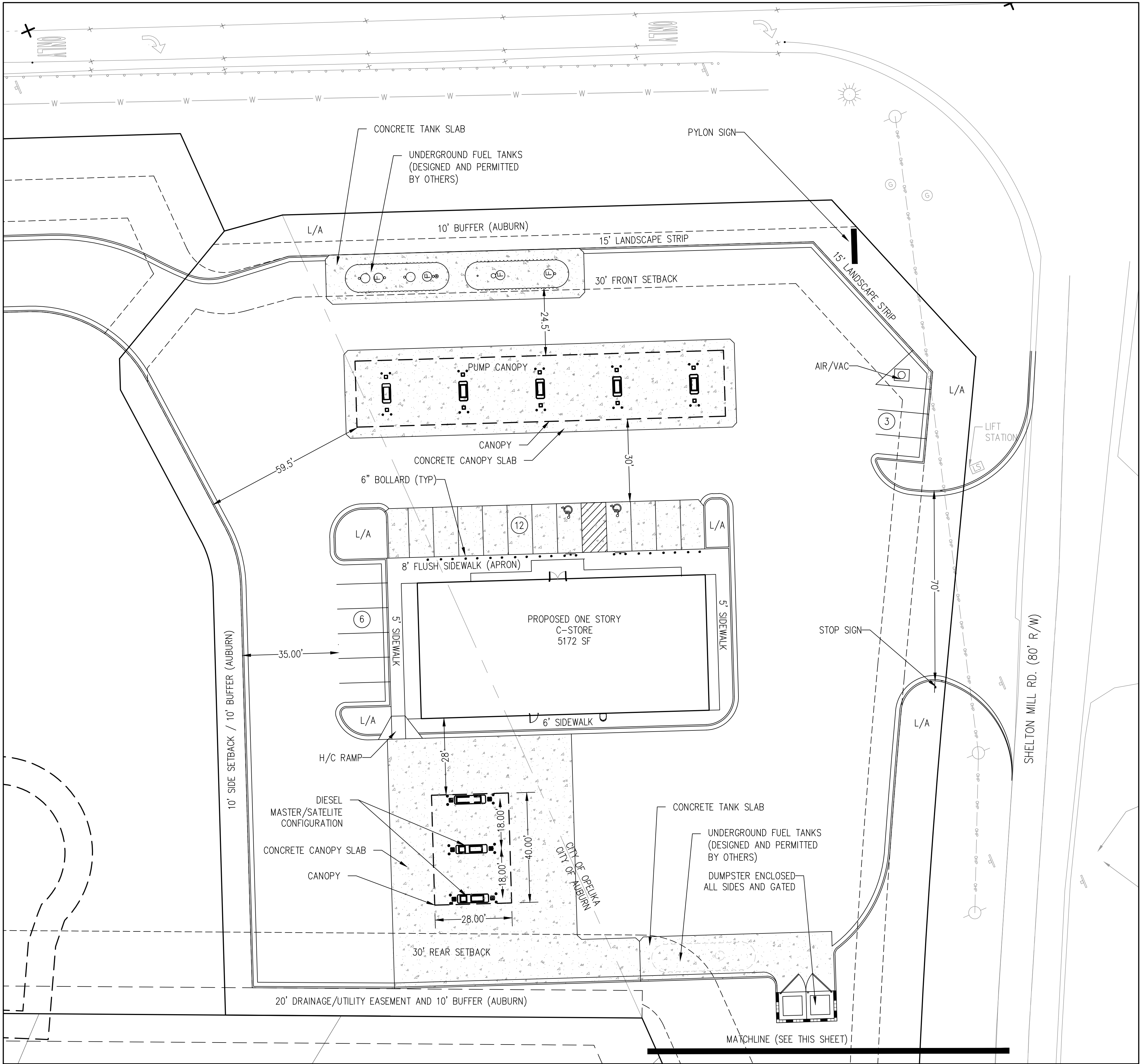
30060

Scale 1" = 30'

OVERALL PRELIMINARY
SITE PLAN

OPELIKA C-STORE
OPELIKA, LEE COUNTY ALABAMA

PROJECT INFORMATION
PROJECT NO.: 21-4696.10
DATE: 4-4-22
SCALE: 1" = 30'
FILE NAME: 21-4696 P13.dwg
DESIGN/DRAWN: sch/sch



SITE DATA:	
US HWY 280 (BIRMINGHAM HWY) AND SHELTON MILL ROAD	
CITY OF OPELIKA, CITY OF AUBURN	
LEE COUNTY ALABAMA	
PARCELS:	09-02-09-0-000-001.003
	09-02-09-0-000-003.009
APPROX SITE ACREAGE: 2.07 AC±	
ZONING: C-2 (GATEWAY CORRIDOR)	
SETBACKS:	
30' FRONT	
25' SIDE WITH ROAD	
10' SIDE WITH NO ROAD	
30' REAR	
LANDSCAPE STRIP:	
15' FRONT	
15' SIDE WITH ROAD	
6' SIDE WITH NO ROAD	
6' REAR	
BUFFER (AUBURN):	
10' ADJ TO RESIDENTIAL	
BUILDING DATA:	
ONE STORY	
C-STORE	
5172 SF (TOTAL)	
(3100 SF ARE GROSS CUSTOMER SERVICE AND SALES)	
PARKING REQUIRED: 1 / 100 SF = 31 SPACES	
PARKING PROVIDED: 31 PARKING SPACES	
INCLUDING 2 H/C SPACES	

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NORTH

2002040

Scale 1" = 20'

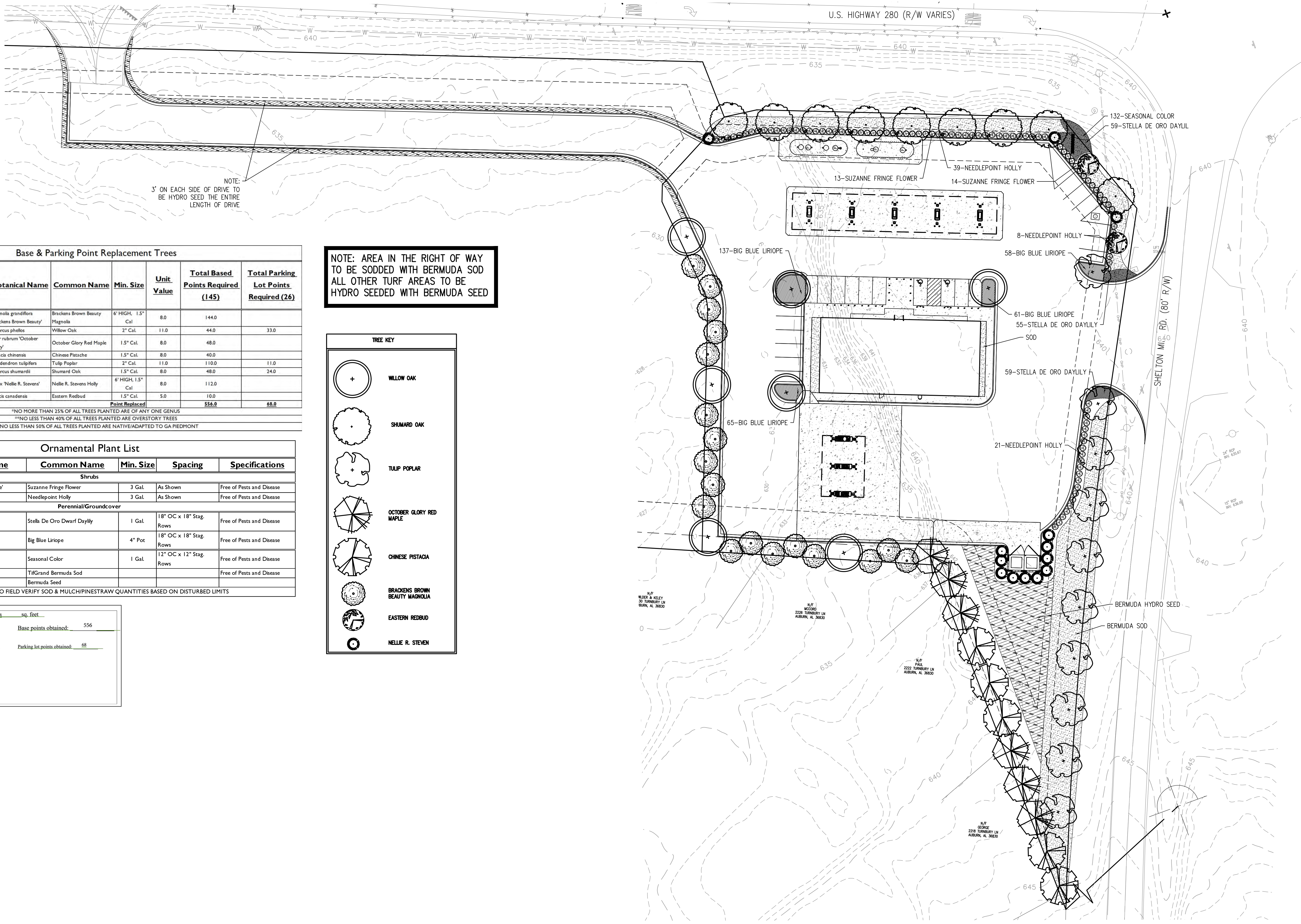
DETAILED PRELIMINARY
SITE PLAN

OPELIKA C-STORE

OPELIKA, LEE COUNTY ALABAMA

PROJECT INFORMATION	
PROJECT NO.:	21-4696.10
DATE:	4-4-22
SCALE:	1" = 20'
FILE NAME:	21-4696 P13.dwg
DESIGN/DRAWN:	sch/sch

M:\2021\08\21-4696 Opelika C-Store\PLANNING\21-4696 P13.dwg, 4/4/2022 3:17:00 PM, sch, ARCH full bleed D (24.00 x 36.00 inches), 1:1



Base & Parking Point Replacement Trees							
Base Point Replacement	Parking Lot Replacement	Botanical Name	Common Name	Min. Size	Unit Value	Total Based Points Required (145)	Total Parking Lot Points Required (26)
Qty	Qty						
18		Magnolia grandiflora 'Brackens Brown Beauty'	Brackens Brown Beauty Magnolia	6' HIGH, 1.5" Cal	8.0	144.0	
4	3	Quercus phellos	Willow Oak	2" Cal	11.0	44.0	33.0
6		Acer rubrum 'October Glory'	October Glory Red Maple	1.5" Cal	8.0	48.0	
5		Pistacia chinensis	Chinese Pistache	1.5" Cal	8.0	40.0	
10	1	Liriodendron tulipifera	Tulip Poplar	2" Cal	11.0	110.0	11.0
6	3	Quercus shumardi	Shumard Oak	1.5" Cal	8.0	48.0	24.0
14		Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	6' HIGH, 1.5" Cal	8.0	112.0	
2		Cercis canadensis	Eastern Redbud	1.5" Cal	5.0	10.0	
88	2					556.0	68.0
*NO MORE THAN 25% OF ALL TREES PLANTED ARE OF ANY ONE GENUS							
***NO LESS THAN 40% OF ALL TREES PLANTED ARE OVERSTORY TREES							
***NO LESS THAN 50% OF ALL TREES PLANTED ARE NATIVE/ADAPTED TO GA PIEDMONT							

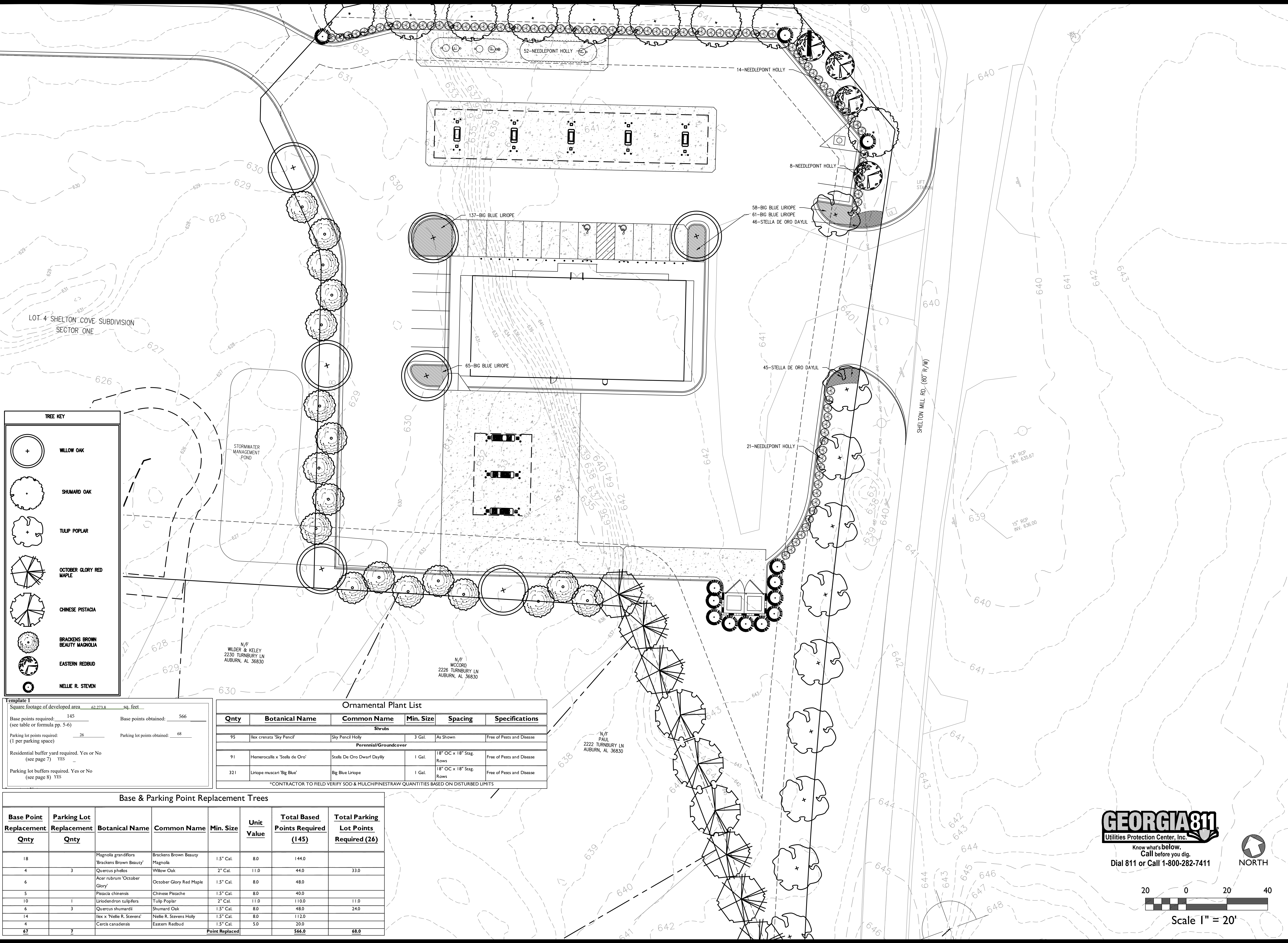
NOTE: AREA IN THE RIGHT OF WAY TO BE SODDED WITH BERMUDA SOD ALL OTHER TURF AREAS TO BE HYDRO SEEDDED WITH BERMUDA SEED

TREE KEY	
	WILLOW OAK
	SHUMARD OAK
	TULIP POPLAR
	OCTOBER GLORY RED MAPLE
	CHINESE PISTACIA
	BRACKENS BROWN BEAUTY MAGNOLIA
	EASTERN REDBUD
	NELLIE R. STEVEN

Ornamental Plant List					
Qty	Botanical Name	Common Name	Min. Size	Spacing	Specifications
Shrubs					
28	Lotopetalum chinensis 'Suzanne'	Suzanne Fringe Flower	3 Gal.	As Shown	Free of Pests and Disease
67	Ilex cornuta 'Needlepoint'	Needlepoint Holly	3 Gal.	As Shown	Free of Pests and Disease
Perennial/Groundcover					
159	Hemerocallis x 'Stella de Oro'	Stella De Oro Dwarf Daylily	1 Gal.	18" OC x 18" Stag. Rows	Free of Pests and Disease
321	Liriope muscari 'Big Blue'	Big Blue Liriope	4" Pot	18" OC x 18" Stag. Rows	Free of Pests and Disease
132	Seasonal Color	Seasonal Color	1 Gal.	12" OC x 12" Stag. Rows	Free of Pests and Disease
	TiGrand Bermuda Sod	TiGrand Bermuda Sod			Free of Pests and Disease
	Hydro Seed	Bermuda Seed			

*CONTRACTOR TO FIELD VERIFY SOD & MULCH/PINE/STRAW QUANTITIES BASED ON DISTURBED LIMITS

Template 1	
Square footage of developed area	62,273.8 sq. feet
Base points required:	145
(see table or formula pp. 5-6)	Base points obtained: 556
Parking lot points required:	26
(1 per parking space)	Parking lot points obtained: 68
Residential buffer yard required, Yes or No	
(see page 7)	YES
Parking lot buffers required, Yes or No	
(see page 8)	YES



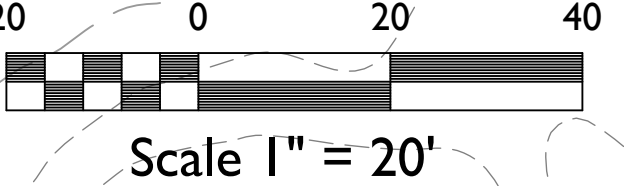
TREE KEY	
	WILLOW OAK
	SHUMARD OAK
	TULIP POPLAR
	OCTOBER GLORY RED MAPLE
	CHINESE PISTACHE
	BRACKENS BROWN BEAUTY MAGNOLIA
	EASTERN REDBUD
	NELLIE R. STEVEN

Complete 1	
Square footage of developed area	62,273.8 sq. feet
Base points required: (see table or formula pp. 5-6)	145
Base points obtained:	566
Parking lot points required: (1 per parking space)	26
Parking lot points obtained:	68
Residential buffer yard required. Yes or No (see page 7)	YES
Parking lot buffers required. Yes or No (see page 8)	YES

Ornamental Plant List					
Qty	Botanical Name	Common Name	Min. Size	Spacing	Specifications
Shrubs					
95	Ilex crenata 'Sky Pencil'	Sky Pencil Holly	3 Gal.	As Shown	Free of Pests and Disease
Perennial/Groundcover					
91	Heimerocallis x 'Stella de Oro'	Stella De Oro Dwarf Daylily	1 Gal.	18" OC x 18" Stag. Rows	Free of Pests and Disease
321	Liriope muscari 'Big Blue'	Big Blue Liriope	1 Gal.	18" OC x 18" Stag. Rows	Free of Pests and Disease
*CONTRACTOR TO FIELD VERIFY SOD & MULCH/PINESTRAW QUANTITIES BASED ON DISTURBED LIMITS					

Base & Parking Point Replacement Trees						
Base Point Replacement Qty	Parking Lot Replacement Qty	Botanical Name	Common Name	Min. Size	Unit Value	Total Based Points Required (145)
18		Magnolia grandiflora 'Brackens Brown Beauty'	Brackens Brown Beauty Magnolia	1.5" Cal.	8.0	144.0
4	3	Quercus phellos	Willow Oak	2" Cal.	11.0	44.0
6		Acer rubrum 'October Glory'	October Glory Red Maple	1.5" Cal.	8.0	48.0
5		Pistacia chinensis	Chinese Pistache	1.5" Cal.	8.0	40.0
10	1	Liriodendron tulipifera	Tulip Poplar	2" Cal.	11.0	110.0
6	3	Quercus shumardii	Shumard Oak	1.5" Cal.	8.0	48.0
14		Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	1.5" Cal.	8.0	112.0
4		Cercis canadensis	Eastern Redbud	1.5" Cal.	5.0	20.0
67	7			Point Replaced		566.0
						68.0

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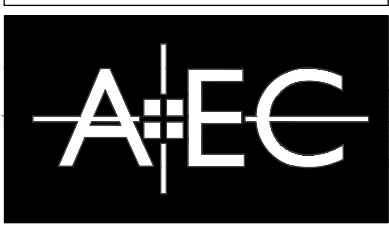
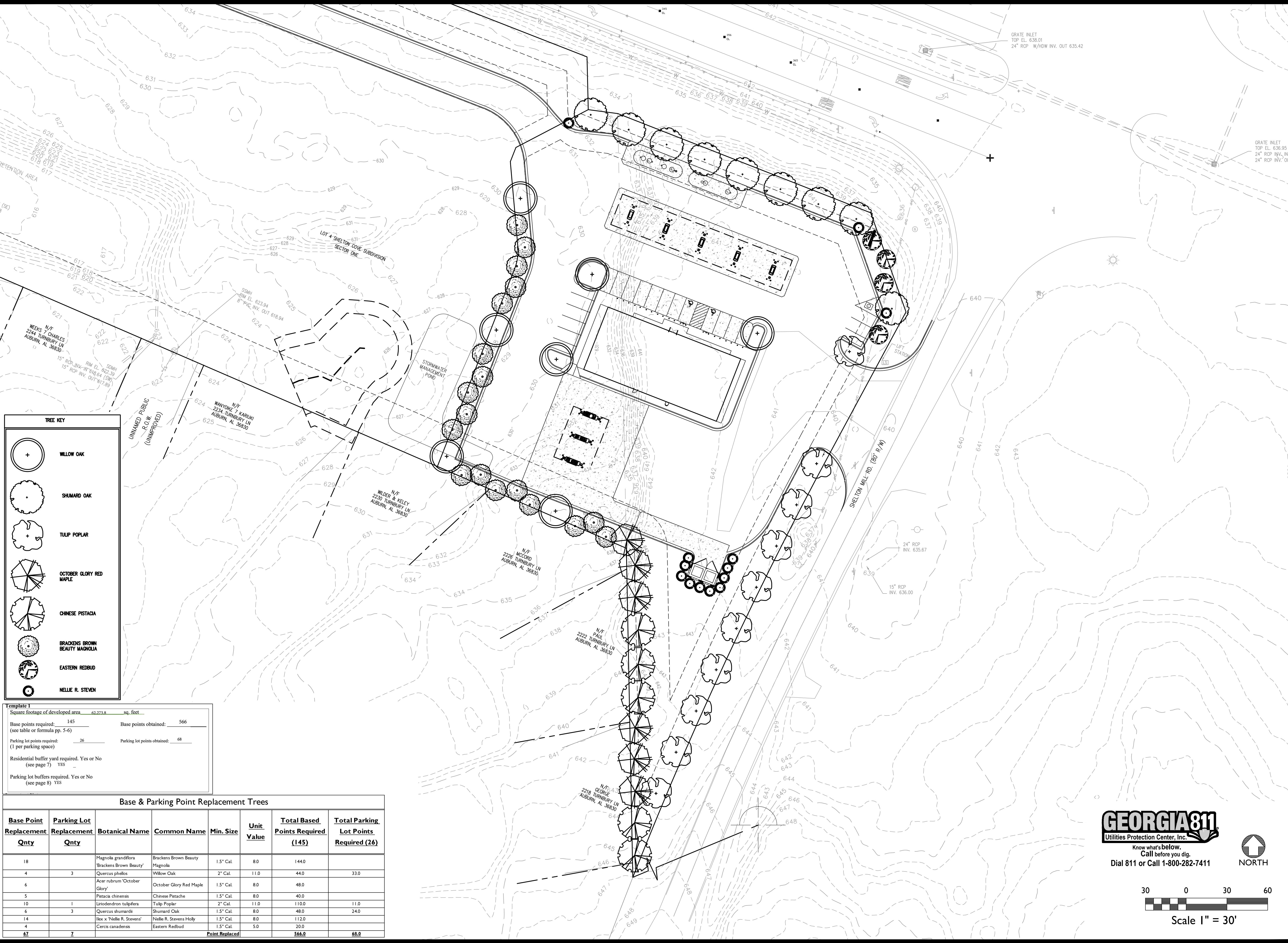


LANDSCAPE

CIRCLE K
OPEKELA, ALABAMA

NO.	REVISIONS	DATE

PROJECT NO.: XX-XXXXX0
CIVIL DRAWN BY: XXX
LANDSCAPE DRAWN BY: XXX
LANDSCAPE DESIGNED BY: XXX
CHECKED BY: XXX
DATE: DD/MM/YYYY



Civil Engineering
Land Planning
Landscape Architecture

Water Resources
Property Services
Arboret Services

50 Warm Springs Circle
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TREE REPLACEMENT

CIRCLE K
OPELIKA, ALABAMA

NO.	REVISIONS	DATE

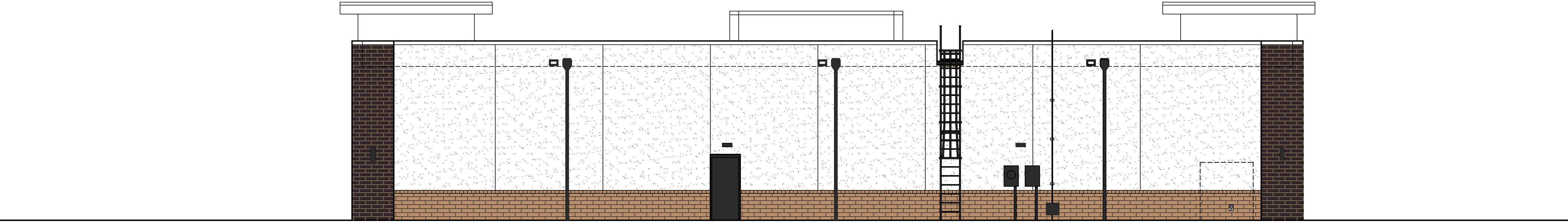
PROJECT NO: XX-XXXXX0
CIVIL DRAWN BY: XXX
LANDSCAPE DRAWN BY: XXX
LANDSCAPE DESIGNED BY: XXX
CHECKED BY: XXX
DATE: DD/MM/YYYY

SHEET

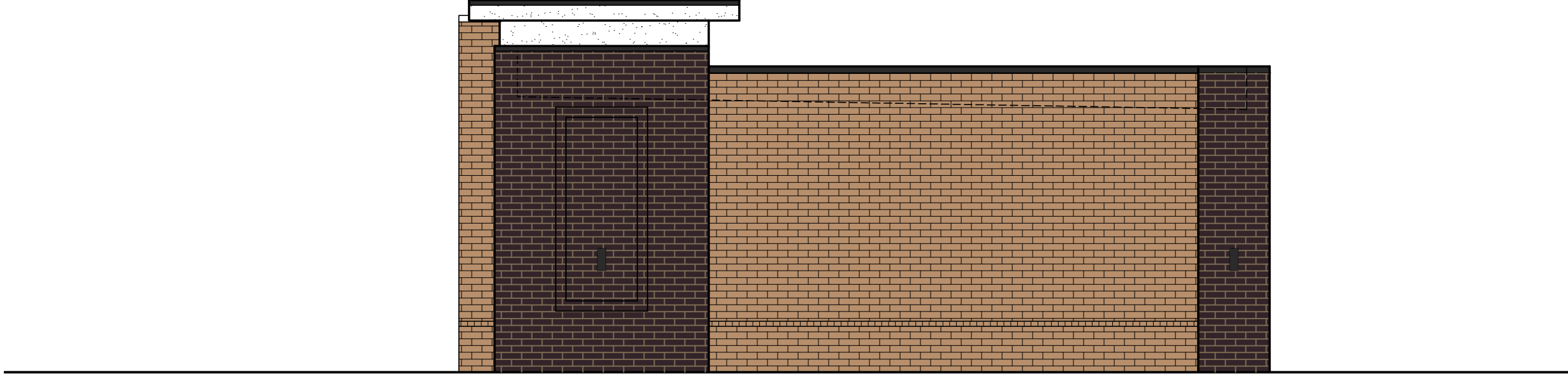
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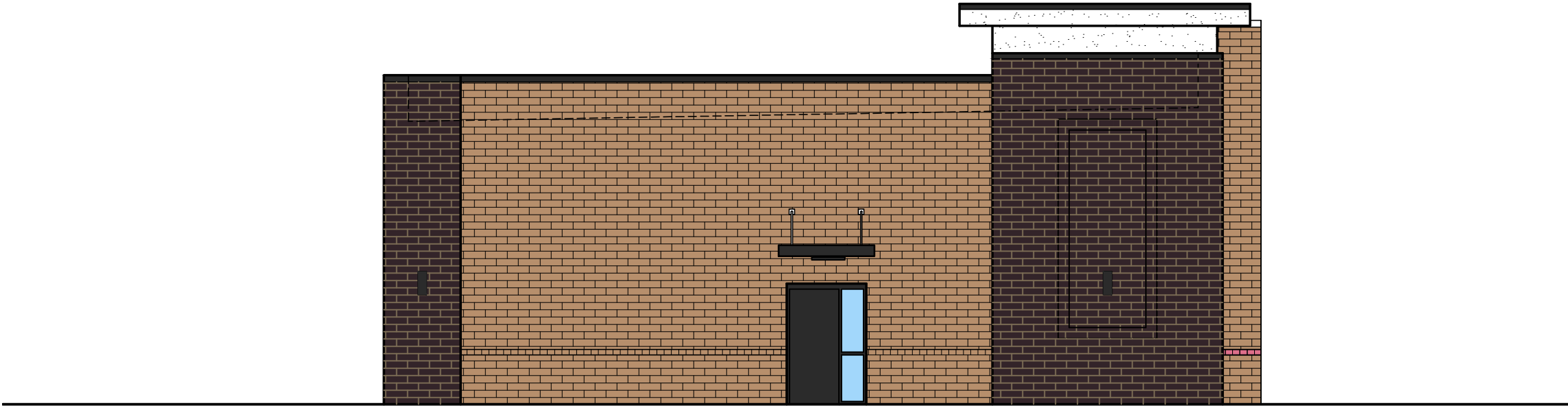
4 NORTH EXTERIOR ELEVATION
A2.1 SCALE: 1/8" = 1'-0"



3 WEST EXTERIOR ELEVATION
A2.1 SCALE: 1/8" = 1'-0"



2 SOUTH EXTERIOR ELEVATION
A2.1 SCALE: 1/8" = 1'-0"



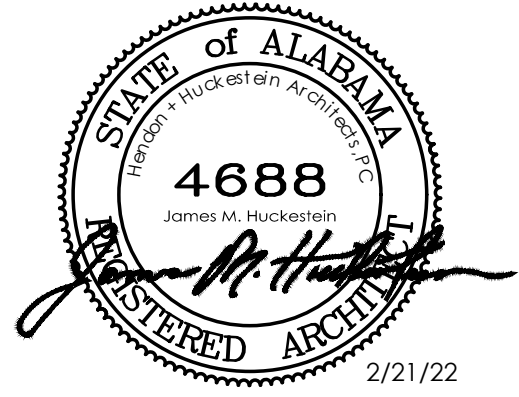
1 EAST EXTERIOR ELEVATION
A2.1 SCALE: 1/8" = 1'-0"

GENERAL NOTES

- EXTERIOR SIGNAGE TO BE PROVIDED BY AND INSTALLED BY TENANT'S SIGNAGE VENDOR. PROVIDE ELECTRICAL POWER TO EACH SIGN LOCATION. REFER TO ELECTRICAL DRAWINGS. COORDINATE ELECTRICAL AND BLOCKING LOCATIONS WITH TENANT'S SIGNAGE VENDOR. PROVIDE ACCESS TO SIGNAGE POWER LOCATION FROM INTERIOR OR BACK OF PARAPET. SIGN VENDOR IS TO SUBMIT ALL REQUIRED SUBMITTALS TO THE MUNICIPALITY FOR APPROVAL.
- VERIFY ALL FINISH COLORS WITH OWNER.

EXTERIOR FINISH LEGEND

- A. PREFINISHED METAL ROOF EDGE. REFER TO ROOF PLAN AND WALL SECTIONS. COLOR: DARK BRONZE
- B. ALUMINUM STOREFRONT FRAMING WITH INSULATED GLAZING.
 - B.1. STOREFRONT FINISH/COLOR: DARK BRONZE ANNOXIDIZED
 - B.2. GLAZING TINT/COLOR: VITRO OPTIGRAY
- C. SURFACE MOUNTED LIGHT. REFER TO ELECTRICAL. FINISH: DARK BRONZE
- D. PREFINISHED, ROD SUPPORTED ALUMINUM CANOPY WITH SCUPPERS AND FLAT SOFFIT. ALUMINUM COLOR: DARK BRONZE
- E. 6" SQUARE PREFINISHED ALUMINUM DOWNSPOUT. SPILL ON GRADE. COLOR: DARK BRONZE
- F. PAINTED STEEL ROOF ACCESS LADDER. COLOR: DARK BRONZE
- G. 16" x 8" PRIMARY THRU-WALL SCUPPER AND CONDUCTORHEAD. SEE ROOF DETAILS. MATCH DOWNSPOUT COLOR.
- H. 16" x 8" OVERFLOW SCUPPER. SEE ROOF DETAILS. MATCH DOWNSPOUT COLOR.
- I. BORAL BRICK - COLOR: PEBBLE GREY
- J. BORAL BRICK - COLOR: PEBBLE
- K. BORAL BRICK - COLOR: CRIMSON
- L. BORAL BRICK - COLOR: BLACK
- M. NICHHA VINTAGE WOOD 10'x18" PANEL - COLOR: CEDAR
- N. PAINTED INSULATED HOLLOW METAL DOOR AND FRAME. COLOR TO BE SELECTED.
- O. EXTERIOR SIGNAGE PROVIDED AND INSTALLED BY OTHERS. PROVIDE POWER AND COORDINATE LOCATION WITH TENANT'S SIGN VENDOR. SIGNS ARE NOT APPROVED WITHIN THE SCOPE OF THIS BUILDING PERMIT. A SEPARATE SIGN LOCATION PERMIT IS REQUIRED FOR EACH SIGN.
- P. DRIVE THROUGH WINDOW. COORDINATE MODEL, SIZE, HEIGHT AND LOCATION WITH TENANT. COLOR=DARK BRONZE
- Q. MASONRY CONTROL JOINT. SEE DETAIL 8/A7.1.
- R. ROOF TOP MECHANICAL UNITS BEYOND
- S. GAS LINE TO RUN UP BACK SIDE OF BUILDING. PROVIDE METAL SUPPORT CLIPS FASTENED INTO MASONRY. PAINT PIPE AND FASTENERS TO MATCH MASONRY.
- T. PREFINISHED DARK BRONZE BREAK METAL BETWEEN WINDOWS.
- U. EIFS ON INSULATION BOARD. SEE WALL SECTIONS.



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Fax 205.322.1778
email info@hplusha.com
www.hplusha.com

Circle K- Opelika
US Hwy 280 and Shelton Mill Rd
Opelika, Alabama 36801

RELEASES / DESCRIPTION / DATES	

NOT FOR CONSTRUCTION ☐
RELEASED FOR CONSTRUCTION ☒

DATE	2/21/22
DRAWN	LEW
CHECKED	JMH
APPROVED	HH+A

PROJECT NUMBER 21057.01

SHEET TITLE
EXTERIOR ELEVATION

DRAWING NO.

A2.1

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: April 26, 2022

Agenda Item #: E-11a

Action Requested: Text Amendment –
Amend Section 7.3 A. District Regulations
Amend Section 7.7 "Downtown Residential Living"

Amendments:

**AREA
REQUIREMENTS¹**

	R-1	R-1A	R-2	R-3²	R-4/M	R-5/M	C-1	C-2	C-3	M-1	M-2	I-1	GC-P	GC-S
Minimum Lot Size (vs.) 10,000	43,560	30,000	15,000	10,000	7,500	7,500							20,000	15,000
Dwelling Units Per Acre ^{2,3,4}	1	1.25	2.5	3.5	9	16	28 16	16	16					

SECTION 7.7 DOWNTOWN RESIDENTIAL LIVING

A. Purpose.

It is the purpose of this section to establish regulations to accommodate commercial and residential uses in the downtown area. This section contains criteria designed or intended to:

- a) Contribute to the economic vitality of the downtown area by permitting housing with conditional use approval in the C-1 zoning.
- b) Provide better security, preserve property values, and preserve the character of the downtown area by ensuring that housing is permitted in such a manner that will not alter the character of the downtown area.
- c) Promote the maintenance and preservation of buildings in the downtown area.
- d) Meet housing needs especially for those working downtown.

B. Conditional Use Approval.

¹Date of Amendment: February 6, 2018 Ordinance No. 01-18 – GC-P/GC-S added and side yard on street added to table. Notes 5-6 covering Gateway requirements moved to Section 7.6.

² Date of Amendment: July 15, 2014- R-3 any final subdivision plat recorded prior to September 17, 2013 shall meet the following area requirements: Min. Lot Size 7,500 sf, Min. Lot Width 60 ft.; and Front Yard Setback 25 ft. Any deviation from area requirements prior to September 17, 2013 shall be considered by the Board of Zoning Appeals

Conditional use approval is required for residential dwellings in the C-1 zoning district. During site plan review, the Planning Commission may impose reasonable restrictions and condition on approval of proposed residential housing developments to maintain the character of the downtown business district. The developments to maintain the character of the downtown business district. The Planning Commission may vary or waive requirements if circumstances of a particular proposal so warrant. The Planning Commission shall use the following criteria in determining whether to grant conditional use approval:

1. The proposed residential use shall not decrease the value of adjoining properties.
2. The proposed residential use shall not inhibit the economic growth or development of the downtown area.
3. The proposed residential use at the proposed location shall not endanger the public health or safety, or create a nuisance. The proposed use shall promote and preserve decent, safe, and sanitary housing in the downtown area.
4. The proposed residential use shall not be approved if the combinations of residential and commercial uses are incompatible. Pertinent factors to be considered in evaluating any application are noise, smell, hours of commercial operation, and the impact of the proposed development on pedestrian and vehicular traffic.
5. The proposed residential use shall not be approved if the Planning Commission determines parking is adequate or on-street parking by the occupants and their guests will adversely affect nearby businesses. Parking for boats, campers, or trailers is prohibited in the C-1 district.
6. During site plan review and prior to the issuance of the conditional use permit, the Planning Commission may request repairs of any exterior surface or architecture which is deteriorated, decayed, or damaged. Routine maintenance or repairs of exterior surfaces or architecture may be required in subsequent years, if necessary, to sustain the existing form of the building in design, material, and outer appearance. The Historic Commission shall monitor the conditions of properties and shall initiate such appropriate action of proceeding as is necessary to prevent deterioration in accordance with the provisions of Section VI, VII, and VIII of the Historic Ordinance.

C. Development Standards.

Dwelling units may be of the efficiency, studio, and one (1) bedroom, ~~or two (2) bedroom types~~ or three (3) bedroom types. Each dwelling unit shall have its own independent kitchen, bathroom(s), and bedroom(s). In cases where the Planning Commission deems it necessary, it shall determine which rooms are designated as bedroom(s), kitchen, entrance ways, etc.

Buildings within the C-1 zoning district shall be non-residential on the first floor unless otherwise permitted within this section through conditional use approval.

Buildings located in the C-1 zoning district within the area from 1st Avenue to Avenue B and from South 7th Street to South 10th Street shall meet the following requirements:

Minimum floor area requirements for commercial uses on the first floor (street level):

A minimum floor area of forty percent (40%) of buildings on the first floor shall be reserved for commercial uses. The minimum forty percent (40%) floor area shall be located in the front portion of a building facing the primary street and front entrance

into the building. The rear portion of the first floor may be used as a residence. The resident occupying the rear portion of the building shall be limited to the property owner or the business owner of the said forty percent (40%) of the front portion of the building unless the residential and non-residential uses have separate entrances. ~~It is prohibited for any other type of household or family unit to occupy the rear portion of buildings. It is prohibited for a property owner to rent the entire first floor area of a building as a residence.~~ A maximum width of six (6) feet of the front façade may be used as a private entryway to access the rear portion of the building used for residential uses. Conditional use approval is required. A floor plan drawn to scale shall be submitted designating at least forty percent (40%) of the front portion of the building as reserved for commercial uses.

Buildings that have no direct frontage on a public right-of-way are not required to have non-residential uses on the 1st floor.

Buildings located outside of the area from 1st Avenue to Avenue B and from South 7th Street to South 10th Street may be a single purpose residential or contain first floor residential subject to conditional use approval.

Minimum requirements for commercial or residential uses on the second floor or higher in the C-1 zoning district:

Residential dwelling units may occupy the second floor or higher of nonresidential buildings. The second floor or higher areas shall be designated nonresidential or residential by floor. No mixed uses are allowed on the second floor or higher floors of nonresidential buildings in C-1 zoning districts. ~~If the second floor or higher is designated residential the property owner is not limited to the type of households occupying the second floor or higher.~~ Minimum floor area per residential dwelling on the second floor shall be four hundred (400) square feet.

~~Single Purpose Residential: No building in a C-1 zone will be used as a single purpose residential use.~~

D. Design Guidelines.

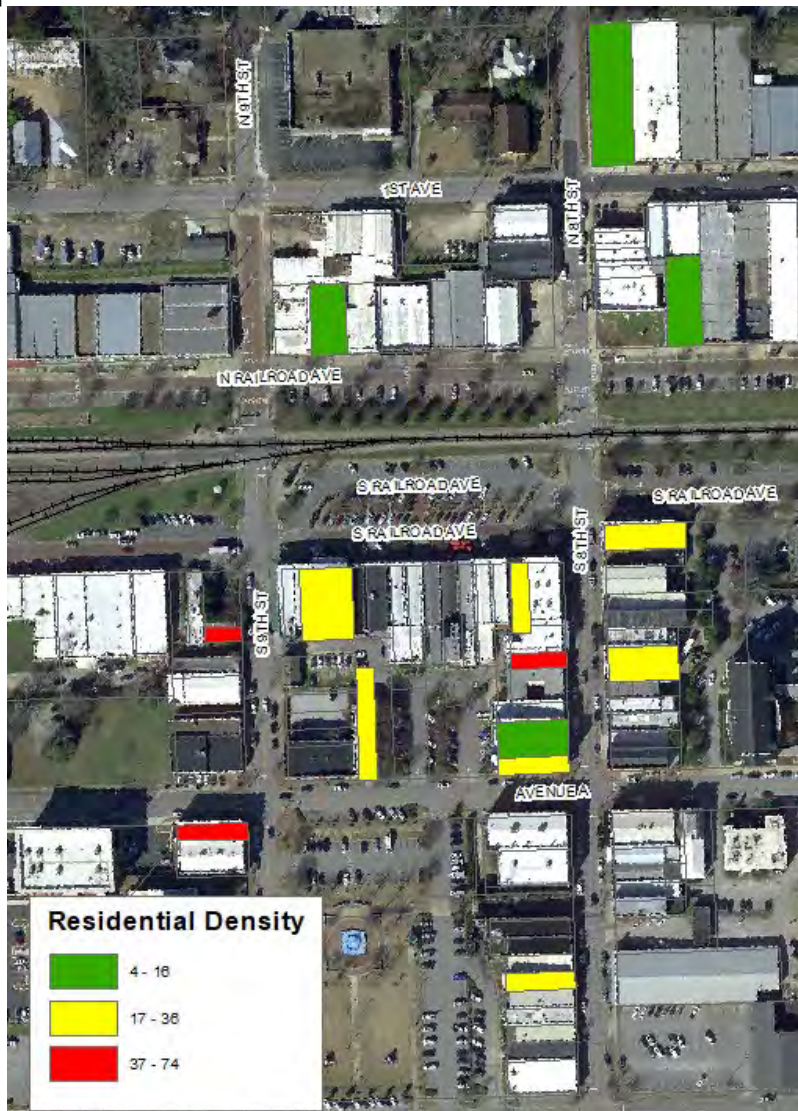
1. Design plans for the structure shall be prepared and sealed by a registered architect or professional engineer and shall comply with all zoning requirements, the building code, and other applicable codes and regulations.
2. Prior to issuance of the conditional use permit, the applicant shall file copies of the design plans with the Building Official and the Fire Protection Official. No certificate of occupancy shall be issued until the premises in question have been inspected and found by the Building Official and Fire Protection Officer to comply with the requirements of the zoning ordinance.
3. Properties located within a designated historic district shall follow the applicable design guidelines for that district.
4. Buildings shall be oriented with the primary entrance facing right-of-way adjoining the front property line.
5. Parking shall not be allowed between the front façade of the building and the right-of-way. Where parking does adjoin a right-of-way, landscaping or a short screen wall shall be installed.
6. All mechanical units, storage tanks, meters, grease traps, refuse bins, or service connections shall be screened so they are not visible from the right-of-way in front of the

building. For buildings located on the corner, mechanical units, storage tanks, meters, grease traps and refuse bins shall be screened to the greatest extent possible.

Staff Comments – The proposed text amendments cover changes to the density table and requirements for residential in the downtown area.

Residential in the C-1 zone

Staff has determined that the current density applied to the C-1 zone would generally net one or no allowed units in the C-1 zone. The current density of 16 units per acre is one of the highest in the city. However, most lots in downtown range in size from 2,500-5,000 square feet. A density applied to this would generate between 1-2 units of residential. Many cities have moved away from densities and towards a minimum unit size, which Opelika also has. Staff felt it may be best to move the density higher at this point instead of removing any density maximum. A density of 28 units per acre would result in 2-3 units in most of existing buildings. Most of the C-1 zone would also be subject to the historic guidelines which would prohibit buildings out of size or context with surrounding properties.



The Carver-Jeter plan made some recommendations for additional residential in the downtown area. Specifically, it mentioned increasing the area zoned C-1. It also noted that outside of the core downtown, the requirement for non-residential uses on the 1st floor should be removed. The changes to Section 7.7 allow areas outside of the area

from 1st Avenue to Avenue B and from South 7th Street to South 10th Street to have first floor residential or be single use residential buildings. Staff has examined the vacancy and less than desirable uses of property in the downtown area. Currently, there are multiple buildings that are vacant or being used as informal storage or warehousing. Even though many buildings on N. Railroad and 1st Avenue were designed as storage, this is no longer a use that should be encouraged in the central core of downtown.

Additionally, staff has added some requirements that open parking should not be a primary feature on the front of properties in the C-1 zone. This would not restrict the existing lots that are present, but would ensure that future parking areas be located behind the building or be screened if located on the side or in a more visible location.

Recommendation: A positive recommendation to City Council for the text amendment

Engineering Department Report

Engineering Department has no comments or concerns with the proposed regulations.

Opelika Utilities Board Report

No comment.

Opelika Power Services Report

No comment.



City of Opelika

Planning Commission

Planning Department Report

Meeting Date: April 26, 2022

Agenda Item #: E-11b

Action Requested: Text Amendment –
Amend Section 7.3 Use Categories

Amendments:

Section 7.3.C

USES	DISTRICTS															
	R-1	R-1A	R-2	R-3	R-4	R-4M	R-5	R-5M	C-1	C-2	C-3	M-1	M-2	I-1	GC-P	GC-S
Duplex	N	N	N	C	<u>AC</u>	<u>AC</u>	A	A	N	N	N	N	N	N	C	C
COMMERCIAL																
Mausoleum ⁷	C	C	N	N	N	N	N	N	N	N	C	C	N	A	<u>NC</u>	N
Columbarium ⁸	C	C	N	N	N	N	N	N	N	N	C	C	N	A	<u>NC</u>	<u>NC</u>
Crematorium ⁹	C	C	N	N	N	N	N	N	N	N	C	C	N	A	<u>NC</u>	N

7. On a property with a Gateway Corridor – Primary designation, a mausoleum shall be considered a conditional use only as an accessory use to a cemetery. The use is otherwise prohibited in the GC-P as a primary use or accessory to another use.
8. On a property with a Gateway Corridor – Primary or Secondary designation, a columbarium shall be considered a conditional use only as an accessory use to a cemetery or church. The use is otherwise prohibited in the GC-P or GC-S as a primary use or accessory to another use.
9. On a property with a Gateway Corridor – Primary designation, a crematory shall be considered a conditional use only as an accessory use to a funeral home. The use is otherwise prohibited in the GC-P as a primary use or accessory to another use.

Staff Comments – The proposed text amendments cover changes to the permitted use table for duplexes and commercial uses. The changes represent practical changes based on existing uses and zoning within the city.

Staff has proposed changing where duplexes are allowed by right, changing them to conditional in the R-4 zone. Duplexes can be a positive and affordable housing type with some additional review. However, poor execution of this product can have negative effects on surrounding properties.

It has also been raised that many of our funeral homes and cemeteries are located on gateway corridors. However, accessory uses like columbarium, crematories, and

mausoleums are not allowed at these locations. The text amendment would allow these uses to be conditionally permitted in this zone as an accessory use.

These changes were previously recommended to City Council, however, the Council asked that the amendments be sent back to Planning Commission for review due to proposed changes to the Downtown Residential guidelines that were also in the previous amendment. The two sections have been split so that they are not dependent on each other.

Recommendation: A positive recommendation to City Council for the text amendment

Engineering Department Report

Engineering Department has no comments or concerns with the proposed regulations.

Opelika Utilities Board Report

No comment.

Opelika Power Services Report

No comment.



**APPLICATION FOR
SUBDIVISION APPROVAL**
PLANNING DEPARTMENT *7808*
700 FOX TRAIL
OPELIKA, AL 36801



DEADLINE: 5/1/22 MEETING: 3/22/22

SITE ADDRESS: Arlee Ave, Lismore Dr, and Heathcote Dr.

PROPERTY OWNER: DRB Group Alabama, LLC

APPLICANT/AUTHORIZED REPRESENTATIVE: Doug Ransom (Development Coordinator)

MAILING ADDRESS: 160 Whitney St. Fayetteville, GA 30214

PHONE NUMBER: 404-859-7887 **FAX NUMBER:** N/A

EMAIL ADDRESS: lransom@drbgroup.com

TYPE OF PLAT APPROVAL REQUESTED

☐ SKETCH PLAN ☐ ADMINISTRATIVE ☐ PRELIMINARY ☒ FINAL

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

☐ Annexation ☐ Rezoning ☐ Other _____

PARCEL INFORMATION

Subdivision Name: Village at Waterford Ph. 4-A

Current Land Use: vacant

Current Zoning: PUD

Proposed use of the Subdivision: residential

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

Number of Lots: _____ x \$3.00 = \$ _____

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

Fee: \$75.00

TOTAL = \$75.00

PAID _____

I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) Village at Waterford Ph. 4-A 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.

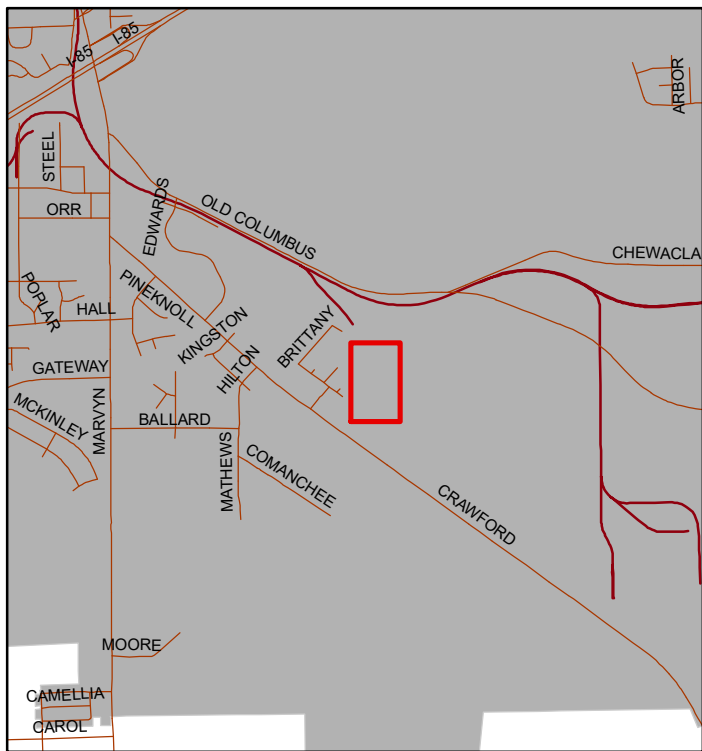
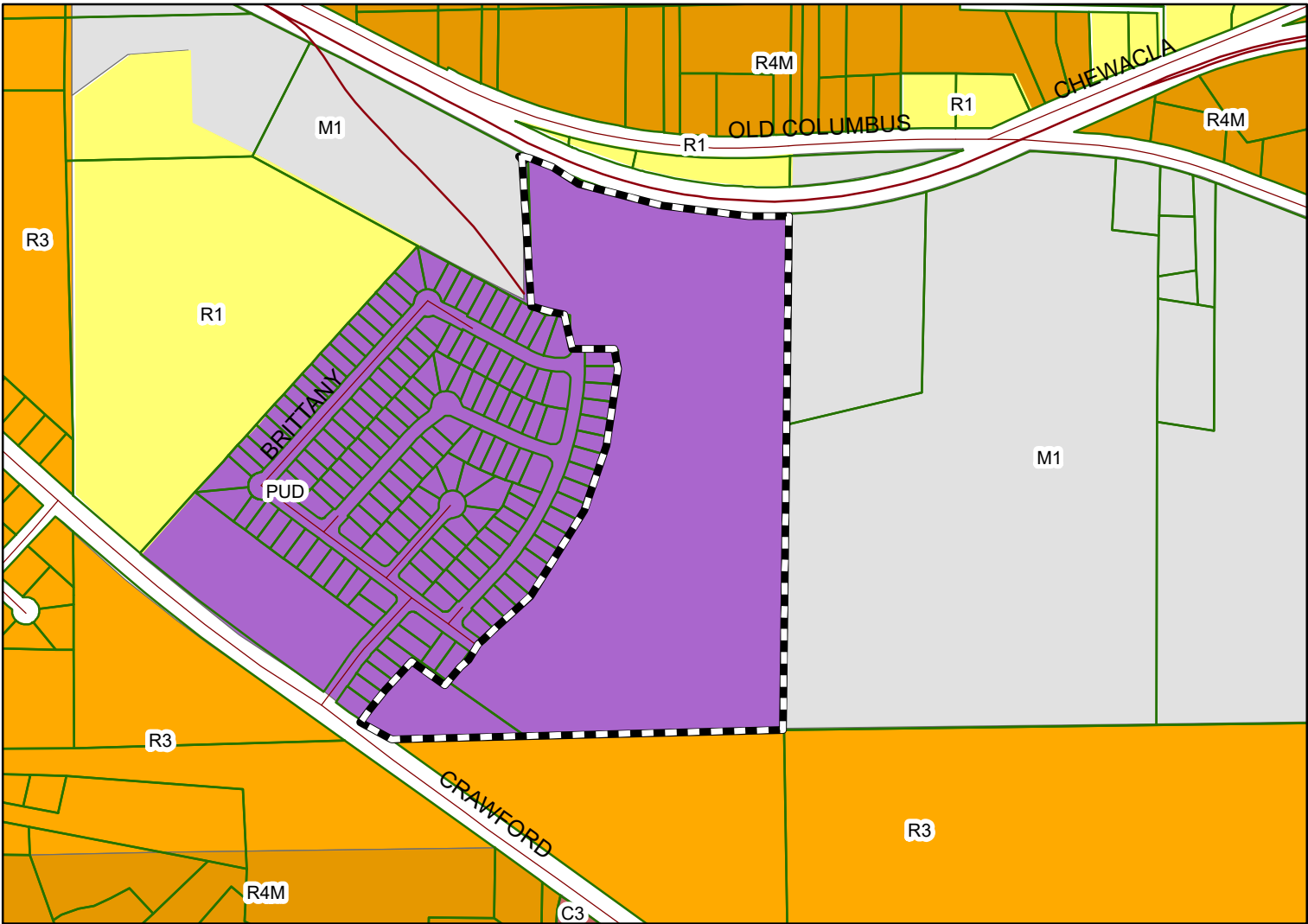
OWNERS/AUTHORIZED

REPRESENTATIVE SIGNATURE: Doug Ransom

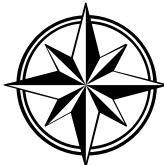
(PRINT NAME) Doug Ransom Land Development Manager

DATE 3/1/2022

VILLAGE AT WATERFORD PHASE 4-A SUBDIVISION
ARLEE AVENUE, LISMORE DRIVE, HEATHCOTE DRIVE
FINAL APPROVAL, F-12



The applicant is requesting final approval for 74 single family home lots. The property is located in the PJ (Planning Jurisdiction).



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

City of Opelika
Planning Commission
Planning Department Report

Meeting Date:	April 26, 2022 (Tabled on March 22, 2022)
Agenda Item #:	E-12
Action:	Final Plat Approval Village at Waterford SD, Phase 4A, 74 lots
Location of Property:	Terminus of Lismore Drive
Property Owner(s):	Doug Ransom, authorized representative of DRB Group
Current Land Use:	Undeveloped
Current Zoning:	PUD (Planned Unit Development)
Flood Zone:	FEMA – November 2, 2011 – MAP#01081C0230G – all in “Zone X” Zone X area is outside the 0.2% annual chance floodplains

The applicant is requesting a subdivision final plat approval for a 74 of the 202 lots planned and given preliminary approval in Phase 4 of the Village at Waterford PUD zoning district in December 2020. This phase was also given City Council’s approval of the Village of Waterford PUD Master Plan amendment in February 2021.

Phase 4A final plat consists of 72 single family home lots, one lot (5.74 acres) for stormwater detention, and one lot (34,400 sf) as an amenity lot described in the preliminary plat approval process as a neighborhood community building and swimming pool labeled Lot 243. The plat shows 35 single family home lots with front lot widths 36 to 40 feet wide and lot sizes ranging from 4,320 sf to 6,530 sf. The remaining 35 lots with front lot widths 50 to 55 feet wide and lot sizes ranging from 6,000 sf to 12,460.8 sf. The minimum building setbacks approved with the amended Master Plan PUD is 18 feet front & rear yards and 5 feet on side yard for all single family home lots and should be listed in the notes on the plat.

Staff recommends sidewalks be installed on at least one side of the street and underground utilities installed. As noted on the plat, according to the FEMA Flood Insurance Map the subdivision is in Zone X – areas not prone to flooding; less than 0.2% chance of annual chance of flooding. This subdivision meets the minimum requirements of the amended Village at Waterford master plan approved in February 2021.

During the amendment process for the Village at Waterford master plan PUD process the developer presented specific details related to lots in this portion of the development. The applicant's representative stated these development details are still true.

Development details presented with the amendment to the Village at Waterford master plan

A rendering and floor plan presented in the December 2020 packet. The exterior material is a combination of brick, lap siding and/or cedar shake siding. The homes are two-story with garage, 3 bedrooms, 2.5 bath. The square foot range for homes on 36-foot-wide lots are 1,220 sf to 1,800 sf. On the 50-foot-wide lots, the homes are 1,800 sf. The revisions to the 2005 master plan also adds about ½ acre of 'open space/amenity' area along the east property line and a small neighborhood community building, parking lot, and swimming pool on a separate lot for the Village of Waterford residences.

Planning staff recommends final plat approval subject to the following:

1. Add the property owner/developers name and address on plat.
2. Existing corner markers should be identified by size & type.
3. Change Note 6 to read as follows: "An easement is hereby granted to the City of Opelika and to any utility companies serving the City of Opelika for the purpose of installing, operating, and maintaining pole lines, guy wires and other facilities. Easement to be ten (10) feet wide and shall be centered along the front and side lot lines of each lot."
4. The north arrows are turned the wrong way.
5. There is already an Arlee Avenue.
6. Where appropriate, include record courses & distances for comparison.
7. Ensure Lot 239 be a minimum of 50 foot lot frontage at the building line.
8. Install underground utilities
9. Install sidewalks on at least one side of all streets.
10. Add a note on final plat providing the minimum building setbacks – 18 feet front yard, 18 feet rear yard and 5 feet side yard.
11. As described in the Village at Waterford Master Plan requires street trees: Street trees shall be required as noted in Section 2.c.i. in the master development plan. One tree every two lots planted on private property.
12. Add a note who is responsible to build and maintain open space/amenity areas, detention ponds, and who is responsible to construct and maintain the neighborhood community building, parking lot, and swimming pool on the "Amenity Lot" (Lot 243) on plat and as shown on the Master Plan. The authorized representative stated Lot 202 and 314 are open space lots and Lot 197 is for detention. (The City of Opelika is not responsible for the maintenance of designated open space and detention pond lots.)

Engineering Department Report

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

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

If these requirements are met, the Engineering Department recommends Final Plat approval.

Opelika Utilities Board Report

Final inspections of the water system need to be completed before approval.

Opelika Power Services Report

This is inside the Opelika Power Service territory.

THE VILLAGE AT WATERFORD
SUBDIVISION, PHASE 4 A
SHEET 1 OF 2 (NOT VALID WITHOUT ALL SHEETS)

STATE OF ALABAMA
LEE COUNTY

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

IN WITNESS WHEREOF, I HAVE HEREONTO SET MY HAND AND SEAL ON THIS THE 1ST DAY OF MARCH, 2022.

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, JOHN PERRY KNIGHT, JR., AS MANAGER OF BUILDER'S PROFESSIONAL GROUP, LLC, AS OWNERS OF THE REAL PROPERTY SHOWN ON THIS PLAT HEREBY JOIN IN THE STATEMENT OF ARTHUR R. NETTLES AND CERTIFY THAT IT IS OUR PURPOSE TO SUBDIVIDE LANDS SO PLATTED INTO LOTS AS SHOWN.

IN WITNESS WHEREOF, I HAVE HEREONTO SET MY HAND ON THIS THE ____ DAY OF MARCH, 2022.

JOHN PERRY KNIGHT, JR., MANAGER
BUILDER'S PROFESSIONAL GROUP, LLC

STATE OF ALABAMA
LEE COUNTY

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE ____ DAY OF MARCH, 2022.

NOTARY PUBLIC:

NOTES:

- THIS PARCEL IS SUBJECT TO ANY EASEMENTS, RIGHT-OF-WAY, OR OTHER RESTRICTIONS OF RECORD THAT MAY EXIST.
- BEARINGS BASED ON GPS RTK OBSERVATION USING OPELIKA CORS. HORIZONTAL DATUM IS NAD 83 ALABAMA EAST ZONE STATE PLANE COORDINATE SYSTEM.
- NORTH IS BASED ON GRID NORTH.
- FIELDWORK COMPLETED DECEMBER 1, 2020. OFFICEWORK COMPLETED MARCH 1, 2022.
- SOURCES OF INFORMATION USED IN THE MAKING OF THIS PLAT:
 - PLAT TITLED, "VILLAGE AT WATERFORD SUBDIVISION, PHASE 3" PLAT BOOK 35, PAGE 80.
- AN EASEMENT IS HEREBY GRANTED TO THE CITY OF OPELIKA, ALABAMA, A MUNICIPAL CORPORATION, FOR THE PURPOSE OF INSTALLING AND MAINTAINING GUY WIRES AND ANCHORS TO STABILIZE POLE LINES. EASEMENT TO BE TEN (10) FEET WIDE, BEING FIVE (5) FEET ON EACH SIDE OF THE FRONT AND SIDE LOT LINES AND TO EXTEND BACK A DISTANCE OF NOT MORE THAN THE MINIMUM BUILDING LINE.
- ACCORDING TO FEMA FIRM MAP NO. 01081C0230G, PANEL 230 OF 381, EFFECTIVE DATE NOVEMBER 2, 2011, THE PROPERTY LIES IN ZONE X WHICH IS NOT A FLOOD PRONE AREA (LESS THAN A 0.2% CHANCE OF ANNUAL FLOOD).

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

PUBLIC WORKS DIRECTOR: _____ DATE: _____

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

PLANNING DIRECTOR: _____ DATE: _____

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

CHAIRMAN: _____ DATE: _____

APPROVED BY THE OPELIKA CITY ENGINEER, OPELIKA, ALABAMA:

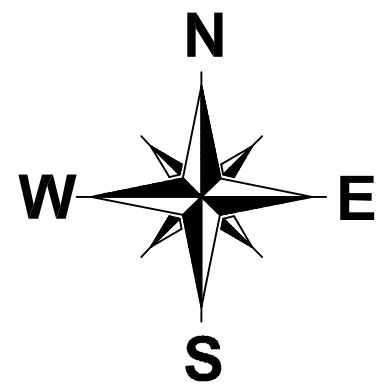
CITY ENGINEER: _____ DATE: _____

APPROVED BY THE OPELIKA UTILITIES BOARD, OPELIKA, ALABAMA:

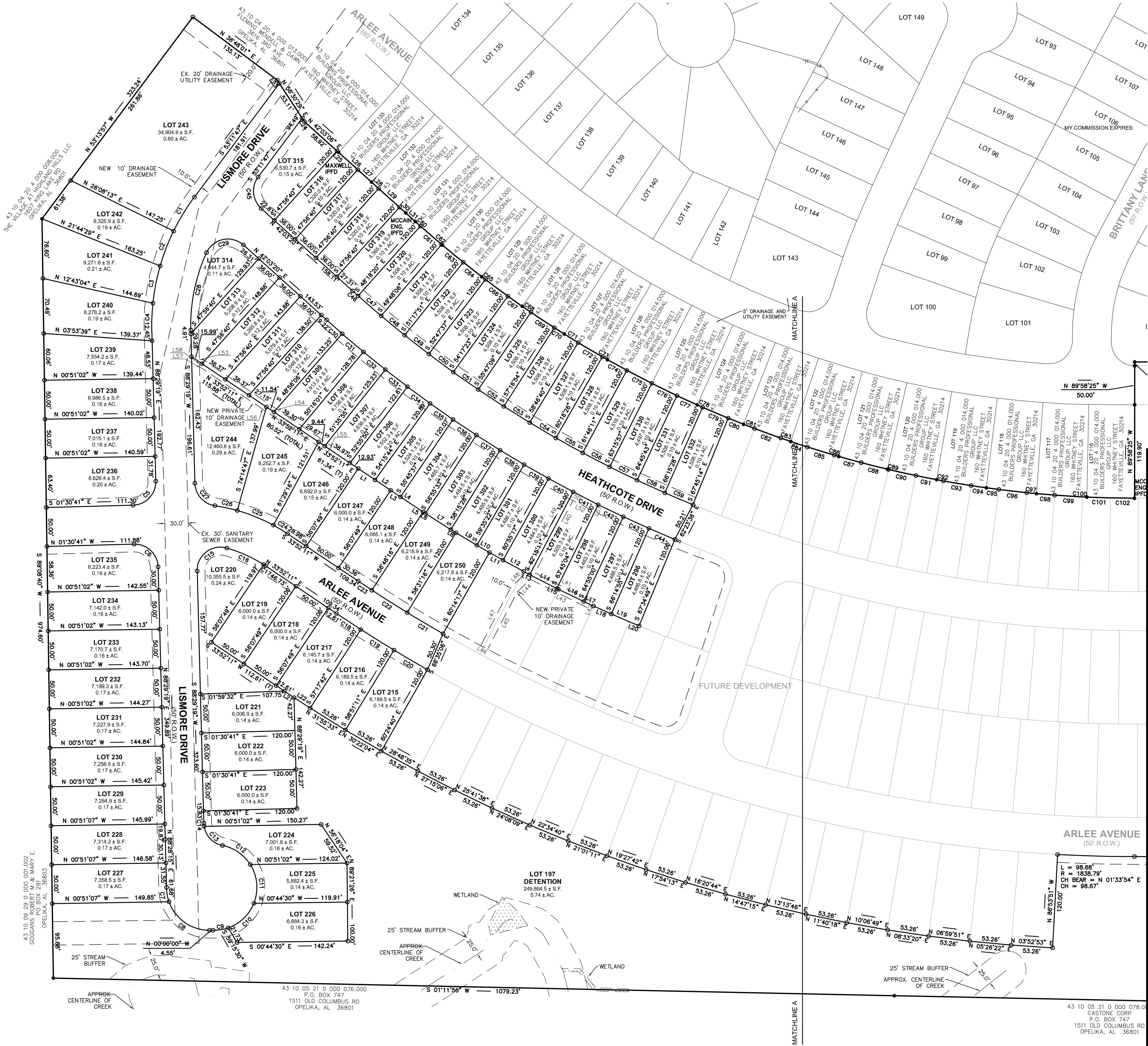
OPELIKA UTILITIES BOARD: _____ DATE: _____

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

OPELIKA POWER SERVICES: _____ DATE: _____



SCALE: 1"= 60'



THIS DRAWING IS THE PROPERTY OF BASELINE SURVEYING & DESIGN, LLC.
THIS DRAWING IS THE PROPERTY OF BASELINE SURVEYING & DESIGN, LLC AND MAY NOT BE
REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL,
INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL
SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BASELINE SURVEYING & DESIGN, LLC.

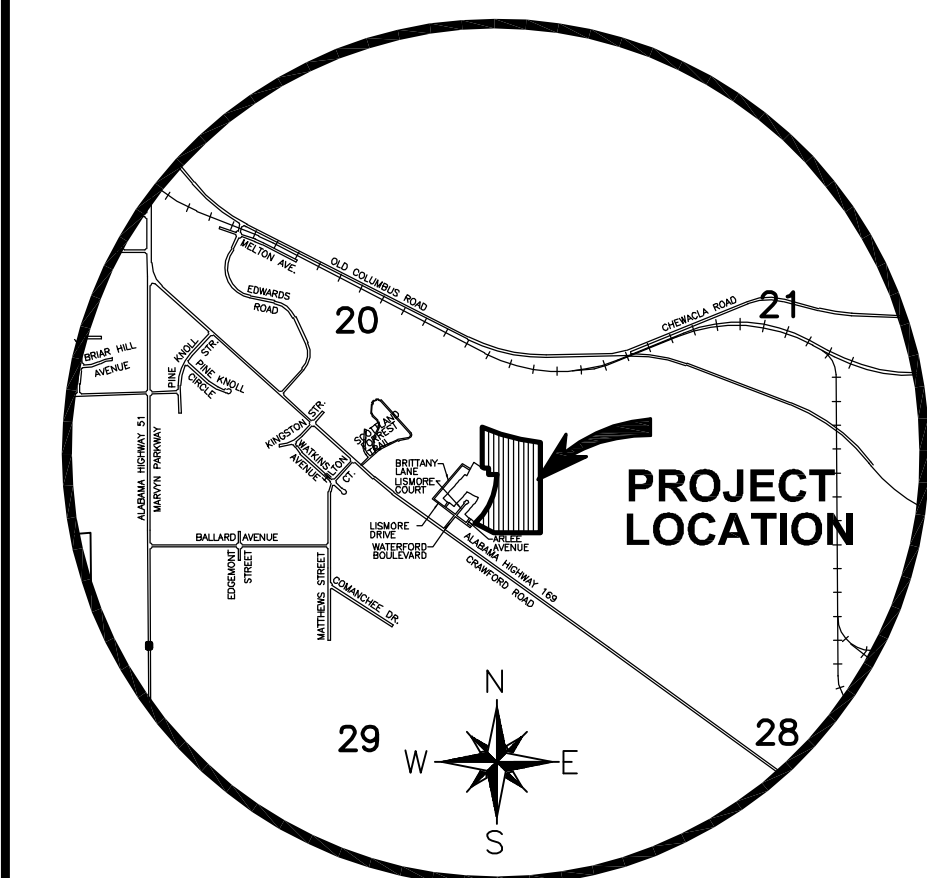


2024 Vertical Curve Data, Sta A
Opeika, Alabama 36801
Phone: (334) 749-9200
Web: www.baseline-llc.com

THE VILLAGE AT WATERFORD
SUBDIVISION, PHASE 4 A
SEC. 20 T 19 N Rg 27 E
OPELIKA, LEE COUNTY ALABAMA
SCALE: 1"=50'
ARTHUR R. NETTLES, AL. P.L.S. REG. NO. 23346
ALABAMA CERT. OF AUTH. CA. NO. 922

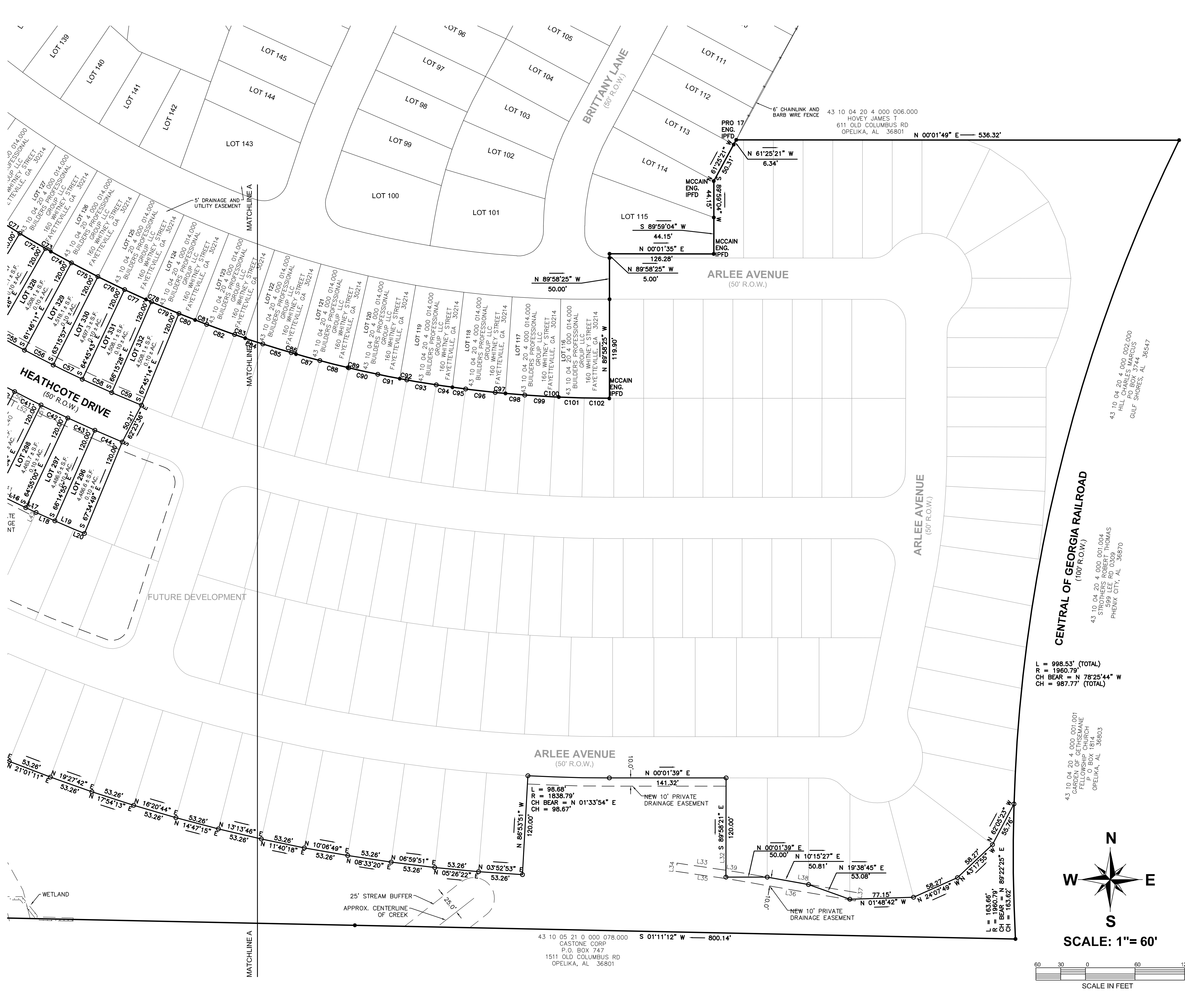
CREW CHIEF	ARN	DRAWN	CMS	DATE	03/01/22	JOB NO.	B72822.02
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**THE VILLAGE AT WATERFORD
SUBDIVISION, PHASE 4 A
SHEET 2 OF 2 (NOT VALID WITHOUT ALL SHEETS)**



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 3°52'11" E	25.94'
L2	N 3°52'11" E	24.06'
L3	N 3°52'11" E	23.11'
L4	N 3°52'11" E	15.27'
L5	N 3°31'58" E	19.64'
L6	N 33°08'07" E	35.54'
L7	N 3°52'11" E	23.11'
L8	N 31°36'38" E	7.67'
L9	N 30°56'41" E	31.12'
L10	N 3°52'11" E	23.11'
L11	N 29°25'13" E	19.90'
L12	N 28°53'43" E	8.10'
L13	N 27°53'46" E	30.69'
L14	N 28°53'43" E	30.14'
L15	N 26°21'57" E	2.17'
L16	N 25°42'21" E	36.27'
L17	N 26°51'30" E	36.35'
L18	N 24°10'54" E	25.06'
L19	N 23°19'24" E	24.94'
L20	N 22°39'26" E	14.85'
L21	N 22°39'26" E	14.02'
L22	N 33°04'05" E	2.38'
L23	N 56°35'20" E	5.30'
L24	N 56°35'20" E	5.43'
L25	N 42°03'06" E	2.80'
L26	N 42°03'20" E	33.20'
L27	N 42°03'20" E	23.68'
L28	N 42°03'20" E	23.68'
L29	N 42°03'20" E	36.00'
L30	N 42°03'20" E	10.78'
L31	N 42°03'20" E	16.52'
L32	N 42°03'20" E	11.81'
L33	N 08°16'46" W	59.80'
L34	S 81°43'14" E	10.00'
L35	S 81°43'14" E	10.00'
L36	S 09°49'06" E	151.89'
L37	S 80°10'54" W	10.00'
L38	N 09°04'06" W	152.02'
L39	S 81°43'14" E	10.00'
L40	N 62°14'32" E	106.83'
L41	N 26°27'39" E	80.08'
L42	S 63°21'01" E	80.08'
L43	S 26°27'39" W	81.61'
L44	S 44°15'24" E	24.29'
L45	S 62°48'52" E	82.09'
L46	S 62°48'52" E	82.09'
L47	S 62°48'52" E	83.43'
L48	N 44°15'24" W	28.54'
L49	S 62°48'52" E	82.09'
L50	N 2°44'49" E	10.00'
L51	S 63°45'04" E	10.00'
L52	S 69°59'19" W	31.26'
L53	S 69°59'19" W	31.26'
L54	S 3°52'11" E	198.66'
L55	N 56°07'49" E	10.00'
L56	S 33°11'11" W	195.96'
L57	S 47°46'01" E	10.00'
L58	N 88°29'19" W	10.04'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	275.00'	51.20'	51.12'	N 58°31'47" W	10°40'00"
C2	275.00'	48.06'	48.00'	N 58°52'11" W	10°00'48"
C3	275.00'	48.84'	48.76'	N 78°58'30" W	10°00'00"
C4	275.00'	35.70'	35.67'	N 87°47'33" W	7°26'18"
C5	30.00'	47.12'	42.43'	N 46°30'41" W	90°00'00"
C6	30.00'	47.12'	42.43'	S 43°39'19" W	90°00'00"
C7	18.75'	50.77'	50.69'	N 35°13'19" E	10°00'00"
C8	55.00'	67.62'	63.44'	S 35°13'19" W	70°26'37"
C9	55.00'	20.06'	19.95'	S 08°56'11" E	20°53'44"
C10	47.02'	51.82'	49.93'	S 44°38'13" E	46°00'00"
C11	55.00'	51.82'	49.93'	S 48°38'13" W	53°59'08"
C12	55.00'	44.39'	43.19'	N 34°31'28" E	64°12'41"
C13	50.00'	36.37'	34.18'	N 46°08'11" E	69°27'44"
C14	3.98'	56.21'	56.10'	N 22°07'54" W	72°45'51"
C15	30.00'	56.21'	48.34'	N 37°50'01" W	10°27'21"00"
C16	175.00'	51.79'	51.60'	S 24°19'18" W	16°57'19"
C17	1838.79'	37.27'	37.27'	S 20°20'04" W	1°00'00"
C18	1838.79'	37.39'	37.39'	N 33°17'01" E	1°09'54"
C19	1838.79'	50.00'	50.00'	S 31°55'33" W	1°33'29"
C20	1838.79'	50.00'	50.00'	S 30°22'04" W	1°33'29"
C21	1838.79'	50.00'	50.00'	N 32°07'41" E	1°33'29"
C22	1788.79'	53.60'	53.60'	N 32°20'14" E	1°43'00"
C23	1788.79'	21.05'	21.05'	N 33°31'58" E	0°40'27"
C24	225.00'	21.04'	21.03'	S 31°11'28" W	5°53'44"
C25	225.00'	50.10'	50.00'	N 22°07'54" W	1°24'45"51"
C26	225.00'	29.45'	29.43'	N 12°00'14" E	7°29'57"
C27	30.00'	42.01'	38.66'	N 48°22'17" E	80°14'03"
C28	102.23'00"	42.01'	101.14'	N 10°20'59" E	1°00'00"
C29	30.00'	56.30'	48.39'	S 11°42'15" E	10°37'11"
C30	1549.83'	26.78'	26.78'	N 41°33'38" E	0°59'24"
C31	1549.70'	36.00'	36.00'	S 40°23'57" W	1°19'52"
C32	1549.60'	36.00'	36.00'	S 39°40'02" E	1°19'52"
C33	1549.47'	36.00'	36.00'	N 37°44'08" E	1°19'52"
C34	1549.37'	36.00'	36.00'	S 36°24'13" W	1°19'53"
C35	1549.25'	36.00'	36.00'	S 35°04'18" W	1°19'53"
C36	1549.14'	36.00'	36.00'	S 34°44'24" W	1°19'53"
C37	1549.06'	36.00'	36.00'	N 32°24'49" E	1°19'54"
C38	1549.00'	36.00'	36.00'	N 31°04'35" E	1°19'54"
C39	1548.95'	36.00'	36.00'	N 29°44'20" E	1°19'54"
C40	1548.90'	36.00'	36.00'	N 28°24'46" E	1°19'54"
C41	1548.85'	36.00'	36.00'	S 27°04'51" W	1°19'54"
C42	1548.79'	36.00'	36.00'	N 25°44'57" E	1°19'55"
C43	1548.74'	36.00'	36.00'	S 23°02'02" W	1°19'55"
C44	1548.78'	36.00'	36.00'	N 23°05'08" E	1°19'55"
C45	30.00'	44.37'	40.44'	S 84°25'47" W	84°44'53"
C46	1498.79'	39.13'	39.13'	S 31°52'30" W	1°29'46"
C47	1498.79'	39.13'	39.13'	S 40°56'47" W	1°29'46"
C48	1498.79'	39.13'	39.13'	S 39°27'01" W	1°29'46"
C49	1498.79'	39.13'	39.13'	S 37°57'16" W	1°29'46"
C50	1498.79'	39.13'	39.13'	N 36°27'30" W	1°29'46"
C51	1498.79'	39.13'	39.13'	S 34°57'44" W	1°29'46"
C52	1498.79'	39.13'	39.13'	S 33°27'59" W	1°29'46"
C53	1498.79'	39.13'	39.13'	N 31°58'13" E	1°29'46"
C54	1498.79'	39.13'	39.13'	S 30°28'27" W	1°29'46"
C55	1498.79'	39.13'	39.13'	S 28°58'41" E	1°29'46"
C56	1498.79'	39.13'	39.13'	N 27°28'56" E	1°29'46"
C57	1498.79'	39.13'	39.13'	S 25°59'10" W	1°29'46"



THIS DRAWING IS THE PROPERTY OF BASELINE SURVEYING & DESIGN, LLC. THIS DRAWING IS THE PROPERTY OF BASELINE SURVEYING & DESIGN, LLC. AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED CONSENT, EITHER WRITTEN OR ORAL, FROM BASELINE SURVEYING & DESIGN, LLC.	CREW CHIEF	DRAWN	DATE	JOB NO.
	ARN	CMS	03/01/22	B72822.02

**THE VILLAGE AT WATERFORD
SUBDIVISION, PHASE 4 A**

SEC. 20 T. 19 N. Rg 27 E
OPELKA LEE COUNTY ALABAMA
SCALE: 1"=50' MARCH 1, 2023

ARTHUR R. NETTLES, AL. P.L.S. REG. NO. 23346
ALABAMA CERT. OF AUTH. CA. NO. 922

 2004 Yarrowhough Drive, Ste A
Opelika, Alabama 36801
Phone: (334) 748-9200
Web: www.baseline-sd.com

BASELINE
SURVEYING & DESIGN, LLC



2805

AGENDA ITEM # 13

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



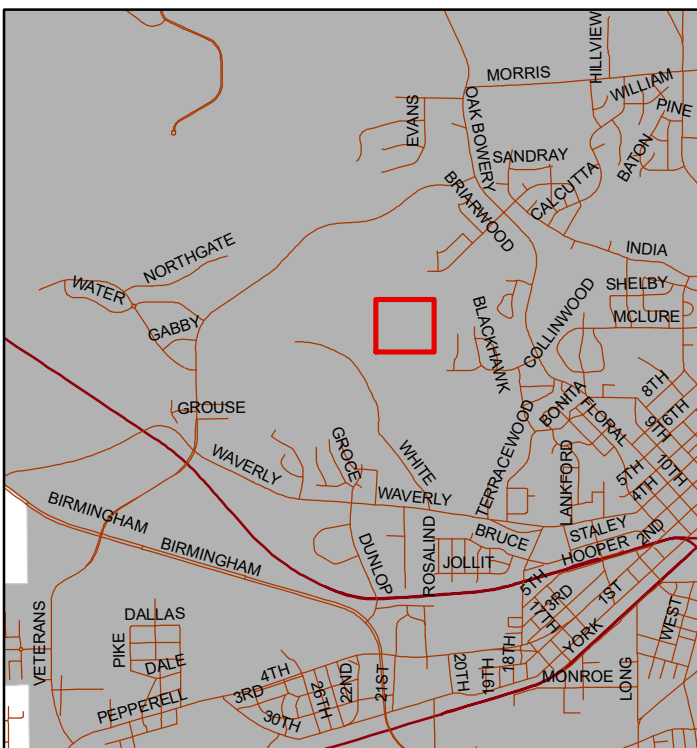
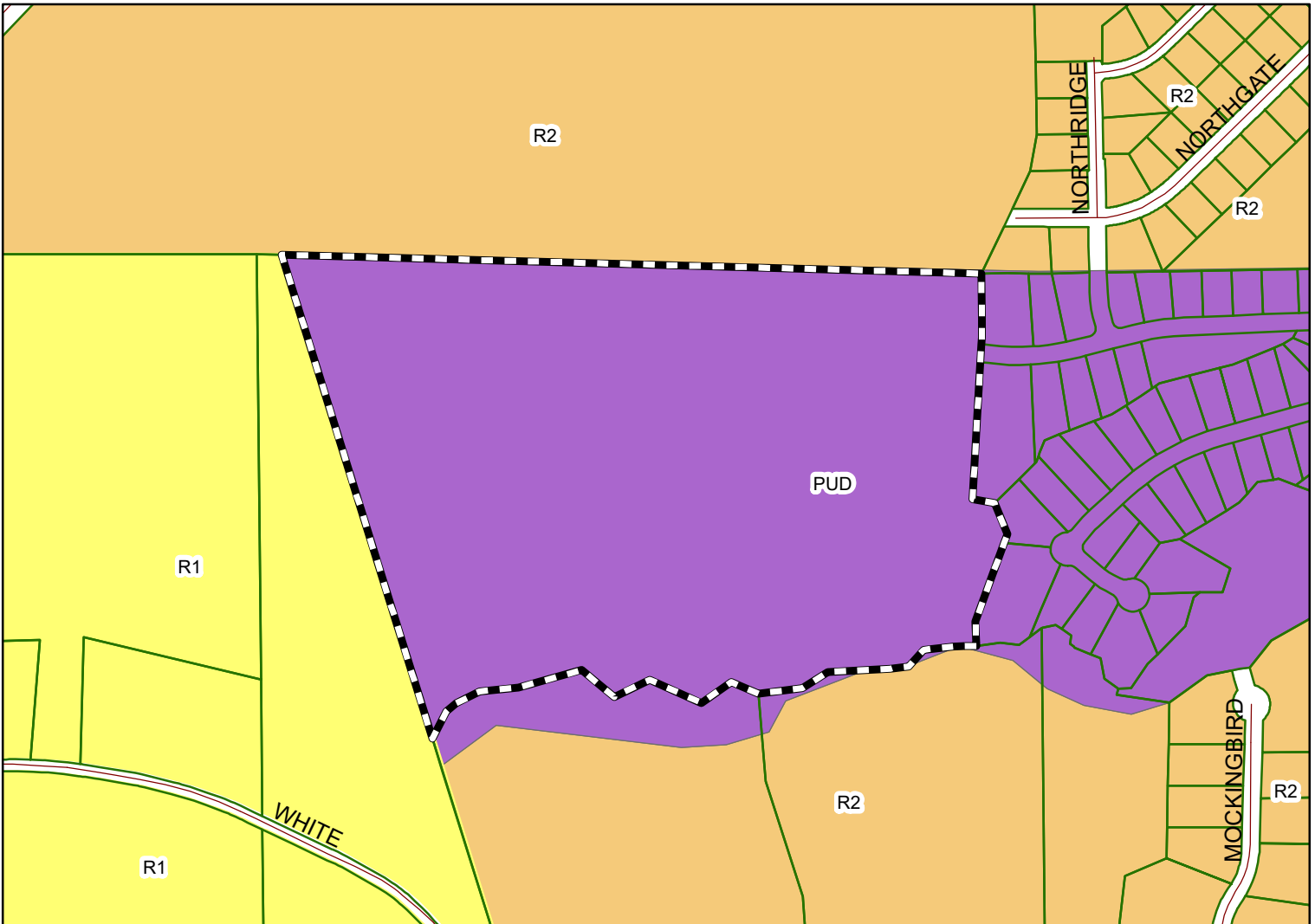
DEADLINE: 3/1/22 MEETING: 3/22/22

SITE ADDRESS: <u>Canon Gate Drive</u>	
PROPERTY OWNER: <u>SMB Land, LLC</u>	
APPLICANT/AUTHORIZED REPRESENTATIVE: <u>Blake Rice, Barrett-Simpson, Inc.</u>	
MAILING ADDRESS: <u>223 South 9th St. Opelika, AL 36801</u>	
PHONE NUMBER: <u>334-745-7026</u>	FAX NUMBER: <u>334-745-4367</u>
EMAIL ADDRESS: <u>brice@barrett-simpson.com</u>	
TYPE OF PLAT APPROVAL REQUESTED	
☐ SKETCH PLAN	☐ ADMINISTRATIVE
☐ PRELIMINARY	☒ FINAL
Does the subdivision require any other official action by the City? <u>No</u>	
☐ Annexation	☐ Rezoning
☐ Other _____	
PARCEL INFORMATION	
Subdivision Name: <u>Cannon Gate, Phase 3A</u>	Number of Lots: <u>25</u> x \$3.00 = \$N/A
Current Land Use: <u>Vacant</u>	Number of APO: <u>4</u> x \$7.00 = \$N/A (Adjacent Property Owners)
Current Zoning: <u>PUD</u>	Fee: <u>\$75.00</u>
Proposed use of the Subdivision: <u>Single-family Residential</u>	TOTAL = <u>\$75.00</u>
☒ Residential	☐ Commercial
☐ Manufacturing/Industrial	☐ Office/Institutional
PAID _____	
I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) <u>Cannon Gate, Phase 3A</u> 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: <u>Blake Rice</u>	3/1/22 DATE
(PRINT NAME) <u>Blake Rice, Barrett-Simpson, Inc.</u>	

CANNON GATE PHASE 3A SUBDIVISION

CANNON GATE DRIVE

FINAL APPROVAL, F-13



The applicant is requesting final approval for a 25 lot subdivision for single family home lots. The property is located in the PUD zoning district.



Subject Property

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

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: April 26, 2022 (Tabled on March 22, 2022)

Subdivision: Cannon Gate SD, Phase 3A

Agenda Item #: F-13

Action Requested: Final Approval

Location of Property: Cannon Gate Drive

Property Owner(s): Cannon Timber and Land, LLC.,
Blake Rice, Barrett-Simpson, Inc., Authorized Representative

Current Land Use: Undeveloped

Current Zoning: PUD

Flood Zone: FEMA – Nov 2, 2011 – MAP#01081C0066G Southern portion of property located in Flood Zone AE – 1% chance of flooding for which BFEs have been determined. Zone AE Floodway also shown on plat. Remaining area is Zone X – outside the 0.2% annual chance of floodplain

Staff Comments:

(This item was tabled at the March 22nd PC meeting.) At the April 2020 meeting, the Planning Commission granted preliminary approval for an 85-lot subdivision - 81 residential lots and four open space lots. The applicant is now requesting final plat approval for 25 of the 85 lots : 22 lots are for single family homes and 3 lots ‘greenspace & detention’ areas (the three lots equal 26.2 acres). A note is on final plat that the Homeowners Association will be maintaining the greenspace & detention lots.

The 22 residential lots range in size from 13,500 square feet (sf) to 19,535 square feet meeting the lot area range of 10,358 sf to 36,272 sf for single family home lots. This lot area range was approved by City Council (Ord. #012-20) after Planning Commission’s review and approval of a Master Plan amendment at the April 2020 meeting. Most lot widths are 90 feet or wider; four lots along a curve on Everly Drive are 68 feet wide; at the 25’ minimum setback line these four lots are about 75’ wide. The minimum setbacks are 25 feet in the front and rear yard, and 7 feet on each side. These minimum setbacks are the same as provided on the approved master plan. Underground utilities and sidewalks required on at least one side of street.

(During the April 2020 preliminary plat review, a stub-out street that connects to the adjacent properties on the north and west side was approved. The stub-out street should be added in the next phase.)

Staff Recommendation: Staff recommends final plat approval subject to the following:

1. The developer is shown as Cannon Timber & Land, LLC but the Dedication states that the owner is SMB Land, LLC. Revise as necessary for clarity.
2. Add record courses & distances for comparison if appropriate
3. Revise the subtitle to read "... Range 26 East ..." (change "6" to "26")
4. Add 20 foot sanitary sewer easements along the side lot lines shared by Lot 80 & 81 and Lot 82 & 83 (easement 10 feet on each lot - as shown on Construction Plan, 11-5-2020)
5. Add the minimum building setbacks on the plat or as a note (property in a PUD zoning district).
6. Sidewalks are required on least one side of all streets.
7. All utilities must be underground.

Engineering Department Report

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

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

If these requirements are met, the Engineering Department recommends Final Plat approval.

Opelika Utilities Board Report

Final inspections of the water system need to be completed before approval.

Opelika Power Services Report

This is in the Opelika Power Services and Alabama Power service territory.

NOTES

- Survey North is Grid North based upon NAD83 State Plane Coordinates, Alabama East Zone, US FOOT, RTK GPS using the ALDOT Cors as reference.
- Basis for Survey:
-Cannon Gate Subdivision Redivision of Parcel B Phase 1, Plat Book 42, Page 167, Probate Office, Lee County, Alabama.
-Cannon Gate Subdivision Redivision of Parcel B "Future Development", Plat Book 44, Page 134, Probate Office, Lee County, Alabama.
- According to the FEMA FIA NFIP Flood Insurance Rate Map (FIRM), Map No. 01081C0066G, effective November 02, 2011, the subject property is located:
-Zone X (Not Shaded) - Areas determined to be outside the 0.2% annual chance of floodplain.
-Zone AE - Areas determined to be in the 1% annual chance flood (100-year flood), Base Flood Elevations determined.
-Zone AE Floodway - The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increase on flood height.
- This survey was made without the benefit of an attorney's title opinion of title commitment. The surveyor's search of public records was limited to those matters affecting the boundaries of the subject property only. There may be matters of record, such as conveyances, easements, rights-of-way, etc., that affect the title to the subject property which are not known to the surveyor and not disclosed by this survey.
- An easement is hereby granted to the City of Opelika and to any utility company serving the City of Opelika for the purpose of installing, operating, and maintaining poles, lines, guy wires, and other facilities. Total easement width is ten (10) feet wide with five (5) feet off each side of front and side lot lines.
- There is a ten (10) foot drainage and utility easement along the right-of-way of each lot.
- There was no attempt in the field to determine the location of or the extent of possible encroachments beneath the surface.
- This drawing becomes void if any alterations or changes are made by others.
- This drawing may not be altered or added to without permission from Barrett-Simpson, Inc.
- Development Data:
-Total Number of Lots: 25
-Largest Lot: Lot 85 - 29.84 Acres (1,299,955 Sq Ft.)
-Smallest Lot: Lots 71, 72, & 73 - 0.31 Acres (13,500 Sq Ft.)
-66.71 Acres Total (2,906,018 Sq Ft.)
-Lots 1, 9 & 70 are non-buildable lots.

JRSC Holdings LLC
PO Box 3857
Opelika, AL 36803

FINAL PLAT OF

CANNON GATE

Phase 3A

A Redivision of Parcel 3 of Cannon Gate Subdivision
Redivision of Parcel B "Future Development", Plat Book 44, Page 134, Probate
Office, Lee County, Alabama

Being A Part of Section 2, Township 19 North, Range 6 East,
Opelika, Lee County, Alabama

Any Greenspace & Detention Lots shown on this plat shall be maintained
by the Homeowners Association adopted and/or established with this plat.

INSET MAP
NOT TO SCALE

Curve Table				
Curve #	Arc Length	Radius	Chord Bearing	Chord Distance
C1	31.38'	211.00'	N85° 43' 39"W	31.35'
C2	2.96'	211.00'	S89° 36' 40"W	2.96'
C3(t)	34.33'	211.00'	N86° 07' 44"W	34.29'
C4	24.57'	151.00'	S86° 07' 44"E	24.54'
C5	23.56'	15.00'	S36° 28' 04"E	21.21'
C6	7.66'	156.00'	S09° 46' 37"W	7.66'
C7	213.73'	156.00'	S50° 25' 58"W	197.40'
C8(t)	221.33'	156.00'	N49° 02' 12"E	203.23'
C9	29.73'	55.00'	S72° 05' 29"W	29.37'
C10	52.98'	55.00'	S29° 00' 28"W	50.96'
C11	55.02'	55.00'	S27° 14' 56"E	52.76'
C12	105.91'	55.00'	N68° 55' 36"E	90.29'
C13(t)	243.65'	55.00'	S39° 19' 45"E	87.96'
C14	31.77'	25.00'	N50° 09' 51"E	29.67'
C15	69.54'	206.00'	N76° 53' 42"E	69.21'
C16	67.87'	206.00'	N57° 47' 10"E	67.56'
C17	67.86'	206.00'	N38° 54' 40"E	67.55'
C18	66.99'	206.00'	N20° 09' 28"E	66.70'
C19	8.81'	206.00'	N09° 36' 59"E	8.81'
C20(t)	281.07'	206.00'	N47° 28' 43"E	259.77'
C21	23.56'	15.00'	N53° 31' 56"E	21.21'

Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	107.37'	S26° 08' 23"W	L9	75.93'	S41° 12' 07"W
L2	42.22'	S49° 49' 14"W	L10	101.00'	S83° 43' 53"W
L3	85.94'	S61° 59' 16"W	L11	78.29'	S88° 53' 54"W
L4	128.36'	S83° 45' 51"W	L12	81.34'	S02° 20' 38"E
L5	119.96'	S54° 18' 14"W	L13	30.87'	S20° 01' 32"W
L6	97.47'	N68° 12' 36"W	L14	112.02'	S22° 22' 32"E
L7	102.27'	S57° 16' 30"W	L15	74.47'	S80° 11' 59"E
L8	62.71'	N84° 20' 09"W	L16	60.00'	S00° 23' 46"W

Lot Table			Lot Table		
Lot #	Acres	Square Footage	Lot #	Acres	Square Footage
1	0.51	22,074	74	0.32	13,987
2	0.45	19,535	75	0.37	15,931
3	0.42	18,393	76	0.46	20,099
4	0.40	17,251	77	0.39	17,055
5	0.39	17,181	78	0.96	41,749
6	0.39	16,843	79	0.63	27,310
7	0.37	15,919	80	0.34	14,747
8	0.37	16,032	81	0.34	14,738
9	0.57	24,922	82	0.34	14,737
70	25.16	1,096,135	83	0.34	14,963
71	0.31	13,500	84	0.51	21,999
72	0.31	13,500	85	29.84	1,299,955
73	0.31	13,500			

DEDICATION

I, Nick Howard, as Chief Financial Officer of SMB Land, LLC, an Alabama limited liability company, and the owners of said lands surveyed by Barrett-Simpson, Inc., do hereby certify that title was and is vested in said owners and join in the foregoing statement made by said Barrett-Simpson, Inc., and stated in Code of Alabama 1975, § 35-2-50 et seq., do hereby certify that it was and is my intention to divide said lands into lots as shown by said plat and do hereby dedicate, grant, and convey for public use the streets, alleys and public grounds as shown on said plat.

Nick Howard
Chief Financial Officer

STATE OF ALABAMA
COUNTY OF LEE

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

Given under my hand this the ____ day of _____, 2022.

(Seal)
Notary Public
My Commission Expires _____

OPELIKA CERTIFICATES

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

Chairman: _____ Date: _____

Accepted by the Opelika City Planner, Opelika, Alabama:

Planner: _____ Date: _____

Approved by the Opelika City Engineer, Opelika, Alabama:

City Engineer: _____ Date: _____

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

Public Works Director: _____ Date: _____

Accepted by the Opelika Utilities, Opelika, Alabama:

Opelika Utilities: _____ Date: _____

Accepted by the Opelika Power Services, Opelika, Alabama:

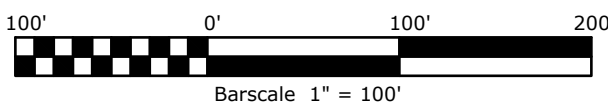
Opelika Power Services: _____ Date: _____

SURVEYOR'S CERTIFICATE

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

Date: 02/28/2022

Jonathan A. Ham, PLS
Alabama License No. 34761



LAND SURVEYOR

Jonathan A. Ham
Ala. Reg. PLS No. 34761
Barrett-Simpson, Inc.
223 South 9th Street
Opelika, AL 36801

DEVELOPER

Cannon Timber & Land, LLC
715 Ave A Ste 200
Opelika, AL 36801

BARRETT-SIMPSON, INC.
Engineers & Land Surveyors
706 12th STREET, PHENIX CITY, AL 36868 (PH 334-297-2423, FAX 334-297-2449)
121 W. BROAD STREET, BIRMINGHAM, AL 35207 (PH 334-687-4257, FAX 334-687-8820)
223 SOUTH 9th STREET, OPELIKA, AL 36801 (PH 334-745-7026, FAX 334-745-4367)

PROJECT NO: 19-0254
SCALE: 1" = 100'

FIELD BY: APD/MER
DRAWN BY: MCH/BES

FIELD DATE: 02/22/2022
DRAW DATE: 02/28/2022

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Chairman: _____ Date: _____

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Planner: _____ Date: _____

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City Engineer: _____ Date: _____

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Public Works Director: _____ Date: _____

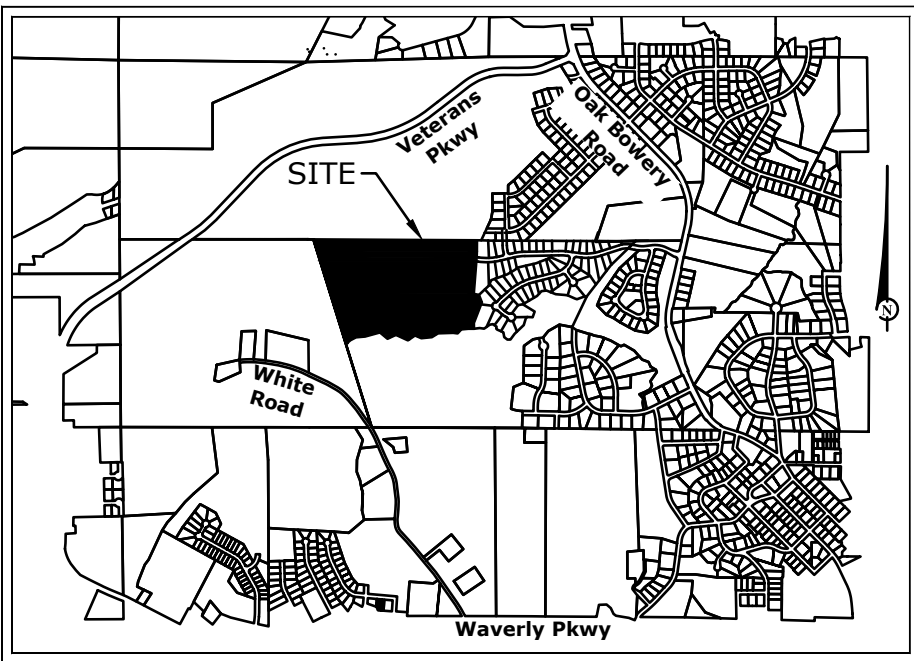
Accepted by the Opelika Utilities, Opelika, Alabama:

Opelika Utilities: _____ Date: _____

Accepted by the Opelika Power Services, Opelika, Alabama:

Opelika Power Services: _____ Date: _____

VICINITY MAP
NOT TO SCALE



FINAL PLAT

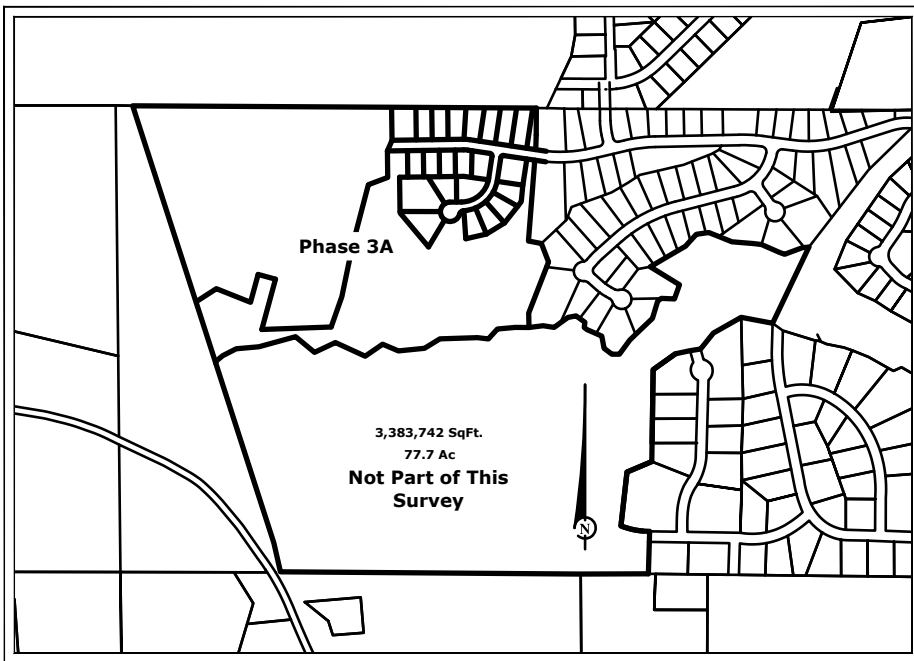
CANNON GATE
Phase 3A

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Redivision of Parcel B "Future Development", Plat Book 44, Page 134, Probate
Office, Lee County, Alabama

Being A Part of Section 2, Township 19 North, Range 26 East,
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NOT TO SCALE



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C21	23.56'	15.00'	N53° 31' 56"E	21.21'

Lot Table				Lot Table			
Lot #	Acres	Square Footage	Lot #	Acres	Square Footage	Lot #	Square Footage
1	0.51	22,074	74	0.32	13,987		
2	0.45	19,535	75	0.37	15,931		
3	0.42	18,393	76	0.46	20,099		
4	0.40	17,251	77	0.39	17,055		
5	0.39	17,181	78	0.96	41,749		
6	0.39	16,843	79	0.63	27,310		
7	0.37	15,919	80	0.34	14,747		
8	0.37	16,032	81	0.34	14,738		
9	0.57	24,922	82	0.34	14,737		
70	25.16	1,096,135	83	0.34	14,963		
71	0.31	13,500	84	0.51	21,999		
72	0.31	13,500	85	29.84	1,299,955		
73	0.31	13,500					

Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	107.37'	S26° 08' 23"W	L9	75.93'	S41° 12' 07"W
L2	42.22'	S49° 49' 14"W	L10	101.00'	S83° 43' 53"W
L3	85.94'	S61° 59' 16"W	L11	78.29'	S88° 53' 54"W
L4	128.36'	S83° 45' 51"W	L12	81.34'	S02° 20' 38"E
L5	119.96'	S54° 18' 14"W	L13	30.87'	S20° 01' 32"W
L6	97.47'	N68° 12' 36"W	L14	112.02'	S22° 22' 32"E
L7	102.27'	S57° 16' 30"W	L15	74.47'	S80° 11' 59"E
L8	62.71'	N84° 20' 09"W	L16	60.00'	S00° 23' 46"W

DEDICATION

I, Nick Howard, as Chief Financial Officer of SMB Land, LLC, an Alabama limited liability company, and the owners of said lands surveyed by Barrett-Simpson Inc., do hereby certify that title was and is vested in said owners and join in the foregoing statement made by said Barrett-Simpson Inc., and stated in Code of Alabama 1975, § 35-2-50 et seq., do hereby certify that it was and is my intention to divide said lands into lots as shown by said plat and do hereby dedicate, grant, and convey for public use the streets, alleys and public grounds as shown on said plat.

Nick Howard
Chief Financial Officer

STATE OF ALABAMA
COUNTY OF LEE

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

Given under my hand this the _____ day of _____, 2022.

(Seal)

Notary Public
My Commission Expires _____

NOTES

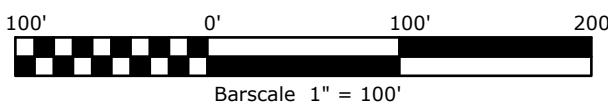
- Survey North is Grid North based upon NAD83 State Plane Coordinates, Alabama East Zone, US FOOT, RTK GPS using the ALDOT Cors as reference.
- Basis for Survey: Cannon Gate Subdivision Redivision of Parcel B Phase 1, Plat Book 42, Page 167, Probate Office, Lee County, Alabama.
Cannon Gate Subdivision Redivision of Parcel B "Future Development", Plat Book 44, Page 134, Probate Office, Lee County, Alabama.
- All bearings, distances, and curve information shown were measured to be the same as shown on plat of record (Plat Book 44, Page 134).
- According to the FEMA FIA NFIP Flood Insurance Rate Map (FIRM), Map No. 01081C0066G, effective November 02, 2011, the subject property is located:
-Zone X (Not Shaded) - Areas determined to be outside the 0.2% annual chance of floodplain.
-Zone AE - Areas determined to be in the 1% annual chance flood (100-year flood), Base Flood Elevations determined.
-Zone AE Floodway - The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increase on flood height.
- This survey was made without the benefit of an attorney's title opinion of title commitment. The surveyor's search of public records was limited to those matters affecting the boundaries of the subject property only. There may be matters of record, such as conveyances, easements, rights-of-way, etc., that affect the title to the subject property which are not known to the surveyor and not disclosed by this survey.
- An easement is hereby granted to the City of Opelika and to any utility company serving the City of Opelika for the purpose of installing, operating, and maintaining poles, lines, guy wires, and other facilities. Total easement width is ten (10) feet wide with five (5) feet off each side of front and side lot lines.
- There is a ten (10) foot drainage and utility easement along the right-of-way of each lot.
- There was no attempt in the field to determine the location of or the extent of possible encroachments beneath the surface.
- This drawing becomes void if any alterations or changes are made by others.
- This drawing may not be altered or added to without permission from Barrett-Simpson, Inc.
- Development Data:
-Total Number of Lots: 25
-Largest Lot: Lot 85 - 29.84 Acres (1,299,955 Sq Ft.)
-Smallest Lot: Lots 71, 72, & 73 - 0.31 Acres (13,500 Sq Ft.)
-66.71 Acres Total (2,906,018 Sq Ft.)
-Lots 1, 9 & 70 are non-buildable lots.
- Building Setbacks - PUD
-Front: 25'
-Rear: 25'
-Side: 7'

SURVEYOR'S CERTIFICATE

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

Jonathan A. Ham, PLS
Alabama License No. 34761

Date: _____



LEGEND

- 1/2" Rebar Found - Yellow Cap Stamped PRECISION
- 1/2" Rebar Set - Orange Cap Stamped AL CA 718 LSF000600
- Concrete Monument Found
- Calculated Point
- DB: Deed Book
- PB: Plat Book
- PG: Page
- (R) Record Distance or Bearing
- POC Point of Commencement
- POB Point of Beginning
- Not to Scale

LAND SURVEYOR

Jonathan A. Ham
Ala. Reg. PLS No. 34761
Barrett-Simpson, Inc.
223 South 9th Street
Opelika, AL 36801

DEVELOPER

SMB Land, LLC
13 North 8th Street
Opelika, AL 36801



BARRETT-SIMPSON, INC.
Engineers & Land Surveyors

706 12th STREET, PHENIX CITY, AL 36868 (PH 334-297-2423, FAX 334-297-2449)
121 W. BROAD STREET, BUFFALO, AL 36007 (PH 334-687-4257, FAX 334-687-4800)
223 SOUTH 9th STREET, OPELIKA, AL 36801 (PH 334-745-7026, FAX 334-745-4367)

PROJECT NO: 19-0254

SCALE: 1" = 100'

FIELD BY: APD/MER
DRAWN BY: MCH/BES

FIELD DATE: 02/22/2022
DRAW DATE: 03/22/2022



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

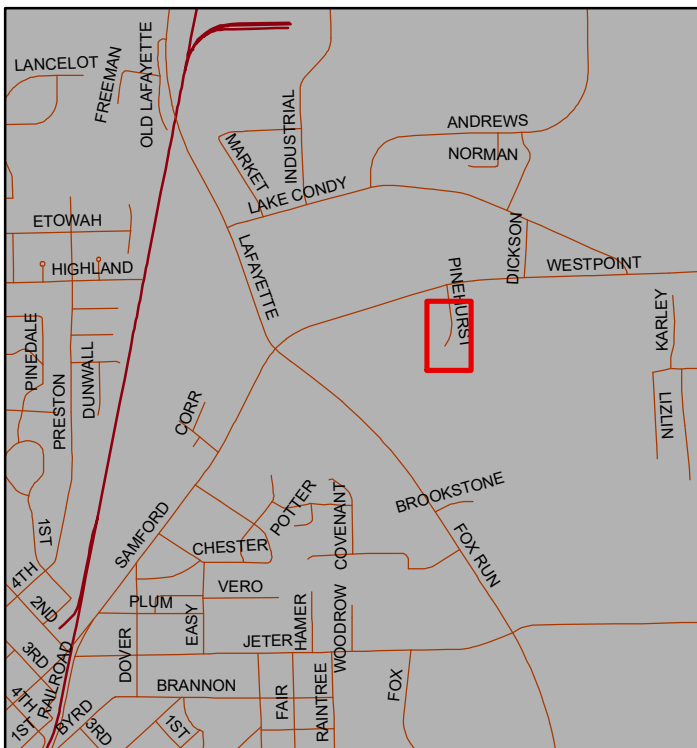
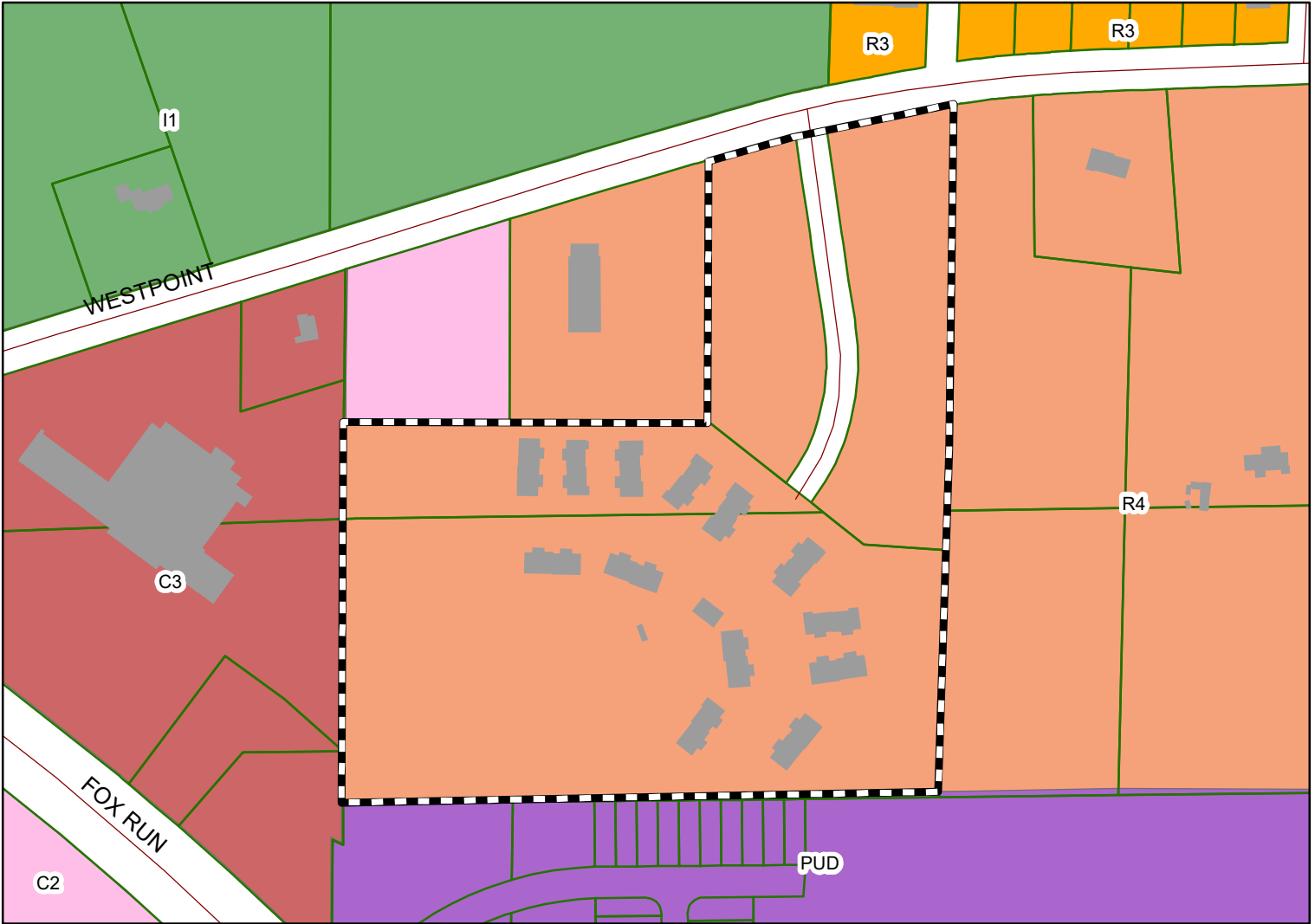
2734

PC DEADLINE: 02/01/2022 PC MEETING: 02/22/2022**PROJECT NAME:** Pinehurst Apartments Addition**SITE ADDRESS:** 375 West Point Parkway; Opelika, AL**PROPERTY OWNER:** Brookhaven Property Group, LLC**APPLICANT/ AUTHORIZED REPRESENTATIVE:** Blake Rice, Barrett-Simpson, Inc.**MAILING ADDRESS:** 223 S 9th Street; Opelika, AL 36801**PHONE NUMBER:** 334-745-7026**FAX NUMBER:** _____**EMAIL ADDRESS:** brice@barrett-simpson.com**PARCEL INFORMATION**Current Land Use: MultifamilyCurrent Zoning: R-4Description of Proposed Use: Site Improvements and Additional Multi-Family Buildings to be constructedAdjacent Zoning Districts: North: R-4 South: PUD East: R-4 West: C-3

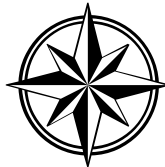
READ THE FOLLOWING GENERAL USE STANDARDS, (E) PARAGRAPH (1-5) OF SUBSECTION 8.17 CONDITIONAL USES; E. General Use Standards.

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.

PINEHURST APARTMENTS ADDITION WEST POINT PARKWAY CONDITIONAL USE APPROVAL, G-14



The applicant is requesting to add 36 apartment units to Pinehurst Apartments (104 units) constructed in 1995. The property is located in a R-4 zoning district.



Subject Property

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

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: April 26, 2022 (tabled on February 22, 2022)

Agenda Item #: G-14

Action Requested: Conditional Use – Multi-Family Residential, Pinehurst Apartments

Location of Property: 1500 Pinehurst Drive

Property Owner(s): Brookhaven Property Group, LLC, property owners
Blake Rice, authorized representative

Current Land Use: Multi-family residential

Current Zoning: R-4

**Surrounding Zoning Districts
And Land Uses:**

North	R-4, C-2	Vacant and Averitt Express
South	PUD	Residential
East	R-4	Residential
West	C-3, GC-P	Commercial – Betts Crossing

Proposal

The applicant is requesting conditional use approval to add additional apartment units to the current property. The current Pinehurst Villas development has 104 units. The development includes an existing office building, mail kiosk, and swimming pool. The applicant is proposing to add four (4) additional two-story buildings. This will increase the total development to 17 multi-family residential buildings with 16 one-bedroom units, 60 two-bedroom units, and 28 three-bedroom units existing and adding an additional 36 two-bedroom units. This will increase the number of units on the property to 140 total units. The overall density will be 8.26 units per acre. which is just below the allowable 9 units per acre for the R-4 zoning district. Many of the surrounding developments have much lower densities than are proposed for this lot. The Fox Run Village development to the south is larger in both unit count, but also in area. That site has a density of approximately 5.75 units per acre.

The site plan shows four new apartment buildings. The authorized representative stated these will be 36 two-bedroom units all 975 sq. ft. Two of the buildings are located on the western side of the property (adjacent to Betts Crossing). These buildings will be located on the edge of stream that traverses the property. The other two buildings are located on the very easternmost side of the property. These buildings abut a large single-family residential property. The new driveway to these properties also places Buildings 200 and 300 in an area surrounded by parking or drive aisles.

A sidewalk is provided in the front yard of each apartments building located near the parking lot. The minimum off-street parking requirements are met: 280 parking spaces required; 288 spaces provided. The elevation drawings presented show and note that building materials will be vinyl siding, brick column, and brick facing along the bottom edge to match the existing development. This site has an existing enclosed dumpster at the entrance. The current site has additional dumpsters that will need to have locations and enclosures approved. If additional dumpsters will be required for the additional units, the locations and enclosures must be approved by the Planning Department.

The landscape plan is not shown at this time. This site was developed in the 90's and has some mature landscaping in place. The applicant will provide a landscape plan for the entire development to meet the landscape requirements of our current ordinance for a multi-family development in the R-4 zoning district.¹ The entire site with existing and proposed developed area will be 497,155 sq. ft. (11.4 acres) of the 16.96 acres. This redevelopment will require 1,303 base points to be shown. The plan will need to provide 1015 base points. The site has 288 parking spaces, and 288 parking lot landscape points are required. A residential buffer² will be required along the perimeter of this property to reduce impacts from this development to the surrounding single family uses.

Conditional uses are those uses that have some specific impact when proposed for a location in a particular zoning district or a uniqueness that cannot be determined in advance of being proposed at a particular location. The subject property is located in a transitional area that extends from the commercial property at the intersection of Bulldog Parkway and West Point Parkway towards the more suburban residential areas to the east. The existing development has a density of 6.13 units per acre which is in line with Fox Run Village. The existing development also maintained significant spatial buffers from the adjacent properties that minimized impacts on adjacent residential properties. The proposed development increases the density to over 8 units per acre which approaches the maximum density allowed in this zone. While this density may be appropriate in other locations, this location has potential cause negative impacts on adjacent properties. This potential is exacerbated by the proposed layout and configuration of the properties. The properties on the east side are much closer to adjacent property. Additionally, the layout of the property is not ideal. The existing configuration of buildings faced some of the sides of buildings towards the parking lot, what one would consider the "front". While this is not usually preferred, it did provide some opportunities for courtyards between buildings and side yards that were open for use. The proposed buildings, because of their location, do not provide the same ability to have open areas. In fact, the new buildings to the eastern side, reduce some of these useable areas due to the addition of drive aisles and parking. Finally, the proposed elevations area intended to match the existing buildings. The existing buildings,

¹ SECTION 10.3 APPLICABILITY - All rules, regulations, conditions, and requirements set forth in this Section are applicable as follows:
A. Any new development or construction in a C 2, C 3, M 1, M 2, I 1, and PUD zoning district. Multi family developments (buildings composed of three (3) or more dwelling units) in any zoning district which require review by City of Opelika staff are also subject to these regulations.

² 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.

as previously mentioned, are two story walk-up units that are primarily clad in vinyl siding with some brick accents. The existing buildings are dated in appearance. Staff would have preferred to see the addition of new multi-family building be designed to not create new units that look like they were constructed 25 years ago. At the very least, the newer units should utilize better materials, more current design features and best practices. This is a significant development adding an additional 35% units. We would typically recommend significant renovations to the existing development as part of the use approval as well. To our knowledge, there are not any proposed changes to the existing units.

In reviewing the proposed request, staff feels that the proposed increase of units would have both adverse effects on the subject property and to the character of the residential properties adjacent to the subject property. Due to the reasons referenced above, staff recommends denial of the conditional use for the proposed increase of multi-family residential units.

Staff recommends denial of the conditional use. Should the Planning Commission feel the conditional use is appropriate, staff recommends the following conditions:

1. Add a residential bufferyard to the adjacent vacant R-4 area and PUD areas to be shown on the final site plan prior to the land disturbance permit.
2. Materials shall meet the general cladding requirements of the Gateway Corridor Overlay for all new buildings. Staff would prefer the existing buildings be examined to see how they can be improved.
3. A full landscape plan shall be performed to ensure that adequate landscaping is present and additional landscaping is added where required by the zoning ordinance.
4. A sidewalk shall be added to the building in the southwest corner towards Buildings 300 and 400.
5. All dumpsters or trash collection areas shall be screened using materials that complement the buildings, to be approved by the Planning Department.
6. Buildings should not be oriented towards the rear of adjacent buildings where possible.
7. Buildings on the eastern side of the development are much closer to adjacent properties. These buildings should be examined to see if they can be moved further from adjacent single-family property.

Engineering Department Report

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

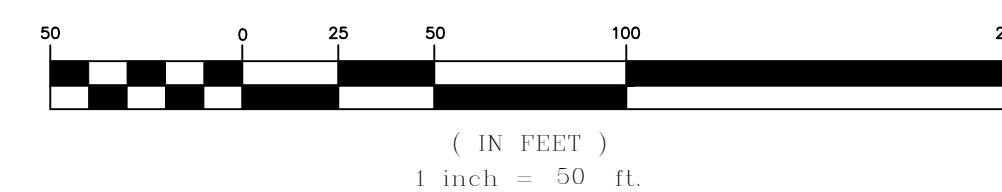
The Engineering Department has no other comments or concerns with this proposal and recommends conditional use.

Opelika Utilities Board Report

Water service is accessible by Pinehurst Drive.

Opelika Power Services Report

This is inside the Opelika Power Service territory.



TOTAL PROPERTY:	738,444± SF 16.95± AC
EXISTING ISR:	0.21
PROPOSED ISR:	0.29
PROPOSED USE:	MULTI-FAMILY
TOTAL BUILDINGS:	1 OFFICE 13 MULTI-FAMILY
PROPOSED BUILDINGS:	4 MULTI-FAMILY
CURRENT ZONING:	R-4
SETBACKS:	
FRONT	25'
REAR	20'
SIDE	10'
PARKING REQUIRED:	2 SPACES PER UNIT (280)
EXISTING PARKING:	213 SPACES (11 ADA)
PARKING BEING REMOVED:	4 SPACES
NEW PARKING PROVIDED:	79 SPACES (2 ADA)
TOTAL PROPOSED PARKING:	288 SPACES (13 ADA)



面

PINEURST APARTMENTS
OPELIKA

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Simpson, Inc.

C1

Drawing Name: C:\Users\jengram\Desktop\21-0206 Brookhaven - Pinehurst Apts - Opelia\Drawg21-0206 Site Plan.dwg Last Modified: Jan 25, 2022 - 7:53am by jengram

BETTS CROSSING INVESTORS LLC
CORELOGIC COMMERCIAL TAX
SERV P.O. BOX 9222
COPPEL TX, 750199240

NEWTON KAY C
P.O. BOX 680176
P.P. PRATTVILLE AL,
36068

HAMPTON JAMES O & KUMSUK
145 LEE ROAD 0581
SMITHS STATION AL, 36877

SUMMIT ASSET MANAGEMENT LLC
CO MARVIN F POER & CO 3520
PIEDMONT ROAD NE
ATLANTA GA, 30305

AVERITT SDG PROPERTIES
P.O. BOX 3166
COOKEVILLE TN, 38502

SUMMIT ASSET MANAGEMENT LLC
CO MARVIN F POER & CO 3520
PIEDMONT ROAD NE
ATLANTA GA, 30305

SUMMIT ASSET MANAGEMENT LLC
CO MARVIN F POER & CO 3520
PIEDMONT ROAD NE
ATLANTA GA, 30305

BENNETT THOMAS M & DEBRA T
807 WEST POINT PARKWAY
OPELIKA AL, 36801

HOLLAND HOMES LLC
P.O. BOX 1467
AUBURN AL, 36850

SITE INFORMATION

TOTAL PROPERTY: 184,651± SF
4 AC

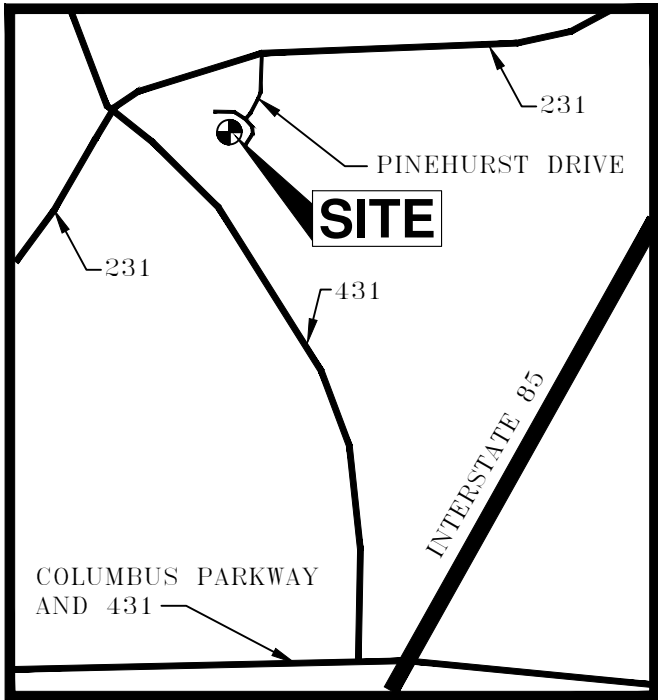
EXISTING ISR: 0.91
PROPOSED ISR: 0.91
PROPOSED USE: MULTI-FAMILY

TOTAL BUILDINGS: 1 OFFICE
13 MULTI-FAMILY
PROPOSED BUILDINGS: 3 MULTI-FAMILY

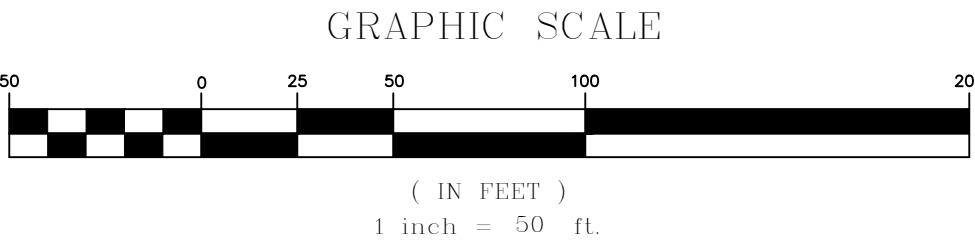
CURRENT ZONING: R-4

SETBACKS:
FRONT 25'
REAR 20'
SIDE 10'

PARKING REQUIRED: 2 SPACES PER UNIT (72)
PARKING BEING REMOVED: 4 SPACES
NEW PARKING PROVIDED: 79 SPACES (2 ADA)



VICINITY MAP
NOT TO SCALE



BARRETT-SIMPSON, INC.
Civil Engineers & Land Surveyors



706 12th ST. PHENIX CITY, AL 36860 (PH : 334-297-2423)
223 S. 9th ST. OPELIKA, AL 36801 (PH : 334-745-7026)
121 W. BROAD ST. EUFALA, AL 36072 (PH : 334-487-4257)

BROOKHAVEN

PINEURST APARTMENTS
OPELIKA

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PROPOSED
SITE LAYOUT

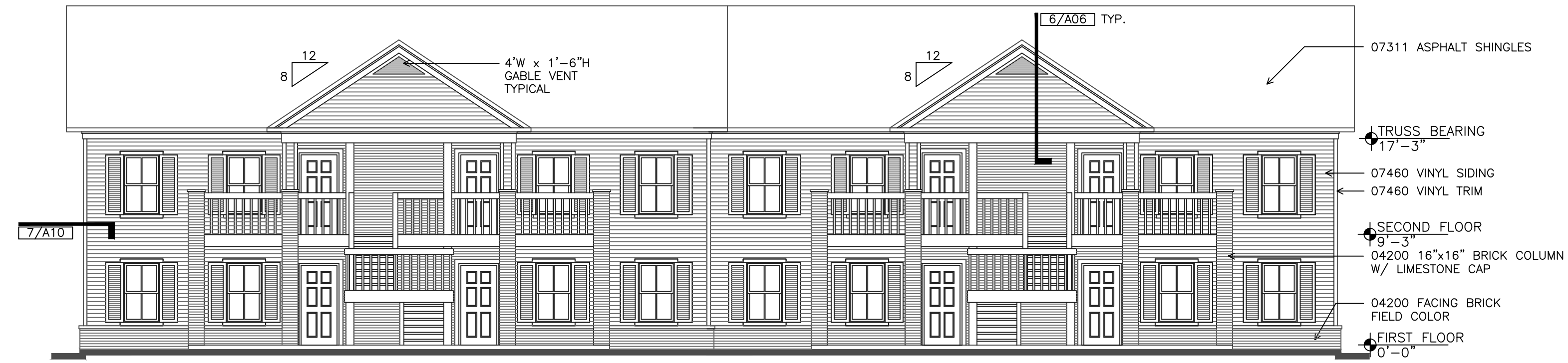
DRAWN BY: BSI
DESIGNED BY: BSI
REVIEWED BY: BSI
APPROVED BY: BSI

DATE 24 JANUARY 2022

PROJECT NUMBER 21-0206

SHEET NUMBER

C1



1 FRONT ELEVATION BUILDING TYPE A1,B1 AND C1 (SHOWN), BUILDING TYPE A2,B2 AND C2 (SIMILAR OPPOSITE HAND)
A07 1/8"=1'-0"



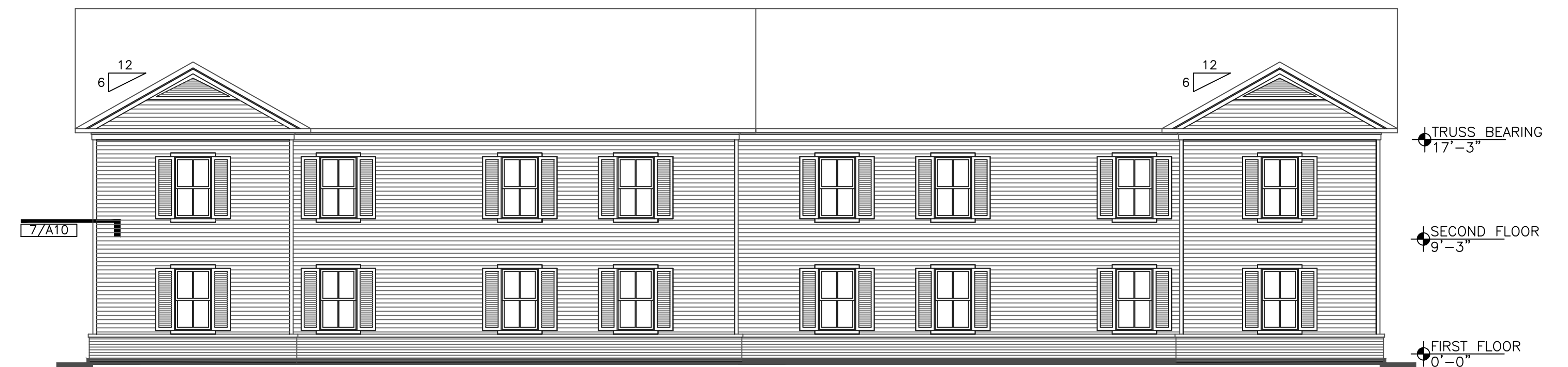
2 SIDE ELEVATION—BUILDING "A2" (SHOWN), TYPE "A1" (SIMILAR OPPOSITE HAND)
A07 1/8"=1'-0"



3 REAR ELEVATION BUILDING TYPE "A1" (SHOWN), TYPE "A2" (SIMILAR OPPOSITE HAND)
A07 1/8"=1'-0"



4 SIDE ELEVATION—BUILDING "B2" (SHOWN), TYPE "B1" (SIMILAR OPPOSITE HAND)
A07 1/8"=1'-0"



5 REAR ELEVATION BUILDING TYPE "B2" (SHOWN), TYPE "B2" (SIMILAR OPPOSITE HAND)
A07 1/8"=1'-0"



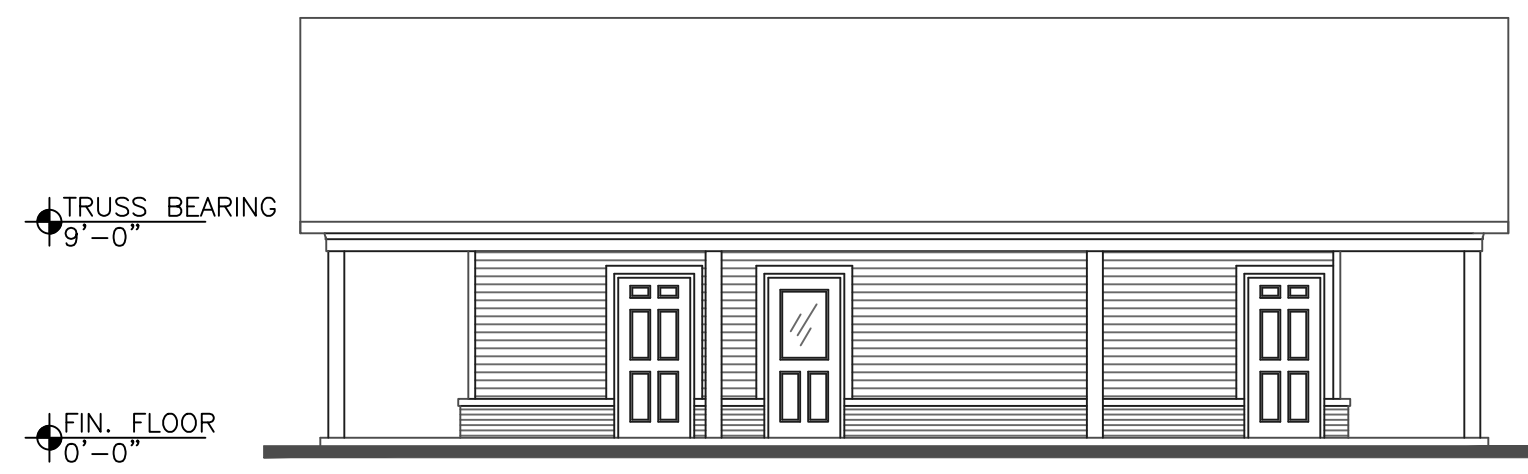
6 SIDE ELEVATION—BUILDING "C2" (SHOWN), TYPE "C1" (SIMILAR OPPOSITE HAND)
A07 1/8"=1'-0"



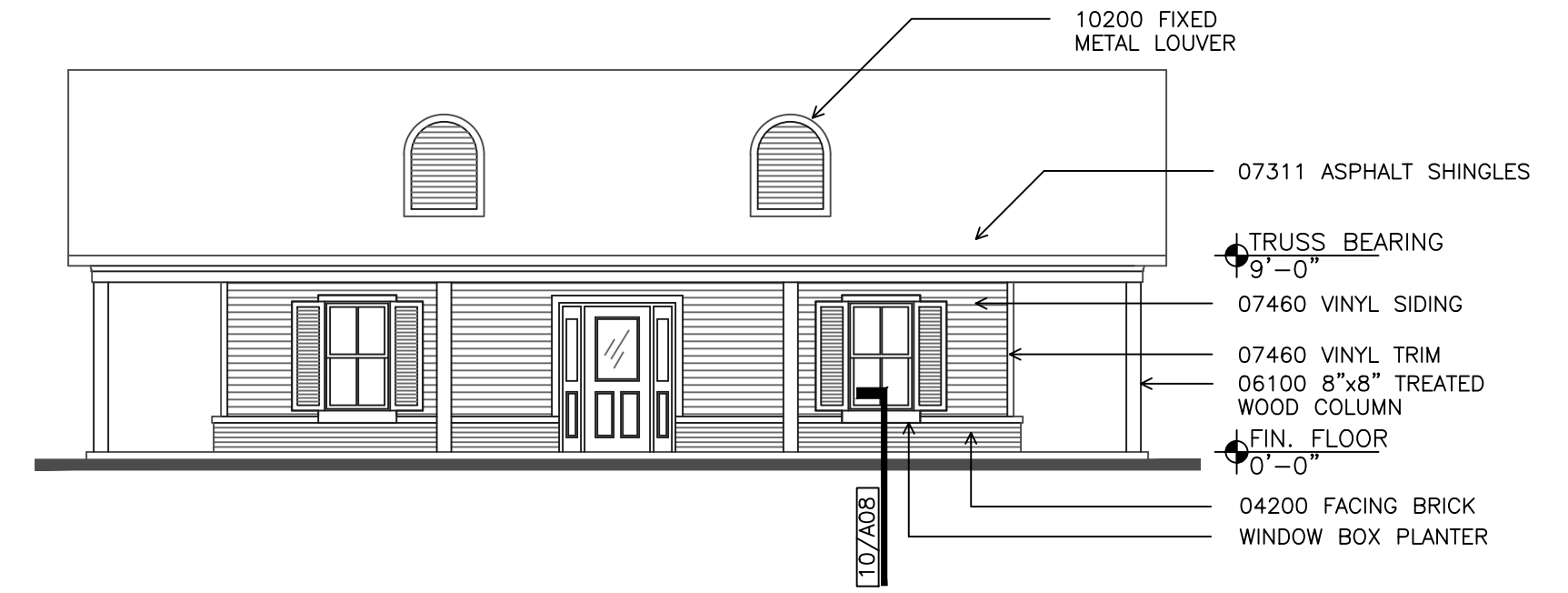
7 REAR ELEVATION BUILDING TYPE "C1" (SHOWN), TYPE "C2" (SIMILAR OPPOSITE HAND)
A07 1/8"=1'-0"



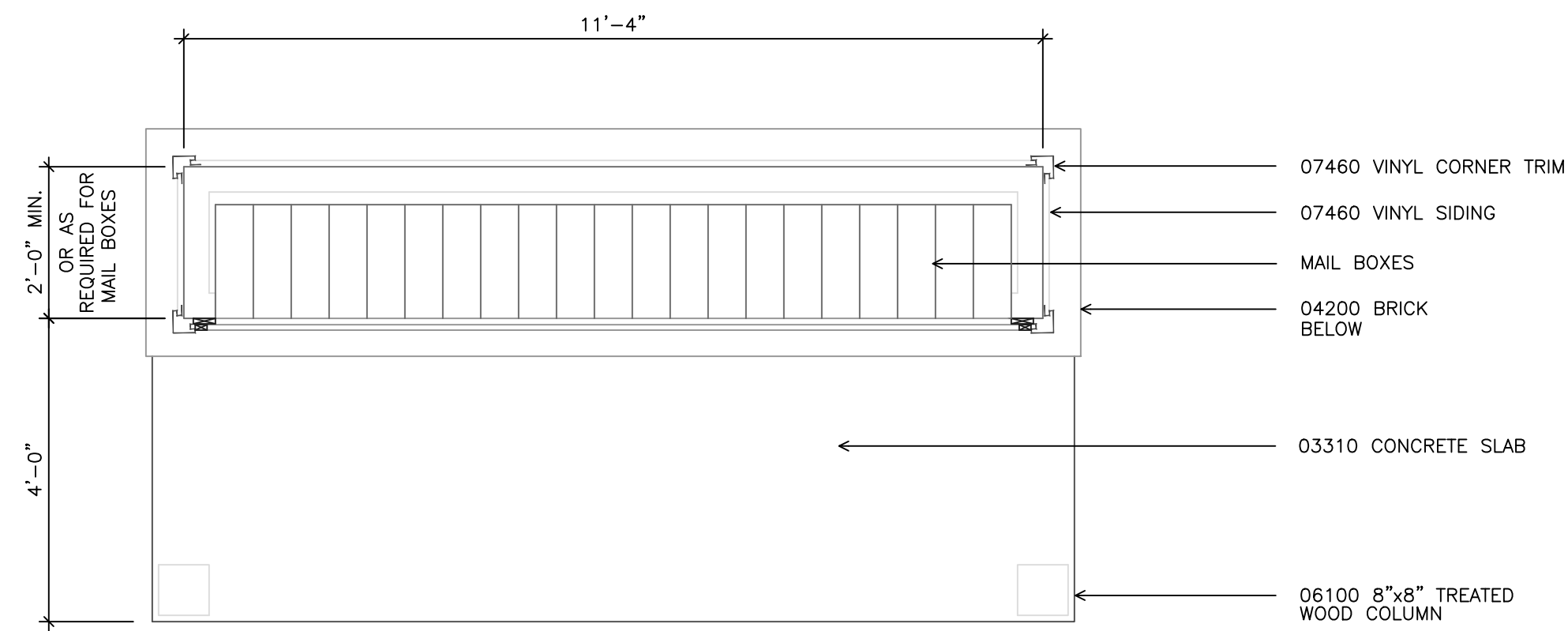
1 CLUBHOUSE SIDE ELEVATION
A08 1/8" = 1'-0"



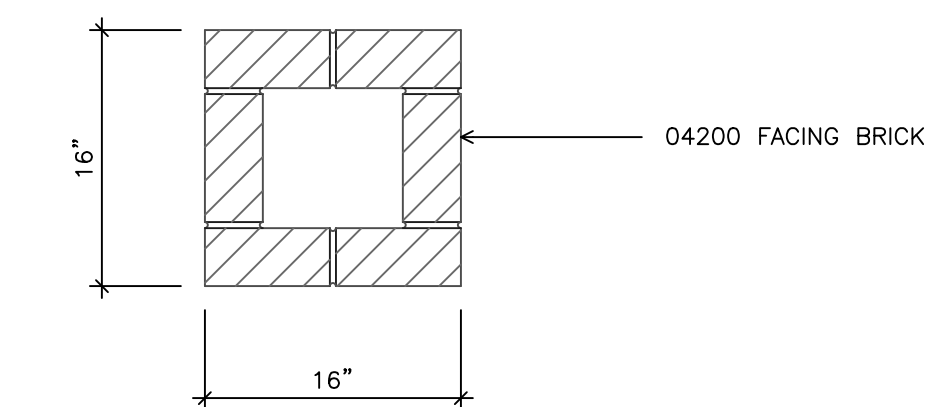
2 CLUBHOUSE REAR ELEVATION
A08 1/8" = 1'-0"



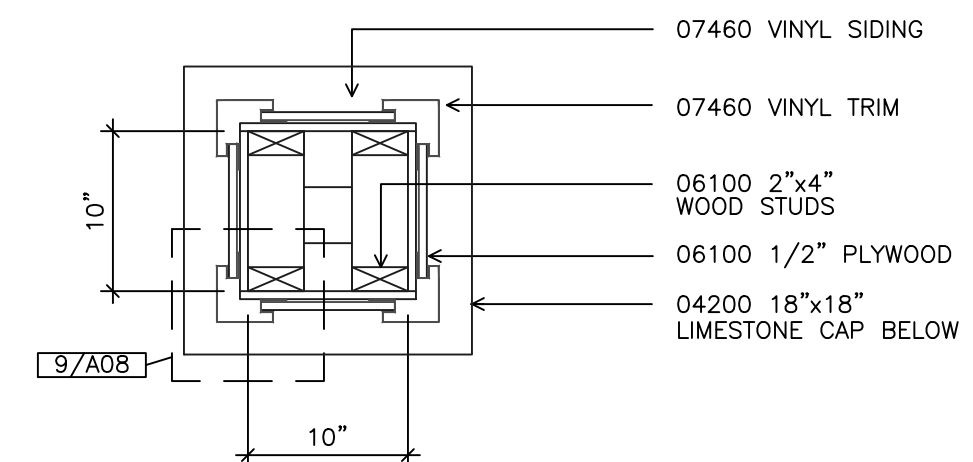
3 CLUBHOUSE FRONT ELEVATION
A08 1/8" = 1'-0"



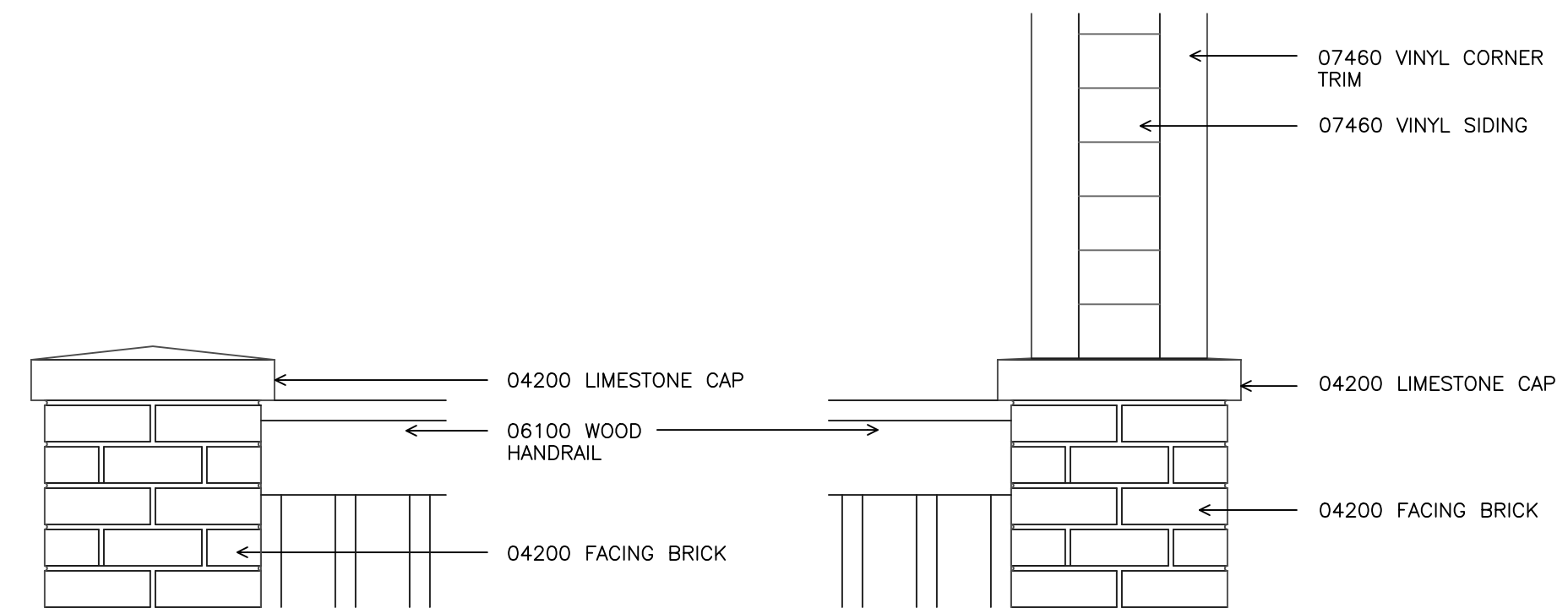
4 MAILBOX KIOSK
A08 1/2" = 1'-0"



5 BRICK COLUMN PLAN
A08 1" = 1'-0"

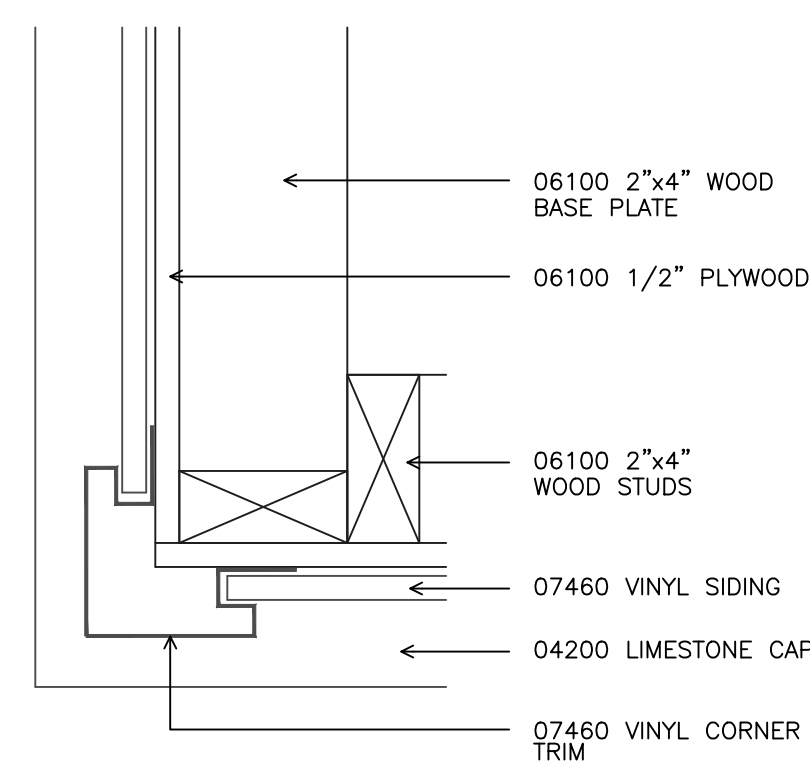


6 BRICK COLUMN PLAN
A08 1" = 1'-0"

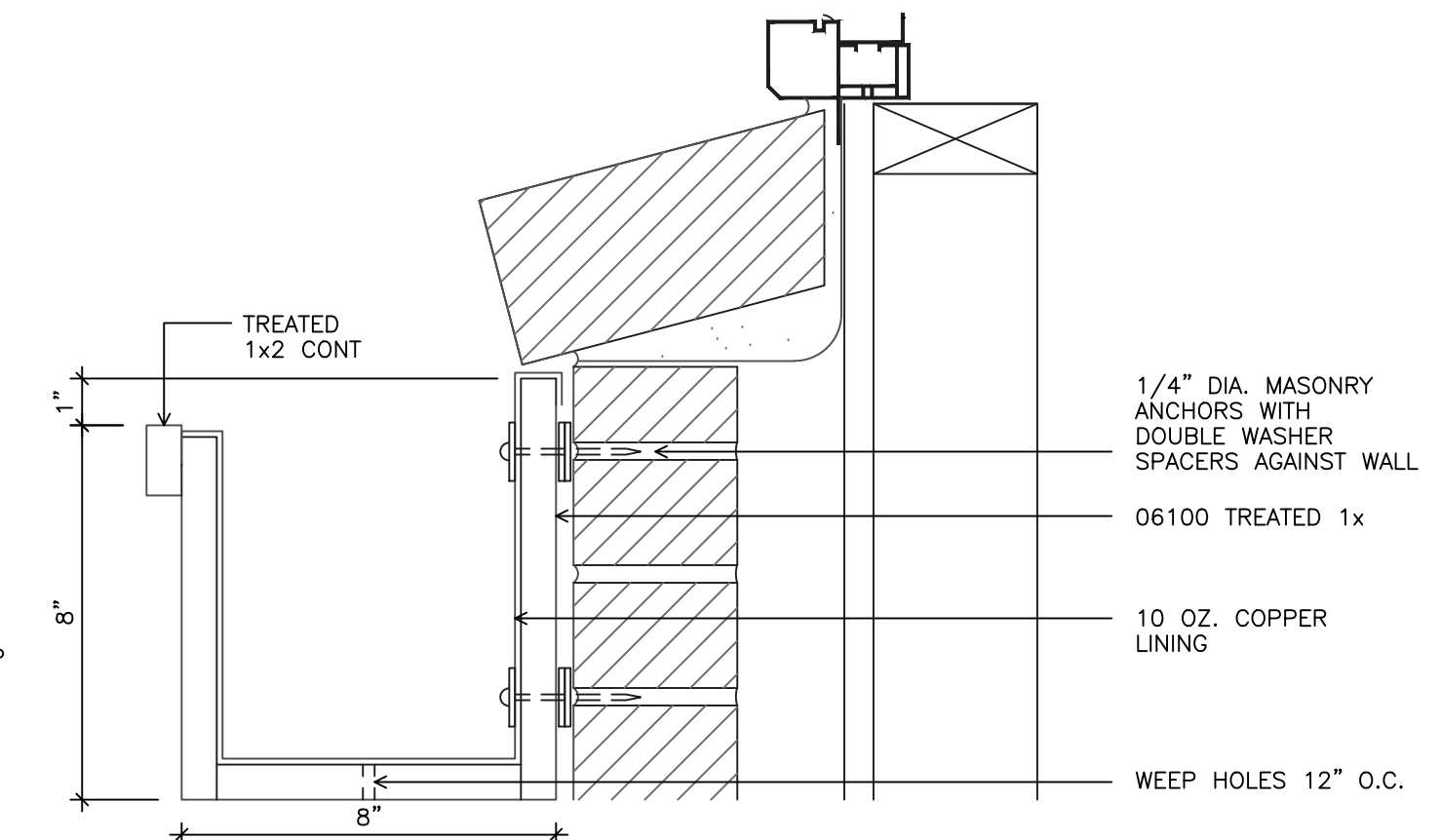


7 BRICK COLUMN ELEVATION
A08 1" = 1'-0"

8 BRICK COLUMN ELEVATION
A08 1" = 1'-0"



9 WOOD COLUMN CORNER
A08 3" = 1'-0"



9 PLANTER
A10 3" = 1'-0"