



**CITY OF OPELIKA
PLANNING COMMISSION
REGULAR MEETING AGENDA
300 Martin Luther King Blvd.**

May 24, 2022

TIME: 3:00 PM

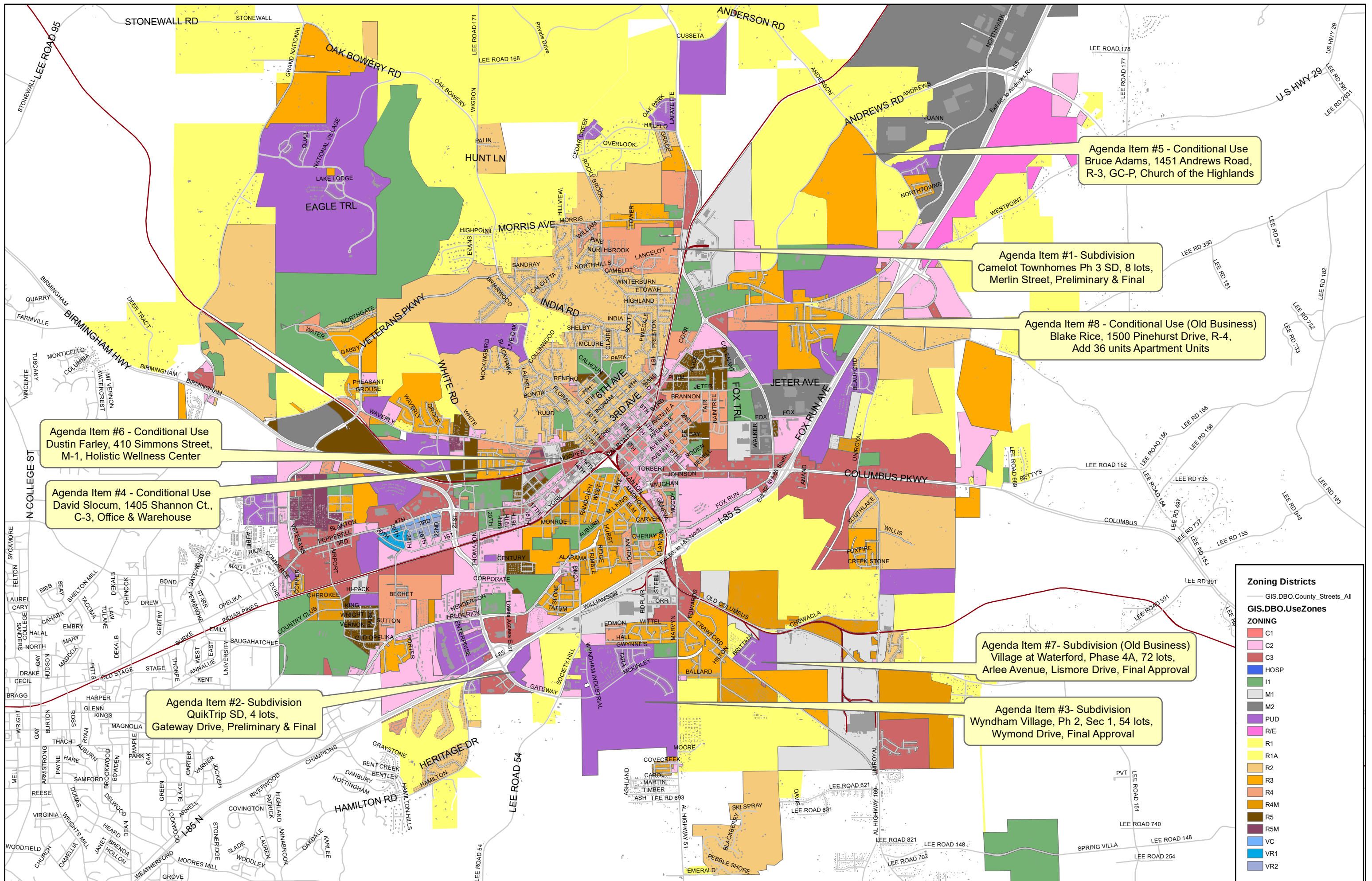
- I. WELCOME - Some items at this meeting will have a designated public hearing (noted below). Individuals are limited to one 5-minute comment period per public hearing.
- II. APPROVAL OF MINUTES
- III. UPDATE ON PREVIOUS PC CASES
- IV. NEW BUSINESS
 - A. **PLAT (Preliminary and Final) - Public Hearing**
 - 1. Camelot Townhomes SD, Phase 3, 8 lots, accessed from Merlin Street, Blake Rice, Barrett-Simpson, Inc., authorized representative for BC Stone Contracting, LLC, Preliminary and Final Approval
 - 2. QuikTrip Store #7172, 4 lots, accessed from Gateway Drive, Jim Masingill, authorized representative for Broad Metro, LLC and QuikTrip Corporation, Preliminary and Final Approval
 - B. **FINAL PLAT**
 - 3. Wyndham Village SD, Phase 2, Section 1, 54 lots, accessed at Wymond Drive, Mark Strozier, authorized representative for Wyndham Gateway LLC, Final Approval
 - C. **CONDITIONAL USE - Public Hearing**
 - 4. David Slocum, Pinnacle Design Group, INC., authorized representative for Mark and Loretta Ackerman, 1405 Shannon Court, C-3, Commercial office and warehouse building with outside equipment storage
 - 5. Bruce Adams, authorized representative for Earlon McWhorter (280 Land Company LLC), 1451 Andrews Road (3100 block of Anderson Road), R-3, GC-P, Proposed Church of the Highlands
 - 6. Dustin E Nelms, authorized representative for Hayley Investments LLC, 410 Simmons Street, M-1, Holistic Wellness Center
- V. OLD BUSINESS
- D. **FINAL PLAT**

7. Village at Waterford SD, Phase 4A, 72 lots, Arlee Avenue, Lismore Drive, and Heathcote Drive, Doug Ransom, authorized representative for DRB Group Alabama, LLC, Final Approval (*tabled at the April 26, 2022 meeting*)

E. **CONDITIONAL USE - Public Hearing**

8. 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.”





**PLANNING COMMISSION
MINUTES
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

The City of Opelika Planning Commission held its regular monthly meeting April 26, 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, Mr. Ira Silberman, Councilman George Allen, Mrs. Leigh Whatley, Ms. Lucinda Cannon, Mr. Michael Hilyer, and Mr. John Sweatman.

MEMBERS ABSENT: Dr. Arturo Menefee.

STAFF PRESENT: Mr. Matt Mosley, Planning Director
Mr. Martin Ogren, Assistant Planning Director
Mrs. Rachel Dennis, Planner
Mrs. 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 March 22, 2022

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

III. UPDATE ON PREVIOUS PC CASES

Mr. Mosley stated there are no updates on previous items.

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

Mr. Mosley reported 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.**

Mr. Parker reported for Engineering, 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.

Mr. Parker reported for the Opelika Utilities Board, water service is accessible from Anderson Lakes Circle.

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

Chairman Cherry opened the public hearing.

Jackie Hall, 2309 Anderson Lakes Drive, stated thank you for your time. I think my concern, and a number of the people in our community's concern, is how much traffic is going to be fed into our existing neighborhood. Now I just heard, if I heard correctly, there is access to Anderson Road. So, my question is why isn't that neighborhood being fed out into Anderson Road, rather than coming through our neighborhood, because that has a potential for creating an increase in traffic quite a bit. At the end of our street there is land that is being developed now. I don't know when they'll build or if they're going to build, but they've done all the dirt work

there and that has the potential for coming out of our neighborhood also. So, if you take 24 lots and let's say most of those homes will probably have two cars and some may have teenagers making it three cars, it's going to increase the traffic in our neighborhood considerably. It's just something that's not desirable for our neighborhood. Could the traffic possibly be fed to Anderson Road rather than coming through our neighborhood?

Mr. Parker stated the property that's shown there that has that flag to Anderson Road is the existing property boundaries of this property. They do not own any side of the other side of that and it's only 30 feet wide. Our minimum roadway width is 50 feet, so it does not meet the standards for a roadway to come out on Anderson Road. It has to be at least 50 to 60 feet wide for a roadway to come out.

Jackie Hall stated well I know there's some land there that's for sale. I think it's like six acres in the area.

Mr. Parker stated that's just not in the application. I'm not aware of any of that other property that is for sale. This is just what has been applied for.

Jackie Hall stated well I'm not sure if that adjouns that or not but there is six acres for sale right there. What about taking that traffic out on that street, I always called it Opelika Auburn Highway.

Mr. Parker stated that's Northpark Drive. There's no roadway access to Northpark Drive from this property either.

Jackie Hall stated well if it's a possibility that additional land could be purchased to feed that traffic out onto Anderson Lake it would be greatly appreciated by the residents of Anderson Lakes, I can assure you, because a number of us are concerned.

Chairman Cherry closed the public hearing.

Motion to grant preliminary plat approval with staff recommendations

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

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, Preliminary and Final Approval

Mr. Mosley reported the applicant is requesting preliminary and final 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.**

Mr. Parker reported for Engineering, 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 preliminary and final plat approval.

Mr. Parker stated there are a few outstanding items, but because the roadway has been completed, we are going to recommend this be approved tonight and then we will hold signatures until the lesser items come through. Those items are, to have a stop sign and roadway signs installed, the performance bond and maintenance bonds submitted, and as-built documents submitted.

Mr. Hilyer stated we are still pulling vacuums on manholes, we have not received the sewer video, we have not received the as-builts, and there are no street signs.

Mr. Parker reported for the Opelika Utilities Board, testing and final inspection remain to be accomplished before we approve the water system work.

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 preliminary and final plat approval with staff recommendations

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

C. FINAL PLAT

3. Global Impact SD, 8 lots, 1203 Crawford Road, Derek B. Thomas (Global Impact Church, Inc.) Final Approval

Mr. Mosley reported 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.

Mr. Parker reported for Engineering, 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.

Mr. Parker reported for the Opelika Utilities Board, approved for final plat.

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

Motion to grant final plat approval with staff recommendations

RESULT:	Passed
MOVER:	Councilman Ward 1 Willie Allen
SECONDER:	Director Mike Hilyer
DISCUSSION:	Ms. Cannon asked is there any type of buffer between the church and Lot 1 that keeps cars from riding across? Mr. Mosley stated no ma'am, not that I'm aware of. Mr. Parker stated it's kind of a shared driveway. The church will use that road and turn off to go to their parking lot. Mr. Mosley stated it's my understanding that most of the owners of the development are also members of the church. Mayor Fuller asked Mr. Parker in the Engineering report, item three says maintenance bond 25%. Is that a typo? Mr. Parker stated no, maintenance bonds are 25%. Performance bonds are 125%. Maintenance bonds are 25% and they don't have any performance requirements remaining, so that's the only bond they have and they have already submitted that.
AYES:	Cannon, Chairman Cherry, Whatley, Silberman, Director Hilyer, Mayor Fuller, Councilman Ward 1 Allen, Sweatman
NAYS:	None
ABSTAIN:	None

4. Legacy Village Townhomes SD, Phase 2, 27 lots, accessed from Century Boulevard, Brett Basquin, authorized representative for Clayton Properties Group, Inc., Final Approval

Mr. Mosley reported 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**

Mr. Parker reported for Engineering, 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.

Mr. Parker reported for the Opelika Utilities Board, approved for final plat.

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

Motion to grant final plat approval with staff recommendations

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

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

Mr. Mosley reported 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.**

Mr. Parker reported for Engineering, 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.

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

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

Motion to grant final plat approval with staff recommendations

RESULT: Passed

MOVER: John Sweatman

SECONDER: Mayor Gary Fuller

DISCUSSION: Ms. Cannon asked are these lots numbered? They look so small.

Mr. Mosley stated they are numbered. It's hard to see on this drawing, but yes ma'am there are lot numbers that are consistent with what they have shown in previous phases. They pick up where the last phases left off.

Ms. Cannon stated maybe if they didn't have the circle around them that would be better. You said that they are changing the number of townhouses?

Mr. Mosley stated yes ma'am, I believe there were more townhouses originally proposed along Crestmont Court here. I don't have the exact number but some of these buildings have dropped down to two unit buildings instead of being threes and fours. I believe that the overall number through here has been reduced.

Ms. Cannon asked so is it 30? What are we approving?

Mr. Mosley stated you are approving 30. What I'm saying is the Planned Unit Development, original Master Plan, showed more in this area but you are approving the 30 that they have shown here if you approve it.

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

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

Mr. Mosley reported 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.

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 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 with staff recommendations

RESULT:	Passed
MOVER:	Mayor Gary Fuller
SECONDER:	Director Mike Hilyer
DISCUSSION:	Mr. Silberman asked did a public notice go out to the adjacent property owners?
	Mr. Mosley stated for conditional uses we don't send out letters to

adjacent property owners.

Mr. Hilyer asked in reference to this picture that we are looking at, what side are we looking at? Are all four sides going to look like that because the building is going to be approximately 40 feet tall.

Mr. Mosley stated in this case the building will be 28 feet tall, which is what we've been told by the applicant. They have shown us a three-story building, but this will not be a three-story building. It's going to be a two-story building but I will defer to the applicant for that question.

Blake Rice, Barrett-Simpson, authorized representative, stated that is actually both frontage roadsides at least. The elevation you are seeing is at least both Frederick Road and the Old Opelika Road sides. We don't have elevations on the two rear.

Mr. Hilyer asked but they're pretty much like this?

Blake Rice stated just one story.

Ms. Cannon asked so the side that faces residential will not be as open?

Blake Rice stated no ma'am.

Mr. Mosley stated we have recommended the condition that it have corridor approved materials on all four sides.

Blake Rice stated but it would not be the open glass type.

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

NAYS: None

ABSTAIN: Ira Silberman

7. Stephen Benson, 1704 Frederick Road, C-2, GC-P, add self-storage units to existing self-storage units.

Mr. Mosley reported 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.

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.

Motion to grant conditional use approval with staff recommendations

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

8. David Slocum, authorized representative for Staley Fincher, accessed at the end of Yarbrough Drive, C-3, new church facility (Grace Heritage Church)

Mr. Mosley reported 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 6 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.

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, water service is accessible from Yarbrough Drive.

Mr. Parker reported for the Opelika Power Services, this is outside of 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:	Lucinda Cannon
SECONDER:	Mayor Gary Fuller
AYES:	Cannon, Chairman Cherry, Whatley, Silberman, Director Hilyer, Mayor Fuller, Councilman Ward 1 Allen, Sweatman
NAYS:	None
ABSTAIN:	None

9. Carmmillia Pearson, authorized representative for Alisa Caldwell, 3 Oak Court, R-4, Church.

Mr. Mosley reported 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.

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 comments.

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:	Councilman Ward 1 Willie Allen
SECONDER:	John Sweatman
AYES:	Cannon, Chairman Cherry, Whatley, Silberman, Director Hilyer, Mayor Fuller, Councilman Ward 1 Allen, Sweatman
NAYS:	None
ABSTAIN:	None

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

Mr. Mosley reported 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.

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 *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.
2. If necessary, the canopy lights or pole lights must be shielded to prevent glare to motorists.
3. 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*.

*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.*

*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.

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, this use is in the service area of Auburn Water Works.

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

Chairman Cherry opened the public hearing.

Mr. Hilyer stated the sewer is going to have to be Auburn. We don't have sewer on that corner.

Chairman Cherry closed the public hearing.

Motion to grant conditional use approval with staff recommendations

RESULT: Passed

MOVER: Councilman Ward 1 Willie Allen

SECONDER: Mayor Gary Fuller

DISCUSSION: Mayor Fuller asked how are we going to decide who gets the money?

Mr. Mosley stated I was going to leave that up to Mr. Gunter. There are ways to work between cities to come up with agreements to determine how the funding will be and there are a couple of different methods that can be done to calculate the division of taxes.

Mr. Gunter, City Attorney, stated most cities do it based on the square footage in each city. In this case, Opelika would have more square footage than Auburn.

Mr. Mosley stated the pumps are square footage.

Mr. Gunter stated for the pumps, all the diesel in Auburn and all the gasoline in Opelika.

Mayor Fuller stated it sounds like we can work it out.

Mr. Gunter stated yes, it can be worked out.

Mr. Silberman asked if we move for approval, is there any reason we should amend that to pending Auburn's approval of what needs to be

approved?

Mr. Mosley stated you can, but it doesn't matter because we wouldn't allow it to go forward without some sort of approval.

Mr. Silberman asked and it wouldn't change our position?

Mr. Mosley stated no sir. Just the same way as if they were to approve it and we didn't, I don't think it could be constructed.

AYES: Cannon, Chairman Cherry, Whatley, Silberman, Director Hilyer, Mayor Fuller, Councilman Ward 1 Allen, Sweatman

NAYS: None

ABSTAIN: None

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)

Mr. Mosley reported for 11A.

Amendments:														
AREA REQUIREMENTS ¹	R-1	R-1A	R-2	R-3 ²	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:

- Contribute to the economic vitality of the downtown area by permitting housing with conditional use approval in the C-1 zoning.
- 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.
- Promote the maintenance and preservation of buildings in the downtown area.
- Meet housing needs especially for those working downtown.

B. Conditional Use Approval.

¹ Date 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



Mr. Mosley stated I know this is all tied back to a development that y'all saw and granted conditional use approval on. We have had some further discussions with the developer there and they are continuing to look and review what they submitted to y'all and see how they can best work with the City to make changes based on feedback from City Council and citizens.

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

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

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

Chairman Cherry opened the public hearing.

Ashley Smith, stated I just had a couple questions about the change to units. It's currently at 16 but there's a percentage that you guys allow an additional amount of to let it be 20. Mr. Mosley

said that that's kind of the standard that y'all have gone for for residential, so I was just wondering what the condition percentage would be off this 28. Would that allow for another higher number of units or is that 28 the max that they can add? Also, adding residential on the first floor and eliminating the commercial already gives additional residential units, so I just think that's something we need to consider. You know having commercial property is there for a reason. There could be reasons why businesses haven't gone into the open locations that they may want this spot, so just a couple of questions and hopefully some clarification, thank you.

Joyce Newland, 1708 Oak Bowery Road, stated first of all, I feel like I owe an apology but don't know to whom I should apologize and I guess it is to me, because I just remembered at the time that this is the fourth Tuesday. When I looked at the website I found out it was difficult to maneuver and then they still listed the meeting as on Fox Trail, so I wish y'all would kind of update some information. Ms. Cannon they have you as being off of it, but you look like you're obviously on it, so I would like for you all to update some information. Secondly, I do want to thank the members of the Planning Commission because I realize as a citizen of Opelika for 48 years, I have depended upon the good graces of the Planning Commission to really do some good things for the City of Opelika. I guess my apology is the fact that, despite my involvement over several years of living in Opelika and liking this city so much, I have not kept up with all the meetings and I have not mastered all the nuances of codes for C-1, R-2, and the rest of the alphabet suit nor do I know which townships or plot or states or district is meant in the reading of the legals. Therefore, I would like to know how one can get a better understanding of what all of these mean. I know that you say that they are published, but I would like them published in a way so that more of us can understand what's going on. Secondly, I've been to several meetings in this new environment that we have here and the acoustics are either not good, or my hearing is not good, or a combination of both, or the fact that you folks are so used to talking to each other that you're speaking in your own language and so we do not know what's going on. So, I would like a little bit of clarification when you're talking about something, maybe slowing down or giving us a little bit better understanding of what's going on, and a little bit more publication of what these meetings would be about, because just knowing about it this afternoon at one o'clock did not give me a little bit of time to think about all the questions that I wanted. So, I do thank you folks for being so diligent and helping and I had several other things, but I'm not going to take your time up so thank you very much.

Ian Stewart, stated I'm a resident of the South Side Historic District and I just had one question in regard to this presentation. If the density is passed by this panel, then will that then be applied to the rest of Opelika, in particular the development that I think we're all thinking about?

Mr. Mosley stated if it were to be approved by the City Council it would be applicable to any development in the C-1 zone.

Ian Stewart stated ok, thank you very much.

Chairman Cherry closed the public hearing.

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

RESULT:	Passed
MOVER:	Director Mike Hilyer
SECONDER:	Ira Silberman
DISCUSSION:	Ms. Cannon asked we are approving going from 16 units to 28 units for residential?

Mr. Mosley stated yes ma'am. Residential uses a density per acre. Commercial typically uses an intensity, which means how much impervious you can have on there and how much building square footage you can have on there. The density is only applicable to residential development or mixed-use development.

AYES: Chairman Cherry, Silberman, Director Hilyer, Mayor Fuller, Councilman Ward 1 Allen, Sweatman

NAYS: Cannon, Whatley

ABSTAIN: None

Ms. Cannon asked does this carry to present it to the City Council?

Mr. Mosley stated yes ma'am.

Mr. Mosley reported for 11B.

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	AC	AC	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	NC	N
Columbarium ⁸	C	C	N	N	N	N	N	N	N	N	C	C	N	A	NC	NC
Crematorium ⁹	C	C	N	N	N	N	N	N	N	N	C	C	N	A	NC	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

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

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

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

Chairman Cherry opened the public hearing.

No comments.

Chairman Cherry closed the public hearing.

Motion to send positive recommendation for text amendment to City Council with staff recommendations

RESULT:	Passed
MOVER:	John Sweatman
SECONDER:	Director Mike Hilyer
DISCUSSION:	Mr. Hilyer asked the columbariums and mausoleums are strictly used for cemeteries only, correct? Mr. Mosley stated I believe we allow them only as accessory uses. You could have a mausoleum accessory to a cemetery and a columbarium could be accessory to a cemetery or church, because some churches have small columbariums. The crematory would be only accessory to a funeral home. Councilman Allen asked so none of them would stand alone? Mr. Mosley stated that's correct in this. It's potential that they could stand alone although I think, especially for a crematorium, there are state laws that require that it be part of a funeral home facility. Mr. Silberman asked if there was a negative vote by the Planning Commission or City Council, would that eliminate or restrict any existing businesses to compete? Mr. Mosley stated sure, that's largely one of the reasons why this came to us. We have an existing funeral home that was interested in adding a crematorium which is rapidly gaining traction as a popular end-of-life

method and so this would prevent an existing funeral home on the Gateway Corridor from having a crematorium if there were no changes. Now, if it were modified, any existing one that is on the Gateway Corridor or where the zoning would allow it would be allowed to come before the Planning Commission as a conditional use to seek that approval. It doesn't necessarily mean that it'd be granted, but again, it gives them an opportunity to come through a conditional use process as an accessory use not as a primary use.

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

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*)

Mr. Mosley reported 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.)

Mr. Parker reported for Engineering, 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.

Mr. Parker reported for the Opelika Utilities Board, final inspections of the water system need to be completed before approval.

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

Mr. Hilyer stated they have not even asked for inspections. We have no inspections on the sewer.

Councilman Allen asked can it be tabled?

Mr. Mosley stated you can ask that it be tabled, or you can ask that the applicant give you an update on any of those items if you want to hear more about where they are.

Mr. Parker asked the applicant do you have an update on the sewer? I think that's one of the outstanding items that's holding the Commission up right now.

Hagan Wagoner, authorized applicant, stated I know the contractor was out there today finishing tops. He set the tops because they were paving. I haven't talked to them about the inspections. I know he does have to do all the testing because we talked about that.

Mr. Hilyer stated right, and that takes a while on this many lots, on all the manholes, and vacuum testing. It's quite a few things.

Hagan Wagoner stated we tie into an existing. Most of it is the existing sewer line that was done several years ago, so it's just the stub roads that have the new sewer lines off of Stokes Road and the new one to Arlee Avenue.

Mr. Hilyer stated I asked my inspector this morning for an update on these right before the meeting and his remarks were that the inspections have not even been requested. They haven't begun, and that's where I'm at. With that, the inspections, the videos, all that of the sewer system, I just think with no inspections it's a little quick. That's why I think Councilman Allen already talked about the tabling possibility. What are your thoughts?

Hagan Wagoner stated well I can talk to the contractor. I know the water has been out there regularly checking that while it's been going on and I thought that the sewer had been in and out as well checking on things. I know that it will get done, because I talked to him about it today.

Mr. Hilyer stated well I understand, but we keep hearing these things out and then we have to keep up with them.

Chairman Cherry stated the thing is, if you deny it it's going to delay it even further. So, you need to make your mind up whether you want to table it and then you can bring it back up again next month, but if it's denied you've got a problem.

Hagan Wagoner stated I know the signs are finished and it's been paved.

Motion to table the item to the May 24, 2022 Planning Commission meeting

RESULT: Passed

MOVER: Mayor Gary Fuller

SECONDER: Councilman Ward 1 Willie Allen

DISCUSSION: Ms. Cannon asked on the map that's up there, where is the entrance to Crawford Road?

Mr. Mosley pointed out the driveway location.

Ms. Cannon asked where all the drawings for the lots are?

Mr. Mosley stated yes, ma'am. So North is facing to this side where Baseline is right here.

Ms. Cannon asked so there's not an entrance?

Mr. Mosley stated there is not an entrance right now. We have another development that has come in, not related to this one, and as part of that development we have asked them and y'all required that they tie this stub street into it so there will be a second access point when that development is completed.

Ms. Cannon stated see, this just comes back to you don't have an entrance. Where's your entrance?

Mr. Mosley stated the entrance comes through the rest of the neighborhood.

Hagan Wagoner stated it's off of Highway 169 in phase one. There's phase one, two and three already, and this is four A.

Ms. Cannon stated so the lot on this purple. The property that has no lots strung from it is the only entrance to Crawford Road.

Mr. Mosley stated so it will tie into the purple that does have the lots on it and that will go into Crawford Road. This phase does not have its own entrance directly to Crawford Road.

Ms. Cannon asked so is it going to be landlocked?

Mr. Mosley stated no, ma'am, it ties into the existing street network of the neighborhood.

Ms. Cannon asked but if it is not developed, is it landlocked?

Mr. Mosley stated it still ties into the streets so no ma'am. It has frontage on Crawford Road, just a very little bit that you can't get access.

Ms. Cannon asked enough for a street?

Mr. Mosley stated no ma'am, but it ties into the existing neighborhood that has it. And then we have made another connection through another development that will tie into it. This is one where, again, this was approved almost 15 or 20 years ago with a large multi-family development back here

in this back section we're talking about now. So, we've actually reduced the number of units total to this development. I don't know that it would have gotten approved today with only one entrance off of Crawford Road the way it's shown now.

Ms. Cannon stated well, as I'm looking at it the interior lots are half as big as those on the outside. Is that correct?

Mr. Mosley stated they are probably close to half, yes ma'am.

Ms. Cannon stated and the ones on the outside are much smaller than the ones all around.

Mr. Mosley stated yes ma'am. And like I said, this was originally approved with apartments back here and so through the changes the lots are smaller, but I think there's about 100 less than were originally approved in the overall Master Plan.

Ms. Cannon stated I just want to be aware of what's already out there. Not that I think every lot ought to have one acre, but it ought to be in keeping.

Mr. Mosley stated I understand, yes ma'am.

AYES: Cannon, Chairman Cherry, Whatley, Silberman, Director Hilyer, Mayor Fuller, Councilman Ward 1 Allen, Sweatman

NAYS: None

ABSTAIN: None

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*)

Mr. Mosley reported (*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.

Mr. Parker reported for Engineering, 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.

Mr. Parker reported for the Opelika Utilities Board, final inspections of the water system need to be completed before approval.

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

Mr. Hilyer stated there are no signs yet, we don't have any as-builts, and the curbs need to be stamped. Blake if you would remind them because every time they don't stamp the curbs and then they have to come back and cut them in with a saw and it looks terrible.

Motion to grant final plat approval with staff recommendations

RESULT:	Passed
MOVER:	Mayor Gary Fuller

SECONDER: Director Mike Hilyer
AYES: Chairman Cherry, Whatley, Director Hilyer, Mayor Fuller, Councilman Ward 1 Allen, Sweatman
NAYS: None
ABSTAIN: Lucinda Cannon (because it's not listed properly), Ira Silberman

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*)

Mr. Mosley stated we have not received any updates for this item, so we recommend that it remains tabled at this time.

VI. ADJOURN

Motion to adjourn at 4:30 p.m.

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

Lewis A. Cherry, Chairman

Matt Mosley, Secretary



**APPLICATION FOR
SUBDIVISION APPROVAL**
PLANNING DEPARTMENT *2891*
700 FOX TRAIL
OPELIKA, AL 36801



DEADLINE: 5/31/22 MEETING: 5/24/22

SITE ADDRESS: Merlin Street
PROPERTY OWNER: BC Stone Contracting, LLC
APPLICANT/AUTHORIZED REPRESENTATIVE: Blake Rice, Barrett-Simpson, Inc.
MAILING ADDRESS: 223 South 9th St. Opelika, AL 36801
PHONE NUMBER: 334-745-7026 **FAX NUMBER:** 334-745-4367
EMAIL ADDRESS: brice@barrett-simpson.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: Camelot Townhomes, Phase 3

Current Land Use: Vacant

Current Zoning: R-4

Proposed use of the Subdivision: Townhomes

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

Number of Lots: 8 x \$3.00 = \$ 24.00

Number of APO: 7 x \$7.00 = \$ 49.00
 (Adjacent Property Owners)

Fee: \$75.00

TOTAL = \$148.00

PAID _____

I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) Camelot Townhomes, Phase 3 Subdivision. I understand that I must provide certain information as noted in Section 4.2, Section 4.3, and/or Section 4.4 of the Opelika Subdivision Regulations in order for the Planning Commission to review my plans. The City may require additional information or requirements, or waive certain requirements, at any time during the process. Failure to provide accurate and complete information may result in disapproval by the Planning Department and/or Planning Commission. This application, plat, and all other information are submitted with the full authorization and knowledge of the property owner(s). The undersigned below hereby swears to be the authorized applicant designated by the property owner(s) as representative or agent for the property owner(s) and therefore authorized to make said application and submit said documents on this request. The undersigned authorizes the City to inspect the subject property as necessary in reviewing the above referenced request.

OWNERS/AUTHORIZED

REPRESENTATIVE SIGNATURE:

Blake Rice

4/28/22

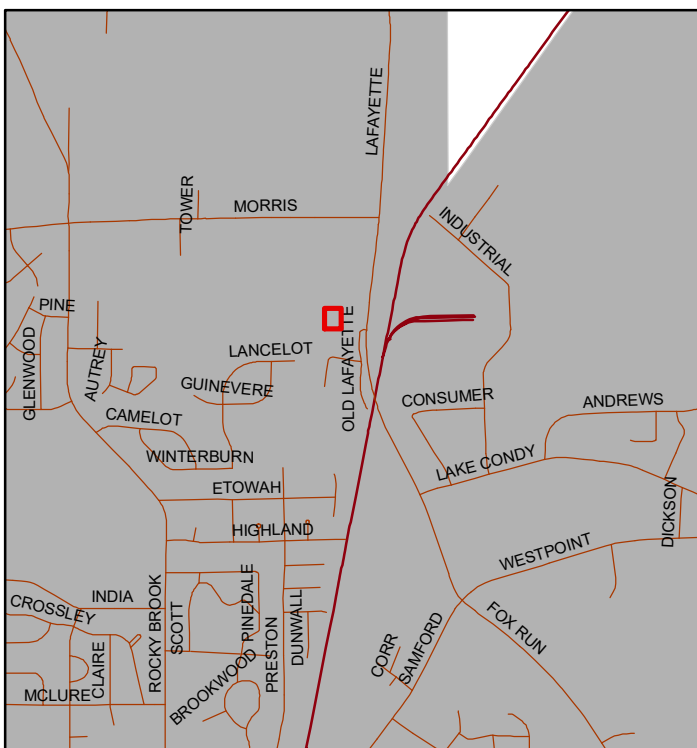
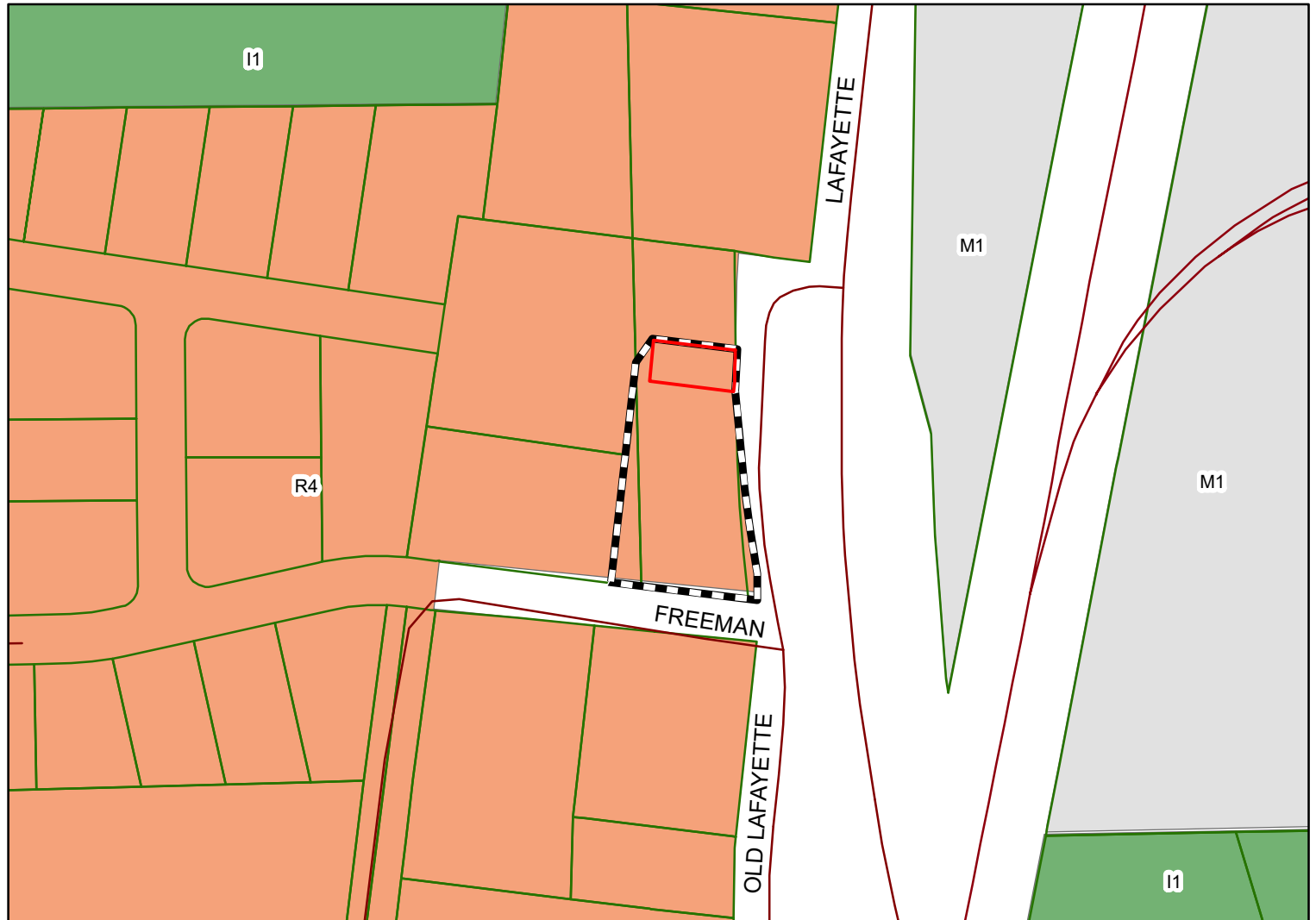
(PRINT NAME) Blake Rice, Barrett-Simpson, Inc.

DATE

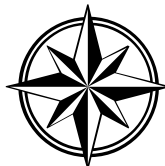
CAMELOT TOWNHOMES PHASE 3 SUBDIVISION

MERLIN STREET

PRELIMINARY AND FINAL APPROVAL, A-1



The applicant is requesting final approval for 8 townhome lots (28' x 140' est.) The subdivision is located in the 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 verification by an independent professional qualified to verify such information.

City of Opelika
Planning Commission
Planning Department Report

Meeting Date:	May 24, 2022
Subdivision:	Camelot Townhomes SD, Phase 3
Agenda Item #:	A-1
Action Requested:	Preliminary & Final Approval
Location of Property:	Merlin Street
Property Owner(s):	BC Stone Contracting, LLC Blake Rice, Barrett-Simpson, Inc. authorized representative
Current Land Use:	Undeveloped
Current Zoning:	R-4
Flood Zone:	FEMA – Nov 2, 2011 – MAP#01081C0067G & #01081C0090G – Flood Zone “X” - Area is outside the 0.2% annual chance flooding.

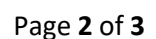
The applicant is requesting preliminary and final approval for 8 lots that includes 7 townhome lots and a “common area” lot (19,949 sf); the common area lot is the front yard area in front of the townhomes. The 7 townhome lots are the last group of townhomes of a 21-lot townhome development to receive final plat approval. A townhome unit and property are sold together (fee simple). Most townhomes on the other 14 townhome lots have been sold. The 21-lot townhome development was granted conditional use approval at the July 2021 meeting.

The preliminary and final plat approval request today are for the 7 townhome lots located on the north side of the townhome development. The minimum lot size and lot width for a townhome development is 2,400 sf and 20 feet. The seven lots range from 3,606 sf to 15,374 sf.; lot width ranges from 20.8’ to 71.8’. the property includes a front & rear yard, and two parking spaces on each townhome lot. A garage is provided for each townhome. The rear yard of each townhome exceeds 50% of a townhome’s first floor area as required in the Townhome Standards.

A landscape plan is provided (see below) for the development that was approved at the April 2021 Planning Commission meeting. A residential buffer is required along the north property line next to the seven townhome lots, and the buffer is labeled as “*Existing Tree/Vegetation Buffer (will fill gaps with*

A HOA (Homeowners Association) for the townhome development is established that provides requirements and responsibilities to townhome owners concerning HOA fees, and the maintenance and repairs of all the common area such as driveway, yard area, and parking spaces.

1. Add the North arrow on plat
2. Install landscaping, grass/ground cover, and a residential buffer along north property line as shown on landscape plan before the CO (certificate of occupancy) is granted.
3. If a dumpster is proposed for townhome units an enclosure on all sides required.
4. After site inspection and approval of the above by staff, then plat signatures and recording of final plat is allowed.



Engineering Department Report

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

Opelika Utilities Board Report

Water system for Opelika Utilities is installed and approved.

Opelika Power Services Report

This is outside of the Opelika Power Service territory.

Drawing Name: S:\2018\18-0226 BC Stone - Camelot - Opelika.dwg | Townhome Final Plans\FINAL PLAT - Camelot Townhomes Phase 3.dwg | Last Modified: Apr 26, 2022 - 9:06am by jshiver

- LEGEND**
- 1/2" Rebar Found - Orange Cap
Stamped AL CA 718 LSF000600
(unless otherwise noted)

○

1/2" Rebar Set - Orange Cap
Stamped AL CA 718 LSF000600

■

Concrete Monument Found

□

Concrete Monument Set with
Plastic Identification Cap

⊙

Calculated Point

RLPY

Real Property Book

MB:

Map Book

DB:

Deed Book

PB:

Plat Book

PG:

Page

(R)

Record Bearing or
Distance

(TYP.)

Typical Example

ROW

Right-of-Way

N/F

Now or Formerly

⊙-SS

Sewer Line w/ Sanitary
Sewer Manhole

—X—X—X—

Wire Fence

□-□-□

Wooden Fence



PLAT OF

A REDIVISION OF LOT 55-B-1-A OF CAMELOT TOWNHOMES PHASE 3

BEING A PART OF SECTIONS 31 & 32, TOWNSHIP 20 NORTH, RANGE 27 EAST,
OPELIKA, LEE COUNTY, ALABAMA

- NOTES**
1. Survey North and Basis for Survey is referenced to:
Administrative Plat of A Redivision of Lot 55-B-1 of Camelot Townhomes Phase 1, Plat Book 45, Page 125, Probate Office, Lee County, Alabama.

2. According to the FEMA FIA NFIP Flood Insurance Rate Map (FIRM), Map No. 01081C0067G & 01081C0090G, effective November 02, 2011, the subject property is located:
-Zone X (areas determined to be outside the 0.2% annual chance floodplain)

3. 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.

4. An easement is hereby granted to the City of Opelika and to any utility company serving the City of Opelika for the purpose of installing, operating, and maintaining poles, lines, guy wires, and other facilities. Total easement width is ten (10) feet wide with five (5) feet of each side of front and side lot lines. Easement not valid for side lot lines of Lots 55-B-1-B-2 thru 55-B-1-B-8.

5. There was no attempt in the field to determine the location of or the extent of possible encroachments beneath the surface.

6. This drawing becomes void if any alterations or changes are made by others.

7. This drawing may not be altered or added to without permission from Barrett-Simpson, Inc.

8. Development Data:
-8 Lots
-1.43 Acres Total (62,475 Sq Ft.)

9. No driveway access allowed to Old Lafayette Highway.

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. 3476

For Review Only
Date: 04/28/2022

Date: _____

DEDICATION

I, Bryan C. Stone, as managing member of BC Stone Contracting LLC, and the owner of said lands surveyed by Barrett-Simpson Inc., do hereby certify that title was and is vested in said owner 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.

Bryan C. Stone
Managing Member

Date: _____

ACKNOWLEDGMENT
LEE COUNTY
STATE OF ALABAMA

I, _____, Notary Public in and for said County, in said State, hereby certify that Bryan C. Stone, 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 content of the instrument, executed the same voluntarily.

GIVEN under me hand and official seal this _____ day of _____, 2022.

Notary Public: _____

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:

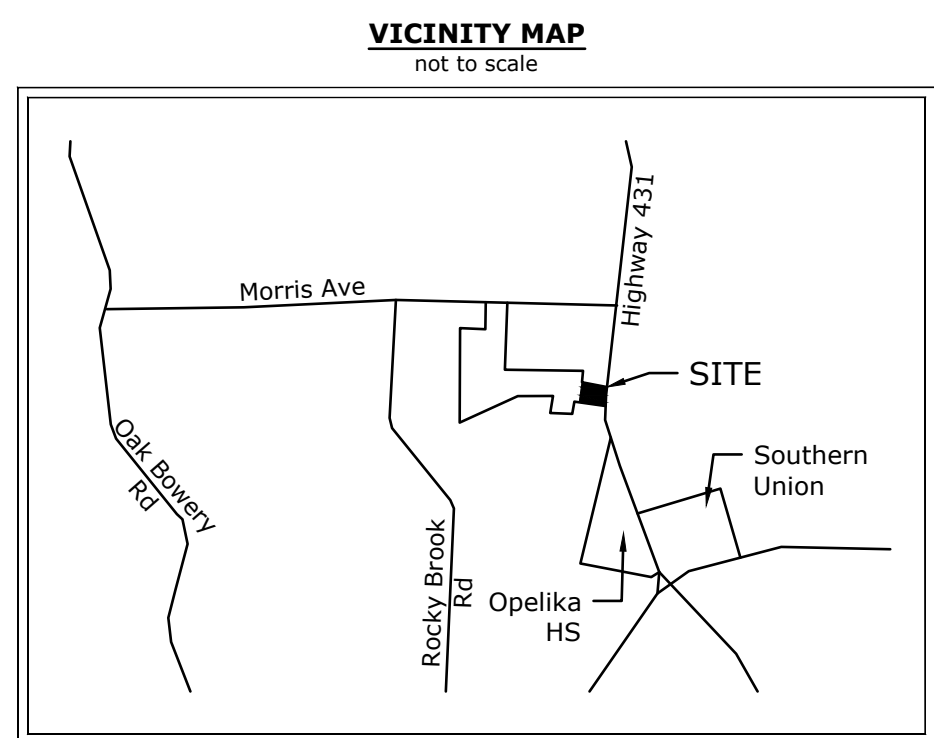
Public Works Director: _____ Date: _____

Accepted by the Opelika Utilities, Opelika, Alabama:

Opelika Utilities: _____ Date: _____

Accepted by the Opelika Power Services, Opelika, Alabama:

Opelika Power Services: _____ Date: _____





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



DEADLINE: _____ MEETING: _____

SITE ADDRESS: 0 County Road 43 (Gateway Drive)
PROPERTY OWNER: Broad Metro, LLC and Quick Trip Corporation
APPLICANT/AUTHORIZED REPRESENTATIVE: Jim Masingill
MAILING ADDRESS: 135 Jericho Turnpike, Old Westbury, NY 11588
PHONE NUMBER: 770-368-1399 **FAX NUMBER:** 334-887-6064
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: Broad Metro, LLC/Quick Trip Store # 7172Current Land Use: New Public Stret, Gas station, and VacantCurrent Zoning: C2Proposed use of the Subdivision: Commercial

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

Number of Lots: 4 x \$3.00 = \$ 57.00Number of APO: 11 x \$7.00 = \$ 77
(Adjacent Property Owners)Fee: \$75.00**TOTAL** = 209**PAID** _____

I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) Broad Metro, LLC/Quick Trip Store # 7172 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: William Knight(PRINT NAME) William Knight

05/03/2022

DATE



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



DEADLINE: _____ MEETING: _____

SITE ADDRESS: 0 County Road 43 (Gateway Drive)	
PROPERTY OWNER: Broad Metro, LLC and Quick Trip Corporation	
APPLICANT/AUTHORIZED REPRESENTATIVE: Brett Basquin	
MAILING ADDRESS: 952-Old Peachtree Road NW, Lawrenceville GA	
PHONE NUMBER: 770-368-1399	FAX NUMBER: 334-887-6064
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 INFORMATION Subdivision Name: Broad Metro, LLC/Quick Trip Store # 7172 Current Land Use: New Public Stret, Gas station, and Vacant Current Zoning: C2 Proposed use of the Subdivision: Commercial	
☐ Residential ☒ Commercial ☐ Manufacturing/Industrial ☐ Office/Institutional	Number of Lots: 4 x \$3.00 = \$57.00 Number of APO: 11 x \$7.00 = \$77 (Adjacent Property Owners) Fee: \$75.00 TOTAL = 209 PAID _____
I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) Broad Metro, LLC/QuikTrip Store # 7172 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: 	05/03/2022 DATE
(PRINT NAME) Craig Williams, Regional Director of Real Estate, QuikTrip Corporation	

AUTHORIZED TO ACT AS APPLICANT FOR PROPERTY OWNER

I, Craig Williams, Regional Director of Real Estate QuikTrip Corp, being owner/authorized manager of the property(s) as described in this Subdivision Application hereby authorize

Brett Basquin / Foresite Group, LLC to act as my representative in all decisions concerning the subdivision of my property(s) before the Opelika Planning Commission and City Council.

Property Owner's Signature [Signature] Date 5/6/22

STATE OF ~~ALABAMA~~ GEORGIA
COUNTY OF ~~LEE~~ GWINNETT

I, Michael S. Burk, a Notary Public in and for said County and State, hereby certify

that Craig Williams, Regional Director of Real Estate QuikTrip Corp, whose name is signed to the foregoing document, and who is known to me or acknowledged before me on this day, that being informed of the contents of said document, did execute the same voluntarily on the day that bears the same date.

Given my hand and seal of office this 6th day of May 2022

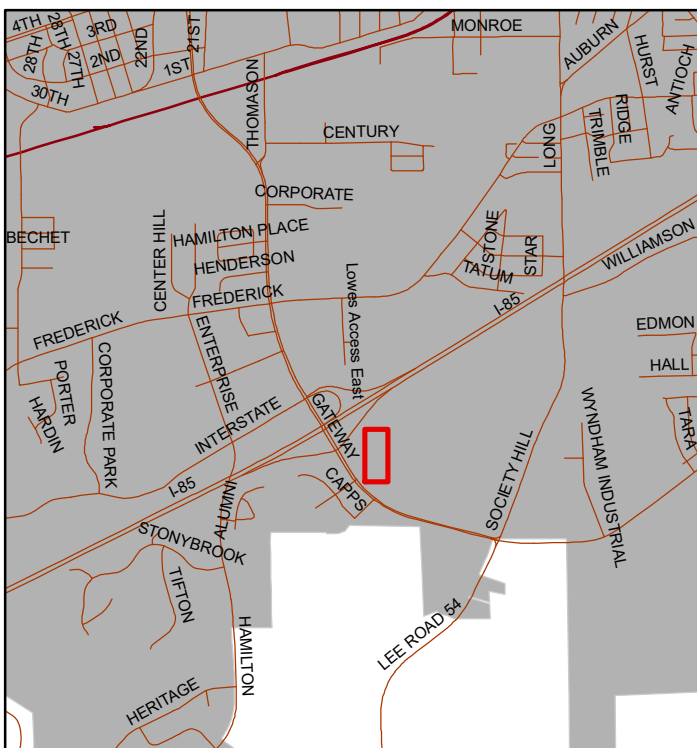
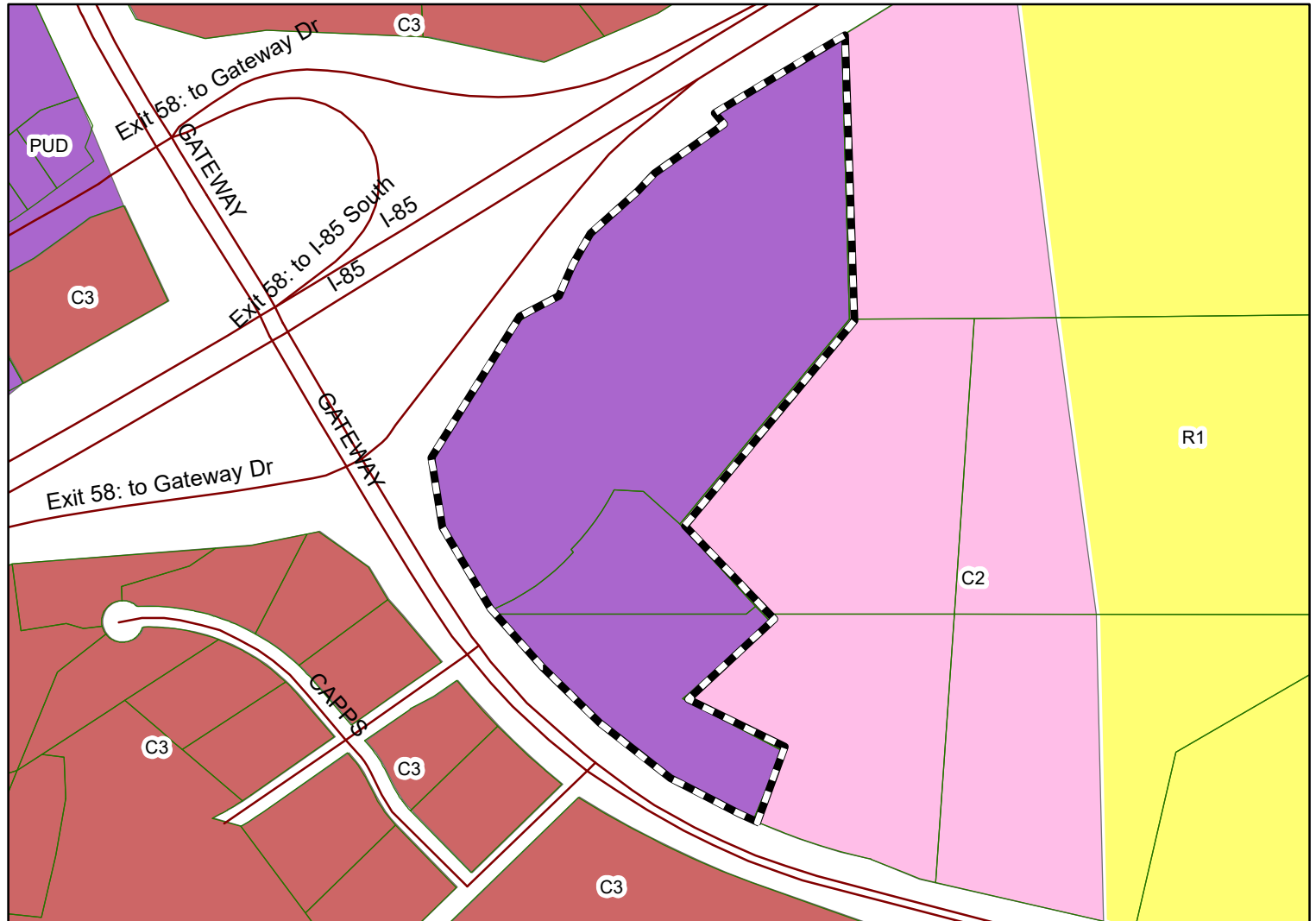
[Signature]
Notary Public

My Commission Expires: 11/03/24

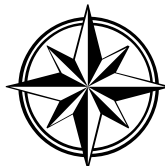
**SUBDIVISION APPLICATION REQUIREMENTS AND INFORMATION**

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

**QUIKTRIP SUBDIVISION
3001 GATEWAY DRIVE
PRELIMINARY AND FINAL APPROVAL, A-2**



The applicant is requesting final approval for a four lot subdivision. The subdivision is located in a 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 verification by an independent professional qualified to verify such information.

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: May 24, 2022

Subdivision: Broad Metro, LLC/QuikTrip Store # 7172

Agenda Item #: A-2

Action Requested: Preliminary and Final Approval

Location of Property: 3001 Gateway Drive

Property Owner(s): Jim Masingill, Broad Metro, LLC
Craig Williams, Quik Trip
Brett Basquin, Foresite Group, LLC, authorized representative

Current Land Use: Vacant

Current Zoning: PUD

Flood Zone: FEMA Map #01081C0207G – Nov. 2, 2011
Flood Zone “X” – No portion in flood hazard area

Staff Comments:

The applicant is requesting preliminary and final approval for a 4-lot subdivision that fronts along Gateway Drive and I-85 at Exit 58. The purpose of the subdivision is to divide Parcel 1 (5.51 acres), R/W Parcel (2.48 acres), Parcel 2 (22.28 acres), and Parcel 3 (2 acres). An administrative subdivision was previously submitted for this property and never completed. The subdivision presented shows three (3) parcels and one area parcel for R.O.W. This R/W Parcel should be named as public right-of-way and given a street name. At the August 27, 2019, meeting, the Planning Commission recommended a positive recommendation to City Council for a PUD rezoning, City Council passed Ord. No 005-20 creating the Capps Landing Entertainment District PUD. The lots presented comply with the area distributions presented in the PUD zoning district.

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

1. The parcel titled R/W Parcel should be named/dedicated as a public R.O.W. and given a street name.
2. Setback lines are not required to be shown on the individual lots.
3. Add the standard Opelika easement statement: An easement is hereby granted to the City of Opelika, and to any telephone companies serving the City of Opelika, for the purpose of installing, operating and maintaining poles, lines, guy wires and other facilities.

Easement to be ten (10) feet wide, being five (5) feet wide on each side of the front and side lot lines.

4. Found pins should be designated by size & type, identifying cap, etc.
5. Add a note stating an access easements or future streets shall be required to the Ward property to the northeast either in this phase or future phases if it cannot be accommodated due to topography or the property configuration.
6. Correct Note 3. the FEMA MAP number typo.
7. Lot 2 on the adjacent property should be greyed out or removed.

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.

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

Opelika Utilities Board Report

Water service is accessible by Opelika Utilities.

Opelika Power Services Report

This is inside the Opelika Power Service territory.



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

2893

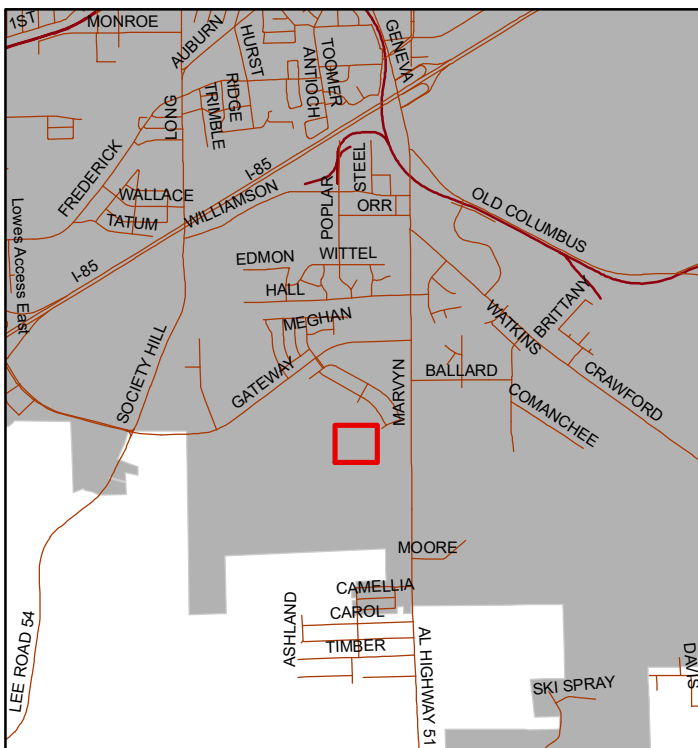
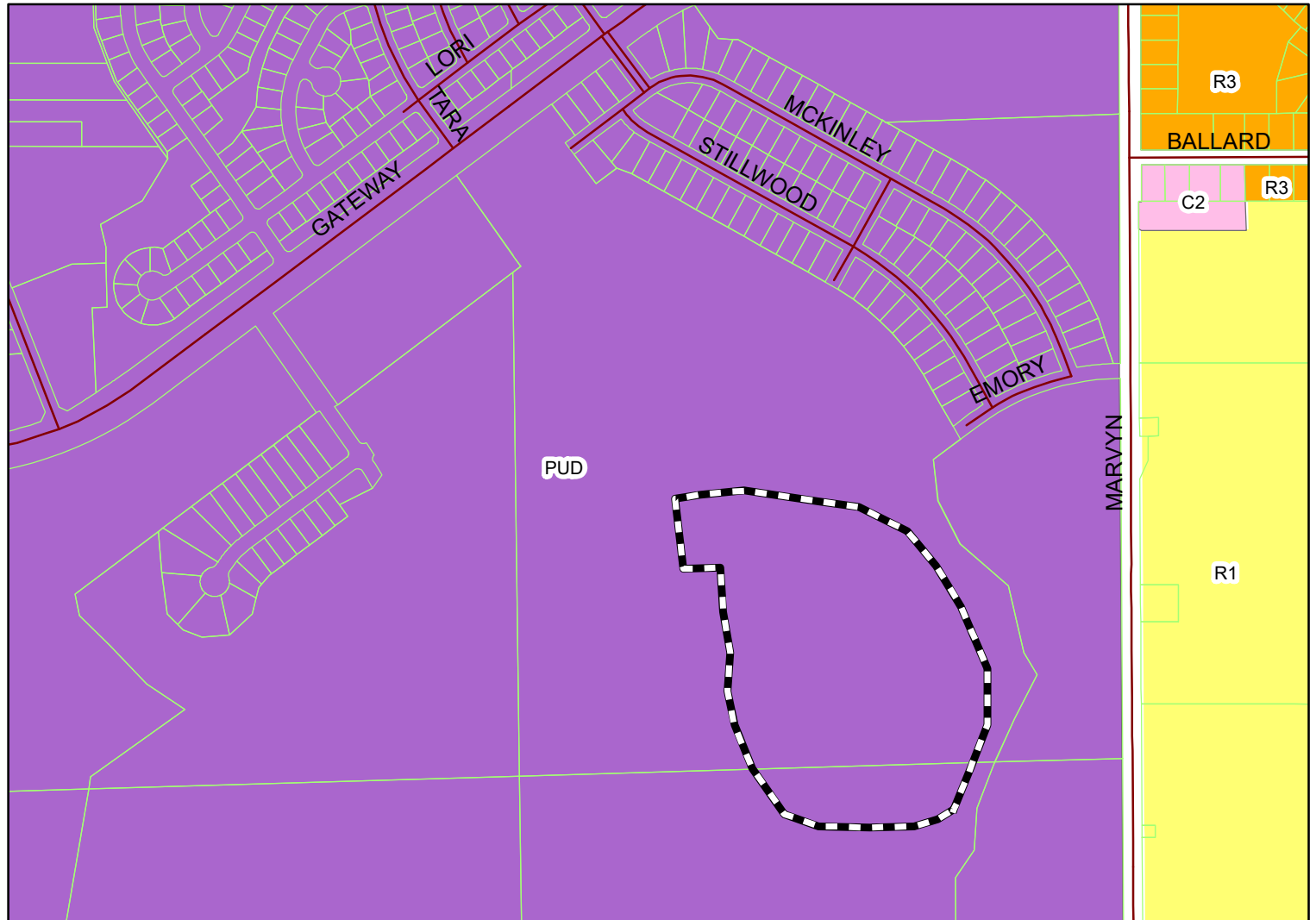
DEADLINE: 5-3-22 MEETING: 5-24-22

SITE ADDRESS: <u>WYMOND DRIVE OPELIKA, AL. 36801</u>	
PROPERTY OWNER: <u>WYNDHAM GATEWAY LLC</u>	
APPLICANT/AUTHORIZED REPRESENTATIVE: <u>MARK STROZIER</u>	
MAILING ADDRESS: <u>6009 BUSINESS PARK DRIVE COL. GA, 31909</u>	
PHONE NUMBER: <u>706-573-1525</u>	FAX NUMBER: _____
EMAIL ADDRESS: <u>MARKD@STROZIERSURVEYING.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>WYNDHAM VILLAGE PH2 SEC 1</u>	Number of Lots: <u>54</u> x \$3.00 = \$ _____
Current Land Use: <u>RESIDENTIAL</u>	Number of APO: _____ x \$7.00 = \$ _____ (Adjacent Property Owners)
Current Zoning: <u>PUD</u>	Fee: _____ \$75.00
Proposed use of the Subdivision: <u>RESIDENTIAL</u>	TOTAL = _____
☒ 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>WYNDHAM VILLAGE PH2 SEC 1</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>Mark Strozier</u>	<u>03 MAY 2022</u>
(PRINT NAME) <u>MARK STROZIER</u>	DATE

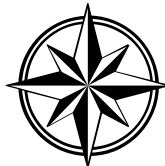
WYNDHAM VILLAGE PHASE 2 SECTION 1 SUBDIVISION

WYMOND DRIVE

FINAL APPROVAL, B-3



The applicant is requesting final approval for 54 single family home lots. The subject property is in the Wyndham PUD zoning district.



Subject Property

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City of Opelika
Planning Commission
Planning Department Report

Meeting Date: May 24, 2022

Subdivision: Wyndham Village, Phase 2, Section 1

Agenda Item #: B-3

Action Requested: Final Approval

Location of Property: Wymond Drive

Property Owner(s): Wyndham Gateway, LLC
Mark Strozier, authorized applicant

Current Land Use: Undeveloped

Current Zoning: PUD

Flood Zone: FEMA – Nov 2, 2011 – MAP#01081C0207G &
MAP#01081C0230G
Zone X – An area 0.2% or less annual chance of flood

Staff Comments:

The applicant is requesting final plat approval for 53 single -family lots, one remainder lot for future development, and one amenity lot (1000). These lots are zoned PUD in the Wyndham Master Plan revised by Planning Commission in 2019 and part of Pod 12. These lots were approved in a preliminary plat by Planning Commission at the July 2021 meeting.

The Master Plan for Pod 12 shows 65 acres to be developed with 168 units at a density of 2.58 (units/acres). In Wyndham Villages Phase I Section 3, 52 lots from Pod 12 have been recorded. Most of the lots meet the minimum lot width of 75 ft. The lots in Phase 2, Section 1 meet the minimum area requirements of 10,000 sq. ft. The setbacks for this section are 25 feet in the front, 8 feet on the side, 20 feet in the rear, and 25 feet on the side setback on a street with a maximum building area of 40 percent.

This portion of the PUD Master Plan is surrounded by open space, park area and water features. The open space areas will need to be referenced on the plat as open space, future development, park, or detention pond. Add a note on the plat describing areas of open space and/or future amenity. Add a note on the plat to state ownership and maintenance of the areas to be detention, open space and/or amenities. The utilities in this section shall be underground. Sidewalks are required on at least one side of each street. The remainder area appears to be 232.02 acres.

Recommendation

Staff recommends final plat approval subject to the following:

1. Sidewalks are required on at least one side of the street.
2. All utilities shall be underground.
3. Add a note on the approved final plat and confirm to the master plan requirements on Lot 1000 Amenities: Play Area, Pool, & Pavilion.
4. Add a note that describes the area labeled as “Future Phase” at the end of Wymond Drive
5. Add a note to the plat to state the ownership, maintenance, and use restrictions of the areas described as detention, open space, park, and amenity.
6. Remove 65’ lot standards (not allowed in this portion of Pod 12).
7. Remove or update Tract 2, Tract 3, and Tract 4 to reflect recorded subdivisions.
8. Add the owner/developer’s address to Note 8.
9. Remove the building setback lines shown on the lots.
10. Add the public drainage easement along the shared property line of Lot 42 (previously recorded in Phase 1 Section 3) and Lot 1000.
11. Add notes or shading to show as a private easement on Lot 193, between Lots 196 & 197, between Lots 201 & 202
12. Add notes or shading to show as a public easement on between Lots 107 & 108, between Lots 113 & 114 and Lot 204

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.

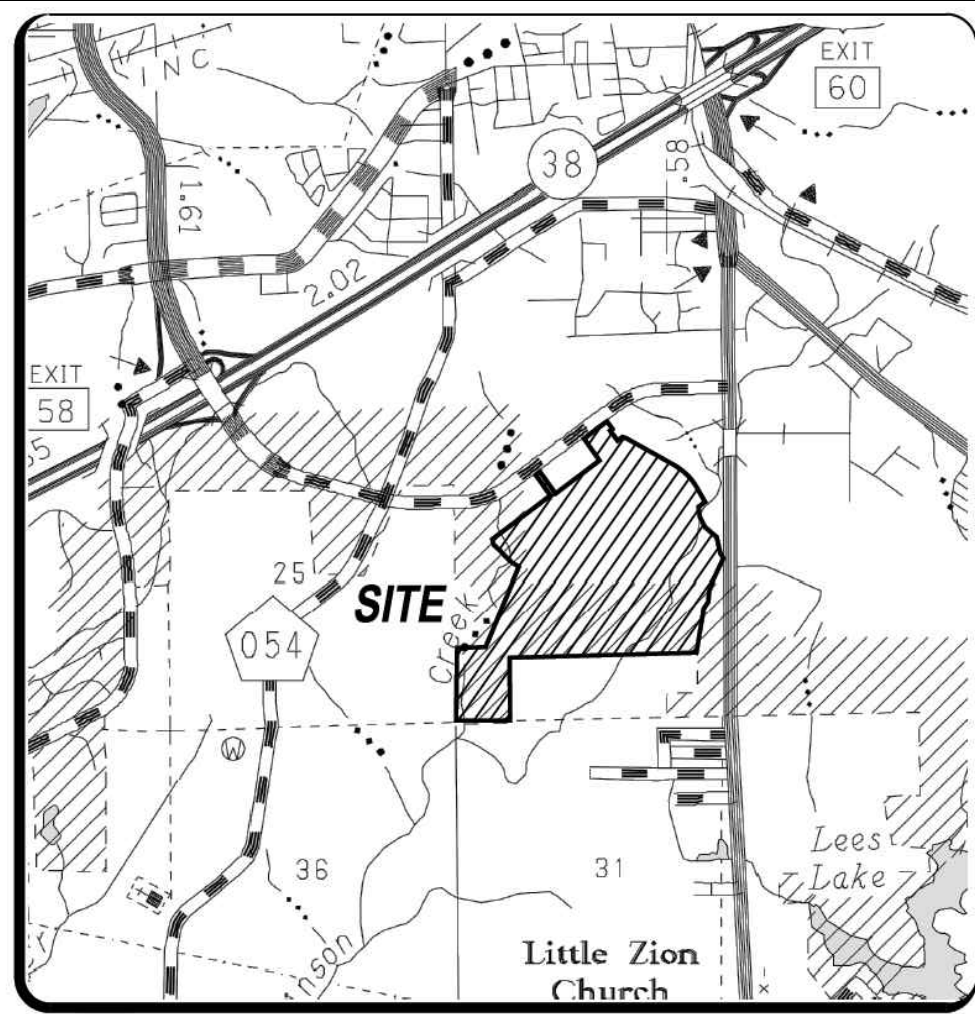
The Engineering Department recommends Final Plat approval.

Opelika Utilities Board Report

Recommended for approval.

Opelika Power Services Report

This is outside of the Opelika Power Service territory.



VICINITY MAP
NOT TO SCALE

CERTIFICATES OF APPROVAL

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

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

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

SURVEYOR'S CERTIFICATION

I, MARK D. STROZIER, A REGISTERED LAND SURVEYOR IN THE STATE OF ALABAMA, HEREBY DECLARE THAT THIS PLAT OR MAP IS A TRUE AND ACCURATE REPRESENTATION OF A SURVEY CONDUCTED UNDER MY DIRECTION. I FURTHER DECLARE THAT THERE IS NO VISIBLE EVIDENCE OF ENCROACHMENT BY BUILDINGS ON ADJOINING PROPERTY. THAT THE STRUCTURES NOW ERECTED ON SAID PROPERTY ARE WITHIN THE BOUNDARIES OF SAME, EXCEPT AS SHOWN, THERE ARE NO RIGHTS OF WAY OR EASEMENTS VISIBLE, BUT IS SUBJECT TO ANY SUCH RIGHTS OF WAYS AND EASEMENTS THAT MAY BE RECORDED OR UNRECORDED, OR JOINT DRIVE WAYS ON, OVER, OR ACROSS THIS PROPERTY, VISIBLE ON THE SURFACE EXCEPT AS SHOWN ON THIS PLAT.

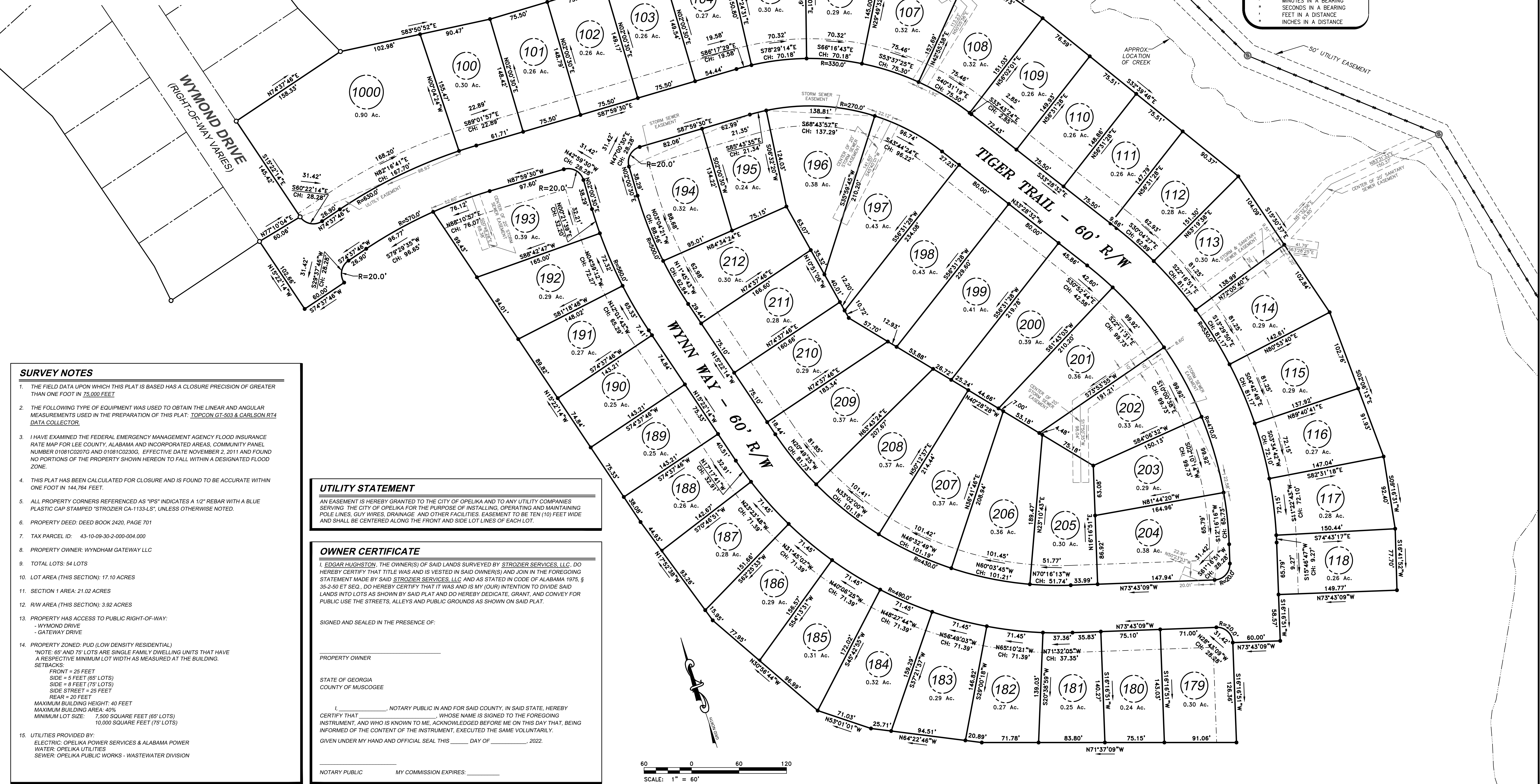
I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

05/03/2022
DATE

MARK D. STROZIER, ALABAMA PLS #22999
CERTIFICATE OF AUTHORIZATION NO. CA-1133-LS

LEGEND

●	IRON PIN SET - 1/2" REBAR
○	IRON PIN FOUND - AS NOTED
CMF	CONCRETE MONUMENT FOUND
IPF	IRON PIN FOUND
CTP	CRIMP TOP PIPE
OTF	OPEN TOP PIPE
RB	REBAR
EXIST	EXISTING
P.O.B.	POINT OF BEGINNING
R/W	RIGHT OF WAY
E	PROPERTY LINE
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
B.S.L.	BUILDING SETBACK LINE
N.T.S.	NOT TO SCALE
D.B.	DEED BOOK
P.B.	PLAT BOOK
PC	PAGE
S/D	SUBDIVISION
DR	DRIVE
RD	ROAD
AC	ACRE(S)
SEC	SECTION
T	TOWNSHIP
R	RANGE
N	NORTH
S	SOUTH
E	EAST
W	WEST
NW	NORTHWEST
NE	NORTHEAST
SW	SOUTHWEST
SE	SOUTHEAST
N/F	NOW OR FORMERLY
°	DEGREES
'	MINUTES IN A BEARING
"	SECONDS IN A BEARING
+	FEET IN A DISTANCE
-	INCHES IN A DISTANCE



SURVEY NOTES

- THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF GREATER THAN ONE FOOT IN 75,000 FEET.
- THE FOLLOWING TYPE OF EQUIPMENT WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT: TOPCON GT-503 & CARLSON RT4 DATA COLLECTOR.
- I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR LEE COUNTY, ALABAMA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 0108102070 AND 0108102030, EFFECTIVE DATE NOVEMBER 2, 2011 AND FOUND NO PORTIONS OF THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 144,764 FEET.
- ALL PROPERTY CORNERS REFERENCED AS "IPS" INDICATES A 1/2" REBAR WITH A BLUE PLASTIC CAP STAMPED "STROZIER CA-1133-LS", UNLESS OTHERWISE NOTED.
- PROPERTY DEED: DEED BOOK 2420, PAGE 701
- TAX PARCEL ID: 43-10-09-30-2-000-004.000
- PROPERTY OWNER: WYNDHAM GATEWAY LLC
- TOTAL LOTS: 54 LOTS
- LOT AREA (THIS SECTION): 17.10 ACRES
- SECTION 1 AREA: 21.02 ACRES
- R/W AREA (THIS SECTION): 3.92 ACRES
- PROPERTY HAS ACCESS TO PUBLIC RIGHT-OF-WAY:
 - WYMOND DRIVE
 - GATEWAY DRIVE
- PROPERTY ZONED: PUD (LOW DENSITY RESIDENTIAL)
NOTE: 65' AND 75' LOTS ARE SINGLE FAMILY DWELLING UNITS THAT HAVE A RESPECTIVE MINIMUM LOT WIDTH AS MEASURED AT THE BUILDING SETBACKS:
 - FRONT = 25 FEET
 - SIDE = 5 FEET (65' LOTS)
 - SIDE = 8 FEET (75' LOTS)
 - SIDE STREET = 25 FEET
 - REAR = 20 FEET
 - MAXIMUM BUILDING HEIGHT: 40 FEET
 - MAXIMUM BUILDING AREA: 40%
 - MINIMUM LOT SIZE: 7,500 SQUARE FEET (65' LOTS)
 - 10,000 SQUARE FEET (75' LOTS)
- UTILITIES PROVIDED BY:
 - ELECTRIC: OPELIKA POWER SERVICES & ALABAMA POWER
 - WATER: OPELIKA UTILITIES
 - SEWER: OPELIKA PUBLIC WORKS - WASTEWATER DIVISION

UTILITY STATEMENT

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, DRAINAGE AND OTHER FACILITIES. EASEMENT TO BE TEN (10) FEET WIDE AND SHALL BE CENTERED ALONG THE FRONT AND SIDE LOT LINES OF EACH LOT.

OWNER CERTIFICATE

I, EDGAR HUGHSTON, THE OWNER(S) OF SAID LANDS SURVEYED BY STROZIER SERVICES, LLC, DO HEREBY CERTIFY THAT TITLE WAS AND IS VESTED IN SAID OWNER(S) AND JOIN IN THE FOREGOING STATEMENT MADE BY SAID STROZIER SERVICES, LLC AND AS STATED IN CODE OF ALABAMA 1975, § 35-2-50 ET SEQ. DO HEREBY CERTIFY THAT IT WAS AND IS MY (OUR) 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.

SIGNED AND SEALED IN THE PRESENCE OF:

PROPERTY OWNER

STATE OF GEORGIA
COUNTY OF MUSCOGEE

I, _____, 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 CONTENT OF THE INSTRUMENT, EXECUTED THE SAME VOLUNTARILY.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC MY COMMISSION EXPIRES: _____

STROZIER SERVICES, LLC
165 PARADISE ROAD - ELLERSBURG, GEORGIA - 30807 - (706)593-1695

FINAL PLAT FOR
WYNDHAM PHASE 2 SECTION 1

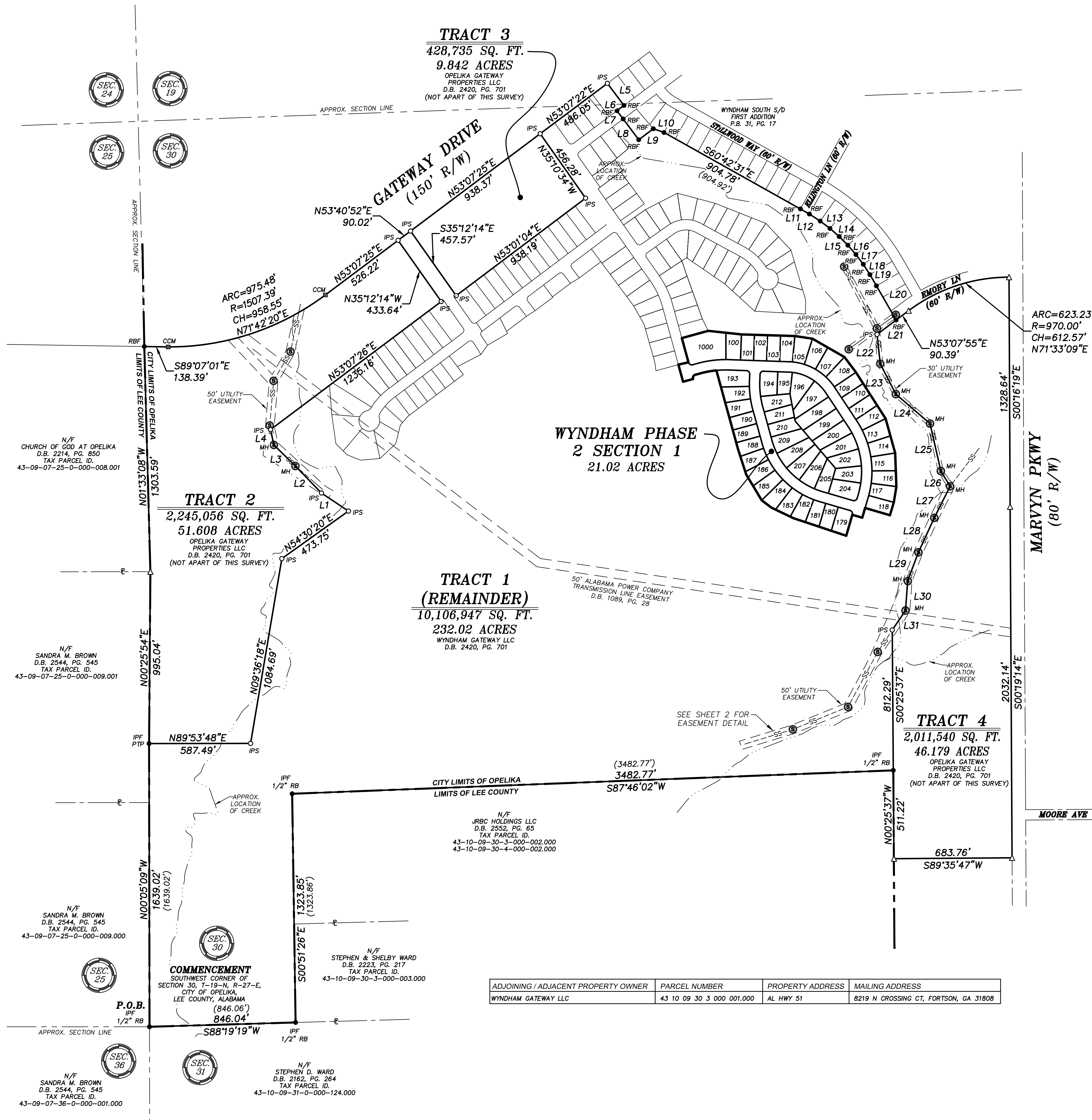
REV	DATE	DESCRIPTION

FINAL PLAT
FILE NO.: 21-137
DATE: 04/06/2022
SCALE: 1"=100'

DRAWN BY: BF
CHECKED BY: MDS

ALABAMA
REGISTERED
No. 22999
DATE: 05/03/2022
LAND SURVEYOR
MARK D. STROZIER

SHEET: 1 OF: 2



Line Table			Line Table		
Line #	Length	Direction	Line #	Length	Direction
L1	188.17	N56°16'14\"W	L24	261.32	S49°14'33\"E
L2	217.06	N43°52'45\"W	L25	281.72	S12°50'42\"E
L3	174.72	N45°37'48\"W	L26	103.06	S31°13'38\"E
L4	90.76	N12°06'36\"W	L27	203.96	S26°40'20\"W
L5	160.02	S36°52'04\"E	L28	219.59	S24°38'43\"W
L6	51.08	S53°54'59\"W	L29	176.00	S20°46'16\"W
L7	60.69	S37°22'22\"E	L30	172.87	S04°08'17\"W
L8	150.00	S36°52'05\"E	L31	136.44	S34°12'31\"W
L9	105.72	N53°07'55\"E			
L10	65.59	S70°55'10\"E			
L11	60.18	S60°35'18\"E			
L12	74.60	S56°57'16\"E			
L13	71.01	S52°52'19\"E			
L14	71.00	S48°53'25\"E			
L15	71.02	S44°53'09\"E			
L16	71.01	S40°54'13\"E			
L17	71.01	S36°54'50\"E			
L18	71.01	S32°55'28\"E			
L19	74.96	S30°04'09\"E			
L20	228.62	S29°57'55\"E			
L21	138.57	S53°09'17\"W			
L22	171.05	S06°17'16\"E			
L23	197.63	S27°11'29\"E			



ADJOINING / ADJACENT PROPERTY OWNER	PARCEL NUMBER	PROPERTY ADDRESS	MAILING ADDRESS
WYNDHAM GATEWAY LLC	43 10 09 30 3 000 001.000	AL HWY 51	8219 N CROSSING CT, FORTSON, GA 31808

STRO°ZIER°
SERVICES, LLC

165 PARADISE ROAD - ELLERSLIE, GEORGIA - 31807 - (706)573-1625

FINAL PLAT
FOR
WYNDHAM PHASE 2 SECTION 1

SECTION 30
T-19-N, R-27-E

LEE COUNTY
ALABAMA

FINAL PLAT

FILE NO.: 21-137
DATE: 04/06/2022
SCALE: 1"=300'

DRAWN BY: BF
CHECKED BY: MDS

ALABAMA
REGISTERED
LAND SURVEYOR
No. 2593
JOS/03/2026
W. Q. STROZIER

SHEET: 2 OF: 2



APPLICATION FOR CONDITIONAL USE APPROVAL

PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801

2892



PC DEADLINE: 5/3/22 PC MEETING: 5/24/22

SITE ADDRESS: 1405 Shannon Court

PROPERTY OWNER: Mark & Lonetta Ackerman

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: Sparkle Window Cleaning Address/Location: 0 Shannon Court

Current Land Use: Vacant Current Zoning: C3

Adjacent Zoning Districts: North: C3, R5M South: M1 East: C3 West: C2

Description of Proposed Use: Commercial office and warehouse building with outside equipment storage

AUTHORIZATION TO ACT AS APPLICANT (if applicable)

I, Mark Ackerman, being owner of the property which is the subject of this conditional use application hereby authorize David Slocum, P.E. 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: Mark Ackerman

Date: 4/27/2022

STATE OF ALABAMA,

COUNTY OF Lee Randolph

I, Kimberly Holloway, a Notary Public in and for said County and State, hereby certify that Mark Ackerman, 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 27th day of April, 2022

Kimberly Holloway
Notary Public

My Commission Expires: 12/06/25





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



PC DEADLINE: _____ PC MEETING: _____

SITE ADDRESS: 1405 Shannon Court	
PROPERTY OWNER: <u>Marks & Loretta Ackerman</u>	
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: Sparkle Window Cleaning Address/Location: 0 Shannon Court
 Current Land Use: Vacant Current Zoning: C3
 Adjacent Zoning Districts: North: C3 South: M1 East: C3 West: C2
 Description of Proposed Use: Commercial office and warehouse building with outside equipment storage

AUTHORIZATION TO ACT AS APPLICANT (if applicable)

I, Marks & Loretta Ackerman, being owner of the property which is the subject of this conditional use application hereby authorize David Slocum, P.E. 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: Loretta Ackerman Date: 4/27/2022

STATE OF ALABAMA,

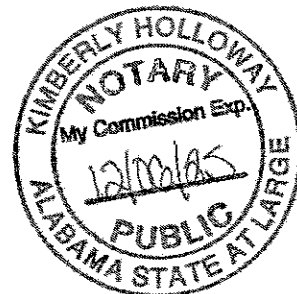
COUNTY OF ~~LEE~~ Randolph

I, Kimberly Holloway, a Notary Public in and for said County and State, hereby certify that Loretta Ackerman, 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.

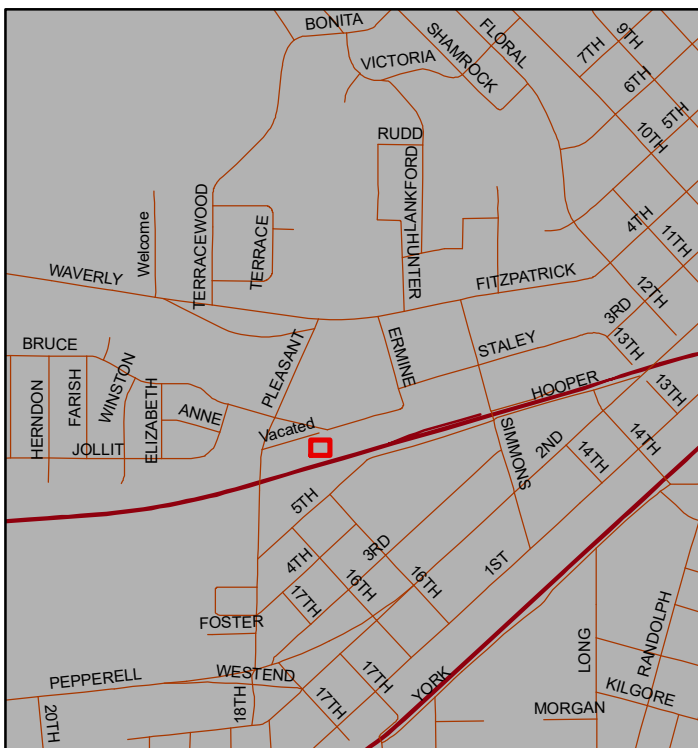
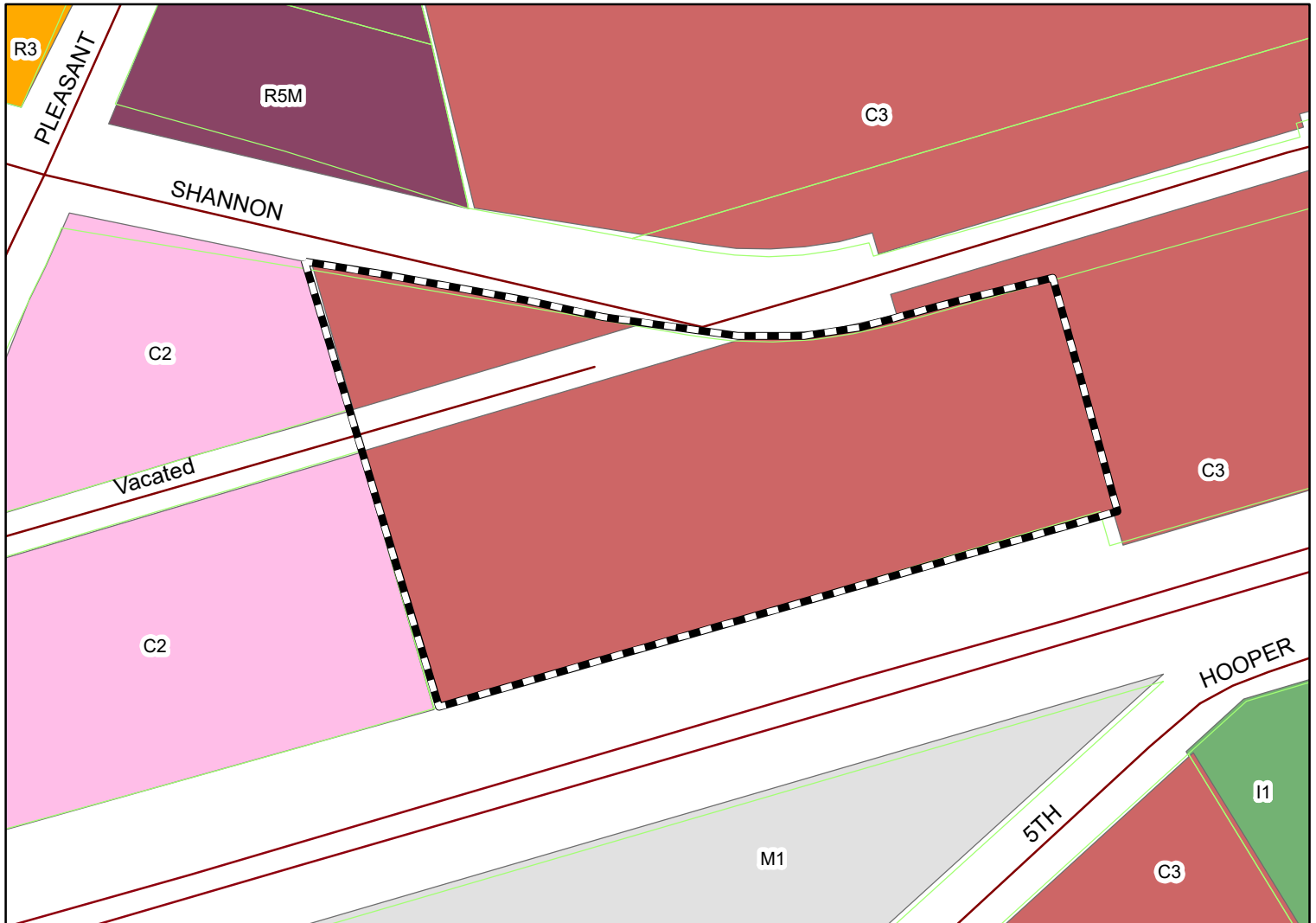
Given my hand and seal of office this 27th day of April, 2022

Kimberly Holloway
Notary Public

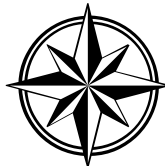
My Commission Expires: 12/06/25



**OFFICE AND WAREHOUSE WITH OUTSIDE STORAGE
1405 SHANNON COURT
CONDITIONAL USE, C-4**



The applicant is requesting approval for 19 rental office and warehouse units. The subject property is in a C-3 zoning district.



Subject Property

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

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: April 24, 2022

Agenda Item #: C-4

Action Requested: Conditional Use –Office with contractor with equipment and material yard. Two 6,000 sf Office Warehouse Buildings and One Office Warehouse Building divided into units (10 units total).

Location of Property: 1405 Shannon Court

Property Owner(s): Mark and Loretta Ackerman, owners
David Slocum, Pinnacle Design, Inc. authorized representative

Current Land Use: Undeveloped

Current Zoning: C-3

**Surrounding Zoning Districts
And Land Uses:**

North	C-3	Undeveloped
South	M-1, I-1	Alligare LLC & Opelika City Schools Board of Education
East	C-3	Highland Business Park Units
West	C-3	Vacant Land

Proposal

The applicant's original site plans submitted have been revised because they included too much property. The revised plan has been placed in your packet. The applicant is requesting conditional use approval to construct three commercial buildings: one building for Sparkle Window Cleaning office with warehouse space, one 6,000 sf building for office warehouse use, and one 12,000 sf building containing 10 units (1,200 sf each) for office warehouse use. Sparkle Window Cleaning specializes in window cleaning and the office warehouse units will be for lease. The business desires to locate on Shannon Court. The applicant's representative stated the owner would like to have outdoor storage that will consist of items like a truck, flat-bed trailer, covered trailer, and cleaning agents in containers. The trucks and trailers will be kept in the parking lot and any containers will be kept behind the building (shown on the site plan). The office of contractor without equipment and material yard use is an allowed use in the C-3 zoning district. The outside storage component for the Sparkle Window Cleaning requires conditional use approval. The office warehouse units for lease may require an additional conditional use approval depending on the specific use in each unit and zoning requirements. The applicant's representative stated this development will likely be built in phases starting with the Sparkle Window Cleaning office warehouse on the west side of the property. The parking ratio used for this development is commercial support uses: One space per employee on the

largest shift, plus one space per company vehicle regularly stored on premises. The development shows total of 58 parking spaces that will be shared.

The Sparkle Window Cleaning office and warehouse (west side 6,030 sf Building #1) will have one office and one conference room space with the remaining area as warehouse space. This location will have roll up doors on both sides of the building. This building area is shown with 7 parking spaces for company vehicles including trailers, and 9 parking spaces for customers and employees, including one handicap space. The minimum off-street parking requires a minimum of 8 parking spaces for customers and employees including one handicap space. This location has a shared ingress and egress on the west property line and another on Shannon Court. In the completion of all the phases the Sparkle Window Cleaning office will have shared parking with the buildings to the east.

Building #2, located in the middle will be one large office warehouse with 21 parking spaces, including one handicap space. This building (6,000 sf) will be for lease. Building #2 has roll-up doors along the side of the building. The applicant's representative stated this building will not have any outside display or storage. The warehouse office space for lease will be required to be approved individually for business licenses and meet all city requirements with no outside storage allowed. The office warehouse may require an additional conditional use approval depending on the specific use in each unit and zoning requirements. This building will share parking with the building to the east and west.

The building on the east side of the development, Building #3 (12,000 sf), will be divided into 10 office warehouse units (1,200 sf each) for lease with 21 parking spaces including 1 handicap space. Building #3 is proposed to have roll-up doors along the front of the building units. The applicant's representative stated this building will not have any outside display or storage. The warehouse office units will be required to be approved individually for business licenses and meet all city requirements with no outside storage allowed. The office warehouse units may require an additional conditional use approval depending on the specific use in each unit and zoning requirements. These units will share parking with the buildings to the west.

The property to the east is a commercial condo office warehouse use that included the subject property. In that development plan presented to the April 26, 2016, Planning Commission all the roll up doors faced the rear of the property. We have a site plan and permit issued at 1445 Shannon Court for a 4,200 sf personal use warehouse building on the east side of this development showing the roll up door access on the east side of the building. The applicant has asked to have the roll up doors on the front facade of the east building (Building #3) divided into units. To stay consistent with the surrounding developments and previous approvals, staff suggest the applicant not have any roll up doors on the front façade of the east side building (#3) or have the roll up door material match the exterior materials and colors.

The applicant's representative presented a photo and elevations for the Sparkle Window Cleaning building in the front. This building exterior walls will consist of stone veneer materials along the lower portion of the wall with metal on the upper wall portion and metal roofing and awnings. At this time no exterior elevations have been submitted for the two (2) office warehouse buildings. The authorized representative stated they do not have the other buildings designed at this time. The authorized representative stated the applicants plan to have the exterior materials be similar for the

entire development. A private dumpster for this development is not shown on the site plan. If a dumpster is needed in the future, the location and screening will need to be reviewed and approved by the Planning Department.

The applicant's representative submitted a landscape plan for this site. The landscape minimum point requirements for this site of 103,162 sf are 227 base points plus 54 parking points. This plan provides 226 base points and 54 parking points. Adding an additional base point to this landscape plan will meet the landscape requirements.

Staff recommends conditional use approval subject to the following:

- 1. Approval of a subdivision to erase the lot line through the middle building.**
- 2. Add to the Landscape Plan one base point.**
- 3. The office warehouse units will be required to be approved individually for business licenses and meet all city requirements with no outside storage allowed. Future uses may require additional conditional use approvals and must meet the use requirements of the zoning district based on the site.**
- 4. Dumpster areas and screening must be approved by Planning Department prior to installation.**
- 5. Update the number of units and total square footage of the east building (#3).**

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 to this use.

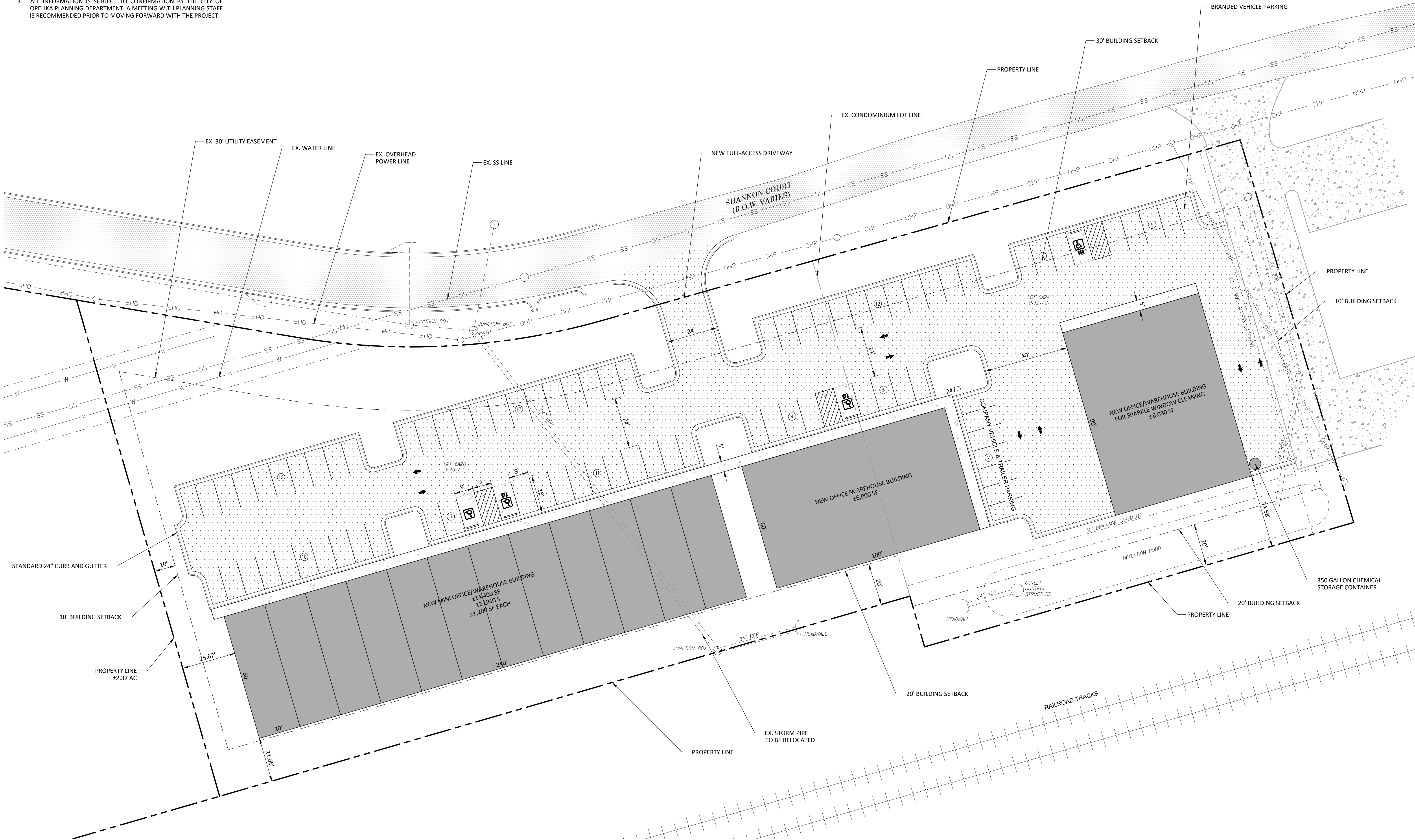
Opelika Power Services Report

This is inside the Opelika Power Service territory.

- 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.

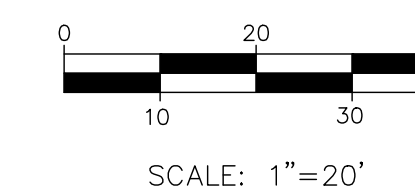


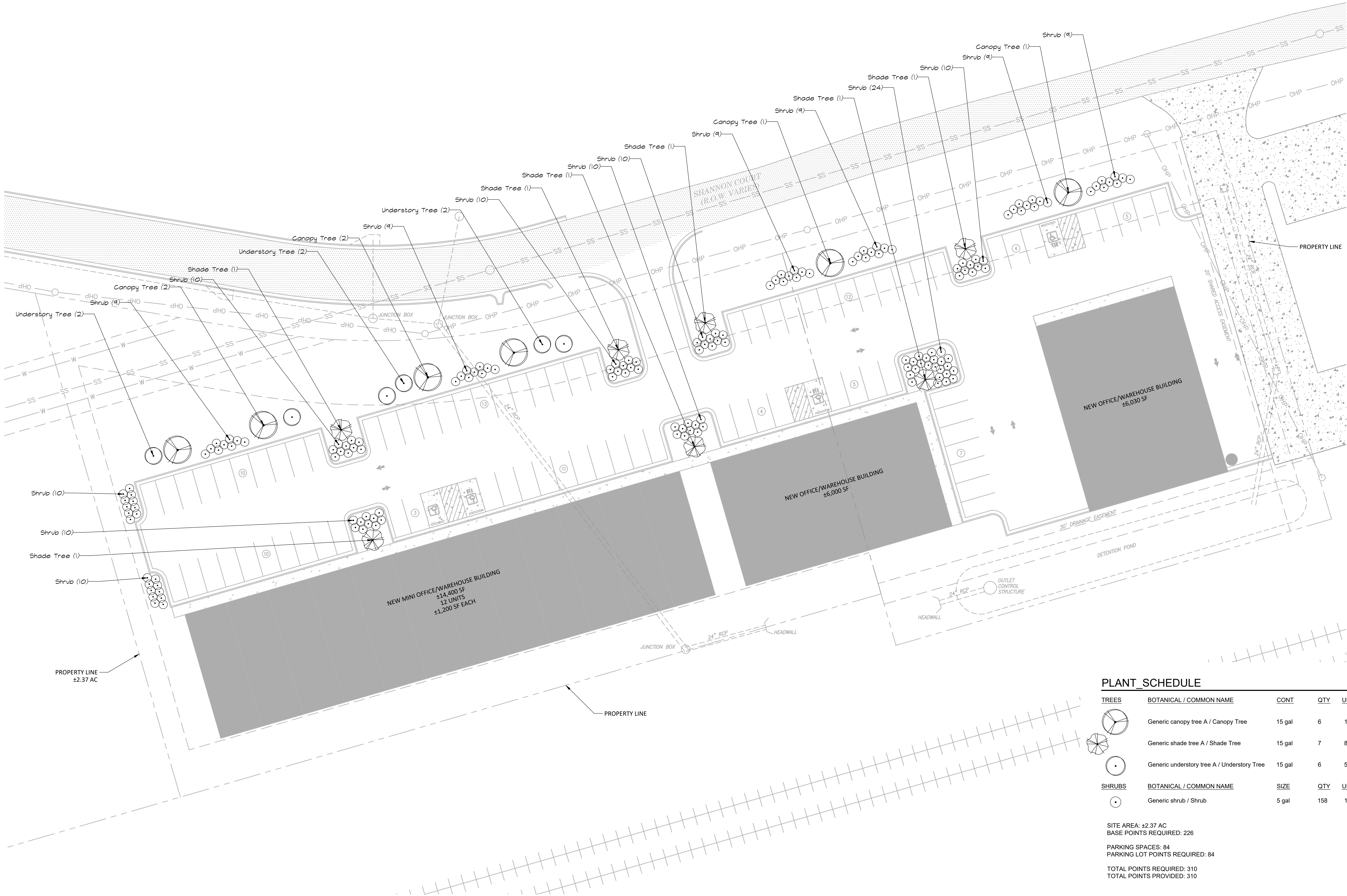
- NOTES:
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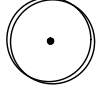


5-16-22





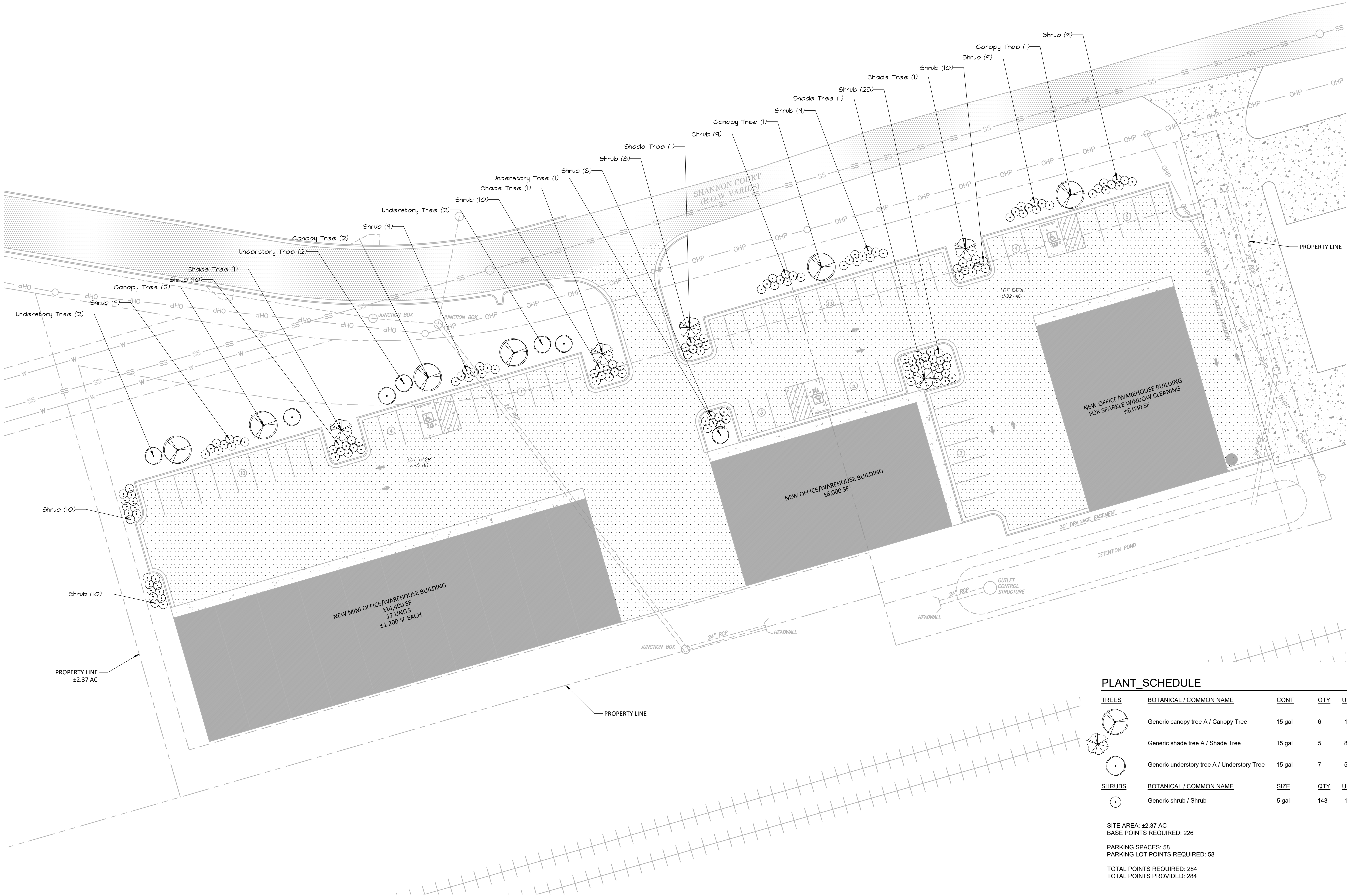
PLANT SCHEDULE

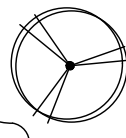
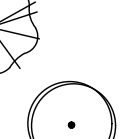
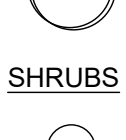
TREES	BOTANICAL / COMMON NAME	CONT	QTY	UNITPOINTS	TOTAL POINTS
	Generic canopy tree A / Canopy Tree	15 gal	6	11	66
	Generic shade tree A / Shade Tree	15 gal	7	8	56
	Generic understory tree A / Understory Tree	15 gal	6	5	30
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY	UNIT POINTS	TOTAL POINTS
	Generic shrub / Shrub	5 gal	158	1	158

SITE AREA: ±2.37 AC
BASE POINTS REQUIRED: 226

PARKING SPACES: 84
PARKING LOT POINTS REQUIRED: 84

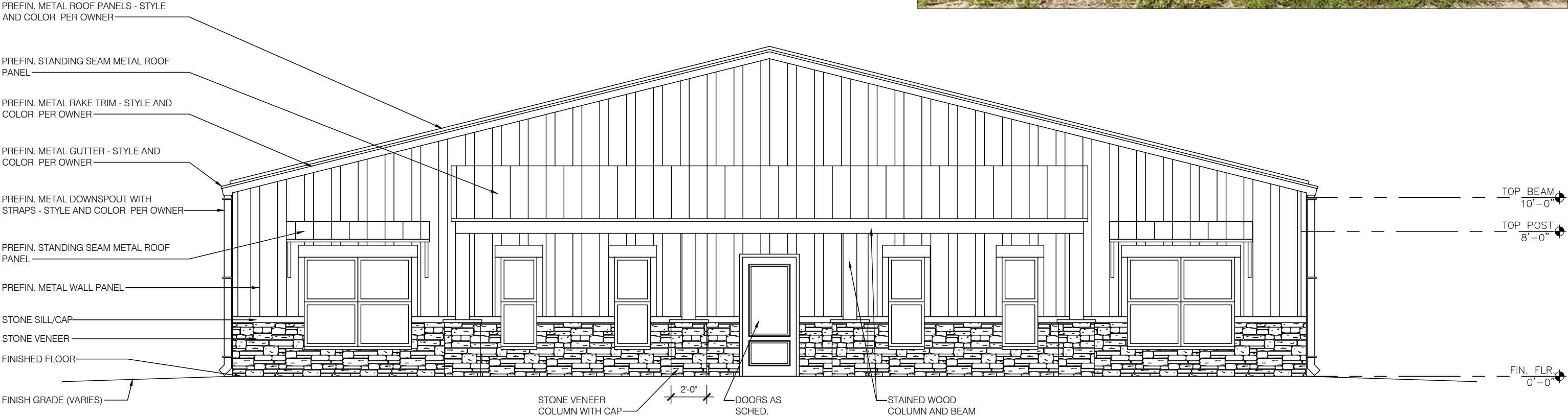
TOTAL POINTS REQUIRED: 310
TOTAL POINTS PROVIDED: 310



PLANT SCHEDULE					
TREES	BOTANICAL / COMMON NAME	CONT	QTY	UNITPOINTS	TOTAL POINTS
	Generic canopy tree A / Canopy Tree	15 gal	6	11	66
	Generic shade tree A / Shade Tree	15 gal	5	8	40
	Generic understory tree A / Understory Tree	15 gal	7	5	35
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY	UNIT POINTS	TOTAL POINTS
	Generic shrub / Shrub	5 gal	143	1	143
SITE AREA: ±2.37 AC					
BASE POINTS REQUIRED: 226					
PARKING SPACES: 58					
PARKING LOT POINTS REQUIRED: 58					
TOTAL POINTS REQUIRED: 284					
TOTAL POINTS PROVIDED: 284					



Commercial steel building-retail



PRELIMINARY BUILDING ELEVATION FOR SPARKLE WINDOW CLEANING AND OFFICE/WAREHOUSE SPACE



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

2890

PC DEADLINE: 5-3-2022 PC MEETING: 5-24-2022SITE ADDRESS: 1451 Andrews Road Opelika, ALPROPERTY OWNER: 280 Land Company LLCAPPLICANT/ AUTHORIZED REPRESENTATIVE: Bruce AdamsMAILING ADDRESS: 3660 Grandview Parkway Suite 400 Birmingham, AL 35243PHONE NUMBER: 205-586-7035

FAX NUMBER: _____

EMAIL ADDRESS: bruce@churchof the Highlands.com**PARCEL INFORMATION**Project name: Church of the Highlands Address/Location: 1451 Andrews Road Opelika, ALCurrent Land Use: Residence on Western Side of Property Current Zoning: R-3Adjacent Zoning Districts: North: R1 South: PUD East: R1 & C2 West: R1Description of Proposed Use: Proposed Church of the Highlands**AUTHORIZATION TO ACT AS APPLICANT** (if applicable)

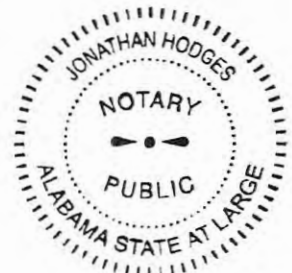
I, Earlon C. McWhorter, being owner of the property which is the subject of this conditional use application hereby authorize Bruce Adams, to act as my representative before the City of Opelika's Planning Commission, and if necessary, represent me before the Board of Zoning Adjustments and City Council.

Property Owner's Signature: Earlon C. McWhorter Date: 05/02/2022**STATE OF ALABAMA,
COUNTY OF LEE**

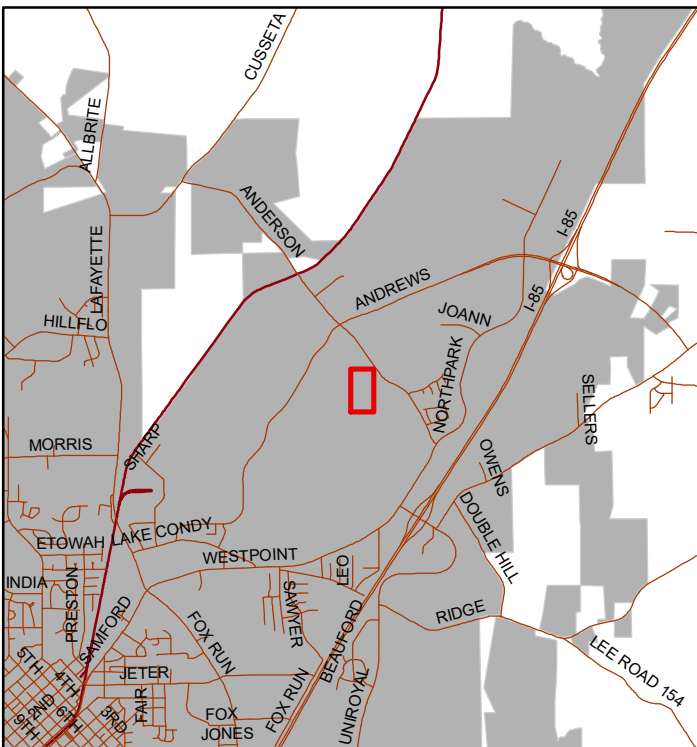
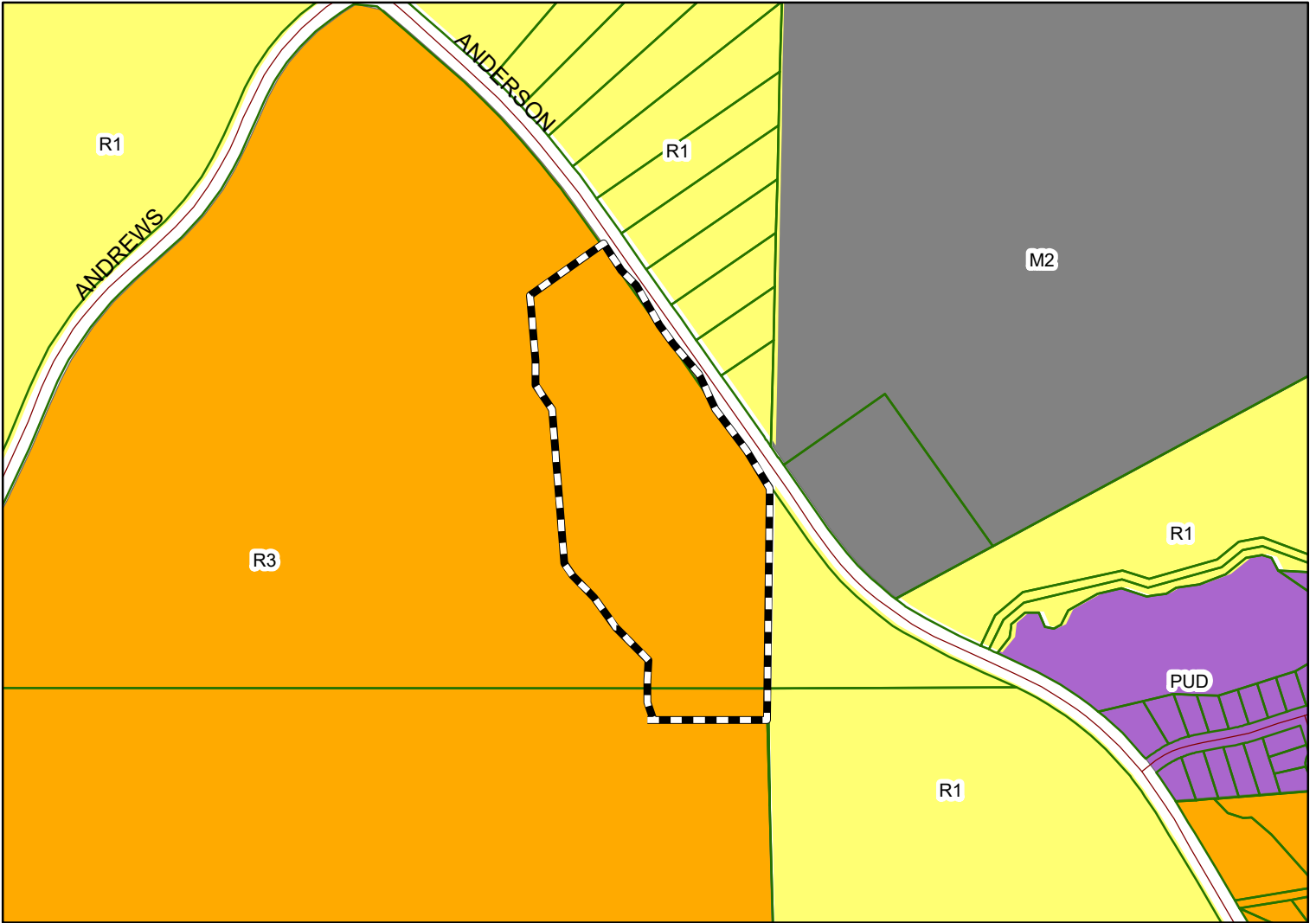
I, Jonathan Hodges, a Notary Public in and for said County and State, hereby certify that Bruce Adams, whose name is signed to the foregoing document, and who is known to me or acknowledged before me on this day, that being informed of the contents of said document, did execute the same voluntarily on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

Given my hand and seal of office this 2nd day of May 2022.

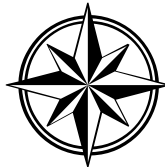
Notary Public

My Commission Expires: Oct. 16, 2022

**CHURCH OF THE HIGHLANDS
1451 ANDREWS ROAD
CONDITIONAL USE, C-5**



The applicant is requesting approval to construct a new church with 800 seats and 579 parking spaces on 15 acres



Subject Property

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

Meeting Date: May 24, 2022

Agenda Item #: C-5

Action Requested: Conditional Use – New church building & sanctuary

Location of Property: 1451 Andrews Road (3100 block of Anderson Road)

Property Owner(s): Church of the Highlands

Current Land Use: Undeveloped

Current Zoning: R-33, GC-P

**Surrounding Zoning Districts
And Land Uses:**

North	R-1	Single family homes/undeveloped
South	R-3	Undeveloped
East	M-2 & R-1	Undeveloped (JoAnn Distribution entrance)
West	R-3	Undeveloped

Proposal:

The Church of the Highlands is requesting conditional use approval to construct a new church auditorium (sanctuary) with adjoining classrooms, meeting rooms, and administration offices. The 15-acre church property is in a R-3 zoning district (low density residential). A church is allowed in all zoning district with conditional use approval. Church activities include Sunday worship services in the morning and evening; a worship service on the first Wednesday of each month from 7:00 PM to 8:30 PM; every Saturday morning a one-hour prayer service is held; Church staff works at the building Monday thru Friday. The church has no plans for a daycare or school.

The square footage of the total facility is 38,455 square feet: the church auditorium is 7,043 square feet (sf) with 800 seats. An estimated 700 to 850 people attend a Sunday morning meeting. Other areas in the facility are a 6,028-sf common/welcome area near the main entrance door, eleven classrooms for different age groups that range in size from 372 sf to 1,704 sf, and administrative offices & conference room area (1,416 sf).

A site plan, landscape plan, building elevations, and floor plan of the church were submitted. The minimum off-street parking space requirement for a church are met; the minimum is 1 parking

space per 4 seats at maximum capacity of sanctuary. The church sanctuary has 800 seats; 200 parking spaces are required, and 579 parking spaces are provided.

The landscape plan shows 247 trees and 590 shrubs; this number of trees and shrubs will meet the total 1,906 total points required (base & parking lot points) for a 15-acre development. A landscape island is shown for every 25 parking spaces as required to minimize the expanse of asphalt of the parking lot; a total of 26 landscape islands will be constructed. A parking lot buffer is shown between the parking lot and Andrews Road as required. The adjacent property on the north, west and south side is zoned R-3 (low density residential); a residential buffer is required along these three sides to buffer the church development from the residential zoned property. The landscaping shown along the north property line will serve as a residential buffer. Along the south and west property lines are natural wooded areas; an acceptable residential buffer is a minimum 25-foot-wide natural wooded undisturbed area that provides a near impervious visual barrier. (The three residential buffer options are footnoted below.) A legend needs to be added to the landscape plan that provides base and parking lot point requirements, and the number of points obtained. The size of trees and shrubs planted must meet the minimum size requirements as provided in the Landscape Regulation.

The church building exterior material on all sides is architectural metal wall panels (insulated) with storefront windows. Aluminum canopies will be installed above the three entrance doors. (See elevations in packet). Anderson Road is not a designated corridor. However, this area is largely rural and zoned residentially. The only non-residential use in this area is the employee parking lot for Jo-Ann Fabrics. That site is industrial in nature and uses tilt-wall concrete construction. It also sits almost 900 feet off of Anderson Road and is heavily landscaped. As proposed the metal building may be more appropriate in a commercial area outside of a gateway. Here the aesthetic of building is somewhat stark and stands in contrast to the surrounding area and buildings. Staff feels that efforts should be made to make this building better fit in with the surrounding character. This could be through a different wall material similar to the City of Opelika's Gateway Corridor cladding requirements. Other options could be to add a wainscot to the lower portion of the building, increase landscaping, or look at different finish (textured or matte) to panels. Staff is open to other options proposed by the applicant.

Recommendation

Planning staff recommends conditional use approval subject to the following:

- 1. Add a legend to the landscape plan providing base points and parking lot points.**

2. **Add a residential buffer from the buffer options¹ provided in Section 10 Landscape Regulations along the west and south property lines.**
3. **Either use a Gateway Corridor approved cladding material or other alternative method to help this building better fit in with the aesthetic of the surrounding area.**

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.

A traffic study will be required for this application to determine the impact of the development and any potential need for a turn lane.

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

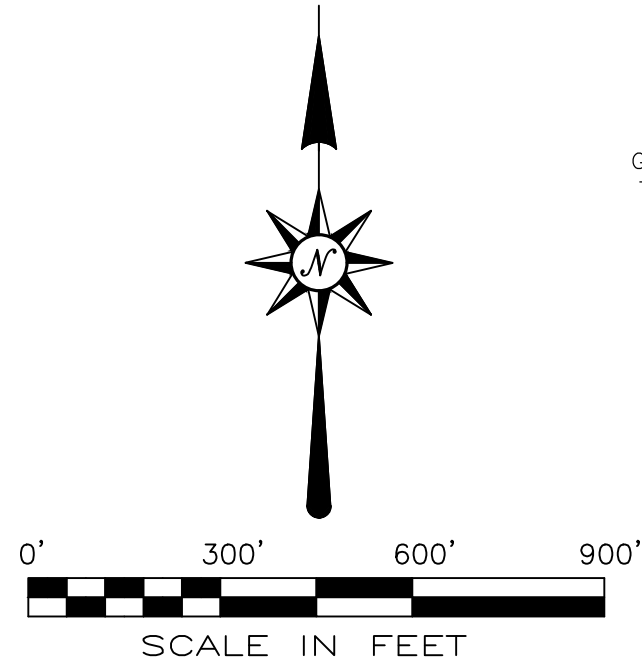
Opelika Utilities Board Report

Water service is accessible to this use by a water main in the R.O.W. of Anderson Road.

Opelika Power Services Report

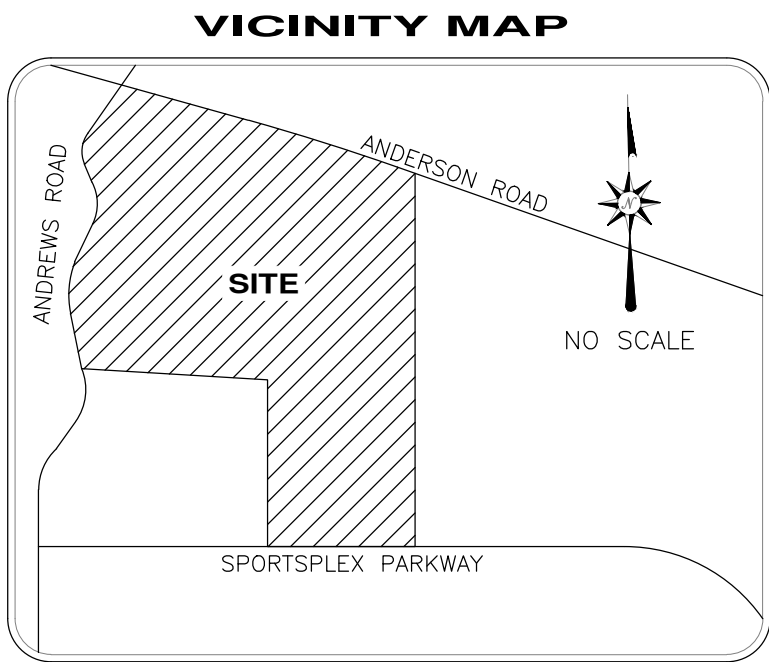
This is outside of the Opelika Power Service territory.

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



AN EASEMENT IS HEREBY GRANTED TO THE CITY OF OPELIKA AND TO ANY UTILITY COMPANIES SERVING THE CITY OF OPELIKA FROM THE PURPOSE OF INSTALLING, OPERATING, AND MAINTAINING POLE LINES, GUY WIRES AND OTHER FACILITIES. EASEMENT TO BE TEN (10) FEET IN WIDTH AND SHALL BE CENTERED ALONG THE FRONT AND SIDE LOT LINES OF EACH LOT.

ABBREVIATIONS			
P.O.C.	POINT OF COMMENCEMENT	T20N	TOWNSHIP 20 NORTH
P.O.B.	POINT OF BEGINNING	R27E	RANGE 27 EAST
(M)	MEASURED	SEC.	SECTION
(C)	CALCULATED	R.R.	RAILROAD
(D)	DEED BOOK 2286 PAGE 22	EL.	ELEVATION
		B.LDG.	BUILDING



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 79°55'14" W	344.22'
L2	N 09°50'13" E	25.64'
L3	N 79°58'34" W	140.10'
L4	S 09°34'26" W	25.58'
L5	N 79°33'24" W	163.60'
L6	N 06°06'49" E	24.85'
L7	S 02°38'37" W	24.79'
L8	N 01°09'15" E	220.19'
L9	S 00°57'02" W	20.12'
L10	S 89°13'53" W	267.19'
L11	N 00°11'30" E	24.81'
L12	S 89°11'29" W	174.82'
L13	S 01°03'40" E	25.48'
L14	S 89°20'10" W	258.79'
L15	N 00°47'39" W	19.55'
L16	S 88°18'07" W	41.23'
L17	S 04°50'01" E	18.89'
L18	S 88°54'40" W	131.39'
L19	N 00°54'25" W	165.27'
L20	S 01°14'41" E	101.65'
L21	S 88°47'05" W	515.75'
L22	N 07°47'03" E	127.98'
L23	N 00°36'07" E	36.39'
L24	N 05°14'15" E	39.18'
L25	N 03°39'04" E	48.53'
L26	N 08°17'36" W	60.73'
L27	N 05°30'50" E	28.19'
L28	N 12°37'52" W	69.65'
L29	N 15°06'03" W	82.62'
L30	N 39°19'12" W	39.90'
L31	N 09°35'19" W	491.86'
L32	N 28°42'38" W	95.65'
L33	N 01°06'32" W	204.74'
L34	N 54°55'58" E	245.33'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	274.99'	2060.00'	7°38'55"	N 76°05'46" W	274.79'
C2	331.39'	5060.00'	3°45'09"	N 81°49'23" W	331.33'
C3	130.29'	5085.00'	1°28'05"	N 84°20'58" W	130.28'
C4	241.29'	5080.00'	2°43'56"	N 86°35'29" W	241.27'
C5	59.72'	5080.00'	0°40'25"	N 88°07'42" W	59.72'
C6	203.79'	5060.00'	2°18'27"	N 89°44'51" W	203.77'

NOTES

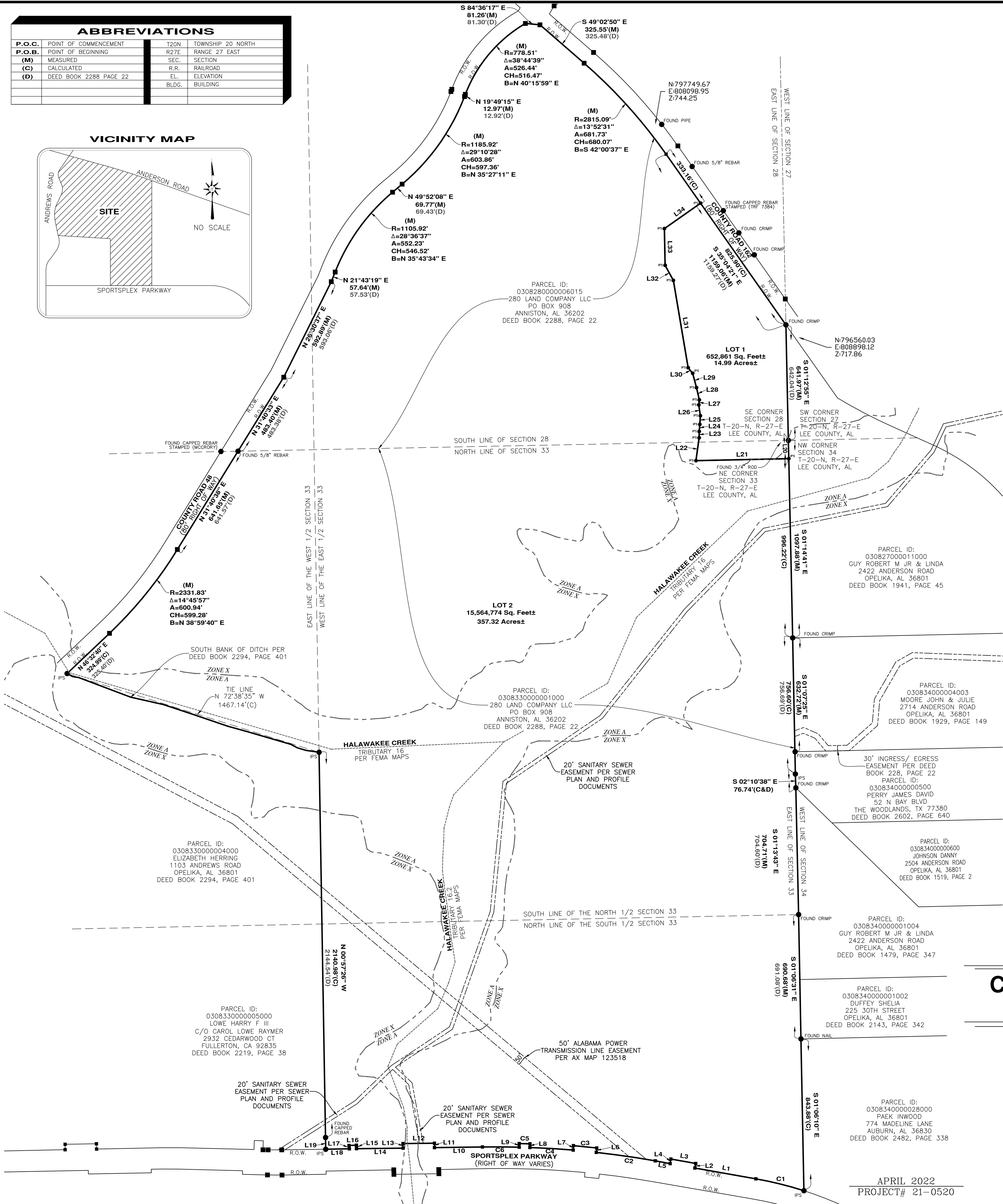
- All easements and rights of way of which the surveyor has knowledge are shown hereon; others may exist of which the surveyor has no knowledge and of which there is no observable evidence. No Title Commitment performed, certified to or supplied by client. Without said Title Commitment no guarantee can be made by the surveyor as to the location of easements.
- North arrow and bearings shown hereon are based on Transverse Mercator Projection - Alabama East Zone - NAD 83 adjusted 2011. Using Global Positional System (GPS) and derived by RTK observation. Using the Alabama Department of Transportation CORS Network (IMAX).
- No attempt has been made and no guarantees are hereby given as to the location of sub-surface foundations.
- According to the Flood Insurance Rate Map (FIRM) for Lee County, Alabama (community-panel number 01081C0080G & 01081C0090G, dated November 02, 2011), a portion of the subject property lies within Zone X, defined as "areas determined to be outside the 0.2% annual chance floodplain" and a portion of the subject property lies within Zone A, defined as "No Base Flood Elevations Determined."

LEGEND

- IRP IRON PIN FOUND
- IPS IRON PIN SET (5/8" REBAR w/CAP)
- FOUND CONCRETE MONUMENT
- CALCULATED POINT
- ROW RIGHT OF WAY



I HEREBY CERTIFY (OR STATE) THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN THE 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.



I, Derek S. Meadows, a registered land surveyor in the State of Alabama, certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the standards of practice for land surveying in the State of Alabama, to the best of my knowledge, information and belief. I have calculated for closure by Latitudes and Departures, and the survey and drawing are found to be accurate within one foot in 10,000 feet.

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

Derek S. Meadows, PLS
Alabama Registration No. 29996

STATE OF ALABAMA,
LEE COUNTY

_____, owner of the real property shown on this plat, hereby joins in the statement of Derek S. Meadows and certify that it was and is our purpose to subdivide the lands so platted as shown.

In witness whereof, _____, a corporation, has caused its name to be signed hereunto by _____, its Designated Officer.

Designated Officer,
280 Land Company LLC

DATED: _____, 2022.

STATE OF ALABAMA,
SHELBY COUNTY

I, undersigned authority, a notary public in and for said County, in said State, hereby certify that _____, whose name is signed to the foregoing instrument as Surveyor, and is known to me, acknowledged before me on this date that, being informed that the contents of the instrument, he executed the same voluntarily on the day the same bears date.

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

Notary Public _____ My commission expires: _____

STATE OF ALABAMA,
_____ COUNTY

I, undersigned authority, a notary public in and for said County, in said State, hereby certify that _____, whose name is signed to the foregoing instrument as Designated Officer, 280 Land Company LLC, and is known to me, acknowledged before me on this date that, being informed that the contents of the instrument, he executed the same voluntarily on the day the same bears date.

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

Notary Public _____ My commission expires: _____

Approval by the Opelika City
Planner, Opelika, AL

Approval by the Opelika Power
Services

Planner: _____

Chairman: _____

Date: _____

Date: _____

Approval by the Opelika Utility
Board, Opelika, AL

Approval by the Opelika Public
Works Director

Chairman: _____

Chairman: _____

Date: _____

Date: _____

Approval by the City Engineer,
Opelika, Alabama

Engineer: _____

Date: _____

CHURCH OF THE HIGHLANDS ADDITION TO OPELIKA PLAT NO. 1

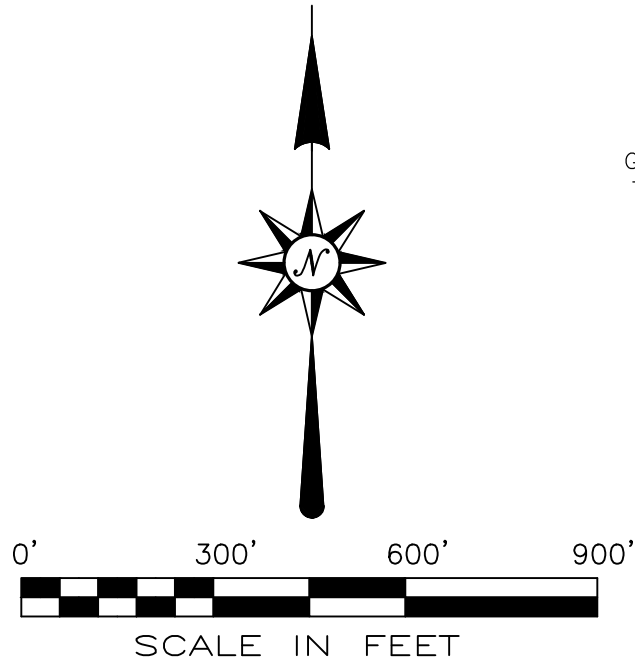
Being a parcel of land situated in Section 33, Township 20 North, Range 27 East and the South half of Section 28, Township 20 North, Range 27 East, Lee County, Alabama

Prepared by:

GSA
GONZALEZ - STRENGTH & ASSOCIATES, INC.
CIVIL ENGINEERING, LAND SURVEYING, PLANNING, TRAFFIC & TRANSPORTATION
1550 WOODS OF RIVERCHASE DRIVE SUITE 200
HOOVER, ALABAMA 35244
PHONE: (205) 942-2486
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www.Gonzalez-Strength.com

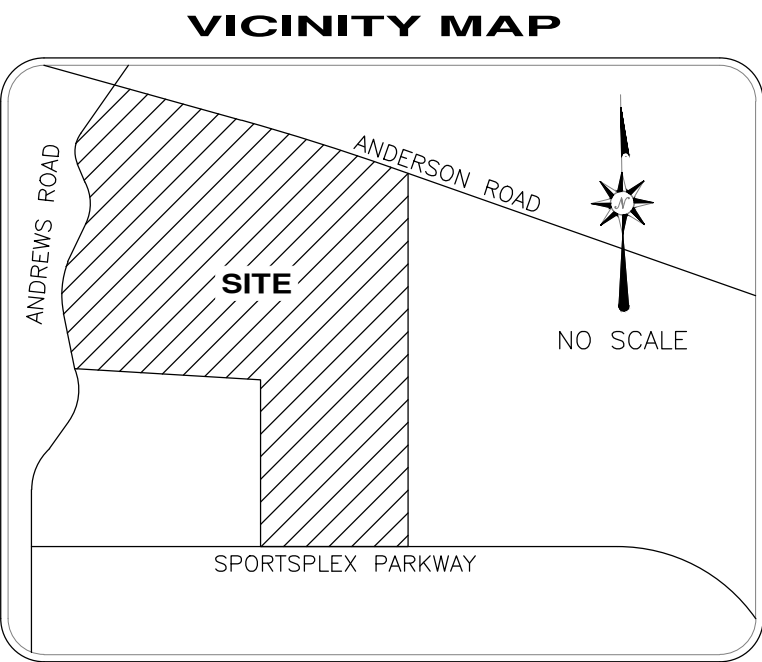
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APRIL 2022
PROJECT# 21-0520



AN EASEMENT IS HEREBY GRANTED TO THE CITY OF OPELIKA AND TO ANY UTILITY COMPANIES SERVING THE CITY OF OPELIKA FROM THE PURPOSE OF INSTALLING, OPERATING, AND MAINTAINING POLE LINES, GUY WIRES AND OTHER FACILITIES. EASEMENT TO BE TEN (10) FEET IN WIDTH AND SHALL BE CENTERED ALONG THE FRONT AND SIDE LOT LINES OF EACH LOT.

ABBREVIATIONS			
P.O.C.	POINT OF COMMENCEMENT	T20N	TOWNSHIP 20 NORTH
P.O.B.	POINT OF BEGINNING	R27E	RANGE 27 EAST
(M)	MEASURED	SEC.	SECTION
(C)	CALCULATED	R.R.	RAILROAD
(D)	DEED BOOK 2286 PAGE 22	EL.	ELEVATION
		B.LDG.	BUILDING



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 79°55'14" W	344.22'
L2	N 09°50'13" E	25.64'
L3	N 79°58'34" W	140.10'
L4	S 09°34'26" W	25.58'
L5	N 79°33'24" W	163.60'
L6	N 06°06'49" E	24.85'
L7	S 02°38'37" W	24.79'
L8	N 01°09'15" E	220.19'
L9	S 00°57'02" W	20.12'
L10	S 89°13'53" W	267.19'
L11	N 00°11'30" E	24.81'
L12	S 89°11'29" W	174.82'
L13	S 01°03'40" E	25.48'
L14	S 89°20'10" W	258.79'
L15	N 00°47'39" W	19.55'
L16	S 88°18'07" W	41.23'
L17	S 04°50'01" E	18.89'
L18	S 88°54'40" W	131.39'
L19	N 00°54'25" W	165.27'
L20	S 01°14'41" E	101.65'
L21	S 88°47'05" W	515.75'
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NOTES

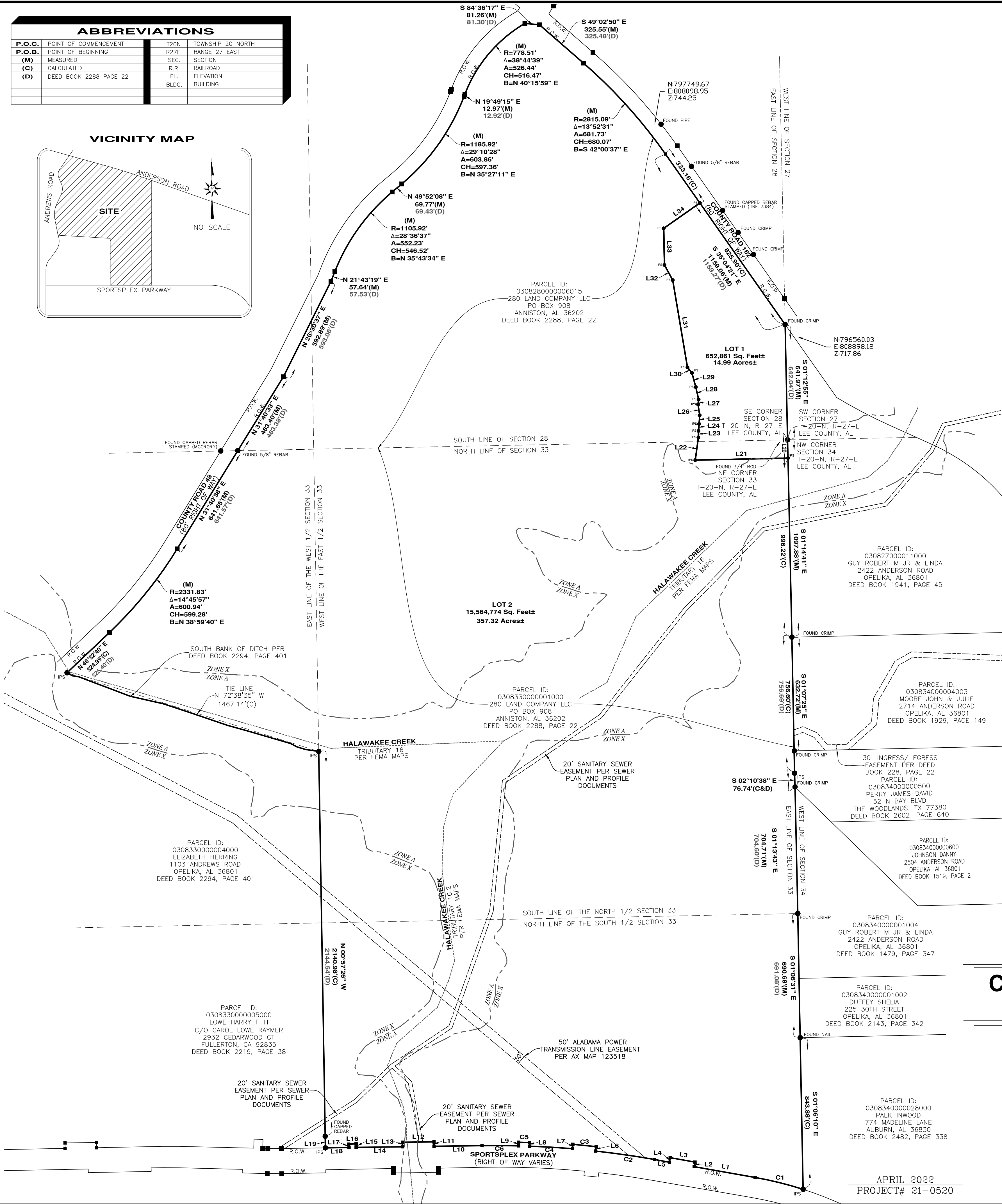
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Given under my hand and seal this the _____ day of _____, 2022.

Derek S. Meadows, PLS
Alabama Registration No. 29996

STATE OF ALABAMA,
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_____, owner of the real property shown on this plat, hereby joins in the statement of Derek S. Meadows and certify that it was and is our purpose to subdivide the lands so platted as shown.

In witness whereof, _____, a corporation, has caused its name to be signed hereunto by _____, its Designated Officer.

Designated Officer,
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DATED: _____, 2022.

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Notary Public _____ My commission expires: _____

Approval by the Opelika City
Planner, Opelika, AL

Approval by the Opelika Power
Services

Planner: _____

Chairman: _____

Date: _____

Date: _____

Approval by the Opelika Utility
Board, Opelika, AL

Approval by the Opelika Public
Works Director

Chairman: _____

Chairman: _____

Date: _____

Date: _____

Approval by the City Engineer,
Opelika, Alabama

Engineer: _____

Date: _____

CHURCH OF THE HIGHLANDS ADDITION TO OPELIKA PLAT NO. 1

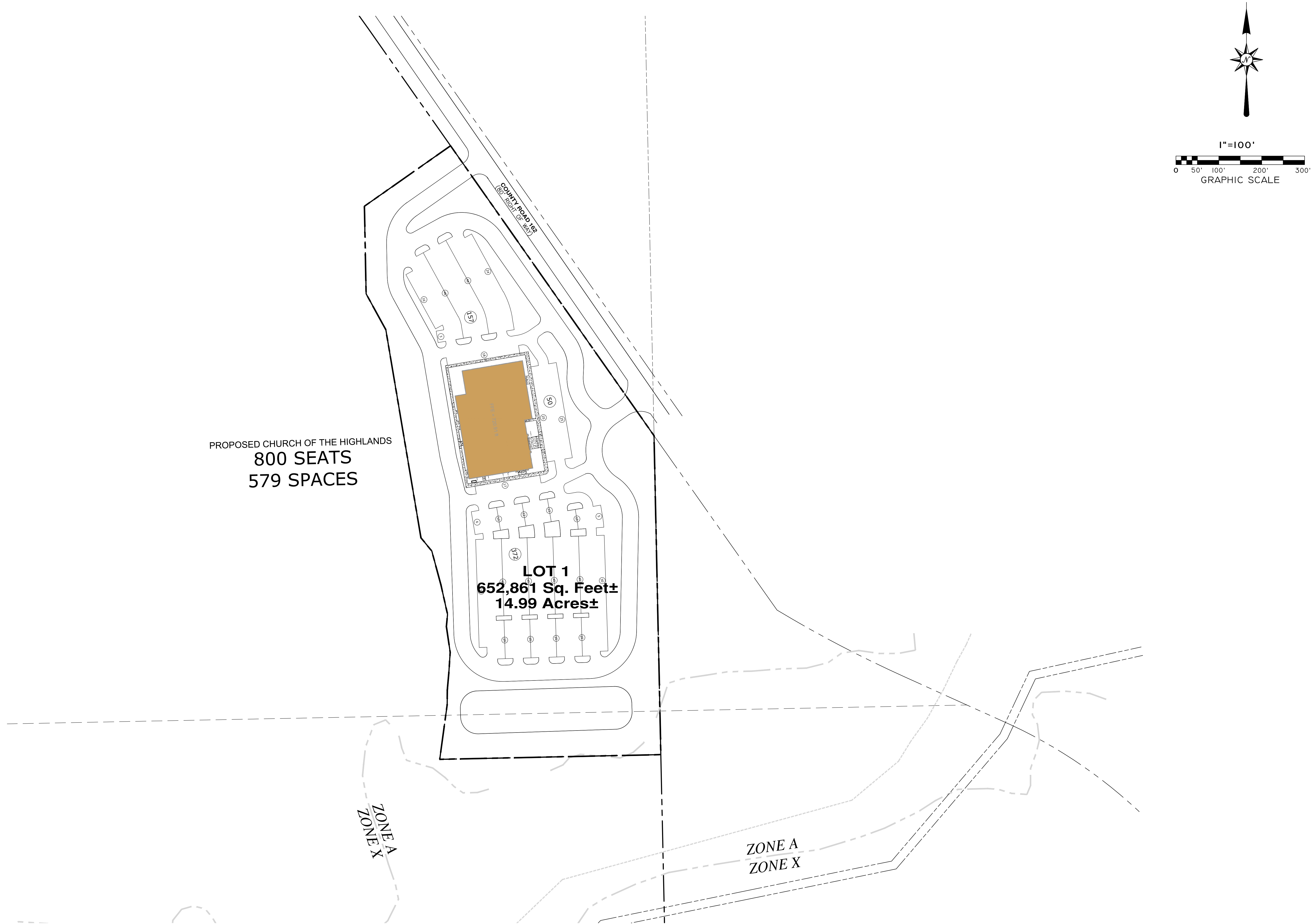
Being a parcel of land situated in Section 33, Township 20 North, Range 27 East and the South half of Section 28, Township 20 North, Range 27 East, Lee County, Alabama

Prepared by:

GONZALEZ - STRENGTH & ASSOCIATES, INC.
CIVIL ENGINEERING, LAND SURVEYING, PLANNING, TRAFFIC & TRANSPORTATION
1550 WOODS OF RIVERCHASE DRIVE SUITE 200
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PHONE: (205) 942-2486
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www.Gonzalez-Strength.com

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APRIL 2022
PROJECT# 21-0520

[illegible]

TITLE CONCEPTUAL LAYOUT PLAN			
OPELIKA CAMPUS ANDERSON ROAD OPELIKA, ALABAMA CHURCH OF THE HIGHLANDS BIRMINGHAM, ALABAMA			
DWN. BY GTS	CKD. BY GTS <table border="1"> <tr> <td>SCALE</td> <td>DATE 9/22/21</td> </tr> </table>	SCALE	DATE 9/22/21
SCALE	DATE 9/22/21		



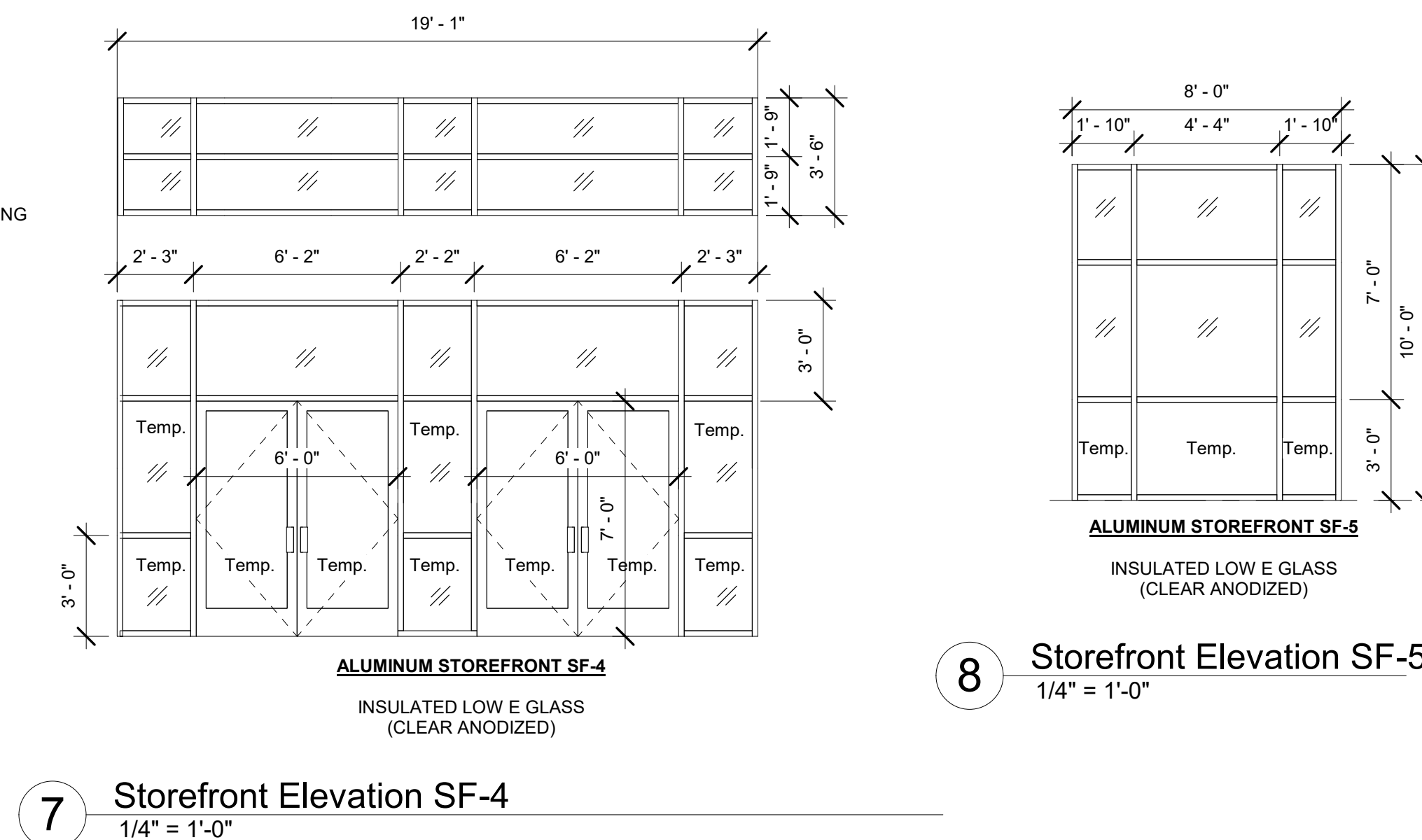
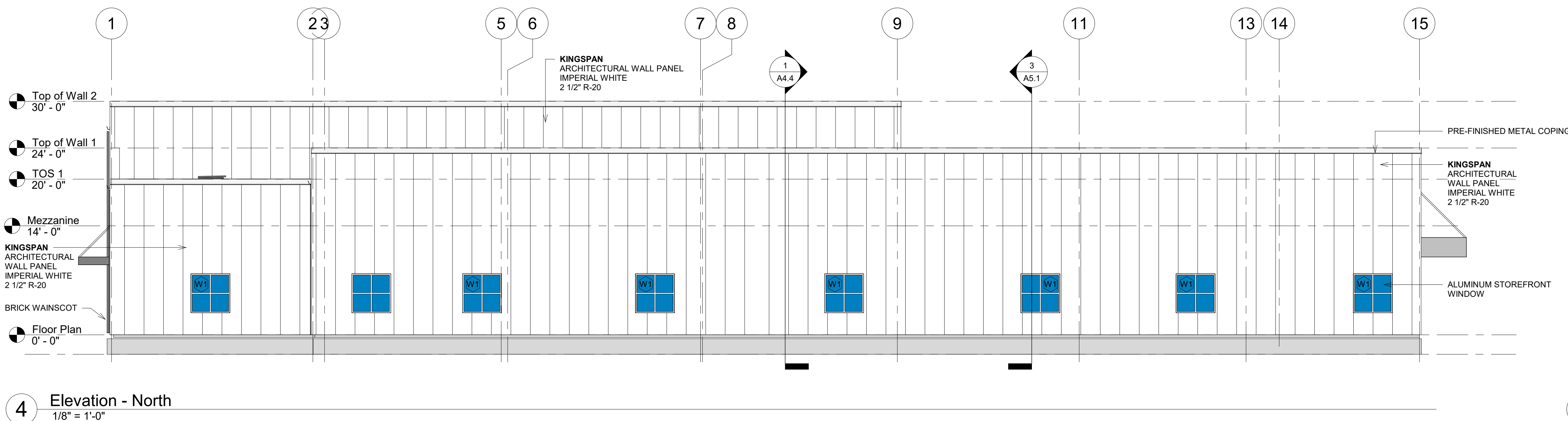
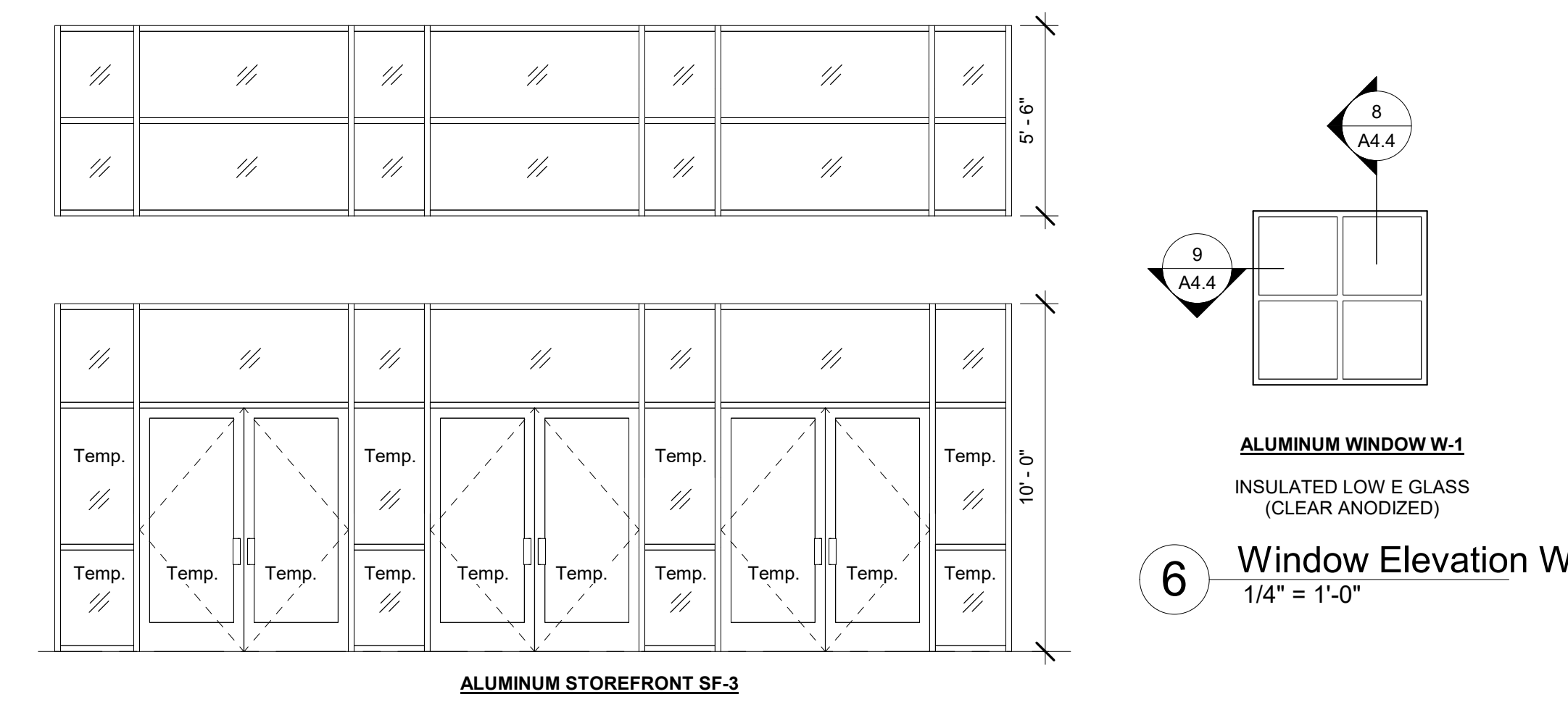
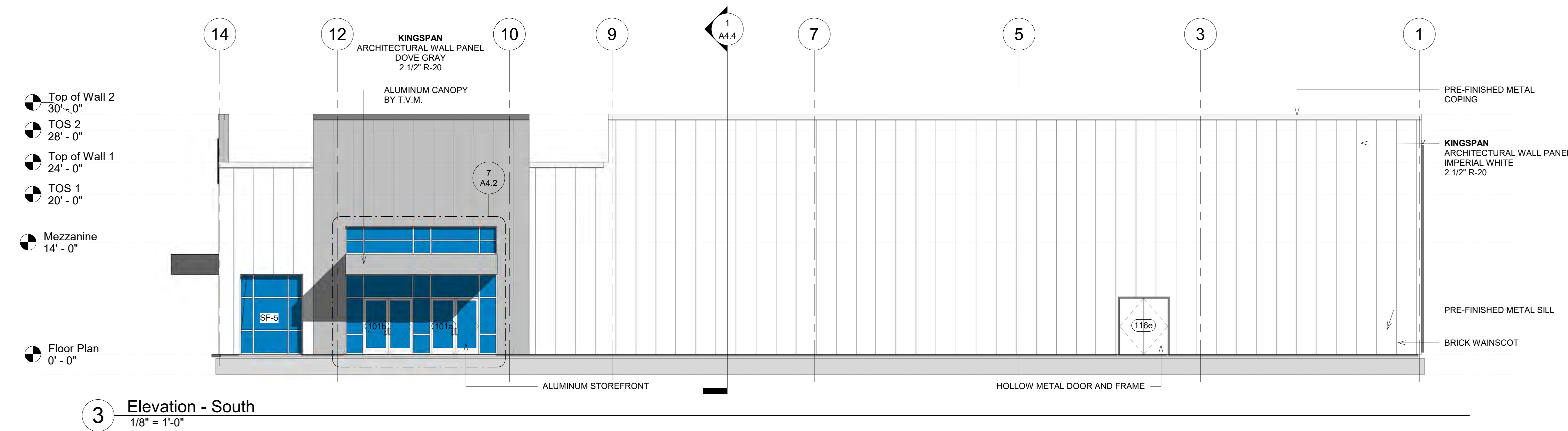
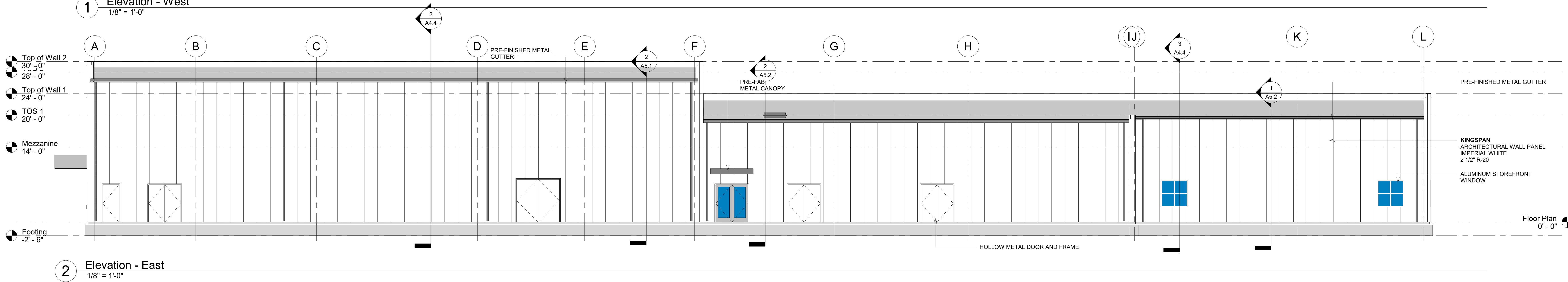
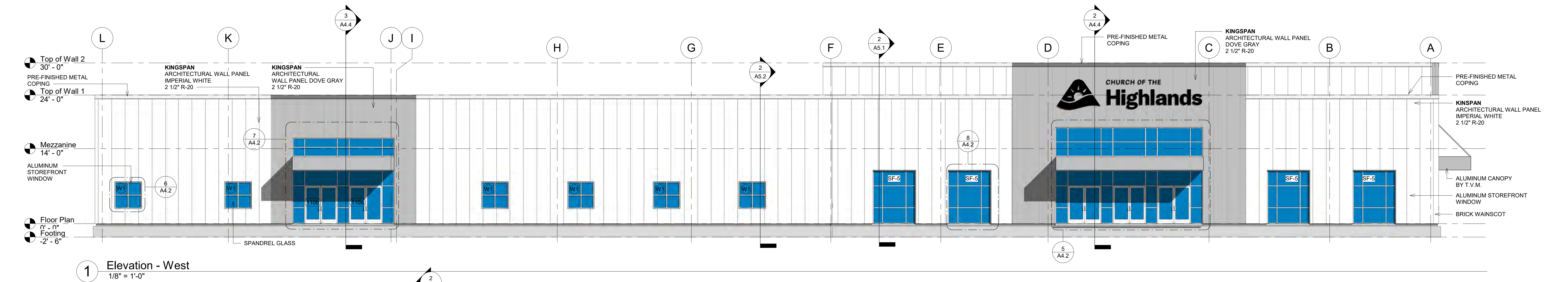
GONZALEZ - STRENGTH & ASSOCIATES, INC.
CIVIL ENGINEERING - TRANSPORTATION ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE ARCHITECTURE
1550 WOODS OF RIVERCHASE DRIVE SUITE 200
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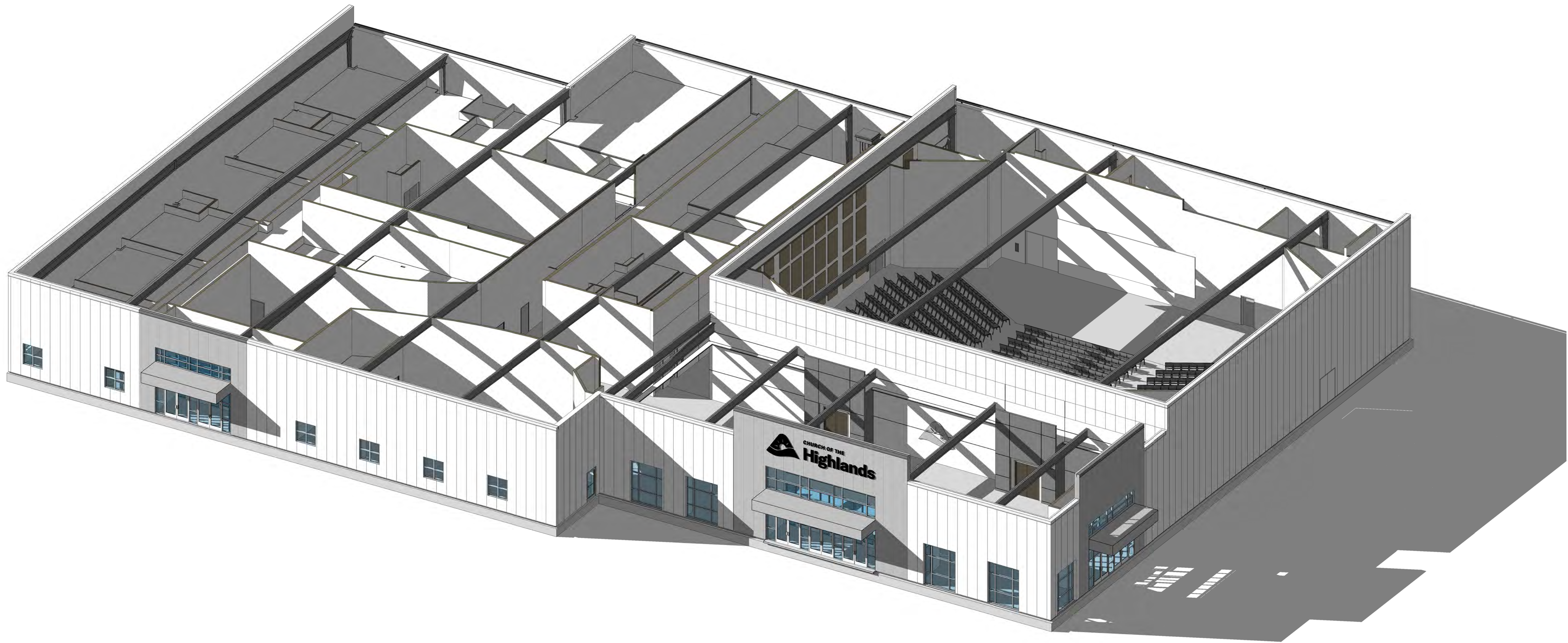
© Copyright 2019

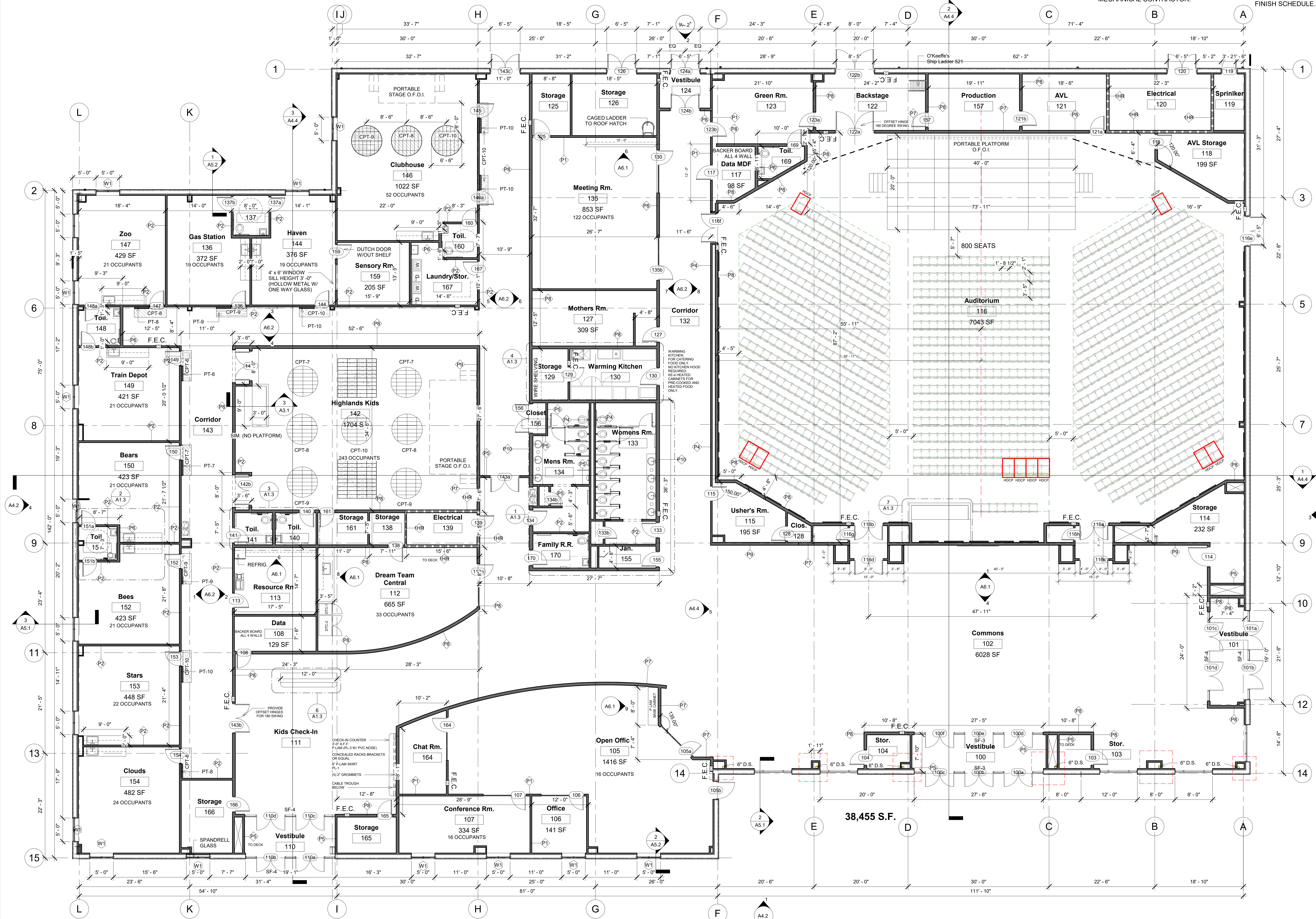
PRELIMINARY
NOT FOR
CONSTRUCTION,
RECORDING
PURPOSES OR
IMPLEMENTATION

DWG.NO.
C1

PROJECT
21-0520



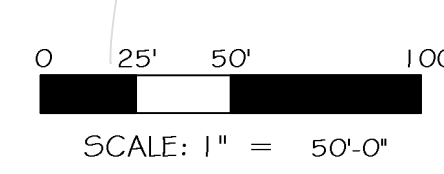




- GENERAL NOTES**
- WHERE DISCREPANCIES EXIST BETWEEN STANDARD COMMENTS, NOTES FROM THE DESIGN PROFESSIONAL OR CODES, THE MOST RESTRICTIVE SHALL APPLY.
 - ALL CONSTRUCTION SHALL COMPLY WITH 2015 INTERNATIONAL BUILDING CODE.
 - ALL INTERIOR DIMENSIONS ARE FROM FACE TO FINISH FACE OF PARTITION UNLESS OTHERWISE NOTED.
 - COORDINATE OPENINGS THROUGH PARTITIONS ABOVE THE CEILING FOR HVAC SUPPLY AND RETURN WITH MECHANICAL DRAWINGS AND MECHANICAL CONTRACTOR.
 - GENERAL CONTRACTOR TO PROVIDE MECHANICAL, ELECTRICAL, AVL, SPRINKLER ETC. OVERHEAD COORDINATION DRAWING PRIOR TO ANY INSTALLATION TO BE REVIEWED BY OWNER AND ARCHITECT.
 - ALL SPRINKLER HEADS, DIFFUSERS AND REGISTERS SHALL BE CENTERED WITH SUSPENDED ACOUSTICAL PANELS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
 - CONTRACTOR IS RESPONSIBLE FOR PAINTING ALL EXPOSED STEEL, DECKING, PIPING, CONDUIT, SPRINKLER PIPING AND DUCTS WHICH ARE EXPOSED IN AREAS WITH NO CEILINGS AND SCHEDULED TO RECEIVE PAINT FINISH AS INDICATED ON INTERIOR FINISH SCHEDULE.

Revisions
No. Description Date.

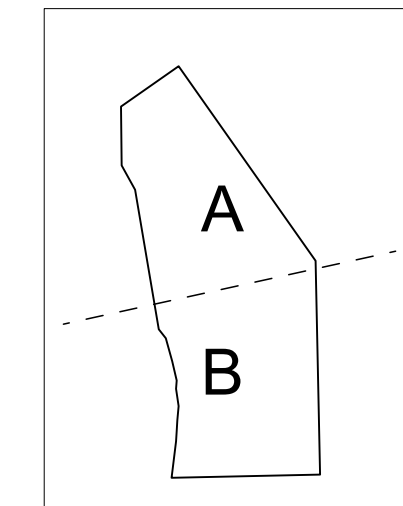
Quantity	Botanical Name	Common Name	Root	Scheduled Size	Spacing	Comments
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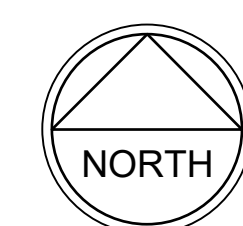


KEY MAP



OVERALL

0 15' 30' 60'
SCALE: 1" = 30'-0"



04/28/22

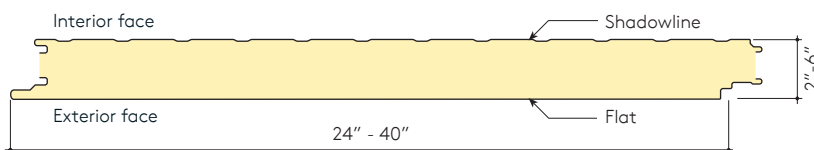
Optimo® Data Sheet

Insulated Wall Panel System



Product Specification

Profile:	Exterior: Flat Interior: Shadowline or flat
Embossing:	Exterior: Stucco or non-embossed Interior: Stucco or non-embossed
Gauge:	Exterior: 22 ga Interior: 26, 24, 22 ga
Width:	24", 30", 36", 40"
Thickness:	2", 2.5", 3", 4", 5", 6"
Length:	Embossed: 8' - 32' Non-embossed: 8' - 20'
Reveal option:	1/8", 3/8", 1", 2"
Orientation:	Vertical or horizontal
Post fabrication (optional):	Trimless ends, folded corners, transverse bends (Manufacturing limitations apply. Please contact us for detailed information)
R-value:	≈ 7.2 per inch per ASTM C518 @ 75°F mean temperature ≈ 8.25 per inch per ASTM C518 @ 35°F mean temperature



Applications

Optimo® delivers a flat appearance with a soft non-directional embossed stucco or smooth texture. Optimo® horizontally or vertically applied, uses a patented double seal integrated joint. Standard reveals are 1/8" for vertical applications, and 3/8" for horizontal applications.

Optimo® is suitable for new and retrofit applications across the cold storage, commercial and industrial market sectors.

Design Features

The foamed-in-place manufacturing process produces superior panels of consistent high quality that arrive to site ready for quick and easy installation, saving up to 50% in on-site construction time.

Panels are available with optional factory-caulked side joints to save erection labor (not available for cold storage applications).

Customer Options

Kingspan offers a full spectrum of vibrant colors for every color scheme. The high performance coatings provide long-life protection, color and gloss retention. Custom color matching is available to meet individual building designs and creative freedom.



Optimo® Data Sheet

Insulated Wall Panel System

Performance Testing and Approvals

Kingspan insulated panels meet specific building envelope performance criteria and requirements stipulated by US and Canadian building codes.

Test	Procedure	Results					
Fire	FM 4880	Passed: Class 1 Fire Rating of Building Panels or Interior Finish Materials*					
	ASTM E84	Flame Spread: 25 or Less / Smoke Developed: 450 or Less					
	CAN/ULC-S101	Fire Endurance Tests: 10 min (Fastener conditions vary depending on product thickness. Please contact technical.NA@kingspanpanels.com for detailed information.)					
	CAN/ULC-S102	Flame Spread: 35 / Smoke Developed: 120 for panel insulation core					
	CAN/ULC-S127	Flame Spread: <500 for foam core					
	CAN/ULC-S138	Passed: Fire growth of foamed plastic insulated building panels in a full scale room configuration					
	CAN/ULC-S134	Passed: Standard method of test for fire of exterior wall assemblies					
	NFPA 259	Tested for potential heat of building materials					
	NFPA 268	Passed: Standard test method for determining ignitability of exterior wall assemblies using a radiant heat energy source					
	NFPA 285	Passed: Standard Fire Test Method for Evaluation of Fire Propagation Characteristics of Exterior Non-Load-Bearing Wall Assemblies Containing Combustible Components					
Structural	FM 4881	Passed: For complete wind pressure ratings please contact Kingspan Technical Services or refer to ApprovalGuide.com*					
	ASTM E72	Vacuum chamber tested. Panel load / span and deflection tables are available					
Thermal Transmission	ASTM C518	Thermal Performance at 75°F mean temperature		Thermal Performance at 35°F mean temperature			
		Thickness	R-Value	Thickness	R-Value		
		2	14.4	2	16		
		2.5	18.0	2.5	20		
		3	21.6	3	24		
		4	28.8	4	32		
		5	36.0	5	40		
		6	43.2	6	48		
		Air Infiltration	ASTM E283	0.003 CFM/ft² of Panel Area at 6.24 psf			
		Water	ASTM E331	No uncontrolled water penetration at 20 psf differential pressure			
AAMA 501.1	Dynamic water pressure testing – no sign of water leakage at 15 psf						
Bond Strength	ASTM D1623	Panels tested for tensile bond strength of metal to foam					
Skin Delamination		No skin delamination with direct pull off pressure up to 1188 psf					

*Thickness: 2"-6", Width: 24"-42", Min. panel length: 8', Min. gauge: Exterior 26 ga, Interior 26 ga.

For FM compliance, systems must be installed in accordance with FM installation specifications as detailed on ApprovalGuide.com. Please contact technical.NA@kingspanpanels.com for detailed information or refer to ApprovalGuide.com.



Contact Details

DeLand, FL: 877-638-3266
Modesto, CA: 800-377-5110
www.kingspanpanels.us

Caledon, ON: 866-442-3594
Langley, BC: 877-937-6562
www.kingspanpanels.ca

For the product offering in other markets please contact your local sales representative or visit www.kingspanpanels.com. To ensure you are viewing the most recent and accurate product information, please visit www.kingspanpanels.com

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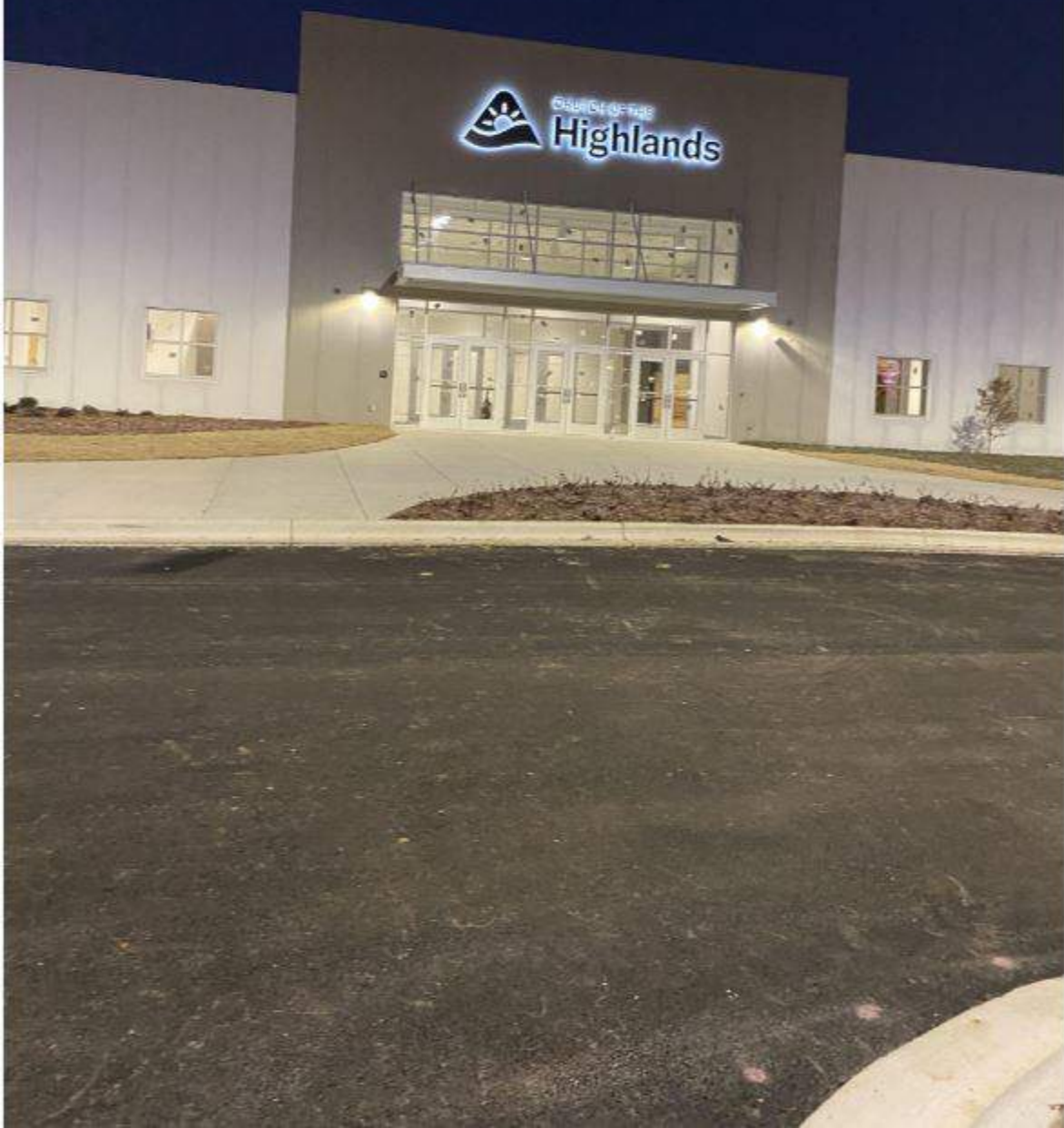








CHURCH OF THE
Highlands





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

2897



PC DEADLINE: 5/3/22 PC MEETING: 5/24/22

SITE ADDRESS: 410 Simmons
PROPERTY OWNER: Hayley Investments
APPLICANT/ AUTHORIZED REPRESENTATIVE: Kurt Hayley
MAILING ADDRESS: ~~PO Box~~ 930 Avenue A Opelika
PHONE NUMBER: 334-745-6571 FAX NUMBER: _____
EMAIL ADDRESS: kurt@hayleyrealestate.com

PARCEL INFORMATION

Project name: _____ Address/Location: 410 Simmons St.
Current Land Use: _____ Current Zoning: M1
Adjacent Zoning Districts: North: _____ South: _____ East: _____ West: _____
Description of Proposed Use: Holistic Wellness Center

AUTHORIZATION TO ACT AS APPLICANT (if applicable)

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

Property Owner's Signature: [Signature] Date: 5/4/22

**STATE OF ALABAMA,
COUNTY OF LEE**

I, Thomas Casson, a Notary Public in and for said County and State, hereby certify that Kurt Hayley, 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.

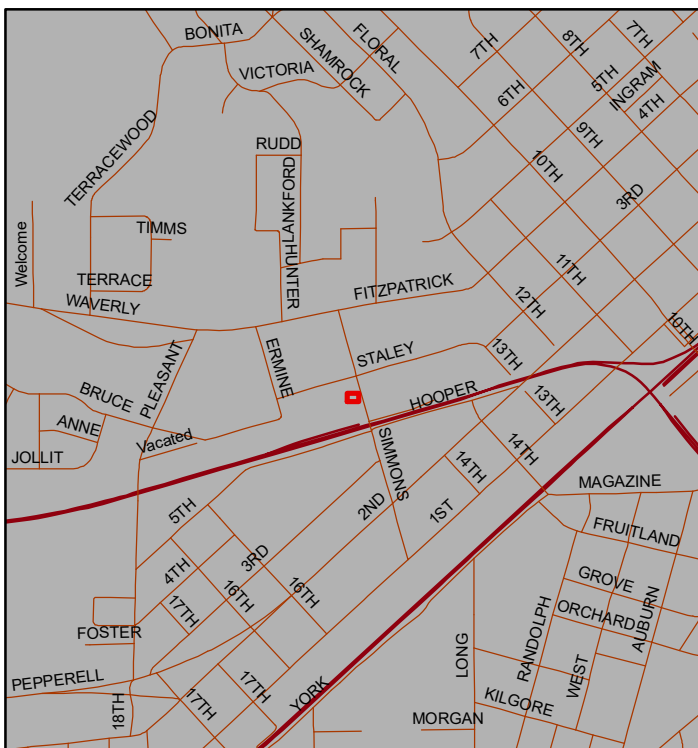
Given my hand and seal of office this 4 day of May, 2022



[Signature]
Notary Public

My Commission Expires: 8-7-22

An aerial map of a residential area. The map shows several streets: STALEY (top left), SIMMONS (middle right), and HOOPER (bottom right). There are several lots, some labeled with numbers in white boxes: M1 (top left), R5 (middle right), and C3 (bottom right). A specific lot is highlighted with a black and white checkered border. The map also shows various colored areas: light gray for most lots, dark brown for a large area on the right, and a small red area at the bottom right.



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

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: May 24, 2022

Agenda Item #: C-6

Action Requested: Conditional Use – Holiness Wellness Center

Location of Property: 410 Simmons Street

Property Owner(s): Hayley Investments LLCC
Dustin E. Nelms, authorized representative

Current Land Use: Vacant building

Current Zoning: M-1

**Surrounding Zoning Districts
And Land Uses:**

North	M-1	Commercial (vacant)
South	M-1	Warehouse
East	M-1	Undeveloped, residential
West	M-1	Warehouse

Proposal

The applicant is requesting conditional use approval for a holistic wellness center in a M-1 (manufacturing) zoning district. In the M-1 zone a commercial use that primarily provides a service, and selling products is secondary, requires Planning Commission approval. The location of the wellness center is a 4,260-sf building that fronts along Simmons Street. The building shares a common wall with the adjacent property - an 11,150 sf building with two tenant spaces. (A side property line runs along the common wall between the two properties.) The three-tenant spaces along Simmons Street appear as commercial zoned office/retail property, but the property is zoned M-1. (See photo next page). The proposed wellness center location on Simmons Street and 30 other lots in this M-1 zoning district have been zoned manufacturing for over 30 years.

Basically, holistic wellness assists the whole person (body, soul, and mind) toward better health by providing several alternative therapies instead of a prescription to treat a symptom or habit. Holistic wellness may include diet consultation, fitness solutions, skincare, massage, and naturopathy¹ to

¹ a system of alternative medicine based on the theory that diseases can be successfully treated or prevented without the use of drugs, by techniques such as control of diet, exercise, and massage.

stimulate a person's inherent self-healing process. The applicant's holistic wellness center is called "*Platinum P's Yoni Care and Wellness*". The applicant's center will provide yoni service (cleansing steam treatments), laser-liposuction (non-surgical, ultrasonic radio waves), and body contouring/sculpting (non-surgical, cold, or heat-induced treatment). The applicant said that all treatments are natural, and certification or a license is not required to provide treatments. The wellness center sales feminine wash, soap, wipes, and bath oil.

The proposed wellness center has two employees providing treatments. Customers are scheduled by appointment only, no walk-in customers. Hours of operation are 10 am to 6 pm, Monday thru Saturday. A maximum of four customers can be served at one time. The business will not provide food or drinks (no alcohol served). Three off-street parking spaces are provided in front of the building. Also, the applicant's tenant space has a garage door providing at least two parking spaces inside the building.

Recommendation

The adjacent zoning district on all sides of the applicant's property is zoned M-1; the land uses are warehousing and lite manufacturing on three sides; across 410 Simmons Street is undeveloped property. The proposed business does not involve outside operations or external activities that could interfere with adjacent properties. Planning staff believes that the proposed use will be compatible with the adjacent properties.

Staff recommends conditional use approval.



Engineering Department Report

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

Opelika Utilities Board Report

Water service is accessible to this use.

Opelika Power Services Report

This is inside the Opelika Power Service territory.



**APPLICATION FOR
SUBDIVISION APPROVAL**
PLANNING DEPARTMENT *1808*
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.

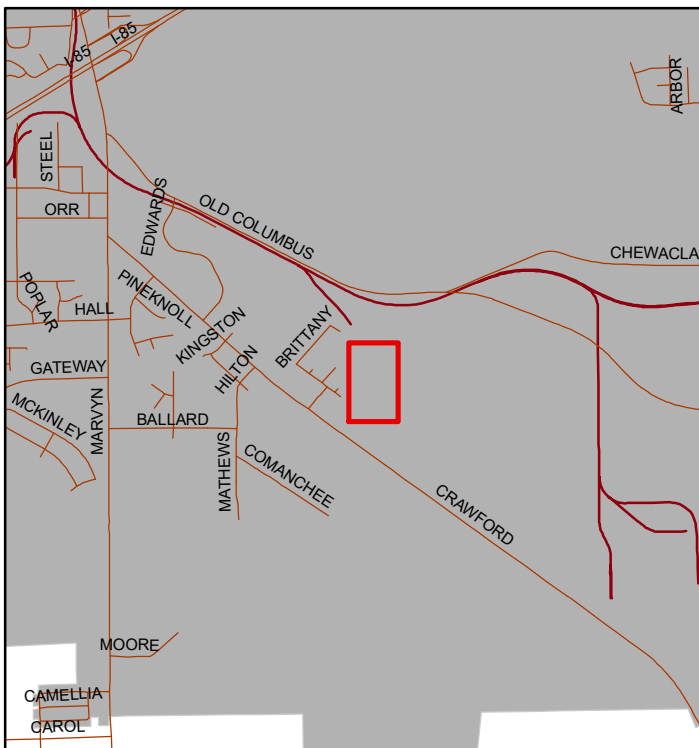
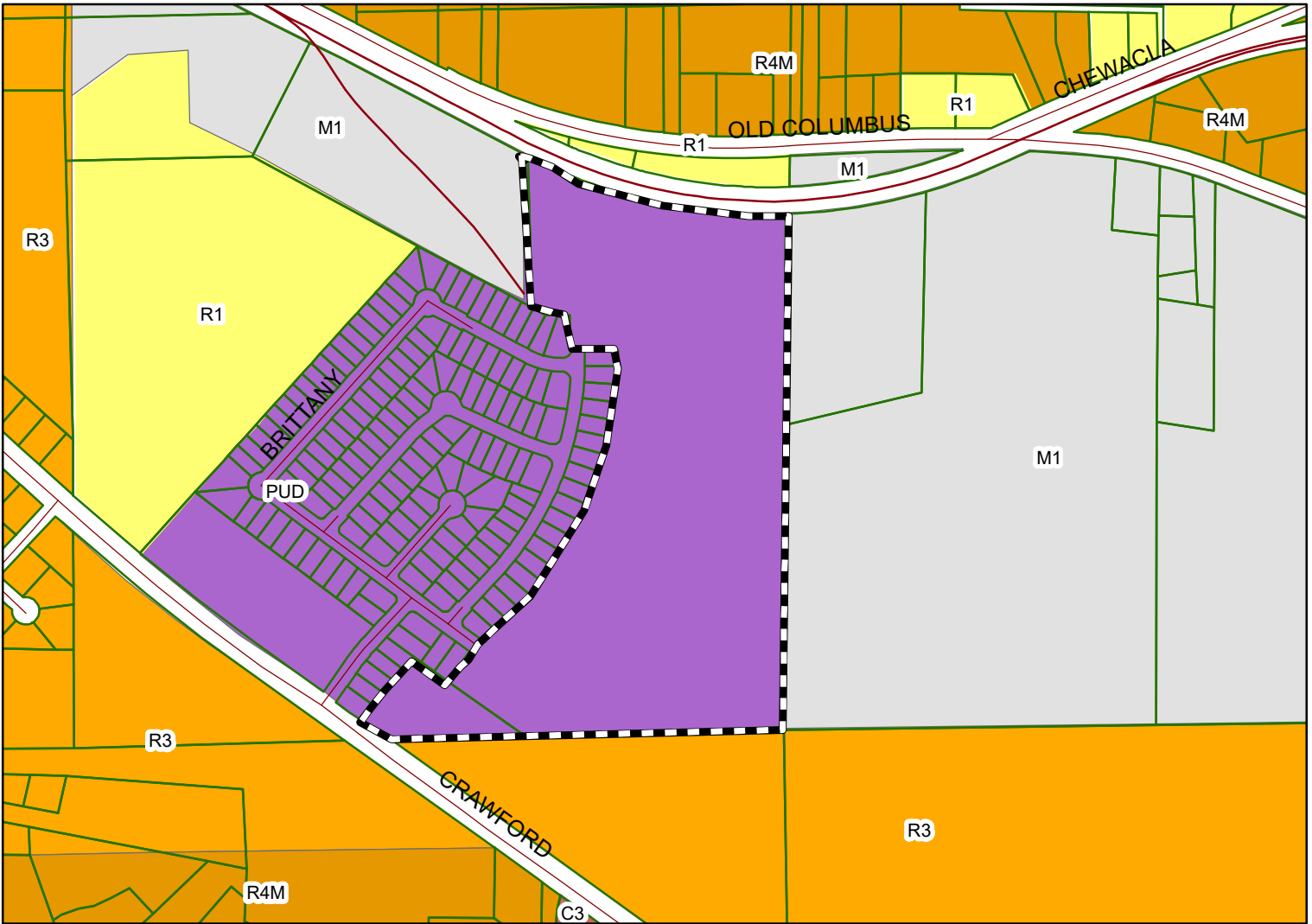
OWNERS/AUTHORIZED

REPRESENTATIVE SIGNATURE: Doug Ransom

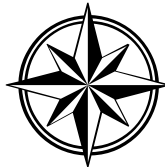
(PRINT NAME) Doug Ransom Land Development Manager

DATE 3/1/2022

**VILLAGE AT WATERFORD PHASE 4-A SUBDIVISION
ARLEE AVENUE, LISMORE DRIVE, HEATHCOTE DRIVE
FINAL APPROVAL, D-7**



The applicant is requesting final approval for 72 single family home lots. The property is located in a PUD zoning district. This agenda item was tabled at the April 26th PC meeting.



Subject Property

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

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: May 24, 2022 (Tabled on March 22, 2022, and April 26, 2022)

Agenda Item #: D-7

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

Recommended for 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 CORRS. 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:

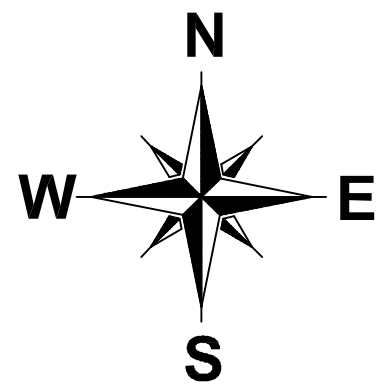
CITY ENGINEER: _____ DATE: _____

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,
WITHOUT THE WRITTEN PERMISSION OF BASELINE SURVEYING & DESIGN, LLC.

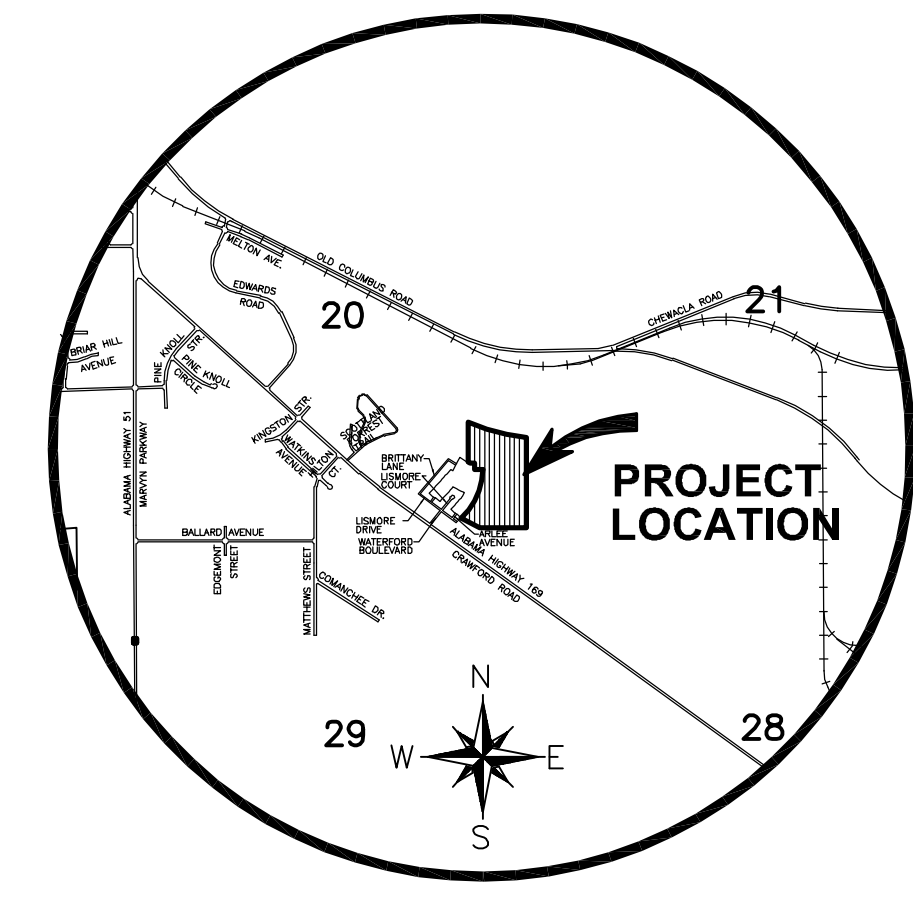


2024 Vertical Curve Data, Sta A
Opeika, Alabama 36801
Phone: (334) 749-9200
Web: www.baseline-llc.com

THE VILLAGE AT WATERFORD
SUBDIVISION, PHASE 4 A
SEC. 20 T 19 N Rg 27 E
OPELIKA LEE COUNTY ALABAMA
SCALE: 1"=50' MARCH 1, 2022
ARTHUR R. NETTLES, AL. P.L.S. REG. NO. 23346
ALABAMA CERT. OF AUTH. CA. NO. 922

CREW CHIEF	DRAWN	DATE	JOB NO.
ARN	CMS	03/01/22	B72822.02

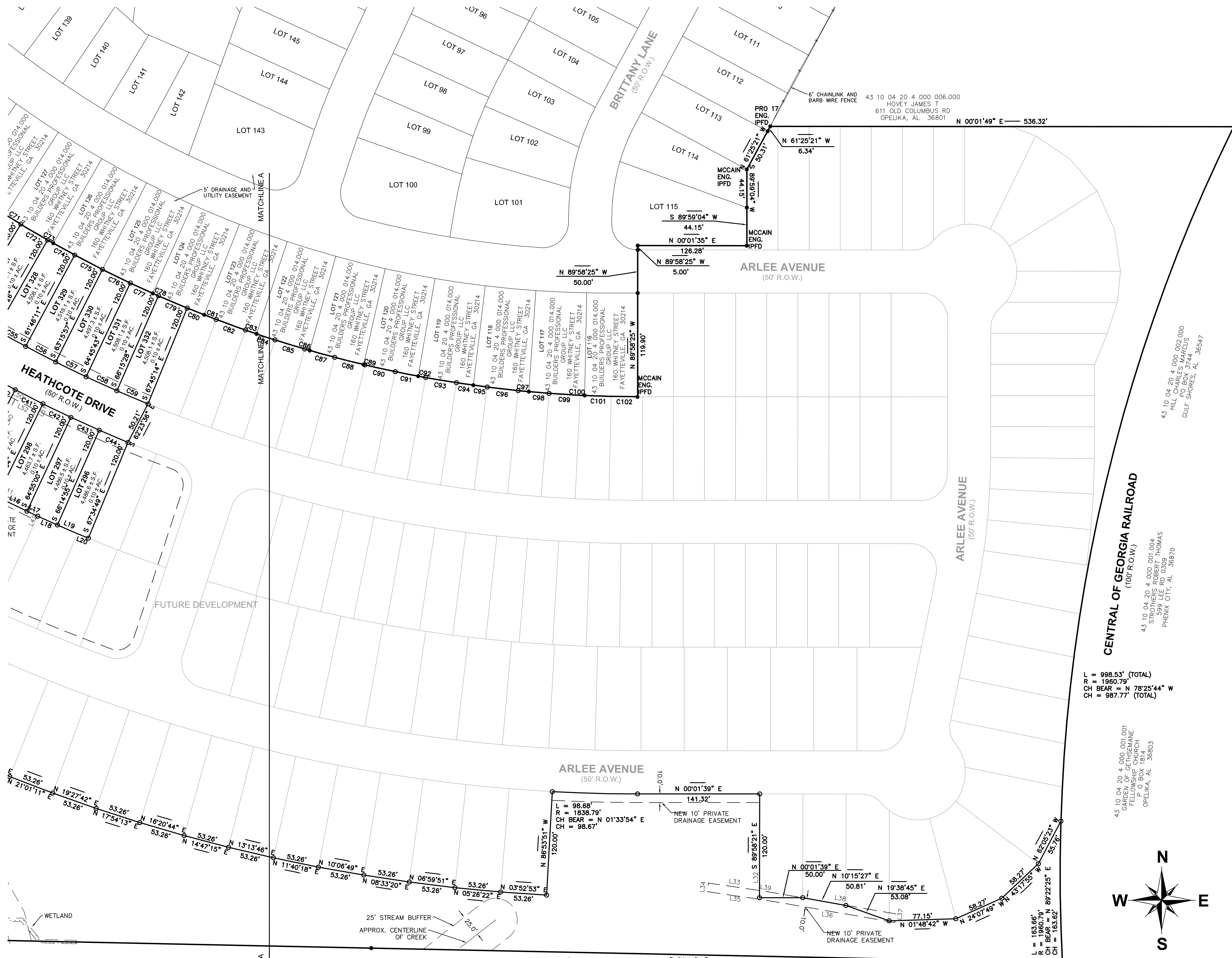
THE VILLAGE AT WATERFORD
SUBDIVISION, PHASE 4 A
SHEET 2 OF 2 (NOT VALID WITHOUT ALL SHEETS)



VICINITY MAP
NOT TO SCALE

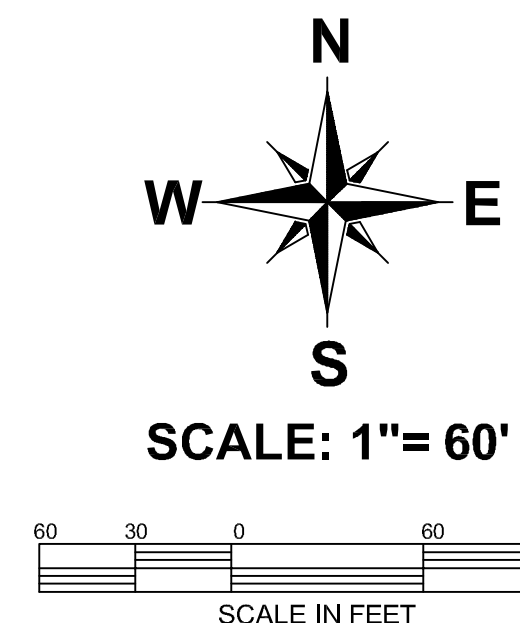
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 33°52'11" E	24.06'
L2	N 33°52'11" E	15.10'
L3	N 33°52'11" E	15.27'
L4	N 33°52'11" E	15.64'
L5	N 33°52'11" E	15.64'
L6	N 33°08'07" E	3.54'
L7	N 32°24'29" E	38.79'
L8	N 31°36'38" E	7.67'
L9	N 30°46'41" E	13.12'
L10	N 30°05'11" E	18.89'
L11	N 29°25'13" E	19.90'
L12	N 28°33'43" E	30.10'
L13	N 27°53'46" E	8.69'
L14	N 27°04'30" E	39.14'
L15	N 26°21'57" E	2.17'
L16	N 25°42'21" E	36.27'
L17	N 24°50'51" E	13.73'
L18	N 24°10'54" E	25.06'
L19	N 23°19'24" E	24.94'
L20	N 22°39'26" E	13.85'
L21	N 21°39'02" E	14.99'
L22	N 20°40'05" E	24.83'
L23	N 19°35'20" E	5.30'
L24	N 18°22'57" E	5.41'
L25	N 17°03'06" E	2.80'
L26	N 15°42'30" E	33.20'
L27	N 14°20'32" E	23.68'
L28	N 12°43'20" E	12.32'
L29	N 10°43'20" E	36.00'
L30	N 08°43'20" E	10.78'
L31	N 06°43'20" E	16.52'
L32	N 04°58'21" E	111.81'
L33	N 03°16'46" E	59.80'
L34	S 81°43'14" E	10.00'
L35	N 08°16'46" E	68.29'
L36	N 09°49'06" E	151.89'
L37	N 07°10'54" W	10.00'
L38	N 09°49'06" W	152.02'
L39	N 08°16'46" W	8.62'
L40	S 62°14'32" E	104.83'
L41	N 26°27'39" E	80.08'
L42	S 63°32'21" E	10.00'
L43	S 26°27'39" E	81.61'
L44	N 44°15'24" E	24.29'
L45	S 62°49'52" E	82.09'
L46	S 28°32'35" W	10.00'
L47	N 62°49'52" W	83.43'
L48	N 44°15'24" W	28.54'
L49	N 62°14'32" W	109.29'
L50	N 27°44'49" E	10.00'
L51	S 63°45'04" E	10.00'
L52	S 26°58'19" W	31.26'
L53	N 03°43'26" E	4.85'
L54	N 33°52'11" E	198.66'
L55	S 56°07'49" E	10.00'
L56	S 33°52'11" W	195.36'
L57	S 03°46'01" W	1.24'
L58	S 88°29'19" W	10.04'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE
C1	275.00	51.20	48.00	N 58°52'11" W 10°00'48"
C2	275.00	48.08	48.00	N 58°52'11" W 10°00'48"
C3	275.00	48.94	48.88	N 78°58'30" W 10°11'50"
C4	275.00	35.70	35.67	N 87°47'33" W 7°26'16"
C5	30.00	47.12	42.43	N 46°30'41" E 90°00'00"
C6	30.00	47.12	42.43	S 43°29'19" E 90°00'00"
C7	55.00	18.77	18.68	N 80°13'19" E 19°33'23"
C8	55.00	67.62	63.44	S 35°13'19" W 70°26'53"
C9	55.00	19.32	19.35	S 08°56'11" E 20°53'44"
C10	55.00	47.02	45.60	S 43°52'38" E 48°59'10"
C11	55.00	51.82	49.93	S 84°38'13" W 53°59'08"
C12	55.00	44.39	43.19	N 34°31'28" E 46°14'21"
C13	30.00	36.37	34.18	N 46°08'11" E 69°27'47"
C14	30.00	3.99	3.99	N 84°40'42" E 7°37'14"
C15	30.00	56.21	48.34	N 37°50'01" W 107°21'20"
C16	175.00	51.79	51.60	S 24°19'18" W 16°51'18"
C17	175.00	3.27	3.27	S 33°20'04" W 1°04'14"
C18	1838.79	37.39	37.39	N 33°17'14" E 1°09'54"
C19	1838.79	50.00	50.00	S 31°55'03" W 1°33'29"
C20	1838.79	50.00	50.00	S 30°02'04" W 1°33'29"
C21	1788.79	53.60	53.60	N 30°37'14" E 1°43'00"
C22	1788.79	53.60	53.60	N 32°20'14" E 1°43'00"
C23	1788.79	21.05	21.05	N 33°51'58" E 0°40'42"
C24	225.00	21.04	21.03	S 31°11'28" W 5°21'27"
C25	225.00	50.10	50.00	N 22°07'59" E 12°45'31"
C26	225.00	29.45	29.45	N 12°00'14" E 7°29'57"
C27	30.00	42.01	38.66	N 48°24'17" E 80°14'03"
C28	225.00	102.29	101.41	S 78°29'16" E 26°02'51"
C29	30.00	56.30	48.39	S 11°42'15" E 107°31'11"
C30	1549.83	28.78	28.78	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°04'02" W 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 33°44'24" W 1°19'53"
C37	1549.06	36.00	36.00	N 32°24'29" 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	S 29°44'40" W 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	1548.77	36.00	36.00	N 24°25'02" E 1°19'55"
C44	1548.78	36.00	36.00	N 23°05'08" E 1°19'55"
C45	30.00	40.44	40.44	S 84°25'47" W 84°44'33"
C46	1498.79	9.45	9.45	S 41°52'30" W 0°21'40"
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	S 36°27'30" W 1°29'46"
C51	1498.79	39.13	39.13	S 35°07'44" W 1°29'46"
C52	1498.79	39.13	39.13	S 33°27'58" 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" W 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	N 25°59'10" E 1°29'46"
C58	1498.79	39.13	39.13	S 24°29'24" W 1°29'46"
C59	1498.79	39.13	39.13	S 22°59'39" W 1°29'46"
C60	1378.79	8.69	8.69	N 41°52'30" E 0°21'41"
C61	1378.79	36.00	36.00	S 40°56'47" W 1°29'46"
C62	33412.74	1.34	1.34	S 40°10'14" W 0°00'08"
C63	1378.79	34.66	34.66	S 39°25'21" W 1°28'26"
C64	1378.79	30.00	30.00	S 38°04'45" W 1°14'48"
C65	1378.88	6.00	6.00	S 37°19'52" W 0°14'58"
C66	1378.80	36.00	36.00	S 36°27'30" W 1°29'46"
C67	1378.80	22.60	22.60	S 35°14'26" W 0°58'21"
C68	1378.82	13.40	13.40	S 34°29'34" W 0°33'24"
C69	1378.80	36.00	36.00	S 33°27'59" W 1°29'46"
C70	1378.81	15.16	15.16	N 32°24'12" E 0°37'47"
C71	1378.80	20.84	20.84	S 31°39'19" W 0°51'58"
C72	1378.80	36.00	36.00	S 30°28'27" W 1°29'46"
C73	1378.80	36.00	36.00	S 28°58'41" W 1°29'46"
C74	1378.80	28.33	28.33	S 28°49'07" W 1°10'38"
C75	1378.79	36.17	36.17	S 27°28'43" W 1°30'11"
C76	1378.79	35.83	35.83	N 25°58'56" E 1°29'21"
C77	1378.80	28.65	28.65	S 24°38'34" W 1°11'25"
C78	1378.93	7.35	7.35	S 23°53'42" W 0°18'20"
C79	1378.80	36.00	36.00	S 22°59'39" W 1°29'46"
C80	1378.81	21.12	21.12	S 21°48'26" W 0°52'40"
C81	1378.82	14.88	14.88	N 21°03'33" E 0°37'06"
C82	1378.80	36.00	36.00	N 20°00'07" E 1°29'46"
C83	1378.83	13.61	13.61	S 18°58'17" W 0°33'56"
C84	1398.36	22.39	22.39	S 18°13'24" W 0°25'10"
C85	1378.80	36.00	36.00	S 17°00'36" W 1°29'46"
C86	1378.98	6.11	6.11	N 16°08'06" E 0°15'14"
C87	1378.80	29.89	29.89	S 15°23'13" W 1°14'31"
C88	1378.80	34.65	34.65	S 14°02'45" W 0°24'24"
C89	737.20	1.35	1.35	N 13°17'53" E 0°06'18"
C90	1378.80	36.00	36.00	S 12°31'19" W 1°29'46"
C91	1378.80	27.23	27.23	S 11°12'29" W 1°07'45"
C92	1378.86	8.77	8.77	N 10°27'36" E 0°21'52"
C93	1378.80	36.00	36.00	S 09°31'47" W 1°29'46"
C94	1378.80	19.87	19.86	S 08°22'09" W 0°49'32"
C95	1378.81	16.14	16.14	S 07°57'16" W 0°40'14"
C96	1382.15	36.00	36.00	S 06°32'16" W 1°29'33"
C97	1378.81	12.56	12.56	S 05°31'43" W 0°31'20"
C98	1378.80	23.44	23.44	S 04°46'51" W 0°58'28"
C99	1378.79	36.00	36.00	S 03°32'45" W 1°29'46"
C100	1378.85	5.34	5.34	N 02°41'12" E 0°13'19"
C101	1378.79	30.66	30.66	S 01°56'20" W 1°16'27"
C102	1378.79	30.66	30.66	S 00°39'53" W 1°16'27"



L = 998.53' (TOTAL)
R = 1838.79'
CH BEAR = N 78°25'44" W
CH = 987.77' (TOTAL)

43 10 04 20 4 000 001.001
CARLOWSON, JAMES H.
FELLOWSHIP DRIVE
P.O. BOX 1814
OPELIKA, AL 36803



2004 Yarbrough Drive, Ste. A
Opelika, Alabama 36801
Phone: (334) 748-9900
Web: www.baseline-llc.com

BASELINE
SURVEYING & DESIGN, LLC

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INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM,
WITHOUT THE WRITTEN PERMISSION OF BASELINE SURVEYING & DESIGN, LLC.

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
DATE
DRAWN
JOB NO.

ARN
03/01/22
CMS
B7282.02



**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: Multifamily

Current Zoning: R-4

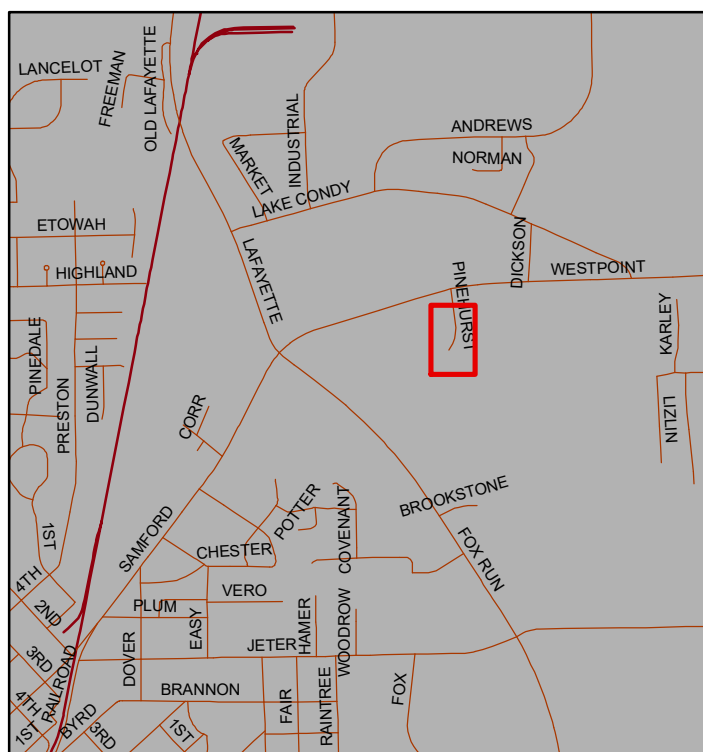
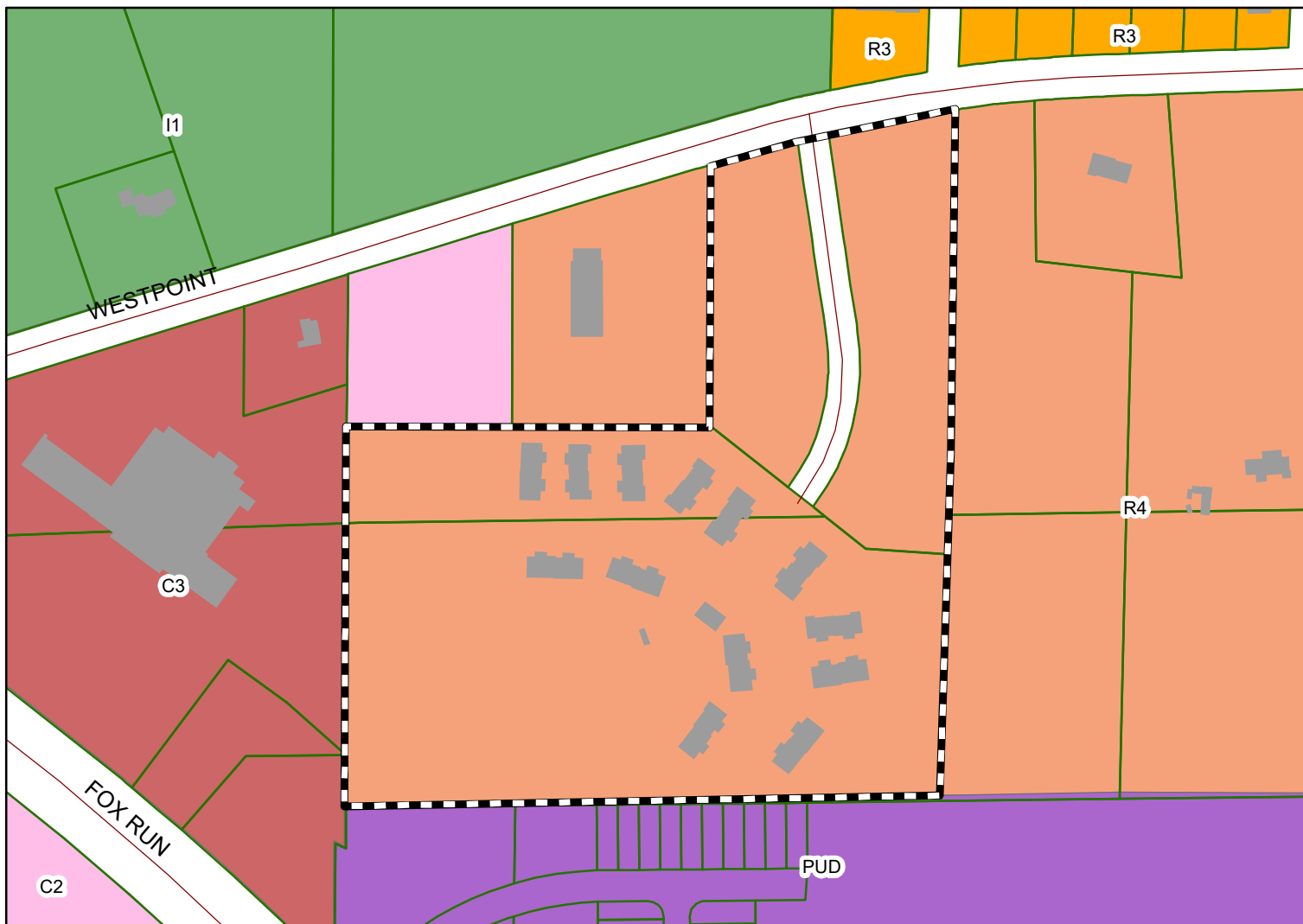
Description of Proposed Use: Site Improvements and Additional Multi-Family Buildings to be constructed

Adjacent 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, E-8**



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. This agenda item was tabled at the February 27th PC meeting.



Subject Property

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

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: May 24, 2022 (tabled on February 22, 2022 and April 26, 2022)

Agenda Item #: E-8

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.

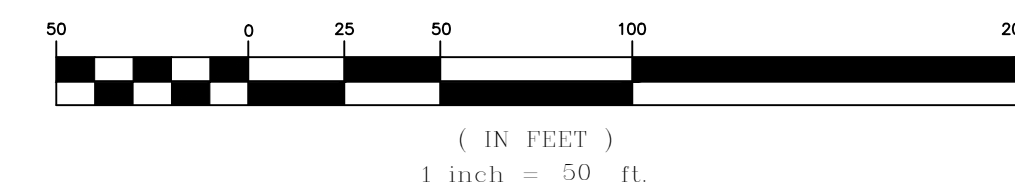
The Engineering Department has no other comments or concerns with this proposal and recommends conditional use.

Opelika Utilities Board Report

Water service is accessible to this use.

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)

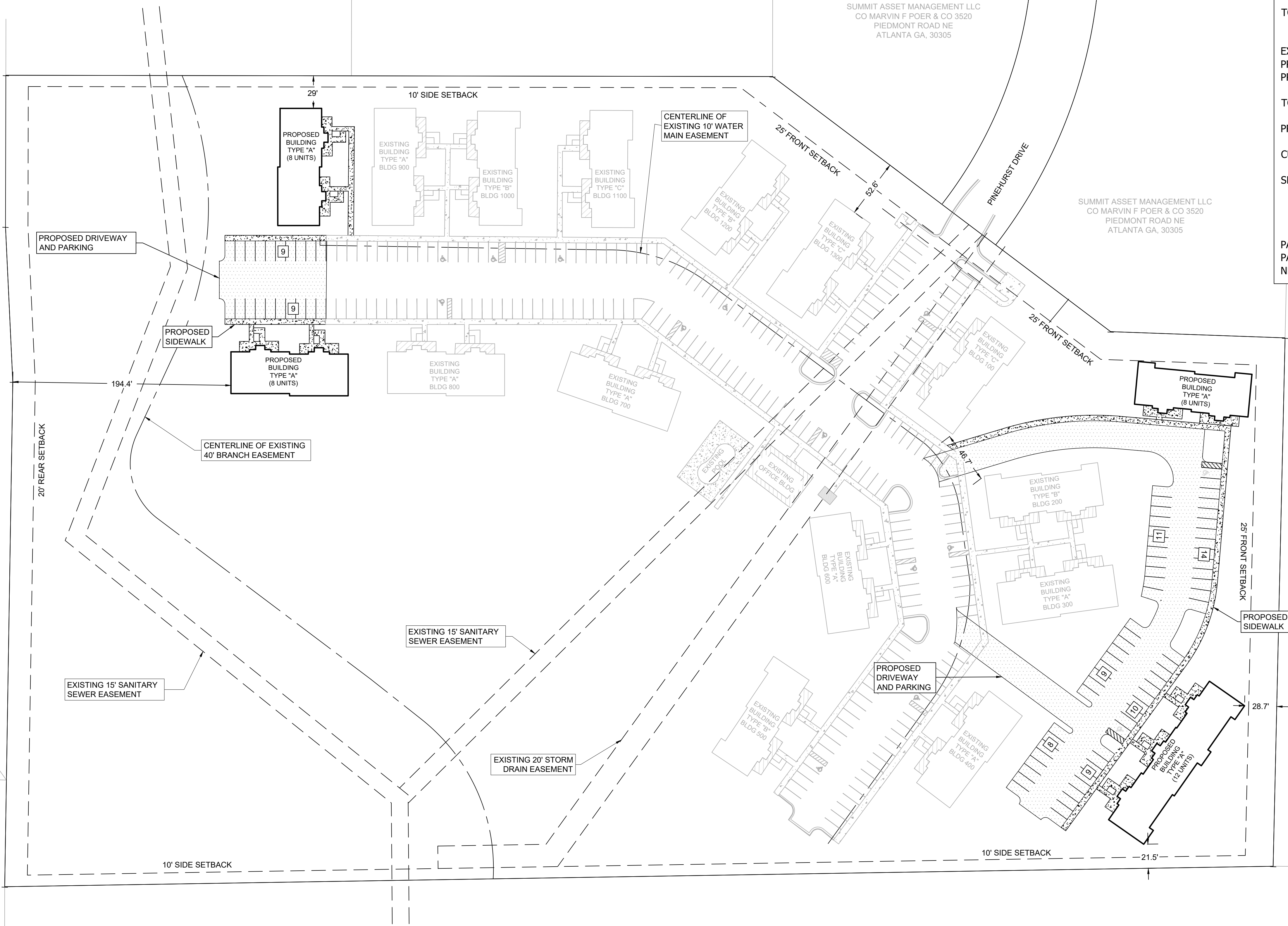


面

PINEURST APARTMENTS
OPELIKA

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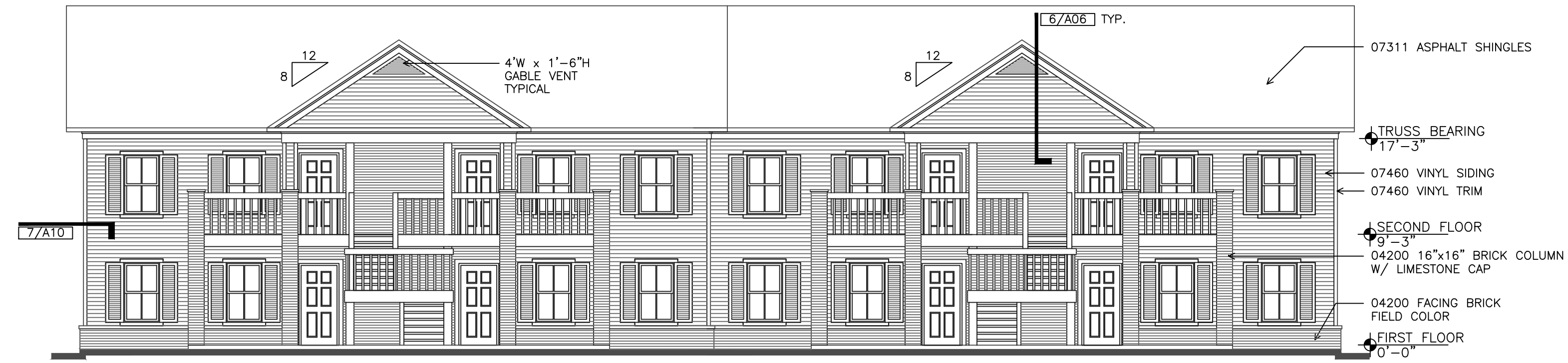
C1



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



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"



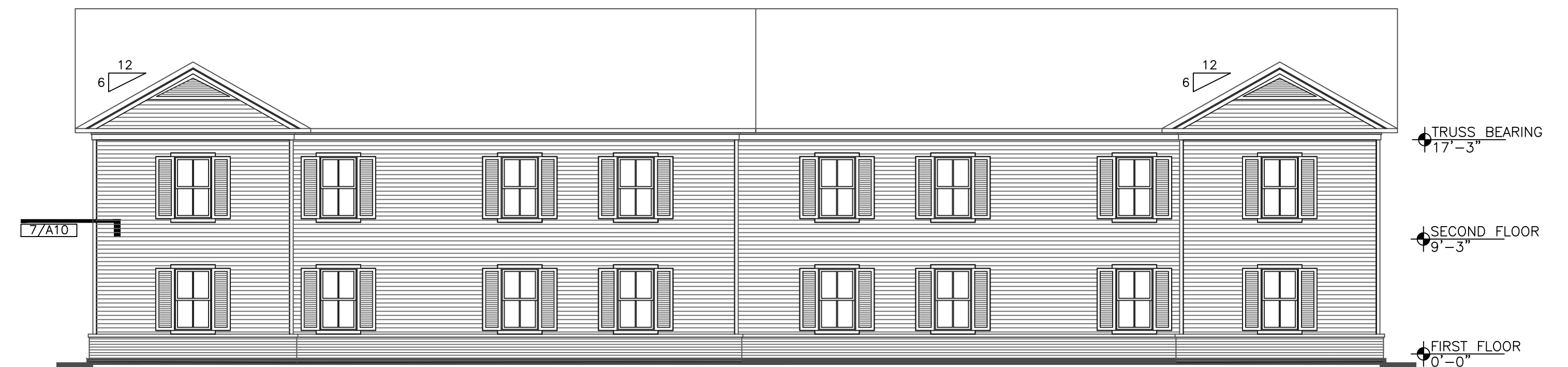
2 SIDE ELEVATION—BUILDING "A2" (SHOWN), TYPE "A1" (SIMILAR OPPOSITE HAND)
A07 1/8"=1'-0"



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"



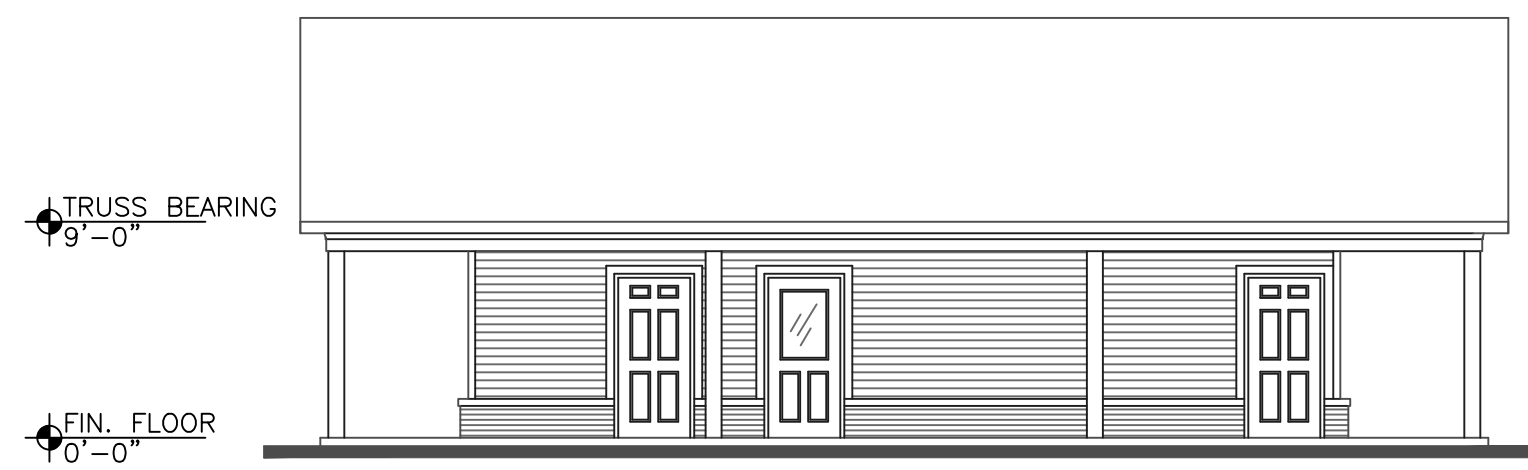
6 SIDE ELEVATION—BUILDING "C2" (SHOWN), TYPE "C1" (SIMILAR OPPOSITE HAND)
A07 1/8"=1'-0"



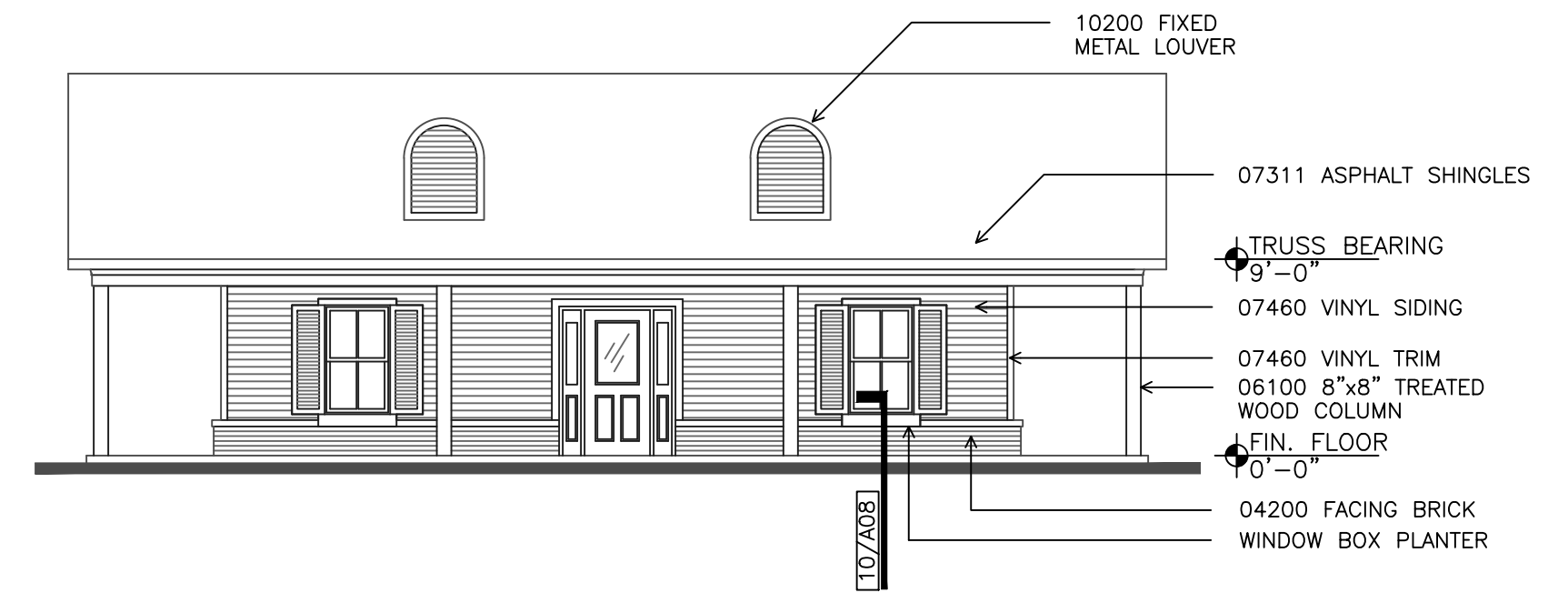
7 REAR ELEVATION BUILDING TYPE "C1" (SHOWN), TYPE "C2" (SIMILAR OPPOSITE HAND)
A07 1/8"=1'-0"



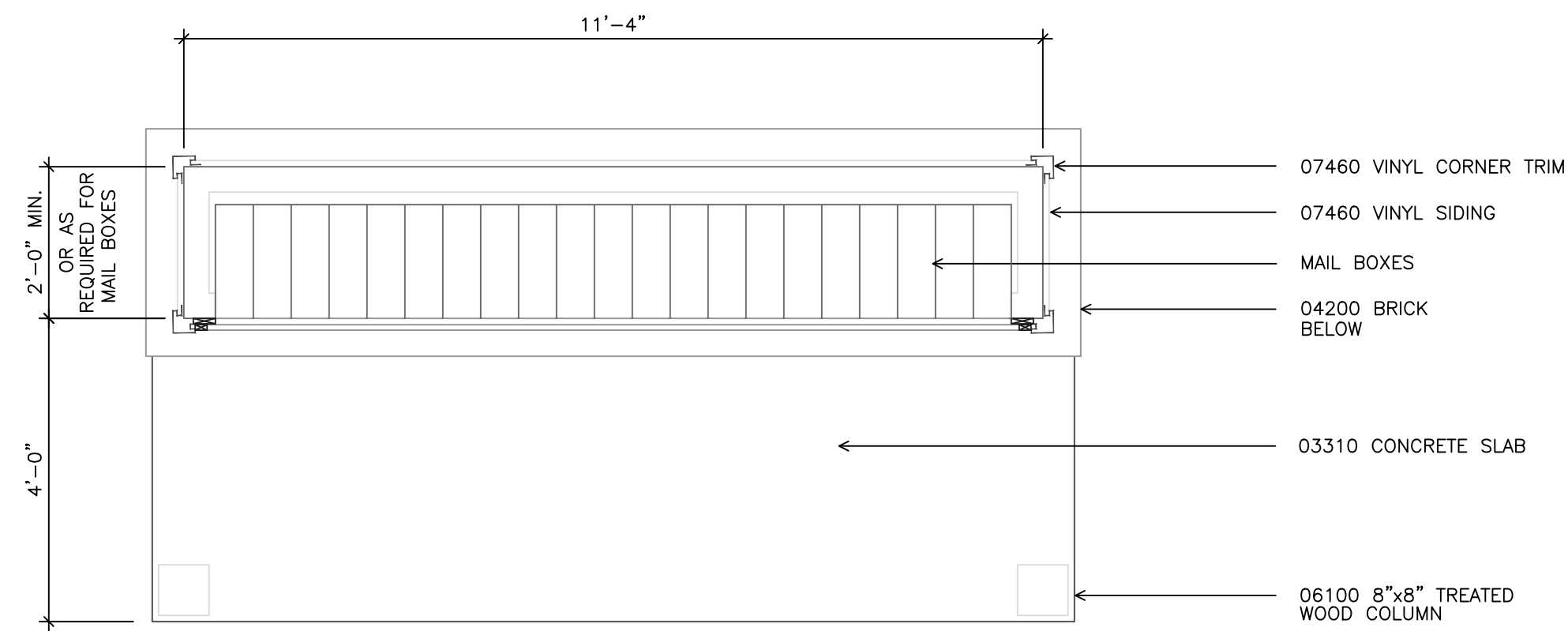
1 CLUBHOUSE SIDE ELEVATION
A08 1/8" = 1'-0"



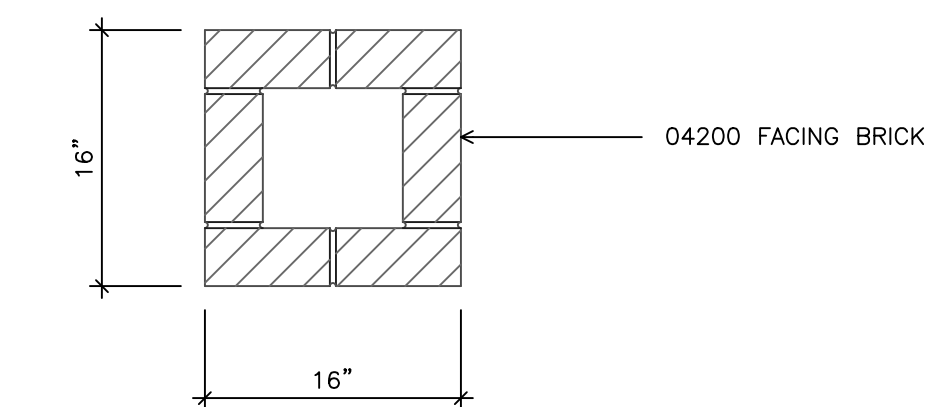
2 CLUBHOUSE REAR ELEVATION
A08 1/8" = 1'-0"



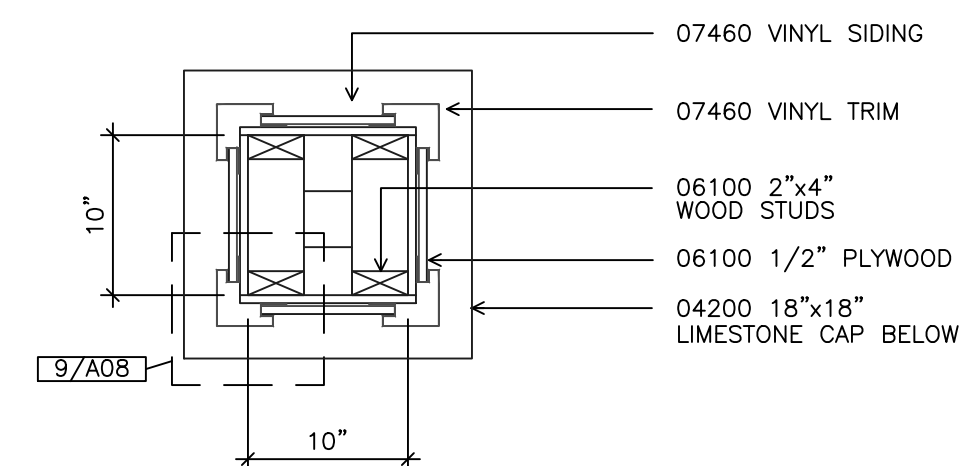
3 CLUBHOUSE FRONT ELEVATION
A08 1/8" = 1'-0"



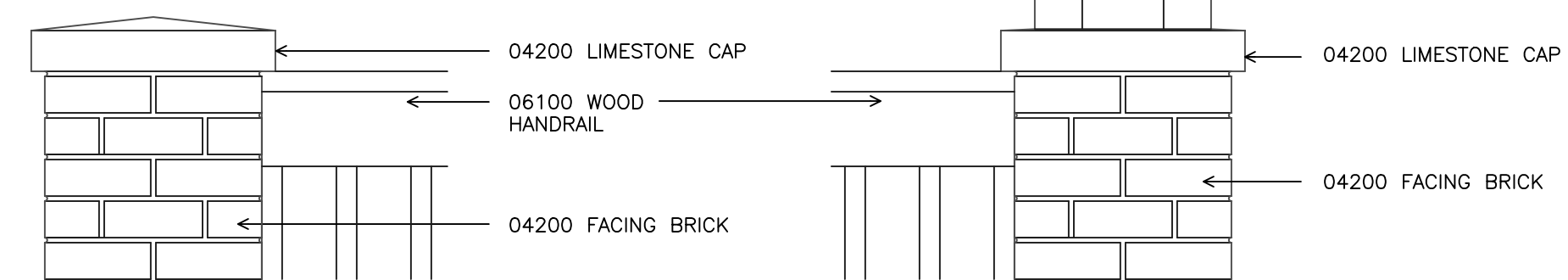
4 MAILBOX KIOSK
A08 1/2" = 1'-0"



5 BRICK COLUMN PLAN
A08 1" = 1'-0"

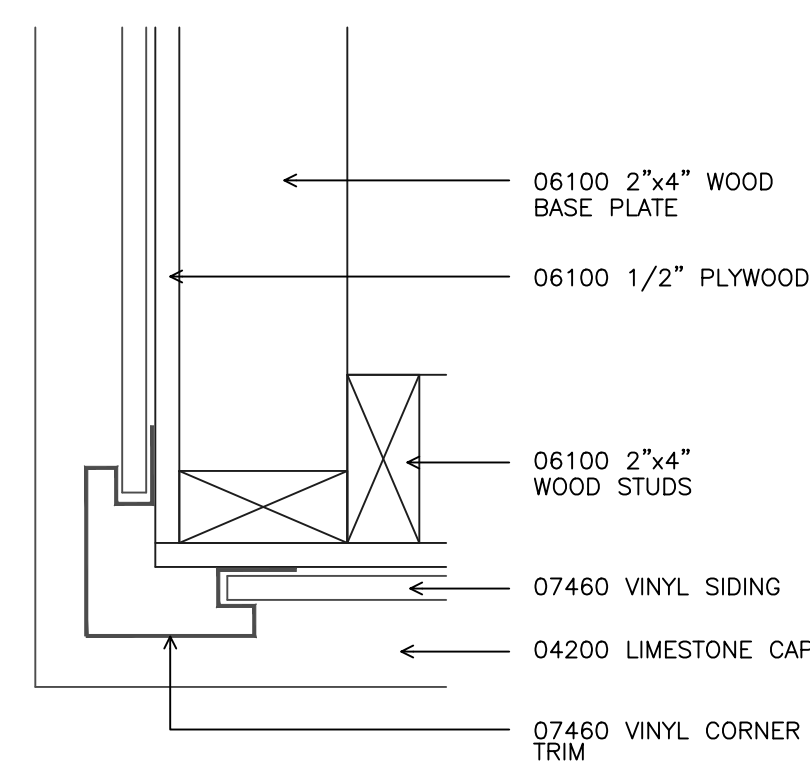


6 BRICK COLUMN PLAN
A08 1" = 1'-0"

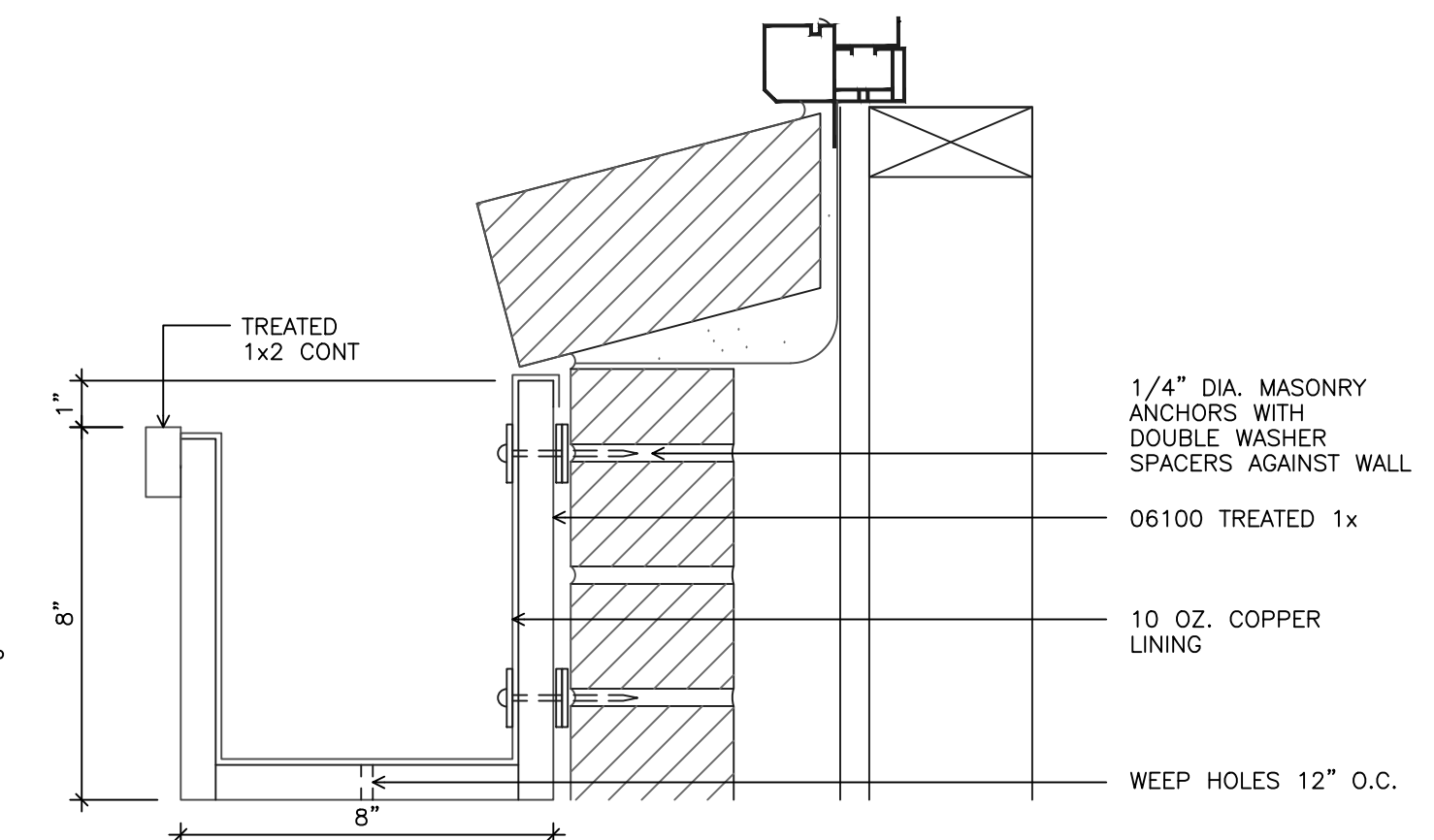


7 BRICK COLUMN ELEVATION
A08 1" = 1'-0"

8 BRICK COLUMN ELEVATION
A08 1" = 1'-0"



9 WOOD COLUMN CORNER
A08 3" = 1'-0"

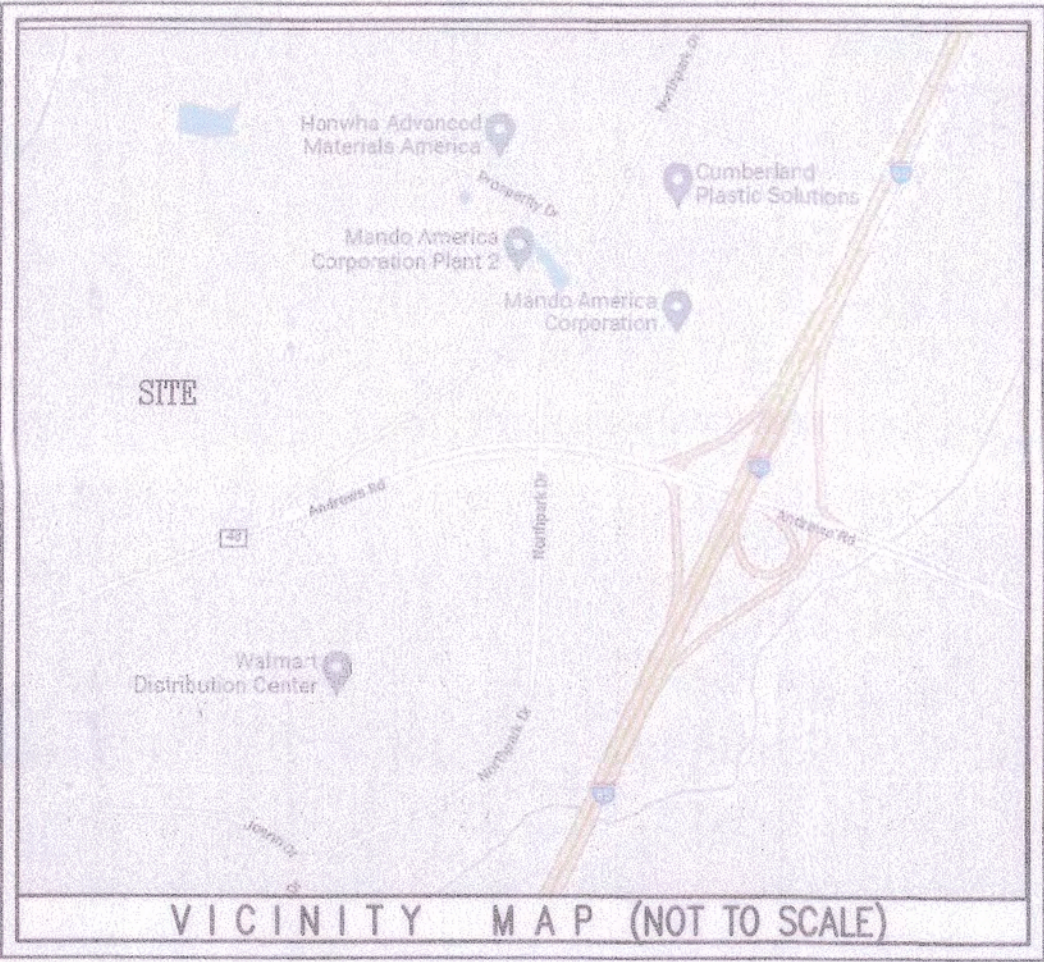


9 PLANTER
A10 3" = 1'-0"

City of Opelika
Planning Commission
Planning Department Report

Administrative Plats Recorded March 2022

Name and Recorded Date	Description
NB ALA Opelika Plat 1 3/29/22	2710 Andrews Road, OIDA property, subdividing from one lot into two lots.
Gyda Simms 3/24/22	Lee Road 874, subdividing from one lot into two lots.
Administrative Plat of Woodward Place, LLC 3/22/22	Hwy 169 and Lee Road 136, subdivide two lots into three lots.
Second Redivision of Parcel D Subdivision for Stephen Corbett 3/10/22	Lee Road 260, subdivide one lot into two lots for residential home
E.E.B Subdivision Fifth Redivision of Parcel B 3/10/22	Columbus Pkwy (Hwy 280) and Anand Street, subdividing into two lots with shared access
Highland Business Park Phase 2 3/10/22	Shannon Court, subdivide from one lot into three lots

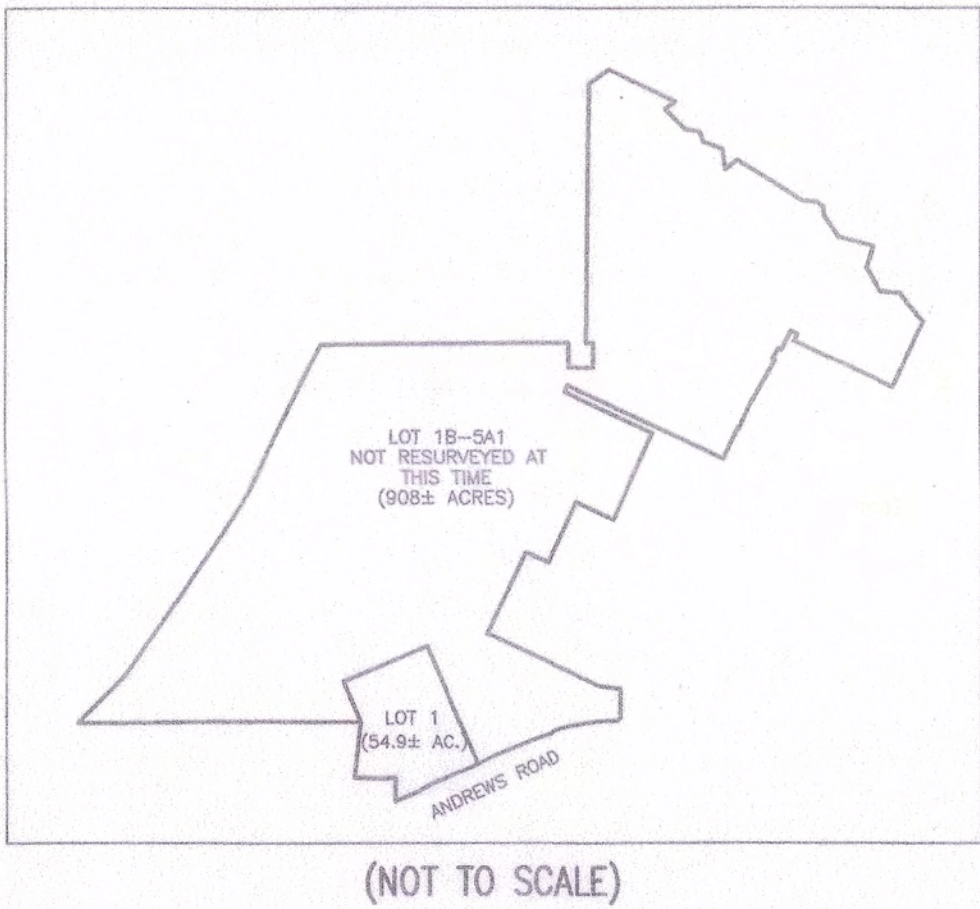


APPROVED

The Plat shown hereon meets all requirements set forth and is hereby approved.

City Planner
City Engineer
Public Works Director
Opelika Power Services
Opelika Utilities

3/21/2022
3/28/2022
3/28/2022
3/29/2022
3/29/2022



Map of
NB ALA OPELIKA PLAT 1

Being a Replat of Lot 1B-5A1, as recorded in
Northeast Opelika Industrial Park, Twelfth Division
as recorded in the Office of the Judge of Probate of
Lee County, Alabama in Plat book 33, at Page 180

Lying in the South Half of Section 22 & the
North Half of Section 27, T-20-N, R-27-E
Lee County, Alabama

Goodwyn Mills Cawood, LLC
Engineers - Architects - Planners - Surveyors

2660 EastChase Lane, Suite 200
Montgomery, Alabama 36117
Office (334) 271-3000
Fax (334) 272-1566

March 2022 Scale: 1"=100'

Office Checked	Drawn By	Field Staked	Project Number	Closure Checked
BY/SC	BY/JP		202003	BY/JP

LEGEND

RBF REBAR FOUND
CMF CONCRETE MONUMENT FOUND
OTIF OPEN TOP IRON PIPE FOUND
CRS 1/2" CAPPED REBAR SET STAMPED CA#156
IRON PIN
CONCRETE MONUMENT
OVERHEAD ELECTRIC
ACTUAL
PLAT OF RECORD

OPELIKA INDUSTRIAL
DEVELOPMENT AUTHORITY
P.O. BOX 965
OPELIKA, AL. 36803
(BOOK 2352, PG. 156)

OPELIKA INDUSTRIAL
DEVELOPMENT AUTHORITY
P.O. BOX 965
OPELIKA, AL. 36803
(BOOK 2352, PG. 156)

SW CORNER OF THE SOUTHEAST
QUARTER OF SECTION 22,
TOWNSHIP 20 NORTH, RANGE 27
EAST, LEE COUNTY, ALABAMA.

POINT OF COMMENCEMENT
SE CORNER OF SECTION 22,
TOWNSHIP 20 NORTH, RANGE 27
EAST, LEE COUNTY, ALABAMA.

S 89°42'27" W 499.24'(A)

SECTION 22, T-20-N, R-27-E
SECTION 27, T-20-N, R-27-E

S 89°39'51" W 2653.60'(A)

LOT 1
(54.90 AC.±)
(2,391,445 SF.±)

WILLIAM B. & JEAN F. BLYTHE
2308 ANDREWS ROAD
OPELIKA, AL. 36801
(BOOK 2073, PG. 88)

DON E. & JUDY K. GREEN
2406 ANDREWS ROAD
OPELIKA, AL. 36801
(BOOK 2238, PG. 712)

DEVEN A. & JOSH R.
TOMLINSON
2412 ANDREWS ROAD
OPELIKA, AL. 36801
(BOOK 1309, PG. 174)

WAL MART STORES EAST LP
2001 SE 10TH STREET
DEPT 9566
BENTONVILLE, AR. 72716
(BOOK 2325, PG. 329)

MARIA REUTERBUCH
1732 RIVER OAKS DRIVE
JACKSONS GAP, AL. 36861
(BOOK 2519, PG. 50)

REBECCA RITHERD SAGUS
2215 ANDREWS ROAD
OPELIKA, AL. 36801
(BOOK 2013, PG. 45)

STATE OF ALABAMA
LEE COUNTY

The undersigned, Ronald P. Wilson, owner of the property shown herewith, hereby joins in, executes and signs the foregoing surveyor's certificate, plat and map, and adopts and approves said instrument on this 30th day of MARCH, 2022.

Opelika Industrial Development Authority
By Ronald P. Wilson
Its CHAIRMAN

STATE OF ALABAMA
LEE COUNTY

I, a Notary Public in and for said State and County, hereby certify that Ronald P. Wilson, whose name as Chairman of OIDA is signed to the foregoing instrument and who is known to me, acknowledged before me on this day, being informed of the contents of said instrument, as such officer and with full authority, executed the same voluntarily for and as the act of said limited liability company.

Given under my hand and seal on this 30th day of MARCH, 2022.

Shawn M. Yuhasz
NOTARY PUBLIC
My Commission Expires: 10-20-25

STATE OF ALABAMA
LEE COUNTY

I, Shawn Yuhasz, a registered Land Surveyor of Montgomery, Alabama, hereby state 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.

Shawn M. Yuhasz
Shawn Yuhasz, PLS
REG. 31152-S
Date 03/28/22

LEGAL DESCRIPTION

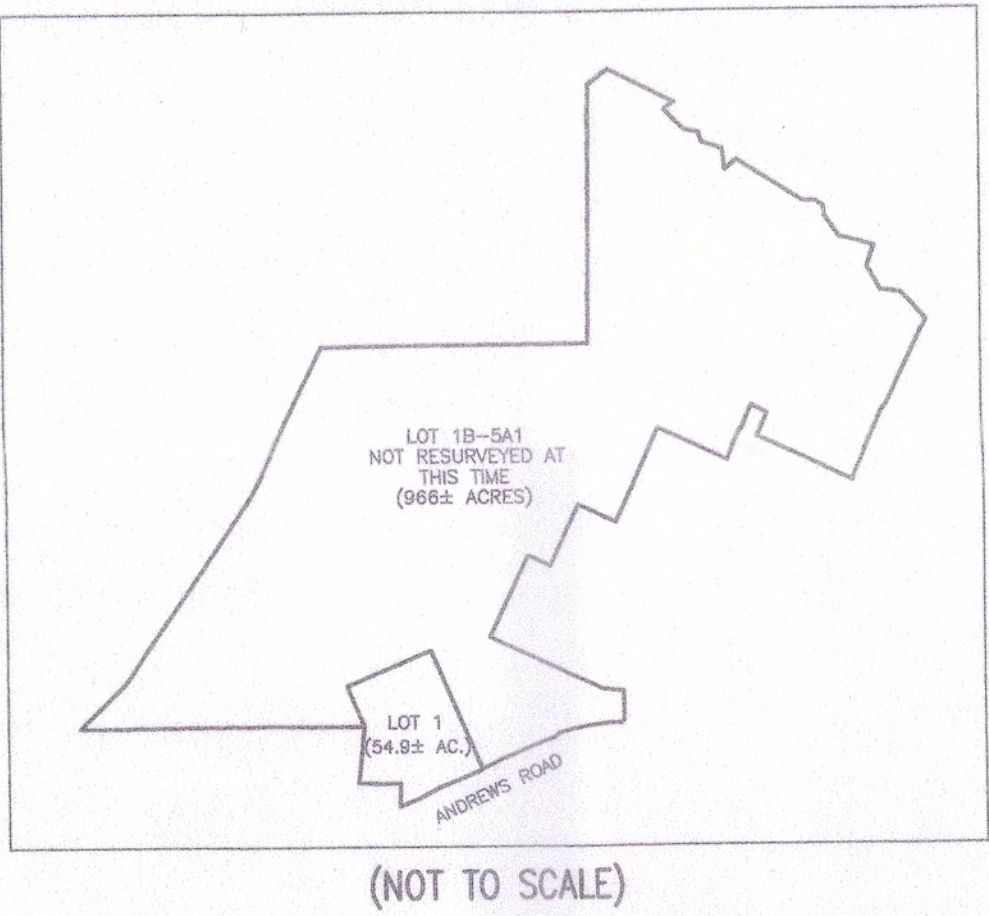
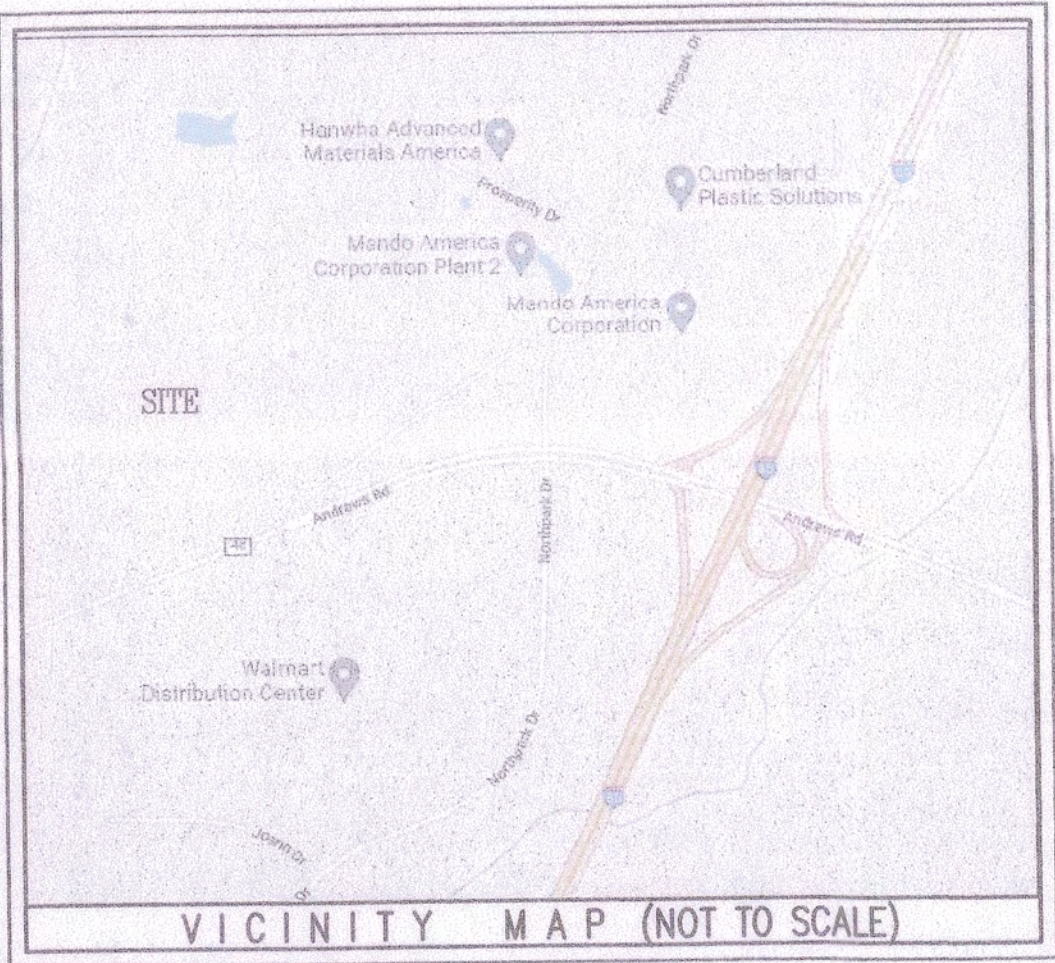
COMMENCE AT A FOUND 1 1/2" IRON PIPE AT THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 20 NORTH, RANGE 27 EAST, LEE COUNTY, ALABAMA; SAME ALSO BEING THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 20 NORTH, RANGE 27 EAST, LEE COUNTY, ALABAMA; THENCE RUN SOUTH 89°39'51" WEST ALONG THE SOUTH LINE OF SAID SECTION 22 AND THE NORTH LINE OF SAID SECTION 27 A DISTANCE OF 2653.60 FEET TO A FOUND CONCRETE MONUMENT (McCRORY) AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 22 AND THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 27; THENCE CONTINUE ALONG SAID SECTION LINE SOUTH 89°42'27" WEST 499.24 FEET TO A FOUND 1" IRON PIPE AT THE NORTHEAST CORNER OF LOT 4-A OF PHILLIPS SUBDIVISION REDIVISION OF LOT 4, PHILLIPS SUBDIVISION AS RECORDED IN PLAT BOOK 12, PAGE 113 IN THE OFFICE OF THE JUDGE OF PROBATE OF LEE COUNTY, ALABAMA; SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN NORTH 22°51'09" WEST 600.85 FEET TO A POINT; THENCE RUN NORTH 67°08'51" EAST 1261.41 FEET TO A POINT; THENCE RUN SOUTH 23°02'42" EAST 1778.69 FEET TO A POINT LYING ON THE NORTH RIGHT-OF-WAY LINE OF ANDREWS ROAD (RIGHT-OF-WAY WIDTH VARIES); THENCE RUN ALONG SAID RIGHT-OF-WAY AS FOLLOWS: SOUTH 63°29'13" WEST 92.16 TO A FOUND 5/8" REBAR; SOUTH 68°04'47" WEST 588.16 FEET TO A FOUND CONCRETE MONUMENT; SOUTH 60°46'49" WEST 264.43 FEET TO A FOUND 5/8" REBAR; SOUTH 68°04'49" WEST 304.65 FEET TO A POINT ON THE EAST LINE OF LOT 2 OF PHILLIPS SUBDIVISION AS RECORDED IN PLAT BOOK 11, PAGE 21 IN THE OFFICE OF THE JUDGE OF PROBATE OF LEE COUNTY, ALABAMA; THENCE RUN NORTH 00°51'09" EAST ALONG SAID EAST LINE 320.23 FEET TO A FOUND 1" IRON PIPE AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE RUN ALONG THE NORTH LINE OF SAID LOT 2 SOUTH 88°40'09" WEST 241.22 FEET TO A FOUND 1" IRON PIPE AT THE NORTHEAST CORNER OF LOT 2 OF PHILLIPS-THOMAS SUBDIVISION AS RECORDED IN PLAT BOOK 18, PAGE 74 IN THE OFFICE OF THE JUDGE OF PROBATE OF LEE COUNTY, ALABAMA; THENCE RUN NORTH 87°38'02" WEST ALONG THE NORTH LINE OF SAID LOT 2 A DISTANCE OF 332.56 FEET TO A FOUND 1" IRON PIPE AT THE NORTHWEST CORNER OF SAID LOT 2; SAID POINT ALSO LYING ON THE EAST LINE OF THE AFOREMENTIONED LOT 4-A OF PHILLIPS SUBDIVISION REDIVISION OF LOT 4, PHILLIPS SUBDIVISION; THENCE RUN NORTH 06°18'09" EAST ALONG SAID EAST LINE 773.04 FEET TO THE POINT OF BEGINNING.

SAID ABOVE DESCRIBED PROPERTY LYING AND BEING SITUATED IN THE SOUTH HALF OF SECTION 22 AND THE NORTH HALF OF SECTION 27, TOWNSHIP 20 NORTH, RANGE 27 EAST, LEE COUNTY, ALABAMA AND CONTAINS 54.90 ACRES OR 2,391,445 SQUARE FEET, MORE OR LESS.

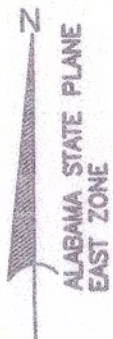
GENERAL SURVEYOR'S NOTES

- SOURCES OF INFORMATION USED TO FACILITATE THIS SURVEY WERE PREVIOUS SURVEYS BY THIS AND OTHER FIRMS, THE RECORDED SUBDIVISION PLAT, AND/OR OTHER RECORDED DOCUMENTS SHOWN HEREON.
- BEARINGS ARE BASED ON NORTH AMERICAN DATUM 1983, ALABAMA EAST ZONE; STATE PLANE GRID NORTH; DERIVED BY GLOBAL POSITIONING SYSTEM OBSERVATION; ALL DISTANCES SHOWN ARE GROUND DISTANCES. ALL MEASUREMENTS WERE MADE IN ACCORDANCE WITH U.S. SURVEY FEET.
- THE SURVEYED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF ZONE "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), AS SCALED FROM FLOOD INSURANCE RATE MAP NO. 01081C0080G, WITH A REVISED DATE OF IDENTIFICATION OF NOVEMBER 2, 2011, FOR COMMUNITY NO. 010145, IN LEE COUNTY, STATE OF ALABAMA.
- 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 POLE, LINES, GUY WIRES, AND OTHER FACILITIES. TOTAL EASEMENT WIDTH IS TEN (10) FEET WIDE WITH FIVE (5) FEET ON EACH SIDE OF THE FRONT AND SIDE LOT LINES.

14-1552-08 12-W-2282



(NOT TO SCALE)



Map of
NB ALA OPELIKA PLAT 1

Being a Replat of Lot 1B-5A1, as recorded in
Northeast Opelika Industrial Park, twelfth Revision
as recorded in the Office of the Judge of Probate of
Lee County, Alabama in Plat book 33, at Page 180

Lying in the South Half of Section 22 & the
North Half of Section 27, T-20-N, R-27-E
Lee County, Alabama

Goodwyn Mills Cawood, LLC
Engineers - Architects - Planners - Surveyors

2660 EastChase Lane, Suite 200
Montgomery, Alabama 36117
Office (334) 271-3200
Fax (334) 272-1566

Office Checked	Drawn By	Field Sketch	Project Number	Close Number
SY/SG	SY/UP		200008	200008

March 2022 Scale: 1"=600'

2,391,445 S.F. ± / 54.90 AC. ±



CERTIFICATE OF LEE COUNTY ENGINEER

THE UNDERSIGNED, AS COUNTY ENGINEER OF LEE COUNTY, ALABAMA, HEREBY CERTIFIES AS EVIDENCED BY CERTIFICATE AND REQUIRED BY STATE LAW, THAT THE OPELIKA PLANNING COMMISSION APPROVED THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF LEE COUNTY, ALABAMA, THIS, THE 24 DAY OF MARCH, 2022

[Signature]
COUNTY ENGINEER

CERTIFICATE OF LEE COUNTY HEALTH DEPARTMENT

THE LOTS ON THIS PLAT ARE SUBJECT TO APPROVAL OR DELETION BY THE LEE COUNTY HEALTH DEPARTMENT. NO REPRESENTATION IS MADE THAT ANY LOT ON THIS PLAT WILL ACCOMMODATE AN ONSITE 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(S) OR OBLIGATE OWNERS TO SPECIAL MAINTENANCE AND REPORTING REQUIREMENTS AND THESE ARE ON FILE WITH THE SAID HEALTH DEPARTMENT AND ARE MADE A PART OF THIS PLAT AS IF SET OUT HEREON

[Signature] 3/16/22
COUNTY HEALTH OFFICER DATE

CERTIFICATE OF BEULAH UTILITIES DISTRICT

THE UNDERSIGNED, AS AUTHORIZED BY THE BEULAH UTILITIES DISTRICT HEREBY APPROVED THE WITHIN PLAT FOR RECORDING OF THE SAME IN THE PROBATE OFFICE OF LEE COUNTY, ALABAMA, THIS 15 Day of MARCH, 2022.

[Signature]
AUTHORIZED SIGNATURE

CERTIFICATE OF LEE COUNTY PLANNING COMMISSION

THE UNDERSIGNED, AS AUTHORIZED BY THE LEE COUNTY PLANNING COMMISSION, HEREBY APPROVED THE WITHIN PLAT FOR RECORDING OF THE SAME IN THE PROBATE OFFICE OF LEE COUNTY, ALABAMA, THIS 16th Day of MARCH, 2022.

[Signature]
PLANNING DIRECTOR

APPROVED
THE PLAT SHOWN HEREON MEETS ALL REQUIREMENTS SET FORTH AND IS HEREBY APPROVED

[Signature] 3/23/2022
CITY PLANNER DATE
[Signature] 3/18/2022
CITY ENGINEER DATE
[Signature] 3/21/2022
PUBLIC WORKS DIRECTOR DATE
[Signature] 03/22/2022
OPELIKA POWER SERVICES DATE
[Signature] 3-21-22
OPELIKA UTILITIES DATE

I, MARY COOPER KITCHEN, AS MANAGING MEMBER OF RED DIRT LLC, AND REPRESENTING IT AS OWNER OF THE REAL PROPERTY SURVEYED BY R. D. ROBERTSON, DO HEREBY CERTIFY THAT TITLE WAS AND IS VESTED IN SAID OWNERS AND JOIN IN THE FOREGOING STATEMENT MADE BY SAID R. D. ROBERTSON DO HEREBY CERTIFY THAT IT WAS AND IS OUR INTENTION TO DIVIDE SAID LANDS INTO LOTS AS SHOWN BY THIS PLAT.

[Signature] 3/14/22
MARY COOPER KITCHEN DATE

I, [Signature], A NOTARY PUBLIC IN AND FOR Fairfax COUNTY, Virginia, HEREBY CERTIFY THAT MARY COOPER KITCHEN, WHOSE NAMES ARE SIGNED TO THE CERTIFICATE HEREON AND WHO ARE KNOWN TO ME, ACKNOWLEDGED BEFORE ME THAT, BEING INFORMED OF THE CONTENTS OF SAID CERTIFICATE, THEY EXECUTED THE SAME VOLUNTARILY ON THE DAY SAME BEARS DATE. IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF MARCH, 2022.

[Signature] 11/30/2023
NOTARY PUBLIC MY COMMISSION EXPIRES
DYLAN M. REAMY
Notary Public 7620231
Commonwealth of Virginia
My Commission Expires 11/30/2023

AN EASEMENT IS HEREBY GRANTED TO THE CITY OF OPELIKA, AND TO ANY POWER AND TELEPHONE COMPANIES SERVING THE CITY OF OPELIKA, FOR THE PURPOSE OF INSTALLING, OPERATING AND MAINTAINING POLES, 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.

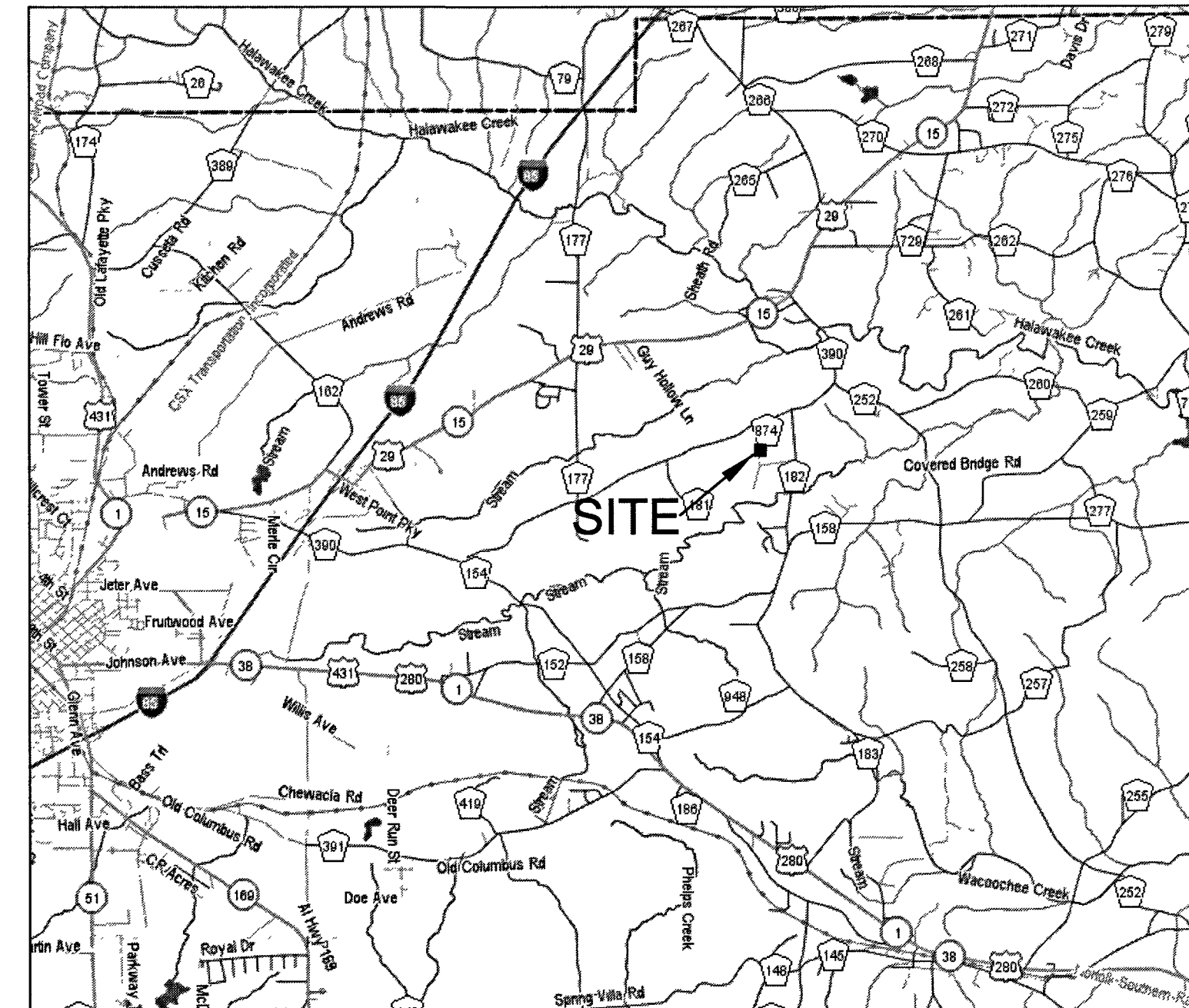
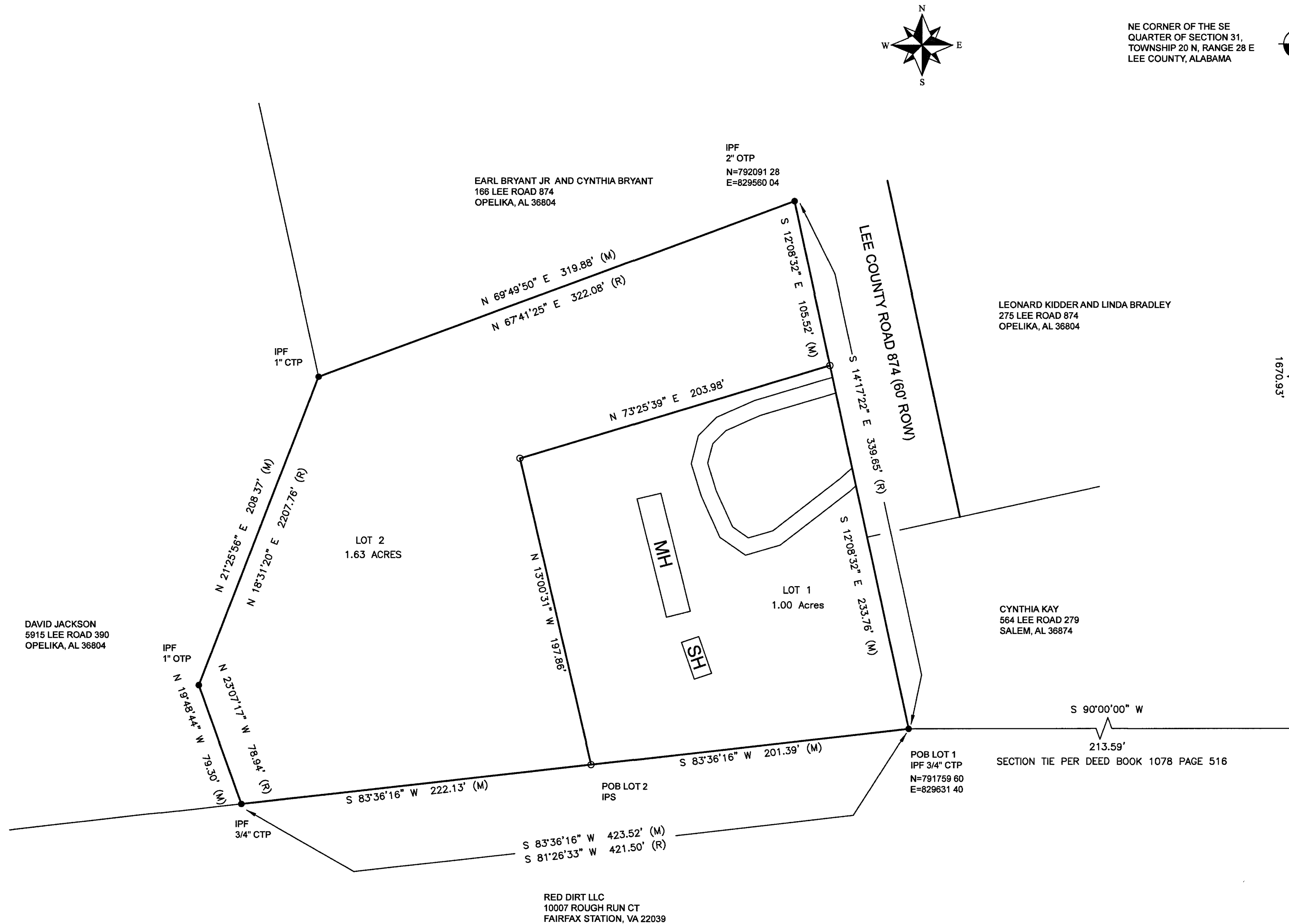
PARCEL ADDRESS
222 LEE RD. 874
OPELIKA, AL 36804

TAX ID. 43 02 09 31 0 000 012.011

ZONING-----P.J.
WATER-----BEULAH UTILITIES DISTRICT
SEWER-----NO
FLOOD ZONE-----"X"
*Per FIRM Map No. 01081C0095 G effective 11-02-2011.

OWNERS
RED DIRT LLC
CARE OF MARY COOPER KITCHEN
10007 ROUGH RUN CT
FAIRFAX STATION, VA 22039

GYDA SIMMS SUBDIVISION
SECTION 31, T-20-N R-28-E
LEE COUNTY ALABAMA



VICINITY MAP
NOT TO SCALE

46 134
Recorded in the Above
PLAT Book & Page
03-24-2022 10:02:23 AM
Bill Enalish - Probate Judge
Lee County, AL
Book/Part: 46/134
Term/Taxier: CHP3REC02 / CO
Tran: 26505.398756.526885
Recorded: 03-24-2022 10:02:58
PLA PLAT
REC Recordings Fee
Total Fees: \$ 22.00

LEGEND

(M) = MEASURED
(R) = RECORDED
CTP = OPEN TOP PIPE
CTP = CRIMPED TOP PIPE
IPF = IRON PIN FOUND
O = IRON PIN SET (RDR)
RDR = ROGER D. ROBERTSON
● = IRON PIN FOUND
MH = MOBILE HOME
SH = STORAGE SHED
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
OHP = OVERHEAD POWER LINE
P = POWER POLE
Δ = CALCULATED POINT
R = RADIUS
A = ARC LENGTH
CB = CHORD BEARING
CL = CHORD LENGTH

SOURCE OF INFORMATION USED IN MAKING THIS SURVEY IS: DEED BOOK 1078 PAGE 516
BASIS OF BEARING USED: BEARINGS BASED ON GPS RTK OBSERVATION USING AUBURN CORS. HORIZONTAL DATUM IS NAD 83 ALABAMA EAST ZONE STATE COORDINATE SYSTEM. NORTH IS BASED ON GRID NORTH.

DATE OF FIELD SURVEY: 2/12/2022 DATE OFFICE WORK COMPLETED: 2/20/2022

I, R. D. ROBERTSON, A REGISTERED SURVEYOR IN THE STATE OF ALABAMA, HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN MADE 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.

SURVEYOR'S SIGNATURE: [Signature]
R. D. ROBERTSON
ALABAMA LICENSE NUMBER 15722

R. D. ROBERTSON, PLS
2190 KEYSTONE DRIVE
AUBURN, AL 36879
(334) 275-1463

FB
PG
SP-

0 50 100 150
SCALE IN FEET
1"=50 FEET

ALABAMA
LICENSED
No. PLS 15722
PROFESSIONAL
LAND
SURVEYOR
R. D. ROBERTSON

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 15TH DAY OF FEBRUARY, 2022

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

FOR LOT D-2-A & D-2-B

STATE OF ALABAMA
LEE COUNTY

I, AUDREY ALLISON HOSEY AND THOMAS DAVID HOSEY, AS OWNERS 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 OUR HANDS ON THIS THE 17TH DAY OF FEBRUARY, 2022

Audrey Allison Hosey
AUDREY ALLISON HOSEY, OWNER

Thomas David Hosey
THOMAS DAVID HOSEY, OWNER

STATE OF ALABAMA
LEE COUNTY

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT AUDREY ALLISON HOSEY AND THOMAS DAVID HOSEY, WHOSE NAMES ARE SIGNED TO THE FOREGOING INSTRUMENT AND WHOSE NAMES ARE KNOWN TO ME, ACKNOWLEDGED BEFORE ME ON THIS DATE THAT, BEING INFORMED ON THE CONTENTS OF THE INSTRUMENT, HAVE EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE 17TH DAY OF FEBRUARY, 2022

Leid Anderson
NOTARY PUBLIC
MY COMMISSION EXPIRES 8-10-2025

FOR LOT D-1-A

STATE OF ALABAMA
LEE COUNTY

I, DANNA BETH BRADFORD, 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 OUR HANDS ON THIS THE 17TH DAY OF FEBRUARY, 2022

Danna Beth Bradford
DANNA BETH BRADFORD, OWNER

STATE OF ALABAMA
LEE COUNTY

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

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE 17TH DAY OF FEBRUARY, 2022

Leid Anderson
NOTARY PUBLIC
MY COMMISSION EXPIRES 8-10-2025

NOTES:

- THIS PARCEL IS SUBJECT TO ANY EASEMENTS, RIGHT-OF-WAY, OR OTHER RESTRICTIONS OF RECORD THAT MAY EXIST.
- BEARINGS BASED ON G.P.S. R.T.K. OBSERVATION, HORIZONTAL DATUM (NAD 83), ALABAMA EAST ZONE STATE PLANE COORDINATE SYSTEM.
- NORTH IS BASED ON GRID NORTH (G.P.S.).
- OFFICEWORK COMPLETED FEBRUARY 15, 2022.
- ACCORDING TO FEMA FIRM MAP NO. 01081C01050, PANEL 105 OF 381 FOR THE LEE COUNTY, ALABAMA, EFFECTIVE DATE DECEMBER 2, 2011 THE PARCEL LIES IN ZONE A, A FLOOD PRONE ZONE, AND X WHICH IS NOT DESIGNATED AS A FLOOD PRONE HAZARD AREA.
- AN EASEMENT IS HEREBY GRANTED TO THE CITY OF OPELIKA, AND TO ANY TELEPHONE COMPANIES SERVING THE CITY OF OPELIKA, FOR THE PURPOSE OF INSTALLING, OPERATING AND MAINTAINING POLES, 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.
- OWNER INFORMATION:
 - DAVID THOMAS HOSEY & AUDREY ALLISON, 1023 LEE ROAD 026 OPELIKA, AL 36804
 - DANNA BETH BRADFORD, 1023 LEE ROAD 0260, OPELIKA, AL 36804
- SOURCES OF INFORMATION:
 - SUBDIVISION FOR STEVEN W. CORBETT BY DAMON M. INGRAM, DATED SEPTEMBER 9, 2016
 - DEED BOOK 2498, PAGE 13 & 14
- ZONING FOR THE PROPERTY IS RESIDENTIAL PRESERVE.
- THE PROPOSED USE FOR THE SITE IS SINGLE FAMILY RESIDENTIAL.

CITY OF OPELIKA/UTILITY BOARD APPROVALS:

APPROVED BY THE OPELIKA PUBLIC WORKS DEPARTMENT, OPELIKA, ALABAMA

PUBLIC WORKS DIRECTOR *[Signature]* DATE 2-24-2022

APPROVED BY THE OPELIKA CITY PLANNING DIRECTOR, OPELIKA, ALABAMA

CITY PLANNER *[Signature]* DATE 3/2/2022

APPROVED BY THE OPELIKA CITY ENGINEER, OPELIKA, ALABAMA

CITY ENGINEER *[Signature]* DATE 2/24/2022

APPROVED BY THE OPELIKA UTILITIES BOARD, OPELIKA, ALABAMA

OPELIKA UTILITIES BOARD *[Signature]* DATE 3-1-22

REVIEWED ON BEHALF OF OPELIKA POWER SERVICES, OPELIKA, ALABAMA

OPELIKA POWER SERVICES *[Signature]* DATE 2/28/2022

LEE COUNTY HEALTH DEPARTMENT:

STATE OF ALABAMA
LEE COUNTY

THE LOTS ON THIS PLAT ARE SUBJECT TO APPROVAL OR DELETION BY THE LEE COUNTY HEALTH DEPARTMENT. NO REPRESENTATION IS MADE THAT ANY LOT ON THIS PLAT WILL ACCOMMODATE AN ONSITE 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 HEREON.

THIS THE 17th DAY OF FEBRUARY, 2022

[Signature]
HEALTH OFFICER
COUNTY OF LEE, ALABAMA

LEE COUNTY ENGINEER:

THE UNDERSIGNED, AS COUNTY ENGINEER OF THE COUNTY OF LEE, ALABAMA, HEREBY CERTIFIES AS EVIDENCE BY CERTIFICATE AND REQUIRED BY STATE LAW, THAT THE CITY OF OPELIKA PLANNING DEPARTMENT AND/OR COMMISSION APPROVED THE WITHIN PLAT FOR THE RECORDING OF SAME IN THE PROBATE OFFICE OF LEE COUNTY, ALABAMA, THIS THE 9th DAY OF FEBRUARY, 2022.

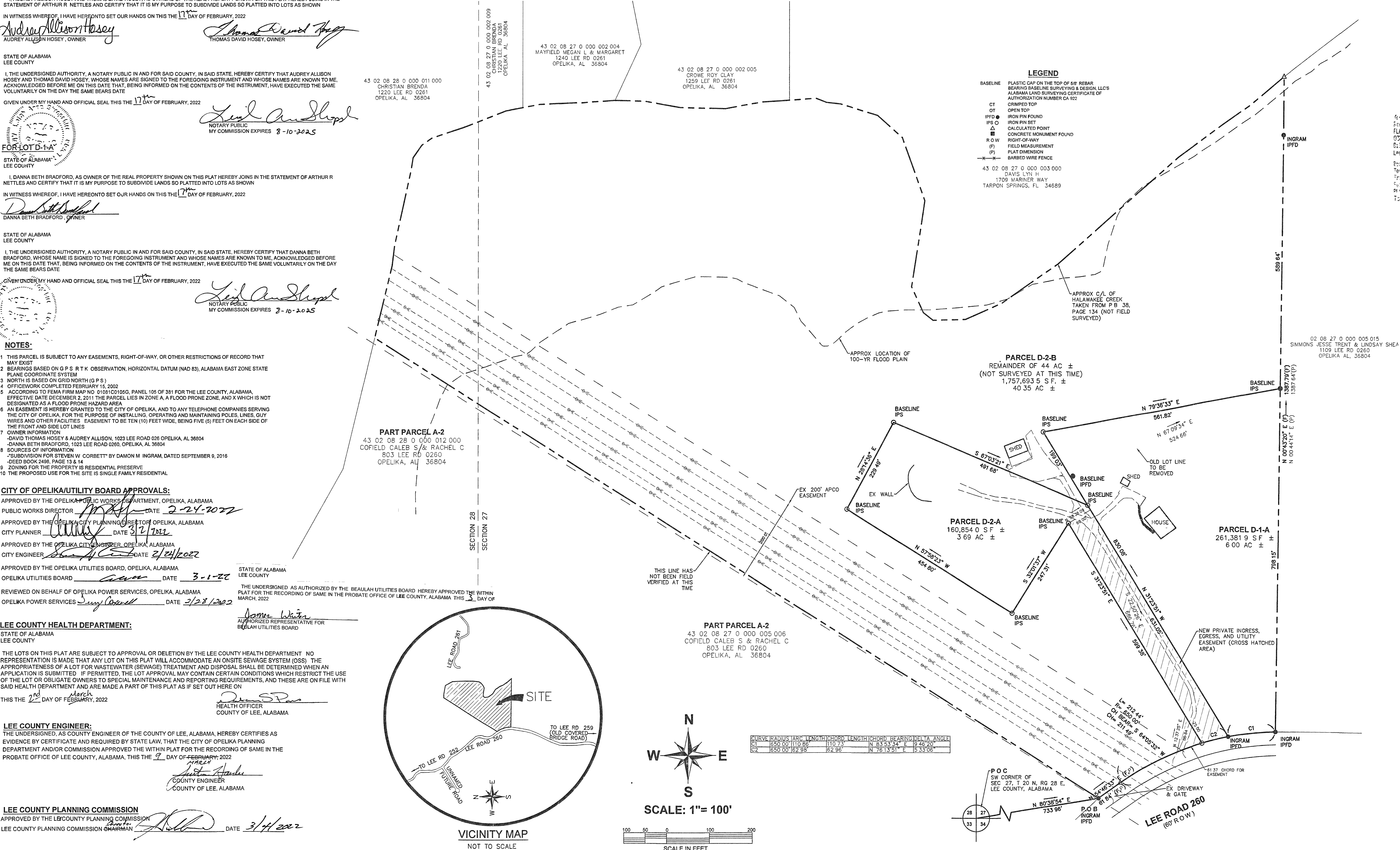
[Signature]
COUNTY ENGINEER
COUNTY OF LEE, ALABAMA

LEE COUNTY PLANNING COMMISSION

APPROVED BY THE LEE COUNTY PLANNING COMMISSION

LEE COUNTY PLANNING COMMISSION CHAIRMAN *[Signature]* DATE 3/4/2022

SECOND REDIVISION OF PARCEL D, SUBDIVISION FOR STEPHEN CORBETT



46, 115
Recorded in the Above
PLAT Book & Page
03-10-2022 10:23:05 AM
Bill English - Private Judge
Lee County, AL
Book/Pat 46/115
Term/Cashier: AAR/MS / ES
Trans: 2642-37547.72871
Recorded: 03-10-2022 10:23:05
PLAT
Total Fees: \$ 20.00



THIS DRAWING IS THE PROPERTY OF BASELINE SURVEYING & DESIGN, LLC
REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED CONSENT OF EITHER WRITER OR
VERBAL FROM BASELINE SURVEYING & DESIGN, LLC

CREW CHIEF	DATE	JOB NO.
ARN	02/15/22	B1021.01

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

BASELINE
SURVEYING & DESIGN, LLC

SECOND REDIVISION OF PARCEL D,
SUBDIVISION FOR STEPHEN CORBETT
SEC 27 & 28 T 20 N Rg 28 E
LEE COUNTY ALABAMA
SCALE 1"=100'
FEBRUARY 15, 2022
ARTHUR R. NETTLES, AL P.L.S. REG. NO. 23346
ALABAMA CERT. OF AUTH. CA NO. 922

ADMINISTRATIVE PLAT OF
E.E.B. SUBDIVISION
FIFTH REDIVISION OF PARCEL B
A REDIVISION OF PARCEL B-3-A-1

BEING A PART OF SECTION 16, TOWNSHIP 19 NORTH, RANGE 27 EAST,
OPELIKA, LEE COUNTY, ALABAMA

46 117
Recorded in the Above
PLAT Book & Page
03-10-2022 01:03:33 PM
811 English - Probate Judge
Lee County, AL
Book/Pg: 46/117
Term/Cashier: CHS3RE02 / CO
Tran: 26423.397608.325554
Recorded: 03-10-2022 13:09:21
PLA PLAT
Total Fees: \$ 20.00

- NOTES**
- Survey North and Basis for Survey:
"E.E.B. SUBDIVISION, FOURTH REDIVISION OF PARCEL B, A REDIVISION OF PARCEL B-3-A-1", Plat Book 46 Page 33 Probate Office, Lee County, Alabama.
 - 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.
 - According to the FEMA FIA NFIP Flood Insurance Rate Map (FIRM), Map No. 01081C0088G, effective 11/02/2021, the subject property is located
-Zone x (areas determined to be outside the 0.2% annual chance floodplain)
 - 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 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.

Sprint CK Portfolio III LLC
P.O. Box 52085
Phoenix, AZ 85085
DB:2327 PG:1

BCC Opelika LLC
400 Forest Cir
Tray, AL 36081
DB:2433 PG:177

W S Hewell & Sons INC
P.O. Drawer 241327
Montgomery, AL 36124
DB:2167 PG:180

Standing Boy Properties LLC
P.O. Box 12029
Columbus, GA 31917
DB:2017 PG:140



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.

SURVEYOR'S CERTIFICATE

Date: 2/4/22

DEDICATION

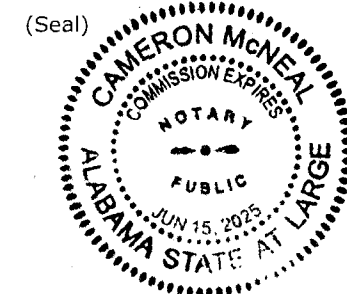
We, Hammer Family 185 Holding LLC, the owners of said lands surveyed by Barrett-Simpson Inc., do hereby certify that title was and is vested in said owners and join in the foregoing statement made by said Barrett-Simpson Inc., and stated in Code of Alabama 1975, § 35-2-50 et seq., do hereby certify that it was and is our 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.

Hammer Family 185 Holding LLC
Authorized Representative

STATE OF ALABAMA
COUNTY OF LEE

I, Camron M. Jones, a Notary Public in and for said County in said State, hereby certify that Jonathan A. Ham, whose name as Authorized Representative of Hammer Family 185 Holding LLC, an Alabama corporation, 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 21 day of February, 2022.



Notary Public
My Commission Expires 01/15/25

OPELIKA CERTIFICATES

Accepted by the Opelika City Planner, Opelika, Alabama:

Planner: Camron Jones Date: 3/4/2022

Approved by the Opelika City Engineer, Opelika, Alabama:

City Engineer: Jonathan A. Ham Date: 2/25/2022

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

Public Works Director: Jonathan A. Ham Date: 3-2-2022

Accepted by the Opelika Utilities, Opelika, Alabama:

Opelika Utilities: Camron Jones Date: 3-1-22

Accepted by the Opelika Power Services, Opelika, Alabama:

Opelika Power Services: Jonathan A. Ham Date: 2/28/2022

PROJECT NO: 21-0345
SCALE: 1" = 30'

FIELD BY: CAJ FIELD DATE: 01/18/2022
DRAWN BY: JAH DRAWN DATE: 01/24/2022

BARRETT-SIMPSON, INC.
Engineers & Land Surveyors
706 12th STREET, PHOENIX CITY, AL 36866 (PH 334-297-7423, FAX 334-297-2449)
121 W. BROAD STREET, EUPALUA, AL 36027 (PH 334-687-4237, FAX 334-687-8829)
223 SOUTH 9th STREET, OPELIKA, AL 36801 (PH 334-745-7026, FAX 334-745-4367)

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

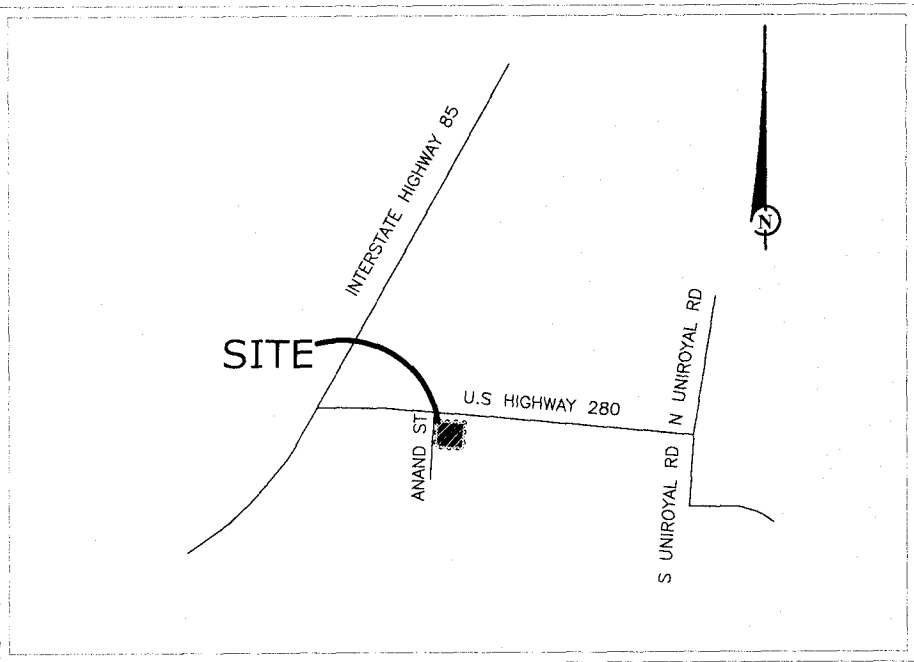
DEVELOPER
Hammer Family 185 Holding, LLC
3527 Macon Road
Columbus, GA 31907

30' 0' 30' 60'
BARS SCALE 1" = 30'

LEGEND

- 5/8" Rebar - Yellow Cap
- Stamped CA - 922 (Unless Otherwise shown)
- 1/2" Rebar Set - Orange Cap
- Stamped AL CA 718 LSF000600
- Not to Scale
- Computed Point
- DB: Deed Book
- PG: Plat Book
- PG: Page
- (R) Record Distance or Bearing
- N/F Now or Formerly
- POC Point of Commencement
- POB Point of Beginning
- ROW Right of Way
- Fire Hydrant (FH)
- Comm. Box / Pedestal
- Sewer Line w/ Sanitary Sewer Manhole
- Sewer Clean Out
- Asphalt Paving
- Storm Drain Manhole

VICINITY MAP
NOT TO SCALE



Anand Street
(Right of Way Varies)

U.S. Highway 280
(Columbus Pkwy)
(Right of Way Varies)

B-3-A-1-A
33,586 SqFt
0.77 Ac

B-3-A-1-B
33,227 SqFt
0.76 Ac

Parcel B-2-A
E.E.B. Subdivision, Third Redivision
of a Portion of Parcel B
PB:40 PG:60

Parcel B-3-A
E.E.B. Subdivision, Third Redivision
of a Portion of Parcel B
PB:40 PG:60

NOTES

- Survey North and Basis for Survey:
CONDOMINIUM PLAT OF HIGHLAND BUSINESS PARK Condo Plat Book 4 Page 116 Probate Office, Lee County, Alabama.
- According to the FEMA FIA NFIP Flood Insurance Map (FIRM), Map No. 01081C0069G, effective November 2, 2011, the subject property is located:
-Zone X (Not Shaded) - Areas determined to be outside the 0.2% annual chance of floodplain.
- Any common areas shown on this plat shall be maintained by the Homeowners Association adopted and/or established with this plat.
- 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 utility and drainage easement along the right-of-way of each lot.
- 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.
- 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: 3
-Area of Largest Lot: Lot 6A2B - 1.45 Acres (63,185 Sq. Ft.)
-Area of Smallest Lot: Lot 6A2A - 0.92 Acres (39,977 Sq. Ft.)
-Total Acreage: 3.34 Acres (145,272 Sq. Ft.)

OPELIKA CERTIFICATES

Accepted by the Opelika City Planner, Opelika, Alabama:

Planner: Quincy Date: 3/9/2022

Approved by the Opelika City Engineer, Opelika, Alabama:

City Engineer: [Signature] Date: 2/23/2022

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

Public Works Director: [Signature] Date: 3-2-2022

Accepted by the Opelika Utilities, Opelika, Alabama:

Opelika Utilities: Alan Date: 3-1-22

Accepted by the Opelika Power Services, Opelika, Alabama:

Opelika Power Services: [Signature] Date: 2/28/2022

DEDICATION

We, Mark Ackerman and Loretta Ackerman, as 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 our 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.

Mark Ackerman

Loretta Ackerman

ACKNOWLEDGEMENT STATE OF ALABAMA
LEE COUNTY

I, Blake Rice, a Notary Public in and for said County in said State, hereby certify that Mark Ackerman and Loretta Ackerman, whose names are 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 14th day of February, 2022.[Signature]
Notary PublicMy Commission Expires 10/28/2024

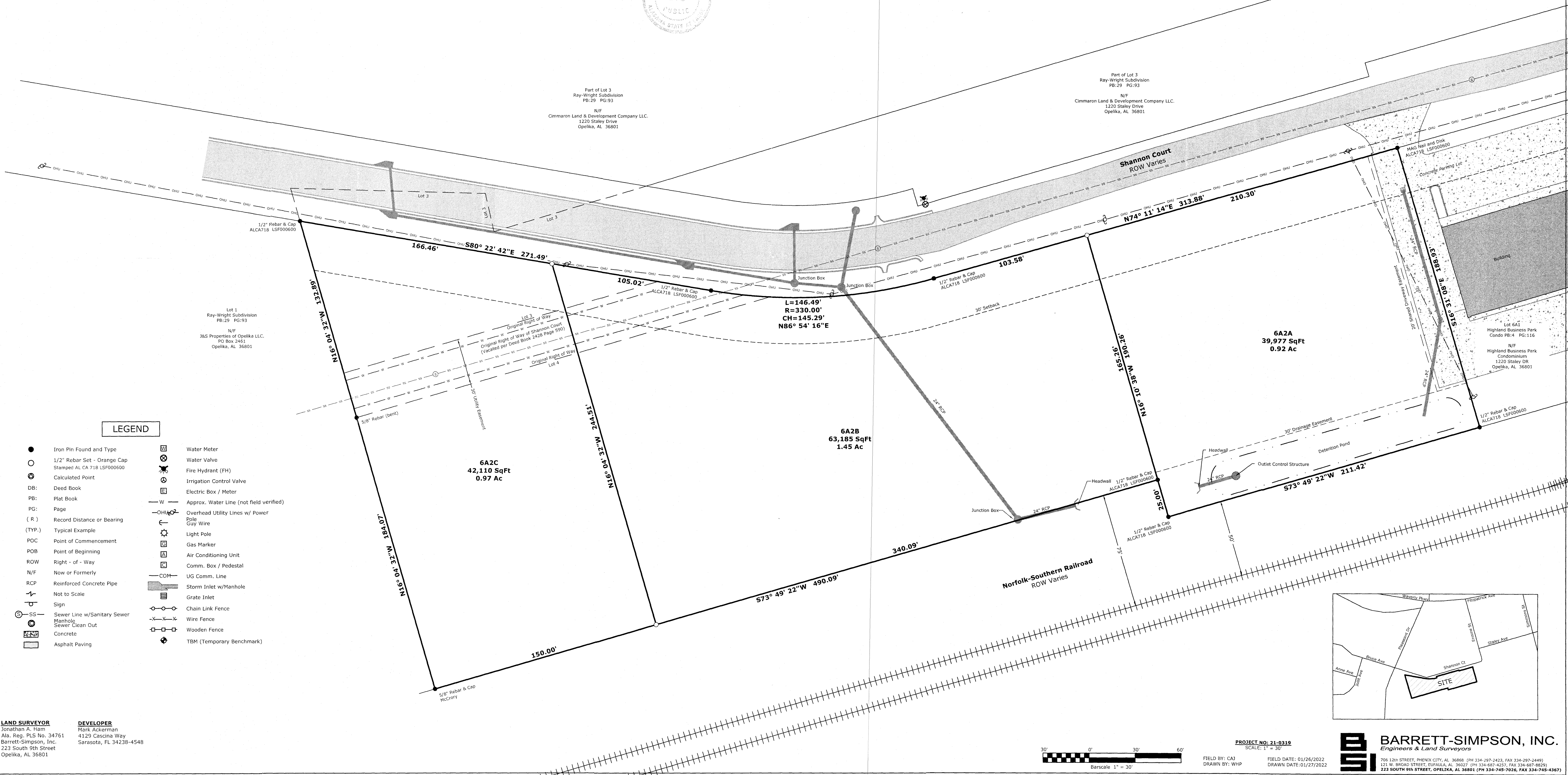
I, Jonathan A. Ham, hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

Jonathan A. Ham, PLS
Alabama License No. 34761STATE OF ALABAMA,
LEE COUNTY

I, M. Blake Rice, a Registered Professional Engineer in the State of Alabama, hereby certify to the best of my information, knowledge, and belief the plat shown hereon contains all of the information required by Section 35-8A-209, Code of Alabama (1975).

In witness whereof I have hereunto set my hand and seal on this 14th day of February, 2022.[Signature]
M. Blake Rice, Alabama Registered Engineer No 29610CONDOMINIUM PLAT OF
HIGHLAND BUSINESS PARK PHASE 2
A REDIVISION OF LOT 6A2 OF HIGHLAND BUSINESS PARKBEING A PART OF SECTION 12, TOWNSHIP 19 NORTH, RANGE 26 EAST,
OPELIKA, LEE COUNTY, ALABAMA

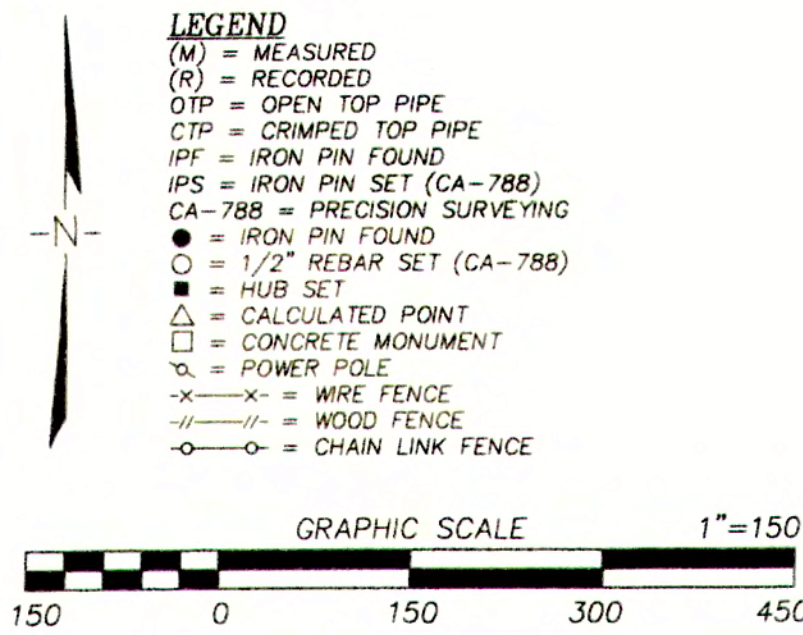
46-118
Recorded in the Above
PLAT Book & Page
03-10-2022 01:11:54 PM
Bill English - Probate Judge
Lee County, AL
Book/Pg: 46/118
Trans/Cashier: DPJME001 / MH
Trans: 26426.397609.525551
Recorded: 03-10-2022 13:13:16
PLA PLAT
Total Fees: \$ 20.00



City of Opelika
Planning Commission
Planning Department Report

Administrative Plats Recorded April 2022

Name and Recorded Date	Description
Wilder Subdivision a Redivision of Lots 1 & 2 4/29/22	40 Lee Road 994 (end of Shealy Road), adding 5 acres into lot, moving property line
Bass-Hilyer Subdivision 4/25/22	1800 Waverly Pkwy, subdividing from one lot into two lots.
Redivision of Lot 1, Century Park Subdivision, First Addition and Parcel B, Legacy Village Townhome, Phase 1 4/22/22	Century Blvd and Legacy Circle, subdividing from one lot into two lots.
A Resubdivision of the Southview Primary School Property 4/22/22	Marvyn Parkway and Gateway Drive, subdividing from one lot into two lots.
National Village Phase 1C -Cottages, Redivision of Lot 38 4/22/22	3728 Quail Trace, move property line to accommodate cart path.
A Redivision of Lot 13 & 14, Block “K” Spring Hill Heights 4/20/22	Pike Street and Chilton Avenue, reconfigure two lots
Elmer and Shirley Wilson Subdivision 4/11/22	Lee Road 390, subdivide one lot into two lots



WILDER SUBDIVISION
A REDIVISION OF LOTS 1 AND 2
Section 19 T 20 N R 28 E
LEE COUNTY ALABAMA

46 169
Recorded in the Above
PLAT Book & Page
04-29-2022 10:44:50 AM
B111 Emblish - Probate Judge
Lee County, AL

CERTIFICATE OF APPROVAL BY THE LEE COUNTY ALABAMA PLANNING COMMISSION

THE undersigned, as authorized by the Lee County Planning Commission, hereby approved the within plat for the recording of same in the Probate Office of Lee County, Alabama, this

The 28 Day of April 2022.

PLANNING DIRECTOR

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 13th day of April 2022.

Michael T. Maher, Alabama License No. 26956
Not a certified survey unless signed and stamped with my seal.

State of Alabama
Lee County

I, Charles Edward Wilder and Annie S. Wilder, owners of the real property shown on this plat, hereby join in the statement of Michael T. Maher, and certify that it was and is our purpose to subdivide the lands so platted as shown.

In witness whereof, we have hereunto set our hands

on this the 13th day of April 2022.

Charles Edward Wilder Annie S. Wilder

State of Alabama
Lee County

I, the undersigned authority, a Notary Public in and for said county, in said state, certify that Charles Edward Wilder and Annie S. Wilder, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this date that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

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

on this the 13th day of April 2022.

Notary Public: Alesia Eloise Barrett My commission expires: March 23, 2024

State of Alabama
Lee County

I, Stanley M. Foster Jr. and Marianne W. Foster, owners of the real property shown on this plat, hereby join in the statement of Michael T. Maher, and certify that it was and is our purpose to subdivide the lands so platted as shown.

In witness whereof, we have hereunto set our hands

on this the 13th day of April 2022.

Stanley M. Foster Jr. Marianne W. Foster

State of Alabama
Lee County

I, the undersigned authority, a Notary Public in and for said county, in said state, certify that Stanley M. Foster Jr. and Marianne W. Foster, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this date that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

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

on this the 13th day of April 2022.

Notary Public: Alesia Eloise Barrett My commission expires: March 23, 2024

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

Director: [Signature]

Date: 4/27/2022

Approved by the Opelika Utilities Board, Opelika, Alabama:

Opelika Utilities Board: [Signature]

Date: 4-20-22

Approved by the Opelika City Engineer, Opelika, Alabama:

Engineer: [Signature]

Date: 4/18/2022

Reviewed by Opelika Power Services, Opelika, Alabama:

Opelika Power Services: [Signature]

Date: 4/18/2022

Approved by the Opelika Public Works Department:

Public Works Director: [Signature]

Date: 4-18-2022

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 hereon.

This the 13th Day of April 2022.

HEALTH OFFICER

COUNTY OF LEE, ALABAMA

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

THE undersigned, as county engineer of the county of Lee Alabama, hereby certifies as evidence by certificate and required by state law, that the Opelika Planning Commission approved the within plat for the recording of same in the Probate Office of Lee County, Alabama.

This the 28 Day of April 2022.

COUNTY ENGINEER

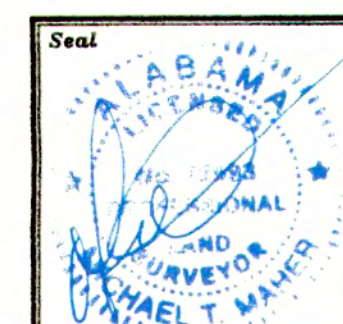
COUNTY OF LEE, ALABAMA

NOTES:

- SOURCE OF INFORMATION: DEED BOOK 2199, PAGE 268; DEED BOOK 1122, PAGE 275. PLAT BOOK 22 PAGE 4.
- BEARING BASED ON STATE PLANE COORDINATES, ALABAMA EAST ZONE, U.S. FOOT. SAID COORDINATES SET USING RTK, ALDOT CORS AS CONTROL.
- DATE OF FIELD SURVEY: 3-31-2022; DATE OF OFFICE WORK: 4-15-2022.
- TOTAL GROSS AREA: 56.3 AC±; 2 LOTS.
- NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A 100 YEAR FLOOD HAZARD AREA PER FEMA PANEL 01081C0085G DATED NOVEMBER 2, 2011.
- IN THE EVENT THE PROPERTY IS ANNEXED, AN EASEMENT WOULD THEN BE GRANTED TO THE CITY OF OPELIKA, AND TO ANY TELEPHONE COMPANIES SERVING THE CITY OF OPELIKA, FOR THE PURPOSE OF INSTALLING, OPERATING, AND MAINTAINING POLES, LINES, GUY WIRES AND OTHER FACILITIES. EASEMENT TO BE TEN (10) FEET WIDE BEING FIVE (5) FEET ON EACH SIDE OF FRONT AND SIDE PROPERTY LINES.
- OWNER/DEVELOPER: CHARLES WILDER
905 LEE RD 265
CUSSETA, AL 36852
MORGAN STANLEY
40 LEE RD 994
CUSSETA, AL 36852

SITE

VICINITY MAP
NOT TO SCALE



Drawn By:
TG
Scale:
1"= 150'
File Name:
22-0152-AP
Date:
4-15-2022

PRECISION SURVEYING
Sheet Title:
WILDER SUBDIVISION
A REDIVISION OF LOTS 1 AND 2

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

REDIVISION LOT 1, CENTURY PARK SUBDIVISION, FIRST ADDITION
AND PARCEL B, LEGACY VILLAGE TOWNHOME, PHASE 1

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

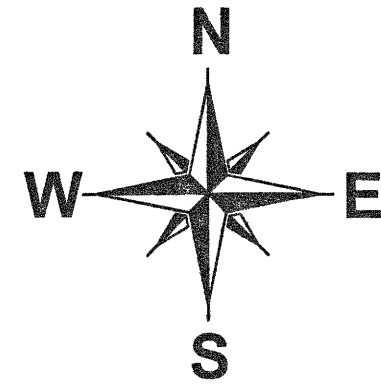
LOT 13, CENTURY PARK (P B 23, PG 122)
43 09 06 13 3 000 175 000
HERITAGE REALTY LLC
P O BOX 2693
AUBURN, AL 36831

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 3 000 180 000
HERITAGE REALTY LLC
P O BOX 2693
AUBURN, AL 36831

46 158
Recorded in the Above
PLAT Book & Page
04-22-2022 10:05:37 AM
Trant 26680-401176-52711
Bill Emalish - Probate Judge
Lee County, AL

Book/Pg: 46/158
Trant/Case: 26680-401176-52711
Recorded: 04-22-2022 10:05:37 AM
F.L.F.T
Total Fees: \$ 20.00



SCALE: 1"=40'

SCALE IN FEET

VICINITY MAP

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 8TH 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

OWNER OF PARCEL B-1

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 12TH 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, HAS EXECUTED THE SAME VOLUNTARILY ON THE DAY THE SAME BEARS DATE.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS 12TH DAY OF APRIL, 2022

TINA P. COOK
Notary Public
Alabama State at Large

TINA P. COOK
NOTARY PUBLIC MY COMMISSION EXPIRES
November 19, 2025

OWNER OF LOT 1-A

STATE OF ALABAMA
LEE COUNTY

I, CHANDRAKANT PATEL, AS MANAGER FOR KIWI, LLC, 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 12TH DAY OF APRIL, 2022

CHANDRAKANT PATEL, MANAGER
KIWI, LLC

STATE OF ALABAMA
LEE COUNTY

I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN SAID STATE, HEREBY CERTIFY THAT CHANDRAKANT PATEL, 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 12TH DAY OF APRIL, 2022

NOTARY PUBLIC MY COMMISSION EXPIRES 7-10-25

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.
- ZONE STATE PLANE COORDINATE SYSTEM. VERTICAL DATUM IS NAVD 88.
- NORTH IS BASED ON GRID NORTH.
- FIELDWORK COMPLETED JANUARY 18, 2022. OFFICEWORK COMPLETED APRIL 8, 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. 202010226 BEFORE DIGGING. PLEASE CONTACT 811 TO RE-VERIFY THE PRESENCE OF UTILITIES.
- ACCORDING TO FEMA FIRM MAP NUMBER 01081C00069G, 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 FOR PARCEL B-1 IS CLAYTON PROPERTIES GROUP, INC., 3111 TIMBERLAKE ROAD, BIRMINGHAM, AL 35243. THE PROPERTY OWNER FOR LOT 1-A IS KIWI, LLC, 1870 HILTON COURT, AUBURN, AL 36830.

APPROVED BY THE OPELIKA PUBLIC WORKS DEPARTMENT, OPELIKA, ALABAMA

PUBLIC WORKS DIRECTOR DATE 4-21-2022

APPROVED BY THE OPELIKA CITY PLANNING DIRECTOR, OPELIKA, ALABAMA

PLANNING DIRECTOR DATE 4/22/2022

APPROVED BY THE OPELIKA CITY ENGINEER, OPELIKA, ALABAMA

CITY ENGINEER DATE 4/15/2022

APPROVED BY THE OPELIKA UTILITIES BOARD, OPELIKA, ALABAMA

OPELIKA UTILITIES BOARD DATE 4-20-22

REVIEWED ON BEHALF OF OPELIKA POWER SERVICES, OPELIKA, ALABAMA

OPELIKA POWER SERVICES DATE 4-15-2022

GATEWAY DRIVE
(R.O.W. VARIES)

P.O.C.
SOUTHWEST CORNER
OF SECTION 13,
TOWNSHIP
19 NORTH, RANGE 25
EAST,
OPELIKA, LEE COUNTY,
ALABAMA

14 13

23 24

S 89°21'22" E

50.52'

N 00°42'13" W

20.00'

14 13

23 24

S 89°21'22" E

50.52'

N 00°42'13" W

20.00'

14 13

23 24

S 89°21'22" E

50.52'

N 00°42'13" W

20.00'

14 13

23 24

S 89°21'22" E

50.52'

N 00°42'13" W

20.00'

14 13

23 24

S 89°21'22" E

50.52'

N 00°42'13" W

20.00'

14 13

23 24

S 89°21'22" E

50.52'

N 00°42'13" W

20.00'

14 13

23 24

S 89°21'22" E

50.52'

N 00°42'13" W

20.00'

14 13

23 24

S 89°21'22" E

50.52'

N 00°42'13" W

20.00'

14 13

23 24

S 89°21'22" E

50.52'

N 00°42'13" W

20.00'

14 13

23 24

S 89°21'22" E

50.52'

N 00°42'13" W

20.00'

14 13

23 24

S 89°21'22" E

50.52'

N 00°42'13" W

20.00'

14 13

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S 89°21'22" E

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S 89°21'22" E

50.52'

N 00°42'13" W

20.00'

14 13

23 24

S 89°21'22" E

50.52'

N 00°42'13" W

20.00'

14 13

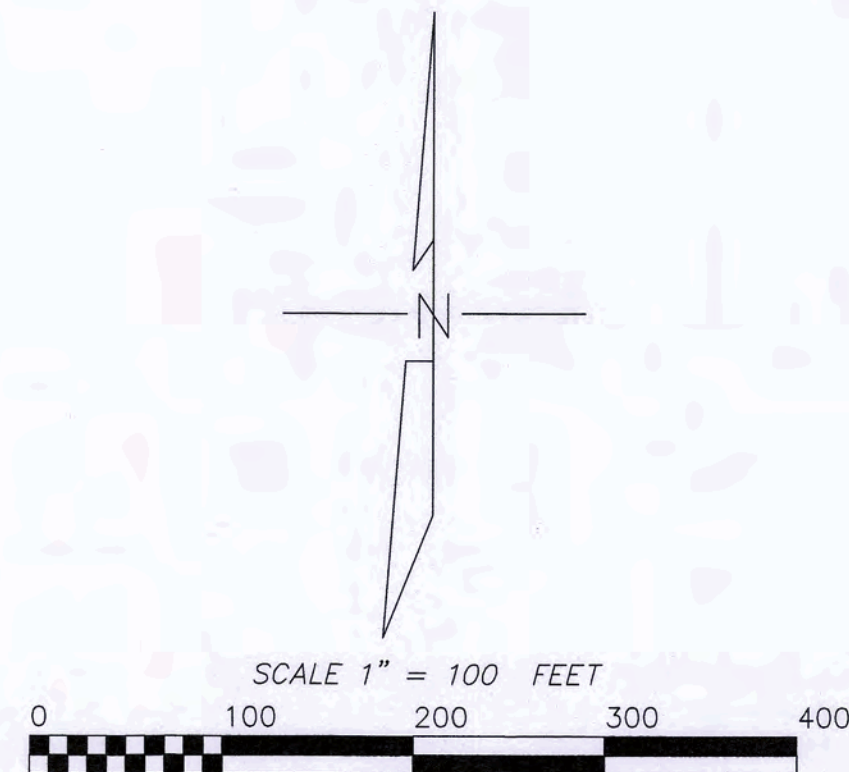
23 24

S 89°21'22" E

50.52'

N 00°42'13" W

20.00'



- LEGEND
- = Found Iron Pin
 - = Set 1/2" Rebar (Capped 18677)
 - = Found Conc. Monument
 - = Calculated Point
 - = Government Corner
 - R/W = Right-of-Way
 - = Centerline
 - = Chain Link Fence
 - = Power Pole
 - = Water Valve
 - = Fire Hydrant
 - = Overhead Utility Line
 - = Field-measured dimensions
 - (1375/221/107/53/2, 286.87) = Record dimensions + source document

WYNDHAM GATES SUBDIVISION
PHASE 1

43 10 04 19 4 000 170.000
43 10 04 19 4 000 171.000
WYNDHAM GATE LLC
P O BOX 855
CARROLLTON, GA 30112

NOTES:
Basis of Bearings is Grid North, State Plane, Alabama East, NAD 83.

According to the FEMA website, this project lies in Zone X (Area of minimal flooding) as depicted on FEMA map panel No. 01081C0230G, dated 11/02/2011.

No easements were provided to the surveyor other than from provided sources listed below or as noted hereon. The surveyor is not liable for undisclosed easements or those not readily visible.

The sources of information used in creating this survey include: The deed to the parent parcel as recorded in Deed Book 1375, Page 221; 0.91 Acre Property on Marvyn Parkway as recorded in Plat Book 44, Page 94; Hallway Subdivision as recorded in Plat Book 6, Page 61; Hallway Subdivision 1st Addition as recorded in Plat Book 6, Page 145; Wyndham Gates Subdivision, Phase 1, as recorded in Plat Book 31, Page 27; South Point Subdivision, as recorded in Plat Book 17, Page 155; Opelika Gateway Properties, LLC, as recorded in Plat Book 43, Pages 116-118, all as recorded in the office of the Judge of Probate of Lee County, Alabama. Also included was a drawing that was part of a set of construction plans for A New Elementary School for Opelika City Schools, Opelika, Alabama, PSCA (943)-9, specifically Page C-2, as found in the records of the City of Opelika Engineering Department.

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 feet on each side of the front and side lot lines.

OPELIKA GATEWAY PROPERTIES, LLC
PART OF TRACT 5

This R/W not field-verified

43 10 04 19 4 000 145.000
OPELIKA GATEWAY PROPERTIES LLC
P O BOX 177
MT MEIGS, AL 36057

A RESUBDIVISION OF THE SOUTHVIEW PRIMARY SCHOOL PROPERTY

OPELIKA
SEC.19

LEE COUNTY
T-19-N

ALABAMA
R-27-E

I, MARK L. MILLER, A REGISTERED 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 KNOWLEDGE, INFORMATION AND BELIEF; THAT SAID PLAT SHOWS THE RELATIONSHIP OF THE LAND SUBDIVIDED TO THE GOVERNMENT SURVEY; THAT IT SHOWS THE LENGTHS AND BEARINGS OF THE BOUNDARIES OF EACH PARCEL AND ITS NUMBER, AND THE NAMES OF THE ROADS SHOWN HEREON. ACCORDING TO MY SURVEY OF FEBRUARY 1, 2022.

Cert. No. 18677

OPELIKA CITY SCHOOLS, OWNER OF THE REAL PROPERTY SHOWN ON THIS PLAT, HEREBY JOINS IN THE STATEMENT OF MARK L. MILLER AND CERTIFIES THAT IT WAS AND IS ITS PURPOSE TO DIVIDE THE LAND SO PLATTED AS SHOWN. IN WITNESS WHEREOF, DR. J. KEVIN ROYAL, AS CHAIRMAN OF OPELIKA CITY SCHOOLS, HAS CAUSED HIS NAME TO BE HERETO SIGNED ON THIS, THE 12th DAY OF April, 2022.

Dr. J. Kevin Royal, Chairman

I, Tammy McCullough, a Notary Public for the State of Alabama at Large, HEREBY CERTIFY THAT DR. J. KEVIN ROYAL, AS CHAIRMAN OF OPELIKA CITY SCHOOLS, WHOSE NAME IS SIGNED TO THE CERTIFICATE HEREON AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME THAT, BEING INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HE EXECUTED THE SAME VOLUNTARILY ON THE DAY SAME BEARS DATE. IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL OF OFFICE ON THIS THE 12th DAY OF April, 2022.

Notary Public

My Commission Expires: 10-20-25

APPROVED BY THE OPELIKA CITY ENGINEER, CITY OF OPELIKA, LEE COUNTY, ALABAMA.

City Engineer

Date 4/13/2022

APPROVED BY THE OPELIKA CITY PLANNER, CITY OF OPELIKA, LEE COUNTY, ALABAMA.

City Planner

Date 4/19/2022

REVIEWED ON BEHALF OF THE UTILITIES BOARD OF THE CITY OF OPELIKA, LEE COUNTY, ALABAMA.

The Utilities Board of the City of Opelika, Alabama

Date 4-14-22

REVIEWED ON BEHALF OF OPELIKA POWER SERVICES

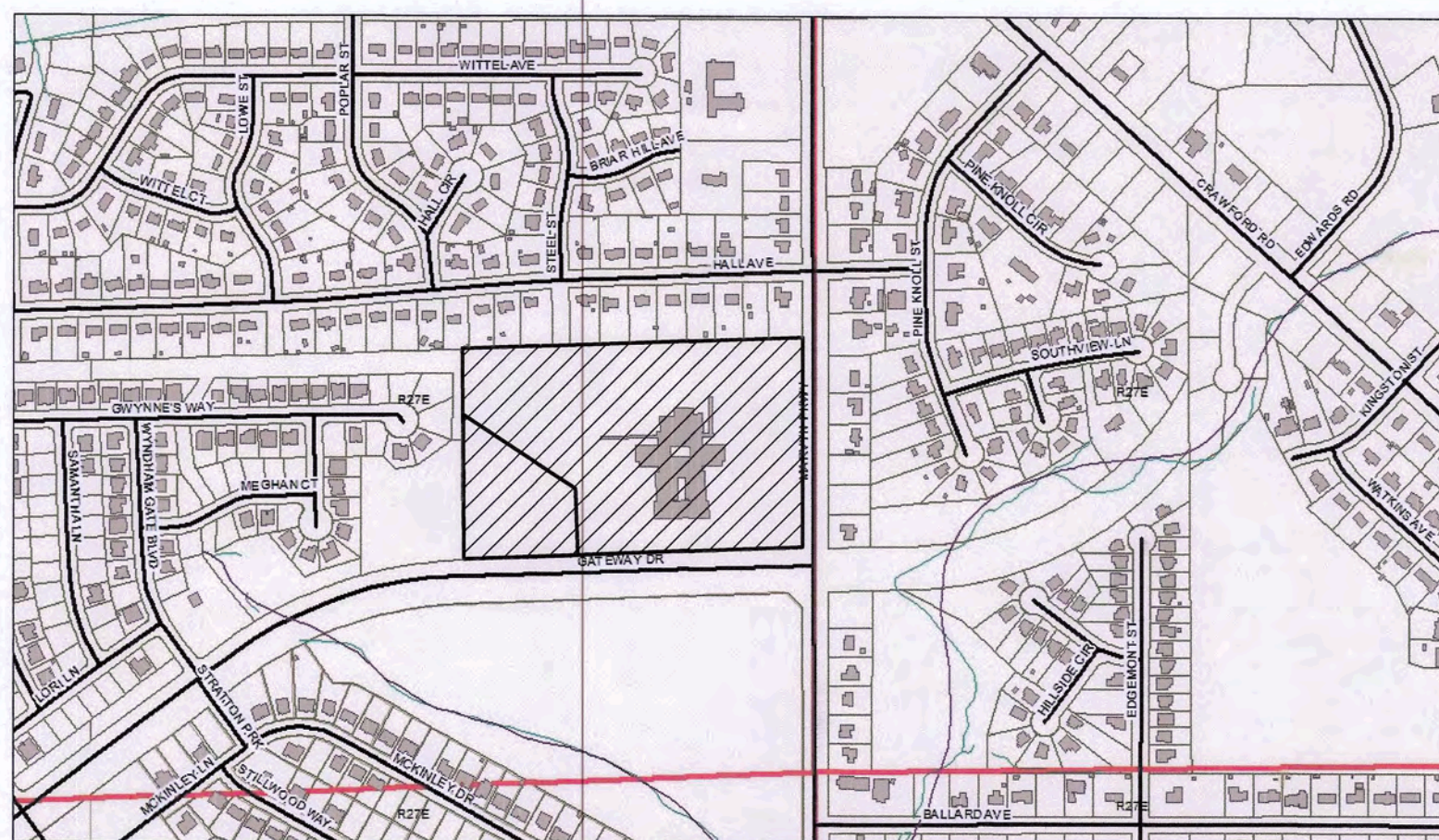
Opelika Power Services
City of Opelika, Alabama

Date 4-15-2022

REVIEWED ON BEHALF OF THE PUBLIC WORKS DEPARTMENT OF THE CITY OF OPELIKA, LEE COUNTY, ALABAMA.

Public Works Director,
City of Opelika, Alabama

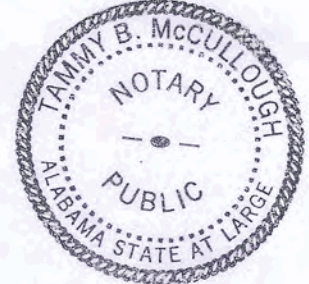
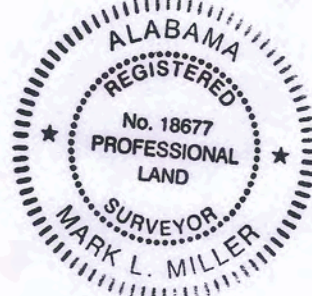
Date 4-13-2022



VICINITY MAP (no scale)

46 159
Recorded in the Above
PLAT Book & Page
04-22-2022 10:21:50 AM
Bill English - Probate Judge
Book/Pgt 46/159
Term/Cashier: CHPTREC02 / 0
Trant 26685, 401201, 529985
Recorded: 04-22-2022 10:22:53
PLA PLAT
REC Recording Fee
Total Fees: \$ 23.00

20.00
3.00



PROPERTY OWNER:
OPELIKA CITY SCHOOLS
300 SIMMONS STREET
OPELIKA, AL 36801

CITY OF OPELIKA
ENGINEERING DEPT.
700 FOX TRAIL
OPELIKA, AL 36801
(334) 705-5450
miller@opelika-al.gov
Fire Station Southview School 20122

NATIONAL VILLAGE
PHASE 1C
~Cottages~
REDIVISION OF LOT 38
SEC 27 T-20-N R-26-E
OPELIKA LEE COUNTY ALABAMA

State of Alabama
Lee County

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

In witness whereof, I have hereunto set my hand and seal on this the 27th day of January, 2022.

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

State of Alabama
Lee County

Retirement Systems of Alabama and The Employees Retirement Systems of Alabama, collectively known as The Retirement Systems of Alabama, owners of the real property shown on this plat, hereby joins in the statement of Michael T. Maher, and certifies 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 31st day of January, 2022.

Steven D. Timms
Assistant Director of Real Estate Investments
on behalf of The Retirement Systems of Alabama

State of Alabama
Lee County

I, the undersigned authority, a Notary Public in and for said county, in said state, certify that Steven D. Timms, whose name is signed to the foregoing instrument as Assistant Director of Real Estate Investments, on behalf of The Retirement Systems of Alabama, and who is known to me, acknowledged before me on this date that, being informed of the contents of the instrument, he executed the same voluntarily on the day the same bears date.

In witness whereof, I have hereunto set my hand and seal on this the 31st day of Jan., 2022.

Notary Public: Carol P. Elrod My commission expires: 10/20/25

Approved by the Opelika City Planner, Opelika, Alabama:

Planner: Amy Date: 4/19/2022

Approved by the Opelika Utilities Board, Opelika, Alabama:

Opelika Utilities Board: Date: 4-14-2022

Approved by the Opelika City Engineer, Opelika, Alabama:

Engineer: Date: 3/30/2022

Reviewed by Opelika Light and Power, Opelika, Alabama:

Opelika Light and Power: Date: 4/7/2022

Approved by the Public Works Director, Opelika, Alabama:

Opelika Public Works Director: Date: 3/31/2022

NOTES:

1. EASEMENTS WIDTHS FOR STORM DRAINAGE AND SANITARY SEWERS ARE AS SHOWN ON THIS PLAT.

2. PROPERTY IS LOCATED IN ZONE X PER FIRM PANEL NUMBER D1081C060G EFFECTIVE DATE NOVEMBER 2, 2011. NO PORTION OF PHASE 7-C LIES WITHIN A SPECIAL FLOOD HAZARD AREA.

3. SUBDIVISION IS LOCATED WITHIN THE SAUGHATCHEE WATERSHED PROTECTION AREA.

4. BEARING BASE: NAD83 ALABAMA EAST ZONE, US FOOT USING RTP GPS, AUBURN CORRS AS CONTROL.

5. FIELD WORK COMPLETED: SEPTEMBER 2, 2021. OFFICE WORK COMPLETED: 1-11-22.

6. SOURCE OF INFORMATION: PLAT BOOK 37, PAGE 144 (NATIONAL VILLAGE, PHASE 1C - COTTAGES); PLAT BOOK 28, PAGE 147 NATIONAL VILLAGE, PHASE 1A AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE FOR LEE COUNTY; PLAT BOOK 31, PAGE 38 NATIONAL VILLAGE, PHASE 1A AS RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE FOR LEE COUNTY.

7. SUBJECT TO ANY EASEMENTS, RIGHT-OF-WAYS, OR RESTRICTIONS WHICH EXIST AS A MATTER OF RECORD OR EXIST DE FACTO.

8. ALL LOTS HAVE A 5' FRONT SETBACK, A 5' SIDE SETBACK AND A REAR SETBACK OF 15'.

9. AN EASEMENT WAS GRANTED IN PLAT BOOK 37, PAGE 144 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.

10. THIS SITE IS SERVED BY OPELIKA SEWER AND OPELIKA WATER.

11. OWNER/DEVELOPER
RETIREMENT SYSTEMS OF ALABAMA
AND THE EMPLOYEES RETIREMENT SYSTEMS OF ALABAMA
135 SOUTH UNION ST
MONTGOMERY, AL 36104

LEGEND
(M) = MEASURED
(R) = RECORDED
OTIP = OPEN TOP PIPE
CTIP = CRIMPED TOP PIPE
IPF = IRON PIN FOUND
IPS = IRON PIN SET (CBF)
CBF = CHRIS B. FULGHAM
SAN SEW = SANITARY SEWER
ESMT = EASEMENT
PSSE = PRIVATE STORM SEWER EASEMENT
BL = BUILDING LINE
CHD = CHORD DISTANCE
CHB = CHORD BEARING
R = RADIUS
L = LENGTH
WE = WATER EASEMENT
ROW = RIGHT-OF-WAY
PB = PLAT BOOK
PG = PAGE
CL = CENTER LINE
o = IRON PIN FOUND
O = 1/2" REBAR SET (CBF)
■ = HUB SET
△ = CALCULATED POINT
□ = CONCRETE MONUMENT
v = POWER POLE
x = WIRE FENCE
-/- = WOOD FENCE
o-o = CHAIN LINK FENCE

GRAPHIC SCALE
0 30 60 90

43 04 08 27 4 000 003.000
RETIREMENT SYSTEMS OF ALABAMA
AND THE EMPLOYEES RETIREMENT
SYSTEMS OF ALABAMA
135 SOUTH UNION STREET
MONTGOMERY, AL 36104

43 04 08 27 3 000 001.000
43 04 08 27 3 000 056.000
43 04 08 27 3 000 055.000
43 04 08 27 3 000 063.000
43 04 08 27 3 000 001.000

RETIREMENT SYSTEMS OF ALABAMA
AND THE EMPLOYEES RETIREMENT
SYSTEMS OF ALABAMA
135 SOUTH UNION STREET
MONTGOMERY, AL 36104

43 04 08 27 3 000 062.000
CHUBSKI EDWARD J & DIANE M
22832 EIDER CT
PLAINFIELD, IL 60585

43 04 08 27 3 000 061.000
PHIFER LONNIE D III & PAMELA R
3705 NATIONAL VILLAGE LOOP
OPELIKA, AL 36801

43 04 08 27 3 000 060.000
RAMSEY RONALD J & SANDRA J
23670 E ROXBURY DR., UNIT 102
AURORA, CO 80016

43 04 08 27 3 000 059.000
GIRARD SCOTT L & MYRA T
3709 NATIONAL VILLAGE LOOP
OPELIKA, AL 36801

43 04 08 27 3 000 058.000
FERRELL JOHNNIE T JR & BONNIE J
3711 NATIONAL VILLAGE LOOP
OPELIKA, AL 36801

43 04 08 27 3 000 068.000
HOLLER ROBERT C & SYLVIA H
3723 QUAIL TRACE
OPELIKA, AL 36801

43 04 08 27 3 000 104.000
ESSER CONNIE MARIE
1159 WEST BROOKHAVEN DR NE
ATLANTA, GA 30319

43 04 08 27 3 000 068.000
HOLLER ROBERT C & SYLVIA H
3723 QUAIL TRACE
OPELIKA, AL 36801

PLAT CURVE
R=197.50
L=74.55
CHB=502°00'15"E
CHD=74.11

FIELD CURVE
R=197.50
L=74.55
CHB=502°00'15"W
CHD=74.11

NOTICE
IPF
PRECISION
N: 797855.63
E: 778326.52

43 04 08 27 3 000 058.000
FERRELL JOHNNIE T JR &
BONNIE J
3711 NATIONAL VILLAGE LOOP
OPELIKA, AL 36801

43 04 08 27 3 000 059.000
GIRARD SCOTT L & MYRA T
3709 NATIONAL VILLAGE LOOP
OPELIKA, AL 36801



Drawn By:
MTM/JRT/TG
Scale:
1"=30'
File Name:
18-329-38 rediv
Date:
1-11-2022

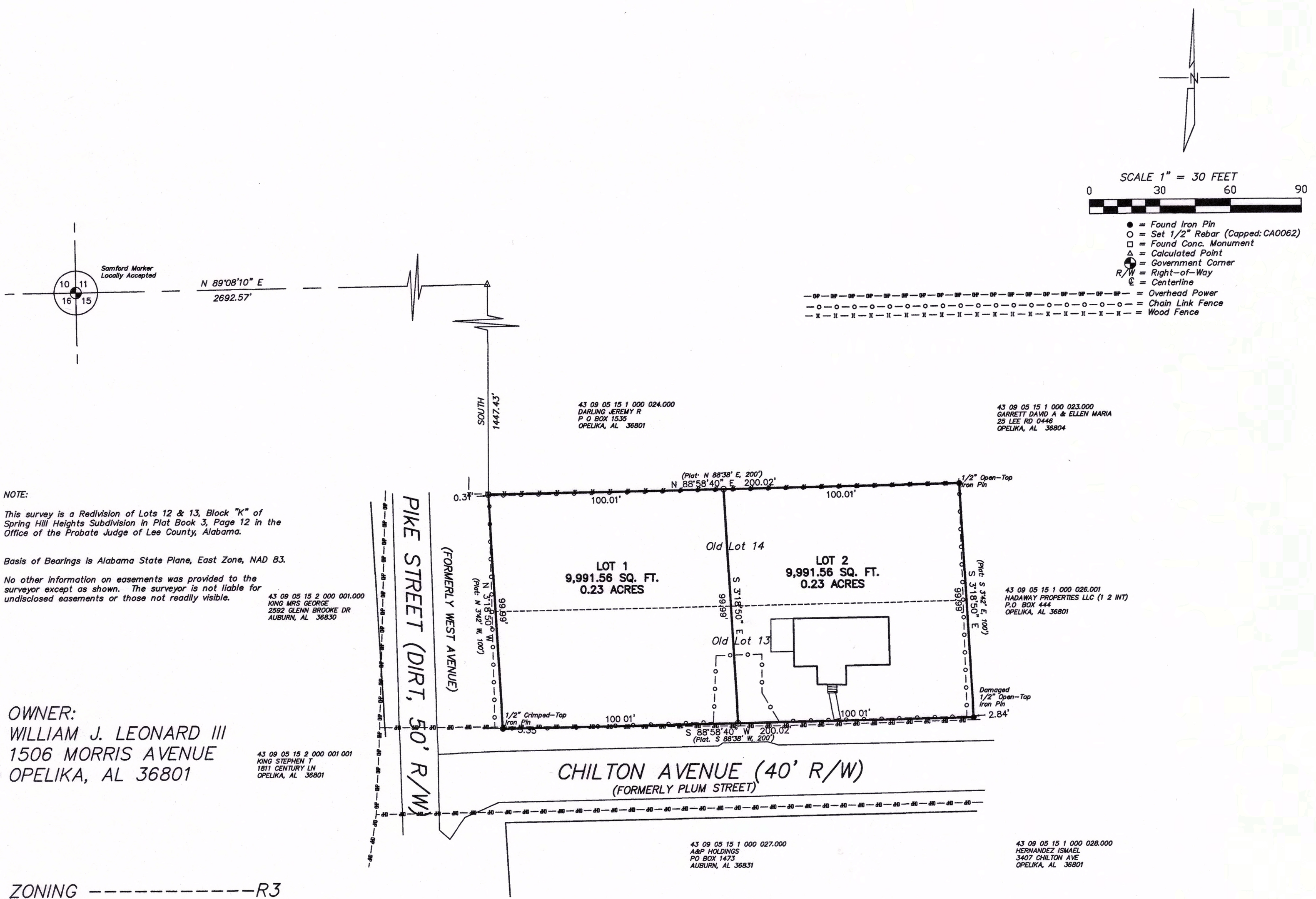
PRECISION
SURVEYING

Sheet Title:
NATIONAL VILLAGE
PHASE 1C - COTTAGES
~REDIVISION OF LOT 38~

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

46 156
Recorded in the Above
PLAT Book & Page
04-20-2022 10:42:31 AM
Bill English - Probate Judge
Lee County, AL
Book/Pag 46/156
Term/Cashier: CHPTREC02 / CD
Trant: 26668,401013,529764
Recorded: 04-20-2022 10:43:21
PLA PLAT
REC Recording Fee
Total Fees: \$ 21.00

20.00
1.00



NOTE:
This survey is a Redivision of Lots 12 & 13, Block "K" of Spring Hill Heights Subdivision in Plat Book 3, Page 12 in the Office of the Probate Judge of Lee County, Alabama.

Basis of Bearings is Alabama State Plane, East Zone, NAD 83.
No other information on easements was provided to the surveyor except as shown. The surveyor is not liable for undisclosed easements or those not readily visible.

OWNER:
WILLIAM J. LEONARD III
1506 MORRIS AVENUE
OPELIKA, AL 36801

ZONING -----R3
FLOOD ZONE -----"X"
WATER---OPELIKA WATER BOARD
SEWER ---UTILITIES BOARD OF
THE CITY OF OPELIKA

*Per FIRM Map #01017C0375C, effective 2/18/2011.

A REDIVISION OF LOTS 13 & 14, BLOCK "K" SPRING HILL HEIGHTS

OPELIKA SEC 15 LEE COUNTY T-19-N ALABAMA R-26-E

I, JAMES D. MILLER, A REGISTERED 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 KNOWLEDGE, INFORMATION AND BELIEF; THAT SAID PLAT SHOWS THE RELATIONSHIP OF THE LAND SUBDIVIDED TO THE GOVERNMENT SURVEY; THAT IT SHOWS THE LENGTHS AND BEARINGS OF THE BOUNDARIES OF EACH LOT AND ITS NUMBER, AND THE NAMES OF THE HIGHWAYS SHOWN HEREON. ACCORDING TO MY SURVEY OF FEBRUARY 11, 2022.



James D. Miller
AL Cert. No. 17256

WILLIAM J. LEONARD III, OWNER OF THE REAL PROPERTY SHOWN ON THIS PLAT, HEREBY JOINS IN THE STATEMENT OF JAMES D. MILLER AND CERTIFIES THAT IT WAS AND IS HIS PURPOSE TO REDIVIDE THE LAND SO PLATTED INTO PARCELS AS SHOWN. IN WITNESS WHEREOF, WILLIAM J. LEONARD III HAS CAUSED HIS NAME TO BE HERETO SIGNED, ON THIS, THE 05 DAY OF April, 2022.

William J. Leonard III

I, LISA THRELT, A NOTARY PUBLIC IN AND FOR Lee COUNTY, AL, HEREBY CERTIFY THAT WILLIAM J. LEONARD III, WHOSE NAME IS SIGNED TO THE CERTIFICATE HEREON AND WHO IS KNOWN TO ME, ACKNOWLEDGED BEFORE ME THAT, BEING INFORMED OF THE CONTENTS OF SAID CERTIFICATE, HE EXECUTED THE SAME VOLUNTARILY ON THE DAY SAME BEARS DATE. IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL OF OFFICE ON THIS THE, 05 DAY OF April, 2022.

Lisa Threlt
Notary Public

07/08/2025
My Commission Expires:

APPROVED BY THE OPELIKA CITY ENGINEER, CITY OF OPELIKA, LEE COUNTY, ALABAMA.

[Signature] 4/5/2022
City Engineer Date

APPROVED BY THE OPELIKA CITY PLANNER, CITY OF OPELIKA, LEE COUNTY, ALABAMA.

[Signature] 4/19/2022
City Planner Date

APPROVED BY THE OPELIKA PLANNING COMMISSION, CITY OF OPELIKA, LEE COUNTY, ALABAMA.

[Signature] _____
Chairman Date

REVIEWED ON BEHALF OF THE UTILITIES BOARD OF THE CITY OF OPELIKA, LEE COUNTY, ALABAMA.

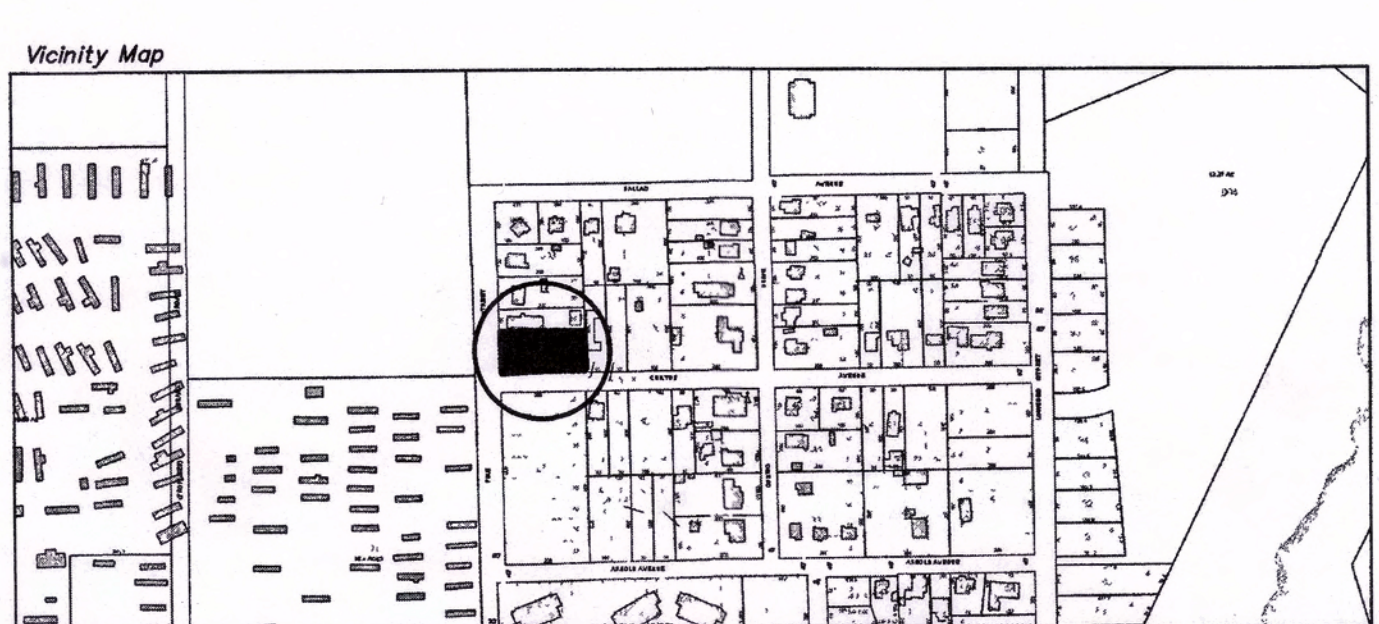
[Signature] 4-15-22
The Utilities Board of the City of Opelika, Alabama Date

REVIEWED ON BEHALF OF OPELIKA POWER SERVICES

[Signature] 04-07-2022
Opelika Power Services City of Opelika, Alabama Date

REVIEWED ON BEHALF OF THE PUBLIC WORKS DEPARTMENT OF THE CITY OF OPELIKA, LEE COUNTY, ALABAMA.

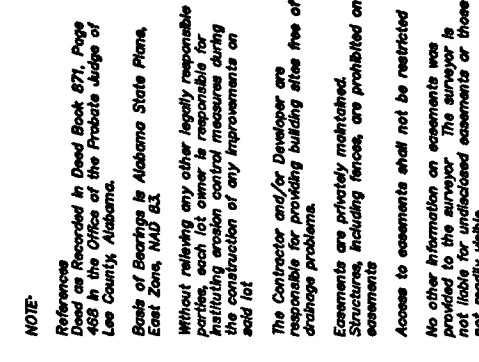
[Signature] 4-15-2022
Public Works Director, City of Opelika, Alabama Date



AN EASEMENT IS HEREBY GRANTED TO THE CITY OF OPELIKA, AND TO ANY UTILITY COMPANIES SERVING THIS AREA, FOR THE PURPOSE OF INSTALLING OPERATING AND MAINTAINING POLES, LINES, GUY WIRES & OTHER FACILITIES. EASEMENT TO BE TEN (10) FEET WIDE, BEING FIVE (5) FEET ON EITHER SIDE OF FRONT AND SIDE LOT LINES.

Copyright © James D. Miller
All rights reserved. No part of this drawing may be reproduced by photocopying, recording or by any other means, or stored, processed or transmitted in or by any computer or other systems without the prior written permission of the surveyor. Copies of this plat without an original seal are not valid.

JAMES D. MILLER
DBA BOLES SURVEYING
9324 LEE ROAD 146
OPELIKA, AL 36804
OFFICE (334) 610-1956
CELL (334) 742-8152
jim_miller@yahoo.com
Tlp Leonard Sub




 Jeffrey D. Smith
 06/11/2024
 by Callimahua Express