



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

300 Martin Luther King Blvd.

October 26, 2021

TIME: 3:00 PM

- A. APPROVAL OF MINUTES
- B. UPDATE ON PREVIOUS PC CASES
- C. PLAT (Preliminary and Final) - Public Hearing
 - 1. RaceTrac Opelika, SD, 5 lots, 1109 Columbus Parkway, Bert Boykin and Martin Evans
- D. MASTER PLAN REVISIONS AND PRELIMINARY PLAT - Public Hearings
 - 2. The Villages at Opelika PUD Master Plan, Minor Amendment to Master Plan, 21.9 Acres, 3001 Hi-Pack Drive and Hammonds Drive, SP Opelika Ventures, LLC, Amendment decreases size of open space and amenity space, changes dwelling types from bungalow to twin homes, decreases single family homes; no increase in overall density.
 - 3. The Villages at Opelika SD, 126 lots, Hi Pack Drive and Hammonds Drive, Brian Lee, Preliminary Approval - *Tabled at September 28th PC meeting*
- E. FINAL PLAT
 - 4. Oak Bowery Pines SD, Phase 2, 12 lots, 1301 Oak Bowery Road, Blake Rice, Final Approval - *Tabled at the September 28th PC meeting*
 - 5. ~~Foxrun SD, Phase 1C, 42 lots, Village Drive and Burrow Circle, Daniel Holland, Final Approval - *Tabled at the September 28th PC meeting*~~ **Tabled**
 - 6. Windsor Village SD, 33 47 lots, NE corner of Waverly Pkwy & Veterans Pkwy, David Slocum, Final Approval
- F. CONDITIONAL USE - Public Hearing
 - 7. Vic Patel and Arthur Nettles, Parker Way, C-3, GC-P, Minigolf (Miniature golf course) - *Tabled at the September 28th PC meeting*
 - 8. Micah J Patrick, 2701 Frederick Road, Suite 309-310, Hookah lounge, non alcoholic
 - 9. TaJarus Vines, 1701 Pepperell Parkway, C-3, GC-S, Auto sales lot

10. Kirby Nunn, 300 Columbus Parkway, Unit 1, C-3, GC-P, Retail sales with outside storage

G. AMENDMENT TO 2030 COMPREHENSIVE PLAN and REZONING - Public Hearing

11. Amendment to Future Land Use Map, Michael Johnson, representative, 3.3 acres, 1200 block South Fox Run Parkway, from light commercial to general commercial
12. Rezoning Request, Michael Johnson, representative, 1200 block South Fox Run Parkway, 3.3 acres, from C-2, GC-P to C-3, GC-P

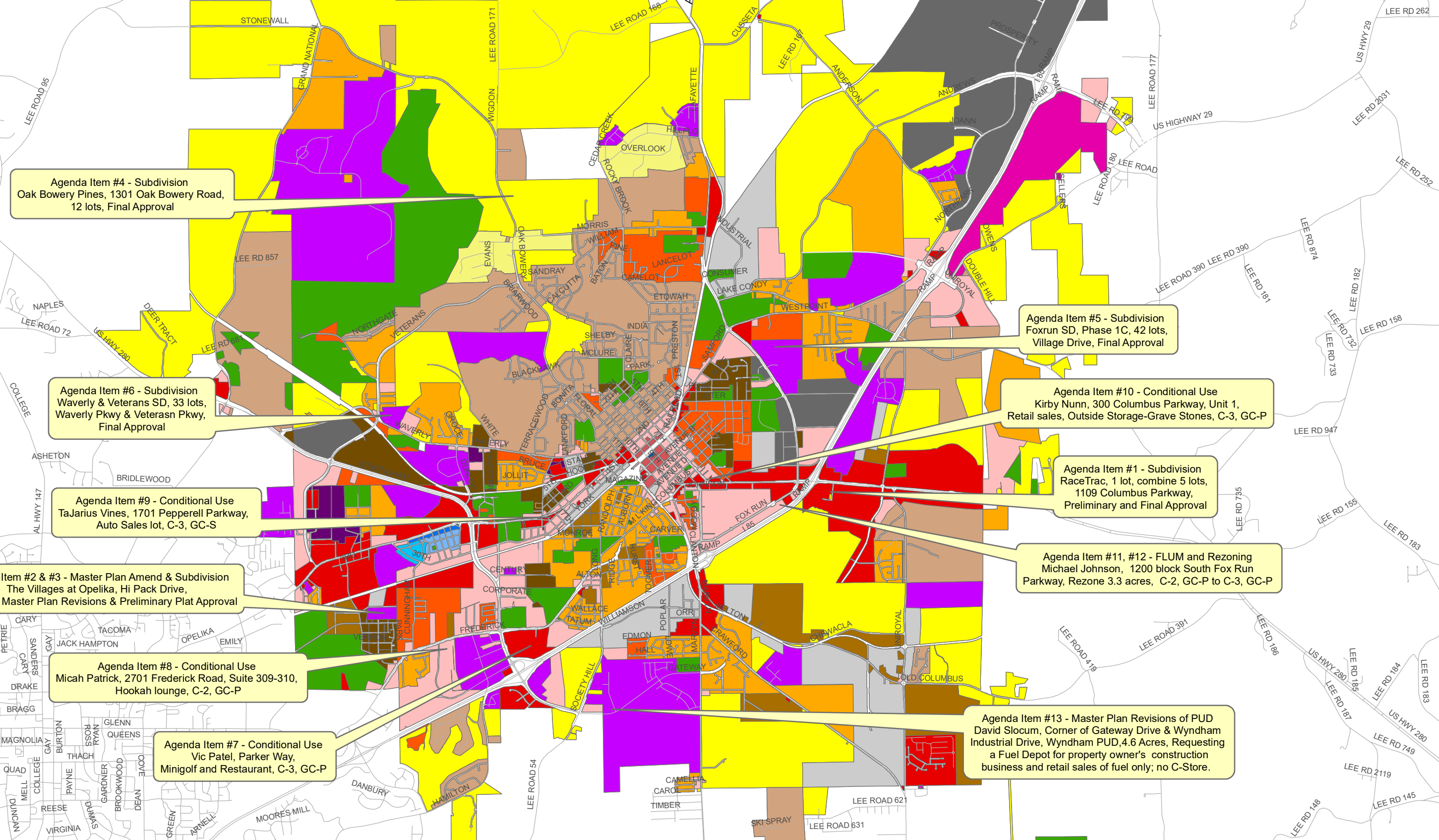
H. MASTER PLAN REVISIONS - Public Hearing

13. Wyndham PUD Master Plan, Major Amendment to Master Plan, 4.6 Acres, corner of Gateway Drive & Wyndham Industrial Drive, David Slocum P.E., Amendment from office/commercial to private storage of fuel for a construction/environmental service business and retail sales of fuel

I. OTHER BUSINESS

14. Approve dates for November and December Planning Commission Meetings.

“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)705-2083.”



Agenda Item #4 - Subdivision
Oak Bowery Pines, 1301 Oak Bowery Road,
12 lots, Final Approval

Agenda Item #5 - Subdivision
Foxrun SD, Phase 1C, 42 lots,
Village Drive, Final Approval

Agenda Item #6 - Subdivision
Waverly & Veterans SD, 33 lots,
Waverly Pkwy & Veterans Pkwy,
Final Approval

Agenda Item #10 - Conditional Use
Kirby Nunn, 300 Columbus Parkway, Unit 1,
Retail sales, Outside Storage-Grave Stones, C-3, GC-P

Agenda Item #9 - Conditional Use
TaJarius Vines, 1701 Pepperell Parkway,
Auto Sales lot, C-3, GC-S

Agenda Item #1 - Subdivision
RaceTrac, 1 lot, combine 5 lots,
1109 Columbus Parkway,
Preliminary and Final Approval

Item #2 & #3 - Master Plan Amend & Subdivision
The Villages at Opelika, Hi Pack Drive,
Master Plan Revisions & Preliminary Plat Approval

Agenda Item #11, #12 - FLUM and Rezoning
Michael Johnson, 1200 block South Fox Run
Parkway, Rezone 3.3 acres, C-2, GC-P to C-3, GC-P

Agenda Item #8 - Conditional Use
Micah Patrick, 2701 Frederick Road, Suite 309-310,
Hookah lounge, C-2, GC-P

Agenda Item #7 - Conditional Use
Vic Patel, Parker Way,
Minigolf and Restaurant, C-3, GC-P

Agenda Item #13 - Master Plan Revisions of PUD
David Slocum, Corner of Gateway Drive & Wyndham
Industrial Drive, Wyndham PUD, 4.6 Acres, Requesting
a Fuel Depot for property owner's construction
business and retail sales of fuel only; no C-Store.

**CITY OF OPELIKA
PLANNING COMMISSION MEETING
SEPTEMBER 28, 2021
3:00 P.M.
MEETING CHAMBERS
OPELIKA MUNICIPAL COURT
300 MLK BOULEVARD**

The City of Opelika Planning Commission held its regular monthly meeting September 28, 2021 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 Robert Lofton, Mrs. Leigh Whatley, Dr. Arturo Menefee, and Mr. Michael Hilyer.

MEMBERS ABSENT: Ms. Lucinda Cannon and Mr. Derek Lee.

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.

I. Approval of August 24, 2021 Planning Commission Minutes.

Mr. Hilyer made a motion to approve the August 24, 2021, Planning Commission Minutes as written.

Mrs. Whatley seconded the motion.

Ayes: Cherry, Mayor Fuller, Silberman, Councilman Lofton, Whatley, and Hilyer.

Nays: None.

Abstention: Menefee.

II. Update on Previous Planning Commission Cases.

Mr. Mosley stated I wanted to ask the commission and any of our guests to fill out the questionnaire for the comprehensive plan. We have some handouts on the way in that you can take to get more information.

A. PLAT (Preliminary and Final) – Public Hearing

1. The Ballfields Subdivision, 5 lots, Pepperell Parkway & 30th Street, Blake Rice, P/F Approval

Mr. Mosley reported the applicant is requesting preliminary and final approval for a 5-lot subdivision located at the intersection of Pepperell Parkway and 30th Steet. The purpose of the subdivision is to create 4 lots for future development and one remainder lot. The lot sizes range from 0.83 acres (Lot2) to 33.54 acres (Parcel 2 reminder lot). Lot 3 will be a future public street constructed at a later time. The plat also includes an area along 30th Street and Pepperell Parkway to be dedicated to the City of Opelika for rights-of-way at a later date. The Ballfields is zoned PUD (The Ball Fields PUD Approved by City Council May 8· 2019) with a master plan. These lots are generally consistent with the PUD master plan.

Planning Department recommends preliminary and final plat approval.

Mr. Parker reported for Engineering, if there is any public infrastructure to be placed within these parcels, 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 and final plat approval for this application.

Mr. Parker reported for the Opelika Utilities Board, water service is accessible to this subdivision by a water main in the R.O.W. of Pepperell Parkway and Thirtieth Street.

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

Chairman Cherry opened the public hearing.

No comments.

Chairman Cherry closed the public hearing.

Dr. Menefee made a motion to grant preliminary and final plat approval with staff recommendations.

Mayor Fuller seconded the motion.

Mr. Silberman asked if the property to the west that is not involved in this plat is uninhabitable or won't be developed?

Mr. Mosley stated yes sir, most of this property to the west is in the flood plain. I'll defer to the applicant.

Blake Rice, Barrett-Simpson, stated yes sir, when they built Walmart across Pepperell Parkway there was a restrictive covenant put along a great deal of the Pepperell Branch property along the western side on north and south of Pepperell Parkway. The majority of that restrictive covenants is now part of the Springs of Mill Lakes as a common area and this portion is completely protected by the Corps of Engineers. It is unbuildable, we can't do anything with it. There is no mechanized clearing allowed. It's been that way for 20 years.

Mr. Silberman stated I was just curious because the access to it would be very restrictive.

Blake Rice stated yes sir. The only thing that it can be utilized for is what we're intending, which is open space for this development.

Mr. Mosley stated part of the requirements of the planned unit development is that this property was designated as open space.

Councilman Lofton asked can it be used for trails?

Blake Rice stated kind of; it would take Corps of Engineers approval. When I say no mechanized clearing, they are serious about it. If the Corps of Engineers was to see fit to grant approval if a request was made, it could possibly be utilized for multi-use paths and things like that but right now the only thing you can do with it is hand clear and you can't bring any materials in. You can't bring in gravel or stone or anything like that for a trail. It has to be a natural trail.

Ayes: Cherry, Mayor Fuller, Silberman, Menefee, Councilman Lofton, Whatley, and Hilyer.

Nays: None.

Abstention: None.

2. Rock Ridge Farms Subdivision, 14 lots, Lee Road 154, Nathan McBride, P/F Approval

Mr. Mosley reported the applicant is requesting preliminary and final plat approval for a 14 lot subdivision located in the planning jurisdiction about one mile from the city limits. The fourteen lots range in size from 5 acres to 6.6 acres. In the planning jurisdiction the minimum lot size is 15,000 square feet (R-2 standards apply). Lot 6 has a 30 foot flag lot

to Lee Road 154, and three lots (Lot 8, 10, 12) meet the minimum 60 foot lot frontage width on Lee Road 154. The other 10 lots have at least 160 feet of frontage on Lee Road 154. There were a few plat data minor corrections recommended by staff, and the surveyor revised the plat.

Staff recommendation

Staff recommends preliminary and final plat approval of the revised plat.

Mr. Parker reported for Engineering, all of the Opelika Surveyors comments have been addressed and the submitted plat meets all Subdivision and Public Works Manual requirements. Because this subdivision is outside the City Limits, the comments from the Lee County Engineering Department will need to be addressed. The Opelika Engineering Department recommends preliminary and final plat approval.

Mr. Parker reported for the Opelika Utilities Board, Opelika Utilities does not serve this subdivision.

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

Chairman Cherry opened the public hearing.

Betty Hilyer, 601 Hillflo Avenue, stated this is mainly just a curiosity question. I'd like to know if the Beulah Water Authority will be available to this area.

Nathan McBride, authorized applicant, stated they plan on using individual wells.

Chairman Cherry closed the public hearing.

Dr. Menefee made a motion to grant preliminary and final plat approval with staff recommendations.

Mr. Hilyer seconded the motion.

Ayes: Cherry, Mayor Fuller, Silberman, Menefee, Councilman Lofton, Whatley, and Hilyer.

Nays: None.

Abstention: None.

B. PLAT (Preliminary Only) – Public Hearing

3. The Villages at Opelika Subdivision, 131 lots, Hi Pack Drive, Brian Lee, Preliminary Approval

Mr. Mosley reported the applicant is requesting preliminary plat approval for a 131 lot subdivision. The subject property is approximately 21.92 acres located with a PUD zoning designation. The proposed subdivision contains 91 single-family lots, 35 smaller lots, two amenity lots, two private street lots, and one lot designated as acreage. The approved PUD included 94 single-family lots, 20 single-family bungalows and 24 townhome units shown as twin homes. The current plat shows a reduction of overall density and unit count.

The 91 single-family lots exceed the minimum size of 2,800 square feet and 35 ft width. Most of the lots are 42 feet in width and between 3,300 square feet and 4,400 square feet. The smaller lots appear to be based on the townhome/twinhome concept in the PUD. The minimum standards for these are 20 foot in width and minimum lot size of 1,100 square feet. These lots exceed this standard. The townhouse lots were originally shown in the PUD as two unit groups. The new plat shows an odd number of units on each block which would prevent that configuration. It appears that these units may be more like traditional townhomes. There are also 35 of these units exceeding the 24 previously shown. The bungalow type does not appear to be present.

The original PUD showed a significant amount of open space and amenity space. This still shows large areas of open space. However, the useable space and central amenity space have been reduced in size. Amenity B was shown in the original concept as a large amenity space with a pool and tower. The exact size was not shown on the plan

although it was lined by 22 parking spaces. This would be at least 198 feet in width. The new Amenity B space is only 87 feet in width, more than halving this space. The area shown behind Lots 70-80 and 81-91 was shown as a shared common area. This space has now been absorbed into the private backyards. The plat does not reference the type or ownership of the amenity spaces. The area along Hi-Pack drive is also currently designated as acreage. This needs to be noted as a parcel or lot. The amenity spaces should also note that they are unbuildable.

The street configuration has been somewhat simplified but is still largely consistent with the proposed plan. The applicant is showing external connections to Hi Pack Drive and Hammonds Drive. These will need to be constructed during development. The original PUD also included requirements for sidewalks on both sides of the street along residential or amenity locations. The development also includes two private streets. These locations will need to be labelled as lots or parcels in the final plat, as they are not part of the public right-of-way.

The PUD also required large buffers against the north, south and west property lines. The north and south buffers were required to meet the residential buffer requirements of the zoning ordinance. The setbacks are consistent with the buffers, but the plat should note them as buffers as well. Additionally, the development is required to have one (1) canopy tree per residential lot. This should either be in the front yard or in the right-of-way with city approval.

Overall, the density and general street layout are consistent to approved PUD. The single-family lots exceed the minimum standards. However, the development was originally contemplated with a strong emphasis on open space and amenities. This plan changes the unit types and moves more of the common space into individual lots. In this regard, it becomes more like a conventional subdivision, although the lot sizes are below conventional standards. Staff does not feel the current plan conveys what was envisioned in the original master plan.

Staff recommends this item be tabled until the October 26th meeting so that applicant address issues or submit a revised master development plan. Should the Planning Commission wish to approve the plat, staff recommends the following conditions:

- 1. The private streets and acreage should be noted as lots or parcels and labelled.**
- 2. Provide sidewalks on both sides of each street adjoining an amenity or residence.**
- 3. All utilities shall be underground.**
- 4. Connections to Hi-Pack Drive and Hammonds Drive shall be coordinated with the City Engineer.**
- 5. Residential buffers found in Section 10.6.D1 of the zoning ordinance shall be required on the northern and southern property lines.**
- 6. Buffers need to be labelled on the plat.**
- 7. One large/canopy tree shall be installed for each house frontage either in the right-of-way between the sidewalk and the street curb with permission from the City of Opelika or in the front yard adjacent to the public right-of-way. This should be noted on the plat.**
- 8. No sideyard on street setbacks along public right-of-way shall be less than six (6) feet.**
- 9. Open space/amenities shall be clearly marked and the use and maintenance shall be noted.**
- 10. Note that open space or amenity lots are unbuildable.**
- 11. Note which lots will be townhouse/twinhouse or bungalow lots.**

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.

This project is being coordinated with a current City of Opelika transportation improvement project for Hi-Pack Drive. The access, drainage and roadway improvements will be coordinated with the ongoing City project.

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 to this subdivision by a water main in the R.O.W. of Hi-Pack Drive.

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

Chairman Cherry opened the public hearing.

William Bridges, 3202 King Avenue, stated I live in Powledge Subdivision, Lot 86 right next to that 24-foot alleyway. I just wanted to make sure what you said earlier about that alleyway is not going to be connected to the subdivision or used in any way.

Mr. Parker stated that's correct.

William Bridges asked that's probably going to be how it is, it's not going to change?

Mr. Parker stated that's correct.

William Bridges stated ok I just wanted to clarify that.

Mr. Mosley stated if they did change that they would have to come back for an amendment to their master development plan.

William Bridges asked but probably not, right?

Mr. Mosley stated no sir, they're not showing it.

William Bridges stated thank you very much, I appreciate your time.

Chairman Cherry closed the public hearing.

Dr. Menefee made a motion to grant preliminary plat approval with staff recommendations.

Mrs. Whatley seconded the motion.

Dr. Menefee withdrew his motion to grant preliminary plat approval with staff recommendations.

Dr. Menefee made a motion to table the item to the October 26, 2021 meeting based on staff recommendations.

Mrs. Whatley seconded the motion.

Ayes: Cherry, Mayor Fuller, Silberman, Menefee, Councilman Lofton, Whatley, and Hilyer.

Nays: None.

Abstention: None.

4. Opelika Marketplace Subdivision, Second Revision of Lot 5, 3 lots, Parker Way, Vic Patel and Arthur Nettles, Preliminary Approval

Mr. Mosley reported the applicant is requesting preliminary approval for a 3-lot subdivision located off Parker Way. The purpose of the subdivision is to create three lots for future developments: Lot 5-A-3-B-2-A is 4.66 acres and Lot 5-A-3-B-2-C is 1.58 acres. Lot 5-

A-3-B-2-B is 2.77 acres and has a conditional use request D-7 as a miniature golf course and restaurant. Lot 5-A-3-A serves as a storm water detention area for these three new lots and the other three lots (existing lots shown on the plat). The lots range in size from 1.58 acres to 4.66 acres. The lots meet the minimum 100-foot lot width and 20,000 square foot lot size requirements for a subdivision in the C-3, GC-P overlay district.

Planning Department recommends preliminary plat approval.

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 to this subdivision by a water main in the R.O.W. of Parker Way.

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

Chairman Cherry opened the public hearing.
No comments.
Chairman Cherry closed the public hearing.

Mayor Fuller made a motion to grant preliminary plat approval with staff recommendations.

Mr. Hilyer seconded the motion.

Ayes: Cherry, Mayor Fuller, Silberman, Menefee, Councilman Lofton, Whatley, and Hilyer.

Nays: None.

Abstention: None.

C. FINAL PLAT

5. Oak Bowery Pines Subdivision, Phase 2, 12 lots, 1301 Oak Bowery Road, Blake Rice, Final Approval

This item was tabled at the applicant's request.

~~6. Foxrun Subdivision, Phase 1C, 42 lots, Village Drive & Burrow Circle, Daniel Holland, Final Approval (Tabled)~~

This item was tabled at the applicant's request.

D. CONDITIONAL USE – Public Hearing

~~7. Vic Patel and Arthur Nettles, Parker Way, C-3, GC-P, Minigolf (Miniature golf course) (Tabled)~~

Mr. Mosley stated they were requesting a conditional use approval for a mini golf and restaurant. We've reviewed most of this and didn't find any major issues, but they weren't ready with landscaping plans and building elevations. They have requested that this be tabled to your next meeting.

This item was tabled at the applicant's request.

8. Deanna Blackwell, 1508 2nd Avenue, C-2, GC-S, Kitchen/bath showroom & cabinet manufacturing

Mr. Mosley reported the applicant is requesting conditional use approval to manufacture kitchen & bathroom cabinets and create a kitchen/bath showroom. In the C-2, GC-S zoning district, manufacturing operations are allowed in an enclosed building with conditional use approval. All operations must be conducted within a fully enclosed building; the applicant is aware that the outside construction, renovating, repairing, processing, painting, and assembling of products or equipment is prohibited in the C-2, GC-S zoning district.

The business (Wheel House Design Co.) designs, manufactures, and installs kitchen/bathroom cabinets & counter tops for new homes/businesses, and designs and remodels existing kitchens/bathrooms. The business owner has one employee and estimates 3 employees in the future. The business desires to occupy a 4,200 square feet (sf) tenant space in an existing 7,500 sf building. (The adjacent tenant is D & M Heating & AC Company.) See site plan attached. The kitchen/bathroom showroom floor area is about 1,700 square feet located near the front door and store-front windows facing 2nd Avenue. Cabinet manufacturing and storage will occupy a 2,500 square foot area in the rear of the building. All saw dust is collected indoors by dust collectors and disposed in bags. No dust will be vented outside the building. An open canopy (600 sf) attached to the rear wall of the building will be used to load cabinets and unload material on bad weather days; the canopy will not be used to store material, equipment or cabinets.

The 4,200 sf building (tenant space) was constructed in 1962; the building's front wall along 2nd Avenue is setback 14 feet from the 2nd Avenue right-of-way; a sidewalk from the parking spaces to the front door is in the 14 foot area. The only pervious surface for landscaping is within the 14 feet. An existing row of shrubs is along the front of the building. Staff believes the landscape requirements are met given the constraints of limited pervious area.

The site plan attached shows four existing parking spaces along Simmons Street; one parking space is designated handicap accessible as required. The minimum off-street parking requirements for a manufacturing use are met. The parking spaces are accessed directly from Simmons Street. The concrete parking spaces connect with the asphalt for Simmons Street. There is no pervious surface along Simmons Street. As seen from Simmons Street the rear yard is secured with a chain-link fence; the fence along Simmons Street is covered with a heavy-knitted fabric to visually screen the rear yard. The rear yard area is mostly hard surface. One 7x14 trailer used for the business will be stored in rear yard. A dumpster is not proposed for the business; the applicant will use City services and trash containers. (If a dumpster is used in future, dumpster must be screened on all sides and gated with opaque fence.)

Recommendations

Planning staff recommends approval as submitted.



Mr. Mosley reported for Engineering, the Engineering Department has no comments or concerns regarding the application and recommends conditional use.

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

Mr. Mosley 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.

Dr. Menefee made a motion to grant conditional use approval with staff recommendations.

Mr. Hilyer seconded the motion.

Ayes: Cherry, Mayor Fuller, Silberman, Councilman Lofton, Menefee, Whatley, and Hilyer.

Nays: None.

Abstention: None.

E. AMENDMENT TO 2030 COMPREHENSIVE PLAN and REZONING – Public Hearing

9a. Amendment to Future Land Use Map, Michael Johnson, representative, 3.2 acres, 1200 block South Fox Run Parkway, from light commercial to general commercial

9b. Rezoning Request, Michael Johnson, representative, 1200 block South Fox Run Parkway, 3.2 acres, from C-2, GC-P to C-3, GC-P

9a. Amendment to the Future Land Use Map

Mr. Mosley reported the 2030 Future Land Use Map (FLUM) provides the 3.2 acre rezoning property is in a “light commercial” land use category. The land use category of the adjacent properties on the east, west, and north sides are in a “general commercial” category. A RV (recreational vehicle) and camper sales lot is the adjacent property on the west side, a small four tenant commercial building is on the east side, and Opelika Ford auto sales & service center on 9 acres is on the north side. Interstate 85 borders the rezoning property on the south side. Opelika Ford has street frontage on South Fox Run Parkway and Columbus Parkway; all businesses on Columbus Parkway are in the general commercial land use category. At the August 2020 meeting, the Planning

Commissions approved rezoning of the RV and camper sales lot and sent a positive recommendation to City Council; Council approved the rezoning request. The owner of RV sales lot now desires to expand into the 3.2 acre subject property.

The rezoning request to C-3, GC-P requires an amendment to the 2030 FLUM concerning 'land use category.' If the rezoning request is approved by City Council then the 2030 FLUM should be amended so the parcel is in the "General Commercial" land use category. The 'general commercial' land use category provides a broad range of retail and service type uses usually located on major highways; the display of products outside a building is typical in a general commercial category and usually allowed.

Staff Recommendation

Staff recommends the Future Land Use map amended for the 3.2 acre rezoning property from a "Light Commercial" land use category to a "General Commercial" land use category.

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

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

Mr. Mosley reported for the Opelika Power Services, this subdivision is inside the Opelika Power and Alabama Power Service territory.

9b. Rezoning Request

Mr. Mosley reported the applicant is requesting to rezone 3.2 acres from C-2, GC-P to C-3, GC-P. Two lots adjacent to the rezoning property are currently zoned C-3, GC-P: Opelika Ford auto sales lot is on 9 acres and a four-tenant retail/office commercial center on one acre. Also, in October 2020, City Council approved rezoning of the adjacent 4 acre lot to C-3, GC-P for a RV and camper sales lot; the Planning Commission granted conditional use approval for the RV sales lot, and a business license was issued in April 2021.

The proposed rezoning today of 3.2 acres provides a larger inventory for the RV/camper business and increases RV/camper visibility to Fox Run Parkway and I-85 traffic. If the 3.2 acre rezoning property is approved, the applicant is aware that conditional use approval is required including a site plan and landscape plan. There are no immediate plans for a new building on the rezoning property, but a building (7,500 sf est.) is planned. The existing 13,000 square foot building (former Harley-Davidson) on the 4 acre parcel serves as office space and a service department for both lots.

Staff Recommendation

Planning Staff believes that the 3.2 acre rezoning to C-3, GC-P is appropriate given the proposed 'RV sales lot' is adjacent to three zoned C-3, GC-P. The rezoning property today is 3.2 acre expansion of the 4 acre RV sales lot business that was rezoned C-3, GC-P in October 2020. Also, the rear property line of the rezoning property is adjacent to I-85. Typically, an RV sales lot locates near an interstate highway providing immediate access to the business and to increase inventory exposure along the interstate.

Planning Staff recommends Planning Commission send a positive recommendation to the City Council to rezone the 3.2 acre property from C-2, GC-P to C-3, GC-P.

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

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

Mr. Mosley reported for the Opelika Power Services, this subdivision is inside the Opelika Power and Alabama Power Service territory.

9a. Amendment to the Future Land Use Map

9b. Rezoning Request

Chairman Cherry opened the public hearing for the amendment to the Future Land Use Map and the rezoning request.

No comments.

Chairman Cherry closed the public hearing.

9a. Amendment to the Future Land Use Map

Mr. Hilyer made a motion to approve the amendment to the Future Land Use Map with staff recommendations.

Councilman Lofton seconded the motion.

Ayes: Cherry, Mayor Fuller, Silberman, Councilman Lofton, Menefee, Whatley, and Hilyer.

Nays: None.

Abstention: None.

9b. Rezoning Request

Mr. Hilyer made a motion to send a positive recommendation to City Council with staff recommendations.

Councilman Lofton seconded the motion.

Ayes: Cherry, Mayor Fuller, Silberman, Councilman Lofton, Menefee, Whatley, and Hilyer.

Nays: None.

Abstention: None.

F. TEXT AMENDMENTS TO ZONING ORDINANCE – Public Hearing

10. Amendments to Section IX Sign Regulations; Section 2.2 Definitions, Amend Section 7.3, C. Use Categories (matrix table), Section 7.3B “Outdoor Advertising”, Section 7.8 “Village Commercial District”, Section 8.4 “Home Occupation”, Section 8.18.1 “Planned Residential Development”, Section 8.24 “Adult Business Regulations”, and Section 8.27 “Body Art”

Action Requested:

- Section II “Definitions” of the Zoning Ordinance shall be amended to include definitions of a general nature found in the current Section 9.2 and the revision of certain definitions related to signs and outdoor advertising.
- Section 6.4E of the Zoning Ordinance shall be revised to remove this language that provides for “on-premise/off-premise business and advertising signs”, and similar structures, in the R/E District.
- Section 7.3B of the Zoning Ordinance shall be revised so that the use category “Outdoor Advertising” is deleted.
- Section 7.6C of the Zoning Ordinance shall be revised to remove references to drive-in features as it relates to the signage.
- Section 7.8 “Village Commercial District” of the Zoning Ordinance shall be revised to remove specific district requirements for signage.
- Section 8.14 “Home Occupation” of the Zoning Ordinance shall be revised to remove signage standards specific to a home occupation.
- Section 8.18.1 “Planned Residential Development” of the Zoning Ordinance shall be revised to remove signage standards specific to a planned residential development.
- Section 8.24 “Adult Business Regulations” of the Zoning Ordinance shall be revised to remove signage standards specific to adult businesses.
- Section VIII of the Zoning Ordinance shall be amended by deleting in its entirety subsection 8.26.
- Section 8.27 “Body Art” of the Zoning Ordinance shall be revised to remove signage standards specific to body art uses.
- Current Section IX “Sign Regulations” of the Zoning Ordinance shall be deleted in its entirety and replaced with new Section IX “Sign Regulations”.
- The proposed Section IX “Sign Regulations” will provide for a purpose, intent and scope; provide for definitions; provide for applicability; provide for prohibited signs in all zoning

districts; provide for general provisions for signs (such as measurement of sign area, measurement of sign height, sign illumination for temporary signs and permanent signs, viewpoint neutrality, consent of legal owner, signs on public property, signs that obstruct means of egress, signs that interfere with ventilation openings, signs must maintain clearance for utilities and not interfere with surface and underground water or with drainage, signs shall not be attached to certain property and shall not impair roof access, signs declared a nuisance and repair; signs presenting immediate peril to public health and safety, street address signs, driveway signs, flagpoles and flags, flag brackets and flag stanchions and flags, freestanding signs, wall signs, drive-through signs, umbrella signs, awning signs, canopy signs, changeable copy signs, projecting signs, window signs and door signs); provide for temporary and permanent signs allowed in zoning districts; provide for temporary signs allowed in zoning districts; provide for permanent signs allowed in zoning districts; provide for building permits; provide for sign permits; provide for non-conforming signs; provide for miscellaneous provisions; provide for violations and penalties; provide for removal of unlawful and dangerous signs; provide for severability; provide for repeal of conflicting ordinances or parts thereof and provide for effective date.

Mr. Mosley stated item 10 is a zoning text amendment. This would be primarily to the sign regulations, although we did include about eight or nine sections that also deal with signage that are located outside of the Sign Section IX. So, what you'll see here is a modification to the definitions section and that is primarily moving definitions that were previously in the Sign Regulation definitions up to the general definitions because they were things like the Planning Director or the definition of right-of-way or the definition of Zoning Ordinance. Those have been moved to Section II which is the general zoning definitions. We have Section 6.4e which removes the language about on and off premise businesses and advertising in the retail and entertainment district. We moved that section to Section IX because we thought it would be best to keep all of these sign regulations together in Section IX. We moved Section 7.3b, which takes out the land use category of outdoor advertising from the permitted use table both for commercial and residential uses and Section 7.6c, which is a reference to drive-in order boxes for fast-food restaurants in the Gateway Corridor. That was just to move any of these regulations to the sign section. Same thing with village commercial, we moved a small section in there to the Sign Regulation Section IX and the same for home occupations. We moved the regulations for planned residential developments to Section IX where they pertain to signage. Adult business regulations and both sections 8.24 and 8.27, which is body art, included some regulations related to specific signage and advertising display requirements for adult businesses or for body art. Those we felt could be best addressed through the city's anti-obscenity laws and so we simply removed those regulations altogether and they were somewhat redundant. Section 8.26 is on outdoor advertising and talked about how we dealt with existing billboards, and we've deleted this section in its entirety because as part of the sign regulations we've removed the definition of billboard. That gets us to the overall sign regulations and what the sign regulations do, and Mr. Gunter has prepared a great report for you in here. It talks about both why we are doing this and what is being done.

Mr. Mosley reported in the case of Reed v. Town of Gilbert (June 2015) the U.S. Supreme Court held that any regulation that distinguishes signs based on what they say is considered to be content-based, and content-based regulations are legally subject to strict scrutiny and thus are allowed if they are narrowly tailored to serve a compelling governmental interest and other avenues of communication are available for the use of the sign. Based on the Reed decision, the City of Opelika completely revised its sign regulations in 2016. The City's ordinance focused on regulating the time, place and manner of signage instead of use or content.

Since 2016, there have been additional legal challenges to what constitutes content-neutrality. Recently, in the case of City of Austin v. Reagan Nat'l Advertising of Texas, the U.S. Court of Appeals for the Fifth Circuit ruled that the City of Austin's distinction between on-and off-premise signs is an unconstitutional content-based regulation under Reed. The City of Austin appealed to the U.S. Supreme Court where the case is pending adjudication. The decision of the Supreme Court will be dispositive on this issue. After Reagan, many cities moved to remove the distinction of on-and off-premise signs. The proposed Zoning Ordinance Amendments will modify the City's Zoning Ordinance to remove this distinction.

The proposed Zoning Ordinance Amendments include removing "outdoor advertising" from the permitted use matrix table. It also removes specific sign standards for home occupations, adult uses, body art uses and fast food restaurants. The changes also centralize all sign standards into Section IX of the Zoning Ordinance from other sections of the Ordinance. The Zoning Ordinance Amendments also move certain definitions from Section IX to subsection 2.2 of the Zoning Ordinance. The regulations also add some images to provide more clarity to the text.

The proposed Zoning Ordinance Amendments will also move away from the term "group development to lots with two or more building units". The proposed sign regulations add a section on master sign plans that allow the Planning Commission to approve larger signs and additional signs for any development over 25 acres or 300,000 square feet on non-residential floor area.

The proposed Zoning Ordinance Amendments remove the interstate sign regulations that were enacted two years ago. Those regulations, if not tied to on-premise developments, would be open to extremely tall signs that could be used for any user on or off premise. Additionally, the proposed Zoning Ordinance Amendments remove the billboard reduction allowances. Since the City will no longer make a distinction between on-and off-premise signs, billboards are not regulated as a separate use.

The proposed Zoning Ordinance Amendments represent a significant rewriting of the signage regulations for the City of Opelika. However, the Planning Commission is of the opinion that these regulations will keep the City consistent with current trends and recent court rulings.

The Planning Commission recommends that the text amendments contained in the attached Ordinance be approved to allow signage to be controlled in an orderly manner and to comply with recent court rulings.

I'm happy to answer any questions you may have, but we really did go through a very intensive rewriting process through the entire sign ordinance and largely through a lot of the Zoning Ordinance to clean up all these distinctions. We feel like this ordinance puts us in a much better position to meet the demands moving forward of signage, and be in better shape from a legal standpoint pending the outcome of the Supreme Court cases.

Mr. Mosley reported for Engineering, the Engineering Department has no comments or concerns with the regulation amendments proposed.

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

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

Chairman Cherry opened the public hearing.
No comments.
Chairman Cherry closed the public hearing.

Chairman Cherry asked this is a positive or negative recommendation to City Council, correct?

Mr. Mosley stated yes sir, this would be a positive or negative recommendation to the City Council.

Guy Gunter, City Attorney, stated we have a resolution that needs to be adopted and in the resolution it makes a positive recommendation to the City Council and also approves the final report.

Mayor Fuller made a motion to adopt the resolution with staff recommendations.
Mr. Silberman seconded the motion.

Mr. Mosley stated you have in your packet here a resolution of the Planning Commission and we typically only do these for changes to the text amendments or subdivision regulations and so that's what we would ask that you approve.

Guy Gunter stated the resolution has in it a provision that you are making a positive recommendation to the Opelika City Council to adopt these text amendments to the Zoning Ordinance. It also has a provision that you are approving the final report that has been submitted to the Planning Commission and will be resubmitted to the City Council by the Planning Director, so that's all you have to do is adopt the resolution.

Mr. Silberman asked this may resolve any of the issues that some industries had with the city on signage, right? I know it doesn't guarantee it.

Mr. Mosley stated yes sir, we think that the sign regulations will be very user friendly, and this takes out any doubt that there is content-based material within the sign regulations.

Guy Gunter stated let me point out that under the new regulations the city will only be regulating such things as height, size, area, characteristics of the sign, and location of the sign. Those are the kind of things we'll be regulating. We will not be regulating anything having to do with content.

Mr. Mosley stated including subject or user.

Guy Gunter stated what happened was, in 2015 in the case which is the landmark case called Reed v. Town of Gilbert, the U.S Supreme Court issued an opinion that says under most circumstances anything that has to do with content in a sign ordinance is prohibited. In writing that, most people still thought that you could use distinctions such as on-premise and off-premise. In fact, one of the nine justices in his opinion stated that that kind of distinction should be allowed in the future. Now what has happened is that soon after the Reed case the Ninth Circuit, in a case involved in the City of San Francisco, upheld an on-premise off-premise distinction which was good for cities. Then, just last year in 2020 in a case of City of Austin Texas versus Reagan International Outdoor Advertising issued an opinion that says and this had to do with digital signs and the City of Austin had a provision that you couldn't advertise off-premise products on a digital sign in the Fifth Circuit which is based out of Texas in New Orleans commissioned an opinion that says no you can't do that it's prohibited under the constitutional law in the United States and so it says you can't make any distinction. The Fifth Circuit said cities can't make a distinction between on-premise and off-premise signs. Opelika is in the Eleventh Circuit which is in Atlanta. The Eleventh Circuit has not issued an opinion, so you have a conflict between two Circuits right now. The City of Austin appealed its decision to the Supreme Court and the Supreme Court accepted the appeal. That case will be argued in October and the Supreme Court is expected to issue a decision in June, which will have enormous ramifications for all cities throughout the United States. Now many amicus briefs, that's friends of the court briefs, have been filed by such parties as the National League of Cities, the Association of Planners, the Scenic America, and even the United States has filed a favorable brief in favor of the City of Austin in that case. Basically, if you have to read a sign to regulate it, that's what you call content based in most instances. Those regulations are prohibited under this most recent decision. If you think about it, if you're riding down the road and you see a stop sign, you have to read that sign to know that it's a stop sign. That is a content based sign. Think about that, almost everything that you have out there is content based in some way. Of course, that kind of sign would probably be okay because there's a compelling governmental interest in having traffic signs so people don't crash into each other, but with this opinion coming out of the Fifth Circuit we thought it would be prudent to go through our ordinance and eliminate anything that could possibly be content-based. In particular, we've eliminated any references to on-premise and off-premise signs. We've eliminated any reference to billboards, we've eliminated any references to outdoor advertising because if it's outdoor advertising you have to read that sign, we've tried to eliminate all of that. Now Mr. Mosley has done a really great job, but I wanted to point out the City Council graciously allowed the city to employ two experts. One is a consultant by the name of Wendy Mohler who is a planning expert out of the Cincinnati area, and we've also employed a First Amendment attorney out of Huntsville to assist us. They have both done a wonderful job of helping Mr. Mosley and I draft this ordinance. Most of what's in there is the product of their work. I'm not going to take any credit for that, but in my opinion it's absolutely necessary that the Planning Commission adopt this resolution and forward these proposed text amendments to the City Council so

in the event that the Supreme Court rules against the City of Austin in that appeal our ordinance won't be struck down because we have distinctions based on on and off premises in our ordinance. We have references to outdoor advertising and to billboards in our ordinance and so we scrubbed the ordinance to remove all that kind of stuff out of there and hopefully it will be constitutional. Now if the Supreme Court rules in the favor of the City of Austin we may want to come back and revisit some of these issues in the future, but right now what we have is the best product available for the City of Opelika.

Mr. Silberman stated well I know that the sign issue has been going on since before I got on the Planning Commission.

Guy Gunter stated signage is a very difficult issue for Planning Commissions and City Councils because it involves so many First Amendment issues and other important governmental interests in regulating signs. It's very difficult for any municipality in the United States to regulate signs and there's an enormous amount of litigation being filed. In particular, there's been a lot of litigation filed since last June when the Fifth Circuit issued its opinion. So, we don't know how the courts are going to rule, we're just trying to put the City of Opelika in the best position that we can be in in the event of an unfavorable ruling.

Mr. Silberman stated I appreciate your work on that.

Ayes: Cherry, Mayor Fuller, Silberman, Menefee, Councilman Lofton, Whatley, and Hilyer.

Nays: None.

Abstention: None.

Mayor Fuller made a motion to adjourn at 3:47 p.m.

Mr. Hilyer seconded the motion.

Ayes: Cherry, Mayor Fuller, Silberman, Councilman Lofton, Menefee, Whatley, and Hilyer.

Nays: None.

Abstention: None.

Lewis A. Cherry, Chairman

Matt Mosley, Secretary

REPORT OF OPELIKA PLANNING COMMISSION

TEXT AMENDMENT—SIGN REGULATIONS

In the case of Reed v. Town of Gilbert (June 2015) the U.S. Supreme Court held that any regulation that distinguishes signs based on what they say is considered to be content-based, and content-based regulations are legally subject to strict scrutiny and thus are allowed if they are narrowly tailored to serve a compelling governmental interest and other avenues of communication are available for the use of the sign. Based on the Reed decision, the City of Opelika completely revised its sign regulations in 2016. The City's ordinance focused on regulating the time, place and manner of signage instead of use or content.

Since 2016, there have been additional legal challenges to what constitutes content-neutrality. Recently, in the case of City of Austin v. Reagan Nat'l Advertising of Texas, the U.S. Court of Appeals for the Fifth Circuit ruled that the City of Austin's distinction between on- and off-premise signs is an unconstitutional content-based regulation under Reed. The City of Austin appealed to the U.S. Supreme Court where the case is pending adjudication. The decision of the Supreme Court will be dispositive on this issue. After Reagan, many cities moved to remove the distinction of on- and off-premise signs. The proposed Zoning Ordinance Amendments will modify the City's Zoning Ordinance to remove this distinction.

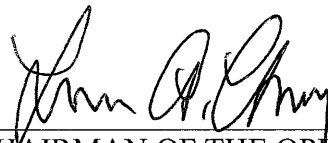
The proposed Zoning Ordinance Amendments include removing "outdoor advertising" from the permitted use matrix table. It also removes specific sign standards for home occupations, adult uses, body art uses and fast food restaurants. The changes also centralize all sign standards into Section IX of the Zoning Ordinance from other sections of the Ordinance. The Zoning Ordinance Amendments also move certain definitions from Section IX to subsection 2.2 of the Zoning Ordinance. The regulations also add some images to provide more clarity to the text.

The proposed Zoning Ordinance Amendments will also move away from the term "group development to lots with two or more building units". The proposed sign regulations add a section on master sign plans that allow the Planning Commission to approve larger signs and additional signs for any development over 25 acres or 300,000 square feet on non-residential floor area.

The proposed Zoning Ordinance Amendments remove the interstate sign regulations that were enacted two years ago. Those regulations, if not tied to on-premise developments, would be open to extremely tall signs that could be used for any user on or off premise. Additionally, the proposed Zoning Ordinance Amendments remove the billboard reduction allowances. Since the City will no longer make a distinction between on-and off-premise signs, billboards are not regulated as a separate use.

The proposed Zoning Ordinance Amendments represent a significant rewriting of the signage regulations for the City of Opelika. However, the Planning Commission is of the opinion that these regulations will keep the City consistent with current trends and recent court rulings.

The Planning Commission recommends that the text amendments contained in the attached Ordinance be approved to allow signage to be controlled in an orderly manner and to comply with recent court rulings.

A handwritten signature in black ink, appearing to read "John A. Gray", is written over a horizontal line.

CHAIRMAN OF THE OPELIKA
PLANNING COMMISSION

RESOLUTION NO. _____

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF OPELIKA
RECOMMENDING THAT THE CITY COUNCIL ADOPT AN ORDINANCE
AMENDING SECTIONS 2.2, 6.4, 7.3, 7.6, 7.8, 8.14, 8.18.1, 8.24, 8.26, 8.27 AND
SECTION IX OF THE ZONING ORDINANCE AND
SPECIFICALLY BY ADOPTING NEW SIGN REGULATIONS**

WHEREAS, the Planning staff has prepared an ordinance for consideration to amend Sections 2.2, 6.4, 7.3, 7.6, 7.8, 8.14, 8.18.1, 8.24, 8.26, 8.27, and Section IX of the Zoning Ordinance and specifically by adopting new sign regulations; and

WHEREAS, these provisions are collectively referred to as the “Zoning Ordinance Amendments”; and

WHEREAS, on September 28, 2021, the Planning Commission conducted a duly noticed public hearing in accordance with all applicable requirements of the state planning and zoning law, to consider the Zoning Ordinance Amendments and considered oral and written reports; and

WHEREAS, at the public hearing the Planning Commission considered the staff reports, oral and written, and materials presented by all of those wishing to be heard on the Zoning Ordinance Amendments; and

WHEREAS, the Planning Commission has reviewed and considered the Zoning Ordinance Amendments and recommends approval of such Amendments.

NOW THEREFORE, be it resolved by the Planning Commission of the City of Opelika, Alabama, as follows:

Section 1. The recitals set forth above are true and correct and are hereby incorporated herein by reference as duly set forth in their entirety.

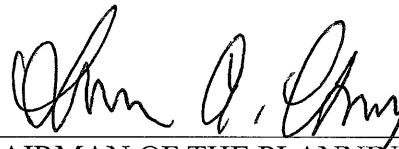
Section 2. The Planning Commission hereby finds that the proposed Zoning Ordinance Amendments, a copy of which are attached hereto as Exhibit “A”, are in the public interest.

Section 3. The Planning Commission hereby recommends that the City Council adopt an ordinance approving the Zoning Ordinance Amendments as shown in Exhibit "A".

Section 4. The final report of the Planning Commission, a copy of which is attached hereto as Exhibit "B", is hereby approved and the Planning Director shall submit a final report recommending approval of the Zoning Ordinance Amendments to the City Council.

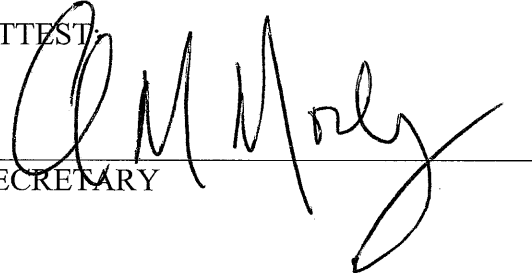
Section 5. This resolution is effective upon adoption.

ADOPTED AND APPROVED this the 28th day of September, 2021.



CHAIRMAN OF THE PLANNING
COMMISSION OF THE
CITY OF OPELIKA, ALABAMA

ATTEST


SECRETARY



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

DEADLINE: 6/1MEETING: 6/22SITE ADDRESS: Columbus Parkway, Opelika, AL; see attached parcel ID numbers.PROPERTY OWNER: RS Hospitality LLC, Manav Hospitality, LLC, and Pina Investments LLCAPPLICANT/AUTHORIZED REPRESENTATIVE: RaceTrac Petroleum Inc., Bert Boykin, and Martin EvansMAILING ADDRESS: c/o Evans & Evans, 2001 Park Place North, Suite 540, Birmingham, AL 35203PHONE NUMBER: (205) 545-8085

FAX NUMBER: _____

EMAIL ADDRESS: bb@eefirm.com; me@eefirm.com

TYPE OF PLAT APPROVAL REQUESTED

☐ SKETCH PLAN☐ ADMINISTRATIVE☒ PRELIMINARY☒ FINALDoes the subdivision require any other official action by the City? Yes☐ Annexation☒ Rezoning☒ Other Conditional Use Approval (C-3)

PARCEL INFORMATION

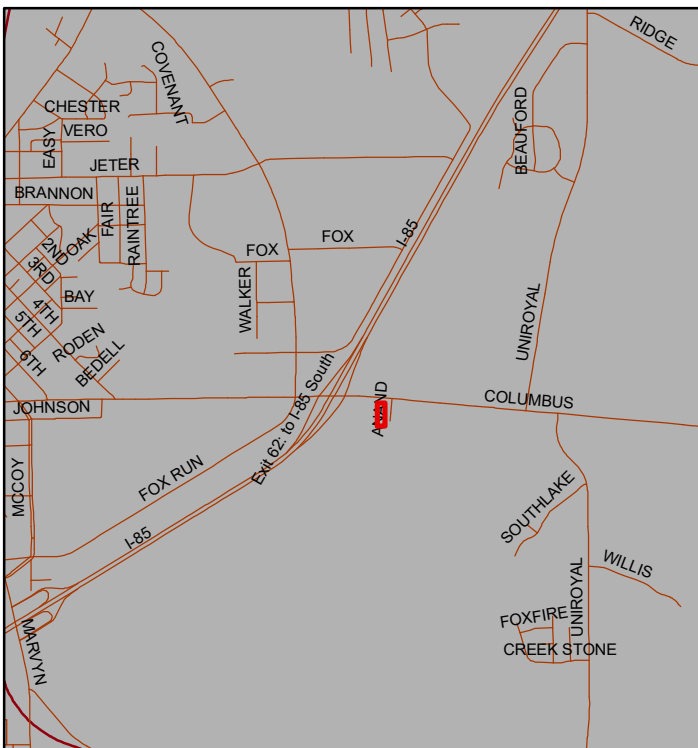
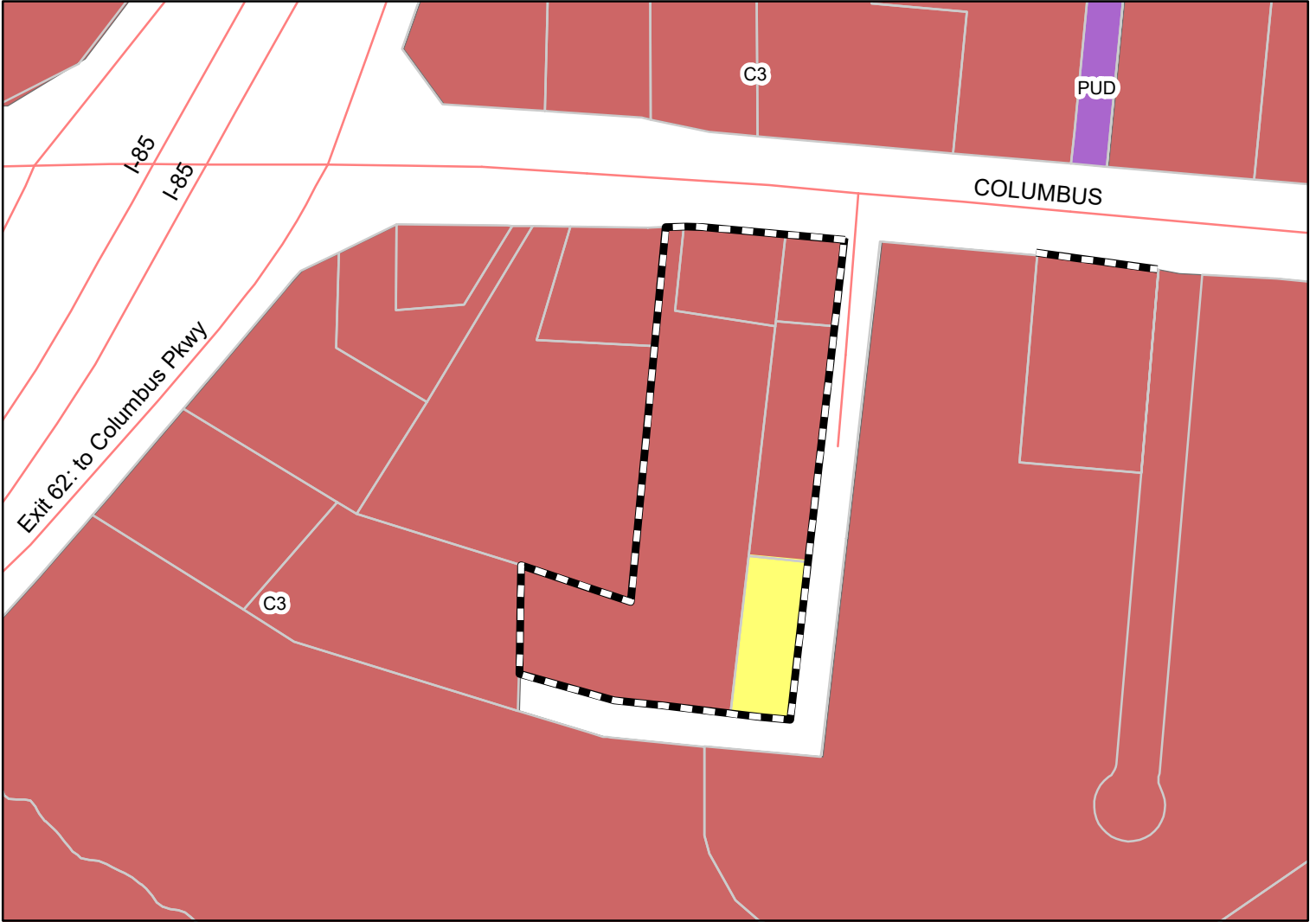
Subdivision Name: RaceTrac OpelikaCurrent Land Use: HotelCurrent Zoning: C-3 and R-1Proposed use of the Subdivision: Gas station and convenience store for personal and commercial vehicles.☐ Residential☐ Commercial☐ Manufacturing/Industrial☐ Office/InstitutionalNumber of Lots: 5 x \$3.00 = \$ 15Number of APO: 7 x \$7.00 = \$ 49
(Adjacent Property Owners)Fee: \$75.00TOTAL = 139.00PAID 139.00

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

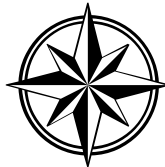
OWNERS/AUTHORIZED

REPRESENTATIVE SIGNATURE: Brian Thornton(PRINT NAME) Brian Thornton of RaceTrac Petroleum Inc.DATE 4/16/21

**RACETRAC SUBDIVISION
1109 COLUMBUS PARKWAY
PRELIMINARY AND FINAL PLAT APPROVAL, C-1**



The applicant is requesting plat approval to combine 5 lots into one lot. The property is located in the C-3. GC-P zoning district.



Subject Property

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

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: October 26, 2021

Subdivision: RaceTrac Opelika SD, combining 5 lots to one lot

Agenda Item #: C-1

Action Requested: Preliminary and Final Approval

Location of Property: 1109 Columbus Parkway

Property Owner(s): Bert Boykin and Martin Evans

Current Land Use: Commercial

Current Zoning: C-3, GC-P

Flood Zone: FEMA Map #01081C0090G – Nov. 2, 2011
Flood Zone “X” – No portion in flood hazard area

Staff Comments:

An administrative subdivision is acceptable to approve for this plat, but the applicant explained that the property is under contract until final approval to combine five lots into one lot is complete. The five lots combined is one 6.35 acre lot shown as Lot 1 on the plat. A RaceTrac gas station is planned for the lot that includes a convenience store and truck stop (15 semi-truck parking spaces). At the May 25th meeting, the Planning Commission granted conditional use approval subject to conditions¹. The existing buildings (Durango restaurant, Motel 6, and Days Inn) show on plat will be removed. Construction of RaceTrac will begin in 2022. The plat meets subdivision plat requirements.

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

1. Add a note that the existing buildings will be demolished and removed.
2. There may be a chain-link fence encroachment along a portion of the west property line; surveyor needs to show fence encroachment on plat.
3. In the standard Opelika easement note, insert “The City of Opelika and” between “granted to” and “any telephone companies...”.

1. City Council approving rezoning of the R-1 lot to C-3, GC-P.
2. Provide a subdivision plat that combines the five lots into one lot.
3. Decrease the impervious surface area (hard surface) on the property so the impervious surface does not exceed the maximum 70% requirement.
4. Enclose dumpster with an opaque fence and gate at a height so the dumpster is not visible outside the enclosure.

Engineering Department Report

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

Opelika Utilities Board Report

Water service is accessible by Anand Street.

Opelika Power Services Report

This subdivision is inside the Opelika Power Service territory.

A RECOMBINATION PLAT
FOR
RACETRAC OPELIKA

WHICH COMBINES
LOTS 1-3 OF HEWITT SUBDIVISION
AND LOTS 1&2 OF PINA SUBDIVISION
CITY OF OPELIKA, LEE COUNTY, ALABAMA

LOCATED IN THE NORTH 1/2 OF THE NORTHWEST 1/4 OF
SECTION 16, TOWNSHIP 19 NORTH, RANGE 27 EAST,
AND CONTAINING 6.35± ACRES

FLOOD ZONE "X" UNSHADED
CURRENT ZONING: C-3 & R-1
MAY 24, 2021

OWNER
PINA INVESTMENTS INC
465 SWAINS DRIVE
PEACHTREE CITY, GA 30269
OWNER
RS HOSPITALITY LLC
1107 COLUMBUS PARKWAY
OPELIKA, AL 36804
OWNER
MANAV HOSPITALITY LLC
1107 COLUMBUS PARKWAY
OPELIKA, AL 36804

OWNER'S CERTIFICATION
I (name), AS (position) OF (company) AND AS OWNER OF THE REAL
PROPERTY SHOWN ON THIS PLAT HEREBY JOINS IN THE STATEMENT OF
STEVE STRICKLAND 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 ____ DAY
OF ____ 2021.

(name) - (position)
(company)

STATE OF ALABAMA
LEE COUNTY
I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID
COUNTY IN SAID STATE, HEREBY CERTIFY THAT (name), WHOSE NAME IS
SIGNED TO THE FOREGOING INSTRUMENT AND WHO IS KNOWN TO ME,
ACKNOWLEDGE 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.
GIVEN UNDER MY HAND THIS ____ DAY OF ____ 2021.
NOTARY PUBLIC
MY COMMISSION EXPIRES ON ____

OWNER'S CERTIFICATION
I (name), AS (position) OF (company) AND AS OWNER OF THE REAL
PROPERTY SHOWN ON THIS PLAT HEREBY JOINS IN THE STATEMENT OF
STEVE STRICKLAND 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 ____ DAY
OF ____ 2021.

(name) - (position)
(company)

STATE OF ALABAMA
LEE COUNTY
I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID
COUNTY IN SAID STATE, HEREBY CERTIFY THAT (name), WHOSE NAME IS
SIGNED TO THE FOREGOING INSTRUMENT AND WHO IS KNOWN TO ME,
ACKNOWLEDGE 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.
GIVEN UNDER MY HAND THIS ____ DAY OF ____ 2021.
NOTARY PUBLIC
MY COMMISSION EXPIRES ON ____

OWNER'S CERTIFICATION
I (name), AS (position) OF (company) AND AS OWNER OF THE REAL
PROPERTY SHOWN ON THIS PLAT HEREBY JOINS IN THE STATEMENT OF
STEVE STRICKLAND 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 ____ DAY
OF ____ 2021.

(name) - (position)
(company)

STATE OF ALABAMA
LEE COUNTY
I, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID
COUNTY IN SAID STATE, HEREBY CERTIFY THAT (name), WHOSE NAME IS
SIGNED TO THE FOREGOING INSTRUMENT AND WHO IS KNOWN TO ME,
ACKNOWLEDGE 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.
GIVEN UNDER MY HAND THIS ____ DAY OF ____ 2021.
NOTARY PUBLIC
MY COMMISSION EXPIRES ON ____

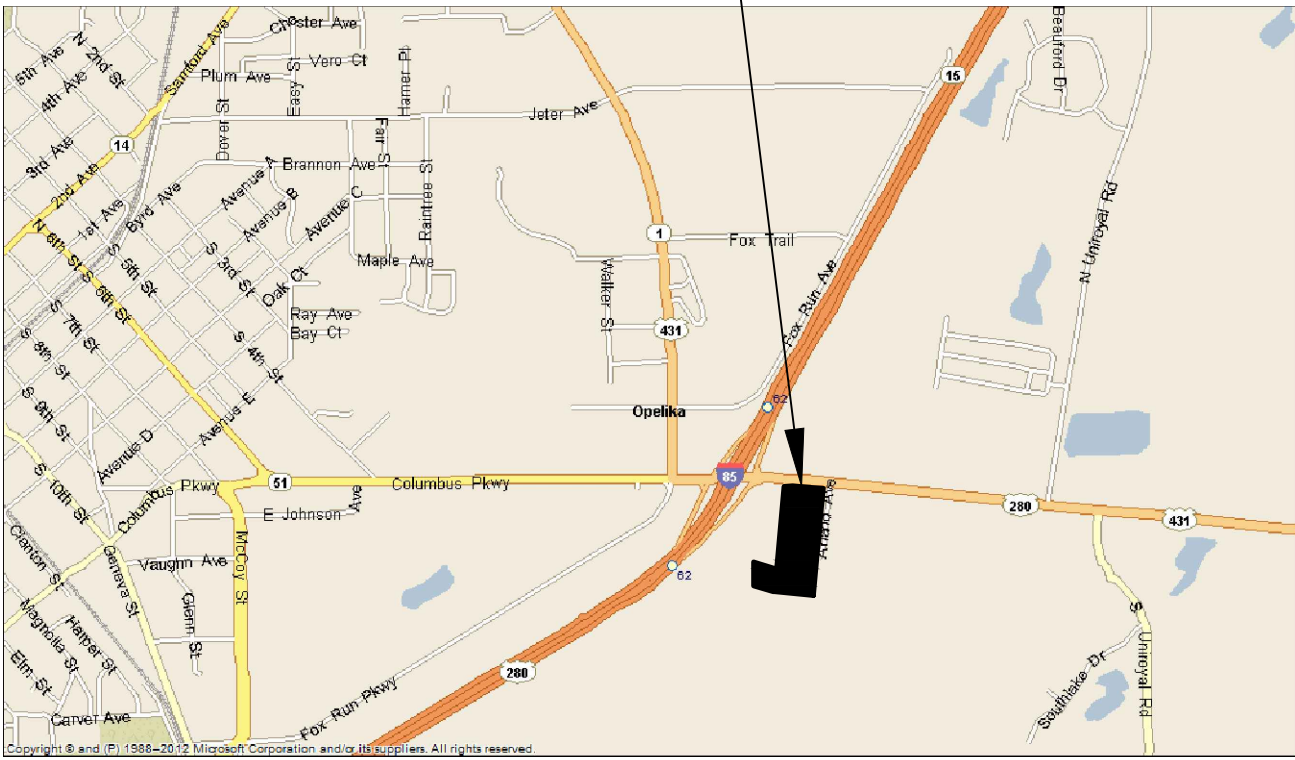
- SURVEYOR'S NOTES:
1. ALL MEASUREMENTS WERE MADE ACCORDING TO THE UNITED STATES SURVEY FOOT.
 2. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAYS, AND/OR OWNERSHIP WERE FURNISHED THIS SURVEYOR, EXCEPT AS SHOWN OR NOTED.
 3. UNLESS STATED OTHERWISE HEREON, ONLY EVIDENCE OF EASEMENTS OR STRUCTURES THERETO WHICH ARE APPARENT FROM A CASUAL ABOVE GROUND INSPECTION OF PREMISES ARE SHOWN.
 4. SOURCE OF INFORMATION: FINAL PLAT OF PINA SUBDIVISION (PB:22, PG:114); FINAL PLAT OF HEWITT SUBDIVISION (PB:15, PG:4); EXISTING MONUMENTATION; PREVIOUS ALTA SURVEY.
 5. ENCROACHMENTS AND IMPROVEMENTS ARE NOT SHOWN. THIS IS BOUNDARY SURVEY ONLY.
 6. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN OR NOTED.
 7. EXISTING CONCRETE MONUMENTS (ECM) ARE 4"x4" UNLESS OTHERWISE LABELED. EXISTING IRON PINS (EIP) ARE AS LABELED. "X" IN CONCRETE IS AN "X" CHISELED INTO CONCRETE.

NOTE:
THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X "UNSHADED", DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOOD PLAIN, AS PER FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY-PANEL NUMBER 88 OF 381, MAP NUMBER 01081C0086G, DATED NOVEMBER 4, 2011.

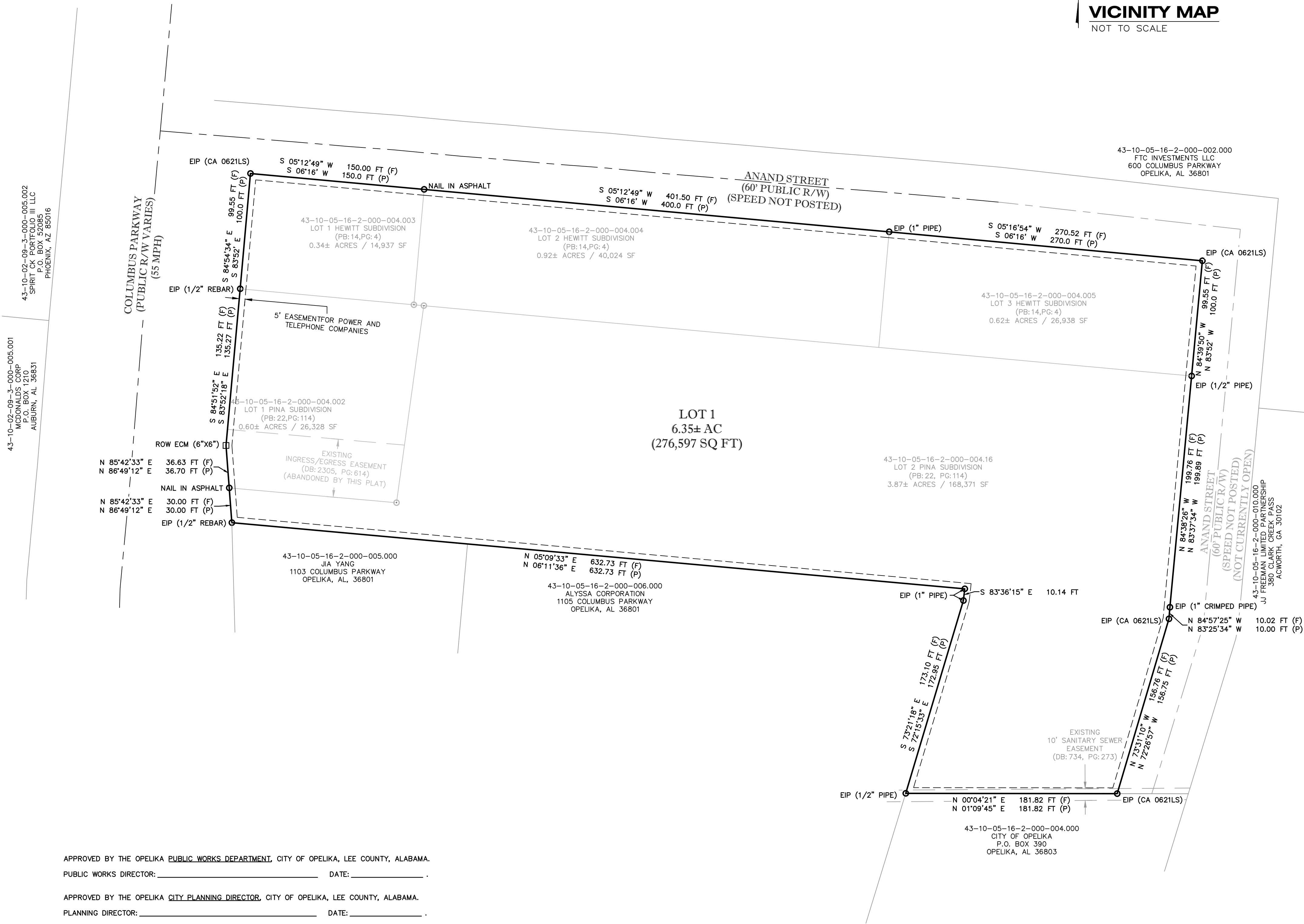
FLOOD INFORMATION SHOWN WAS PLACED BY GRAPHICAL PLOTTING AND SCALING ONLY.

NOTE:
AN EASEMENT IS HEREBY GRANTED TO ANY POWER AND TELEPHONE COMPANIES SERVING THE AREA, 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.

PROJECT LOCATION



VICINITY MAP
NOT TO SCALE



APPROVED BY THE OPELIKA PUBLIC WORKS DEPARTMENT, CITY OF OPELIKA, LEE COUNTY, ALABAMA.
PUBLIC WORKS DIRECTOR: _____ DATE: _____

APPROVED BY THE OPELIKA CITY PLANNING DIRECTOR, CITY OF OPELIKA, LEE COUNTY, ALABAMA.
PLANNING DIRECTOR: _____ DATE: _____

APPROVED BY THE OPELIKA CITY PLANNING COMMISSION, CITY OF OPELIKA, LEE COUNTY, ALABAMA.
CHAIRMAN: _____ DATE: _____

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

APPROVED BY THE OPELIKA UTILITIES BOARD, CITY OF OPELIKA, LEE COUNTY, ALABAMA.
OPELIKA UTILITIES BOARD: _____ DATE: _____

REVIEWED ON BEHALF OF OPELIKA POWER SERVICES, CITY OF OPELIKA, LEE COUNTY, ALABAMA.
OPELIKA POWER SERVICES: _____ DATE: _____

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

IN WITNESS WHEREOF I HAVE HEREONTO SET MY HAND AND SEAL ON THIS THE ____ DAY OF ____ 2021.

Steve Strickland
Alabama Reg. L.S. #29100-S

PROJECT No.
0008-21

DATE: MAY, 2021
SCALE: 1"=50'

DRAWN BY:
C. TYO

APPROVED BY:
S. STRICKLAND

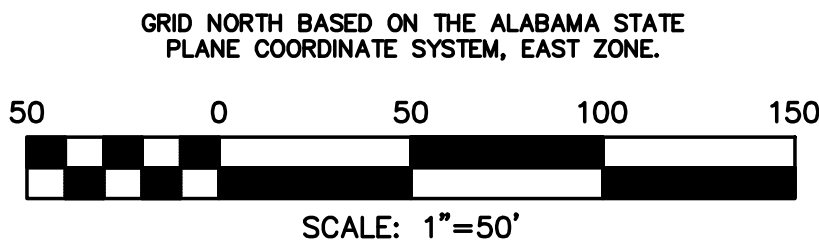
REVISIONS:

FINAL PLAT OF
RACETRAC OPELIKA SUBDIVISION
CITY OF OPELIKA
LEE COUNTY, ALABAMA



AL CERT. OF AUTH.
CA-1896E, CA-0621LS
FL CERT. OF AUTH.
26312-E, 7858-S
GA CERT. OF AUTH.
003129, LSF001156
MS CERT. OF AUTH.
E-00001825

SHEET 1
OF 1





October 5, 2021

Mr. Matt Mosley
Planning Director
City of Opelika
700 Fox Trail
Opelika, AL 36801

Re: The Villages of Opelika
3000 Hi Pack Drive (Parcel ID 43 09 05 22 1 000)

Dear Mr. Mosley:

Thanks for your help thus far with the above-referenced project. Per your request, we've included updated details on the project for purposes of the preliminary plat approval request.

As we discussed, we have lessened density by increasing lot sizes, while maintaining approximately 30% of the property as greenspace/amenity area. The proposed plan consists of 91 single-family lots and 35 townhomes, resulting in a density of 5.74 units per acre (instead of 6.75 units/acre per the approved PUD).

Because of the continued presence of COVID-19 and its impact on how we interact with others, we felt like larger lots would bring added value to homebuyers for more "social distancing" options, while also providing more floor plan options and ample room for garages.

Please let us know if you have any questions or need additional information. Thanks again for your help with the project.

Sincerely,

Brian Lee, P.E.

Cc: Jacob W. Hill, Hillstone Advantage Partners, LLC

6053 Stage Road, Auburn, AL 36832
Phone: (334) 320-5488 Fax: (334) 521-5321
Email: Brian@acaiconstruction.com
acaiconstruction.com

THE VILLAGES OF OPELIKA

OCTOBER 5, 2021

PROJECT DESCRIPTION

The development of +/- 21.94 acres situated between Hi Pack Drive and King Street identified as tax parcel ID 43 09 05 22 1 000 001.001 (the "Property") as a Planned Unit Development ("PUD"). The Property, located in an Opportunity Zone, was approved for 94 single-family homes, 20 single-family "bungalows", and 34 townhome units with green space and amenities to be developed by Hi Pack QOZB I, LLC (and now to be developed by its successor, SP Opelika Ventures, LLC). After the PUD was approved, COVID-19 continued to impact our everyday lives and how we interact with others. Accordingly, there has been a continued shift in what the homebuyer wants, namely the ability to separate with others (consistent with "social distancing"). Accordingly, it was elected to sacrifice density to provide larger lots (for more private space) and more than 6.3 acres greenspace/amenity area in various locations to offer homeowners the ability to gather in different locations, rather than congregate in one location. The noted greenspace/amenity areas will be owned by the HOA, almost 30% of the property being dedicated to the HOA. Under the current plan, we have 91 single-family lots and 35 townhomes. The original plan contemplated stormwater ponds on the North side of the property, but those have been mitigated through a stormwater study, thereby providing more greenspace with the Alabama Power perpetual easement.

After revising the lot sizes, it was not efficient to include bungalows and, instead, we included townhomes at lots 120-126. The development offers various single family lot sizes to accommodate an array of floor plan options and price points. The exterior of the homes will be consistent with the terms of the approved PUD. The intent of the Project is to offer quality, modern housing conveniently located to all that Opelika and Lee County has to offer and be consistent with the goals, objectives, and intent promulgated by the City of Opelika's Comprehensive Plan. Amenities such as a dog park, recreational facilities, open space, and possibly others, will be included to support a sense of community and high quality of live for the residents.

ZONING

The Property was zoned R-5 permitting up to 16 units per acre and a PUD was subsequently granted. The adjoining properties immediately to South are zoned R-5 as well. Properties adjoining to the North are zoned M-1 and C-3 (the parcel zoned C-3 is, as of the date hereof, under common ownership as the subject parcel). Properties adjoining to the East and West are zoned R-4 and R-4M, respectively.

DENSITY

The approved PUD permitted a density of 6.75 units. The proposed plan is a density of 5.74 units per acre. The contemplated use is intended to be compatible with, and add value to, its surroundings.

BUFFERS AND OPEN SPACE

Minimum setbacks will be consistent with the PUD as originally approved. Amenity area/greenspace (consisting of approximately 6.38 acres, or approximately 30% of the property area) as shown on preliminary plat.

UTILITIES

Water, sewer, power and gas services are all available at the property and will be installed to the homes.

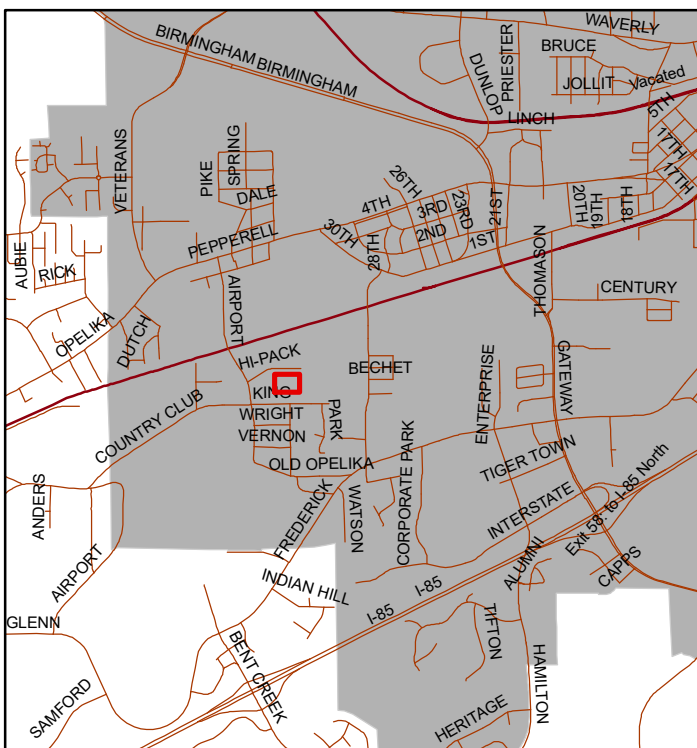
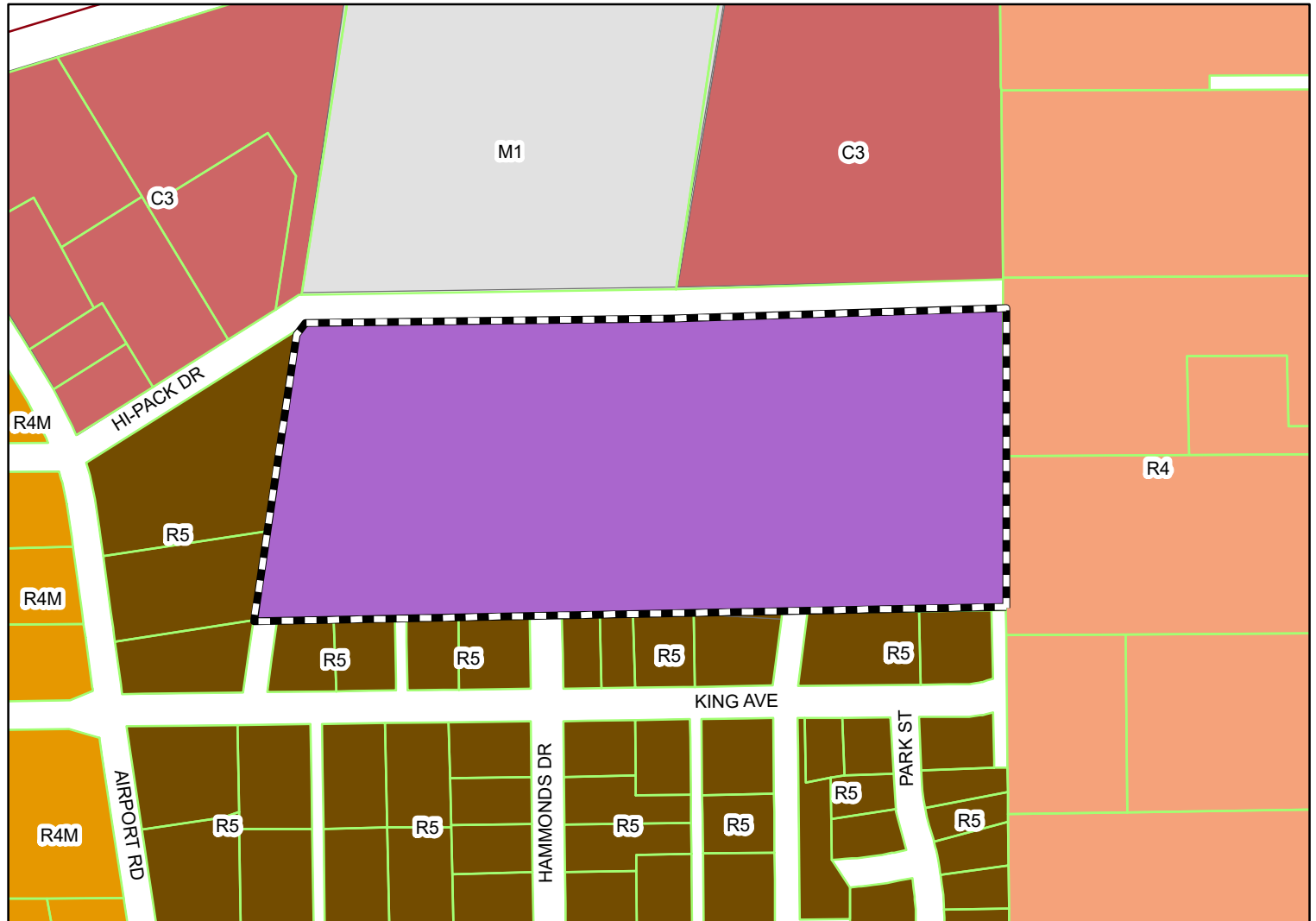
STREETS AND ACCESS

The streets and access are proposed as shown on the attached site plan, which illustrates the extent of the planned roads and right-of-way. Note that the access from the North is conditioned upon the completion of the Hi Pack Road extension. Subject to the proposed street and right-of-way widths shown on the attached site plan, the streets of the Project are intended to be public streets built in conformance with the City of Opelika regulations and the Public Works Manual.

MASTER PLAN REVISIONS AND THE VILLAGES AT OPELIKA SUBDIVISION

3001 HI PACK DRIVE AND HAMMONDS DRIVE

MASTER PLAN AMENDMENT AND PRELIMINARY PLAT APPROVAL, D-2



City Council approved a PUD zone for this 22 acre parcel in August 2020. Applicant requesting Master Plan revisions and preliminary plat approved. The development consists of single family homes and townhomes with open space and amenities. Landscaping, buffers, underground utilities, and sidewalks are required.



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:	October 26, 2021												
Agenda Item #:	D-2												
Action Requested:	Amendment of previously approved PUD and Master Plan • Modification of Open Space • Change in Unit Type												
Location of Property:	3001 Hi-Pack Drive												
Property Owner:	SP Opelika Ventures, LLC. Brian Lee, Authorized representative												
Current Zoning:	PUD (Planned Unit Development)												
Existing Land Use:	Undeveloped												
Surrounding Zoning Districts And Land Uses:	<table><tr><td>North</td><td>M-1 & C-3</td><td>Hi-Pack and vacant</td></tr><tr><td>South</td><td>R-5</td><td>Single-family</td></tr><tr><td>East</td><td>R-4</td><td>Single-family and vacant</td></tr><tr><td>West</td><td>R-5</td><td>Airview Baptist Church</td></tr></table>	North	M-1 & C-3	Hi-Pack and vacant	South	R-5	Single-family	East	R-4	Single-family and vacant	West	R-5	Airview Baptist Church
North	M-1 & C-3	Hi-Pack and vacant											
South	R-5	Single-family											
East	R-4	Single-family and vacant											
West	R-5	Airview Baptist Church											

The applicant is requesting to amend the PUD and master plan for the Villages of Opelika. The subject property is approximately 21.9 acres and located at the current terminus of Hi-Pack Drive.

Approved PUD: The original PUD was recommended by the Planning Commission to City Council on June 23, 2020 and approved by City Council on September 1, 2020.

The previous master plan included 148 residential units. This includes 94 single family homes, 34 twin homes/ townhomes, and 20 small bungalows. Overall, the development would have a density of 6.75 units per acre. The applicant has stated that this development would be intended to try to mimic the Pepperell Mill Village with smaller homes and smaller lots.

That development has an amenity space located across from Hammonds Drive. The provided rendering shows this area having a pool and tower. It also included large section on the eastern and northern properties that have large easements that could potentially be

used for open space. There is also a common area behind the homes in one of the interior blocks. Overall, it showed approximately 260,000 square feet of area that was listed as open space or undeveloped including detention ponds.



The development proposed a mixture of small housing types including single-family homes, twin-homes and bungalows. The units were scattered throughout the development on very small lots well below other lots in the area. The applicant proposed a very inviting architectural style that provided variety and distinct types. The units did not have garages. Each unit also provided a front door and first floor windows that addressed the street and the units all had porches similar to many similar types of housing historically found in Opelika. The units and development were designed to create community and neighborhood interaction.

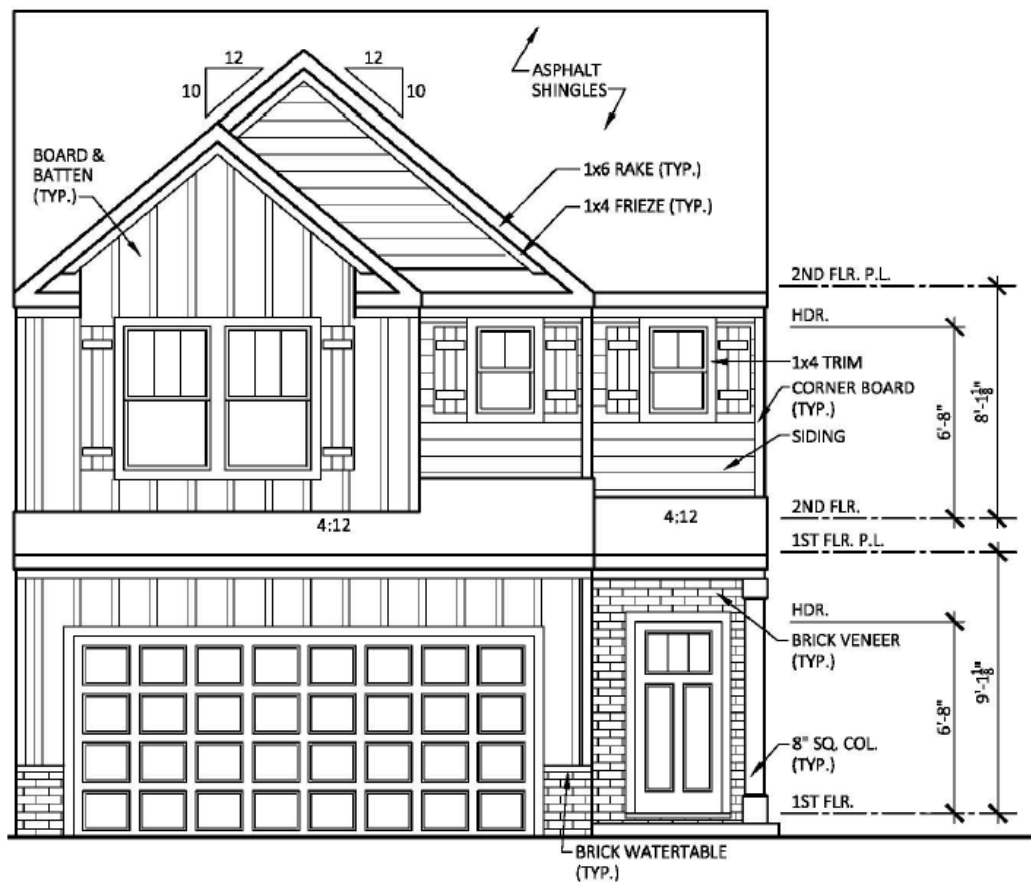
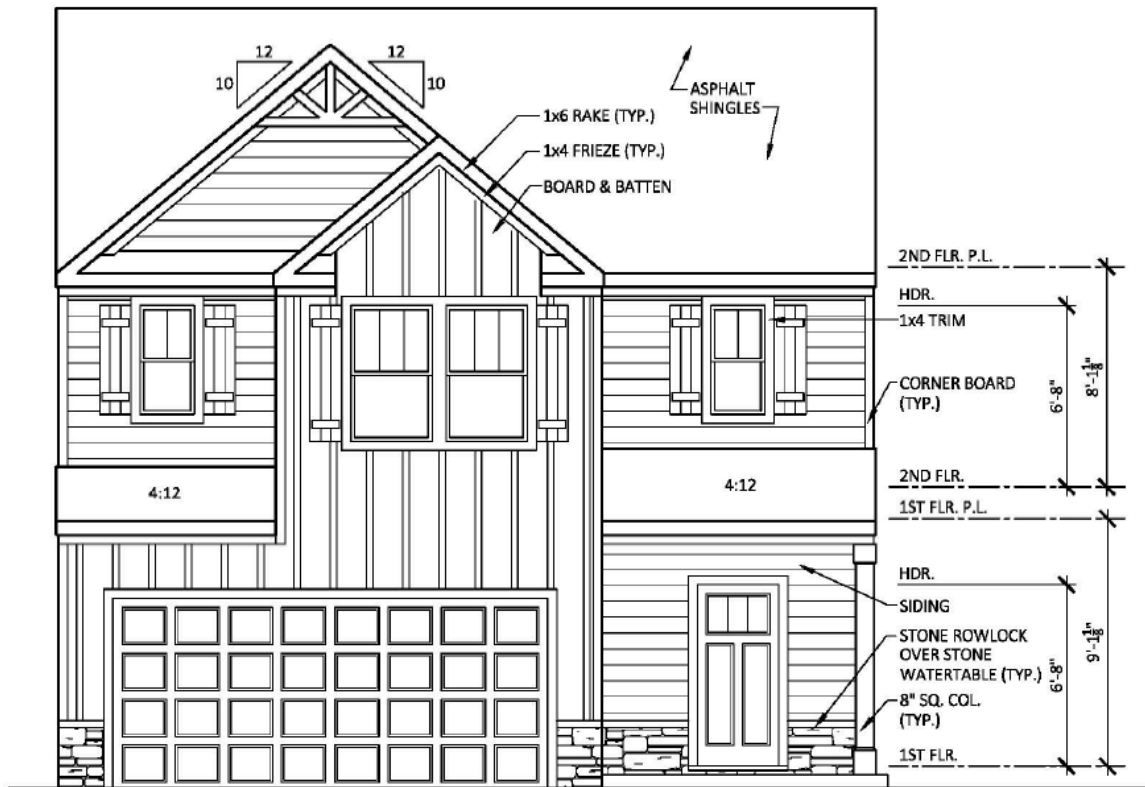
Housing type/style shown in approved PUD





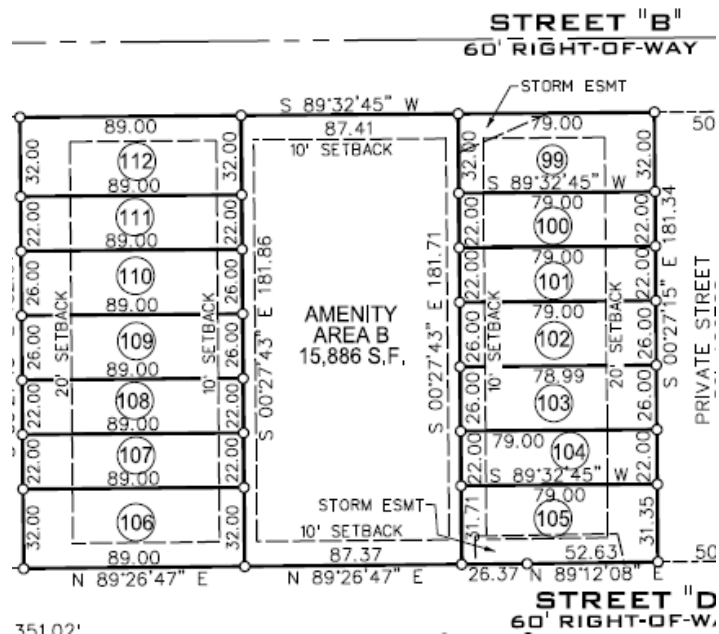


Proposed PUD: The proposed master plan and PUD contain 91 single-family lots and 35 townhouse lots totaling 126 total units. The small bungalows have been removed completely. With the reduction of 22 units, the new development would have a density of 5.75 units per acre. The townhouse type has moved from a two unit set to four plus unit groups much more like traditional townhomes. This design generally increases the lot size of each unit, usually by reducing the amount shared open space in many areas. Thus giving more private yard space of commonly shared spaces. Another significant change to the PUD is the style of housing being proposed. As previously mentioned, the approved PUD showed homes with very classic features include strong architectural elements that addressed the street and community. The proposed homes appear to be very similar two story boxes. Whereas the dominant feature on the previously shown homes was a front porch, the proposed units are dominated by garages. This makes the home look like its designed more for a vehicle instead of a person.





The proposed PUD contains approximately 275,000 square feet of open or undeveloped space. However, the space has been reshaped to a degree. As previously mentioned much of the useable open space has been moved into private yards. Amenity B was shown in the original concept as a large amenity space with a pool and tower. This space is approximately 15,886 square feet. Previously, this area was almost 2.5 times larger and the center piece to the development. The proposed area now may be large enough for a small pool and clubhouse, but very little else. The area shown behind Lots 70-80 and 81-91 was shown as a shared common area. This space has now been absorbed into the private backyards. The new plan still shows the large open space along Hi Pack Drive and on



the east side of the property. These areas might be slightly larger than previously shown. However, it is not clear how useable these areas would be, if at all. They both contain significant utilities. These areas are largely unbuildable no matter what development occurs on this property.

The street configuration has been somewhat simplified but is still largely consistent with the proposed plan. The applicant is showing external connections to Hi Pack Drive and Hammonds Drive. The original PUD also included requirements for sidewalks on both sides of the street along residential or amenity locations. The development also includes two private streets.

The PUD also required large buffers against the north, south and west property lines. The north and south buffers were required to meet the residential buffer requirements of the zoning ordinance. The setbacks are consistent with the buffers, but the plat should note them as buffers as well. Additionally, the development is required to have one (1) canopy tree per residential lot. This should either be in the front yard or in the right-of-way with city approval.

Overall, the density and general street layout are consistent to approved PUD. The single-family lots exceed the minimum standards. However, the development was originally contemplated with a strong emphasis on community, design, open space and amenities. This plan changes the unit types and moves more of the common space into individual lots. Many of the features that were intended to create a traditional neighborhood or promote interaction between neighbors have been diminished or removed completely. Initially, staff had concerns about some of the small lot sizes in relation to what was conventionally allowed within the city. We felt this was best mitigated through the large amenities/open space areas and emphasis on design and character. While this plan generally increases those lot sizes they are still well below conventional standards in the city. However, much of the desirable features are now gone.

Staff Recommendation: Staff believes that the proposed master plan is inferior to the previously approved plan. **Staff recommends denial of amendment.** Should the Planning Commission approve this amendment, staff recommends the following conditions from the initial approval be continued.

1. **Provide sidewalks on both sides of each street adjoining an amenity or residence.**
2. **All utilities shall be underground.**
3. **Connections to Hi-Pack Drive shall be coordinated with the City Engineer.**

4. Residential buffers found in Section 10.6.D1 of the zoning ordinance shall be required on the northern and southern property lines.
5. One large/canopy tree shall be installed for each house frontage either in the right-of-way between the sidewalk and the street curb with permission from the City of Opelika or in the front yard adjacent to the public right-of-way.
6. No sideyard on street setbacks along public right-of-way shall be less than six (6) feet.
7. Open space shall be clearly marked and the use and maintenance shall be noted.
8. The buildings will match the architectural style and character of the provided renderings.
9. No vinyl or metal siding shall be used.
10. All parking adjacent to the street shall be the responsibility of the developer or homeowners association.

Engineer's Report

The Engineering Department has no comments or concerns with this proposal.

Opelika Utilities

No report.

Opelika Power Services

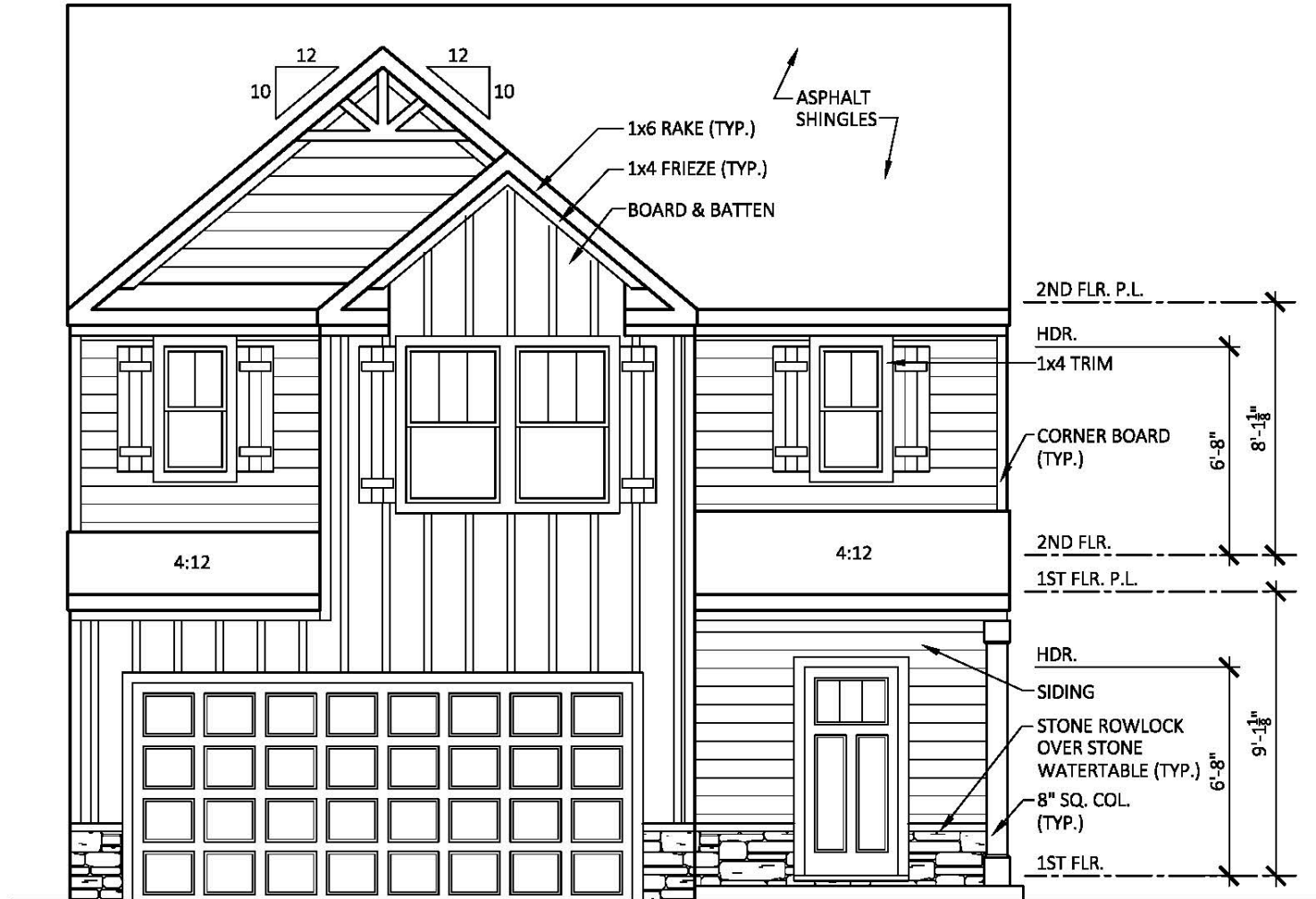
This subdivision is inside the Opelika Power and Alabama Power Service territory.

THE VILLAGES OF OPELIKA

Updated Concept Plans

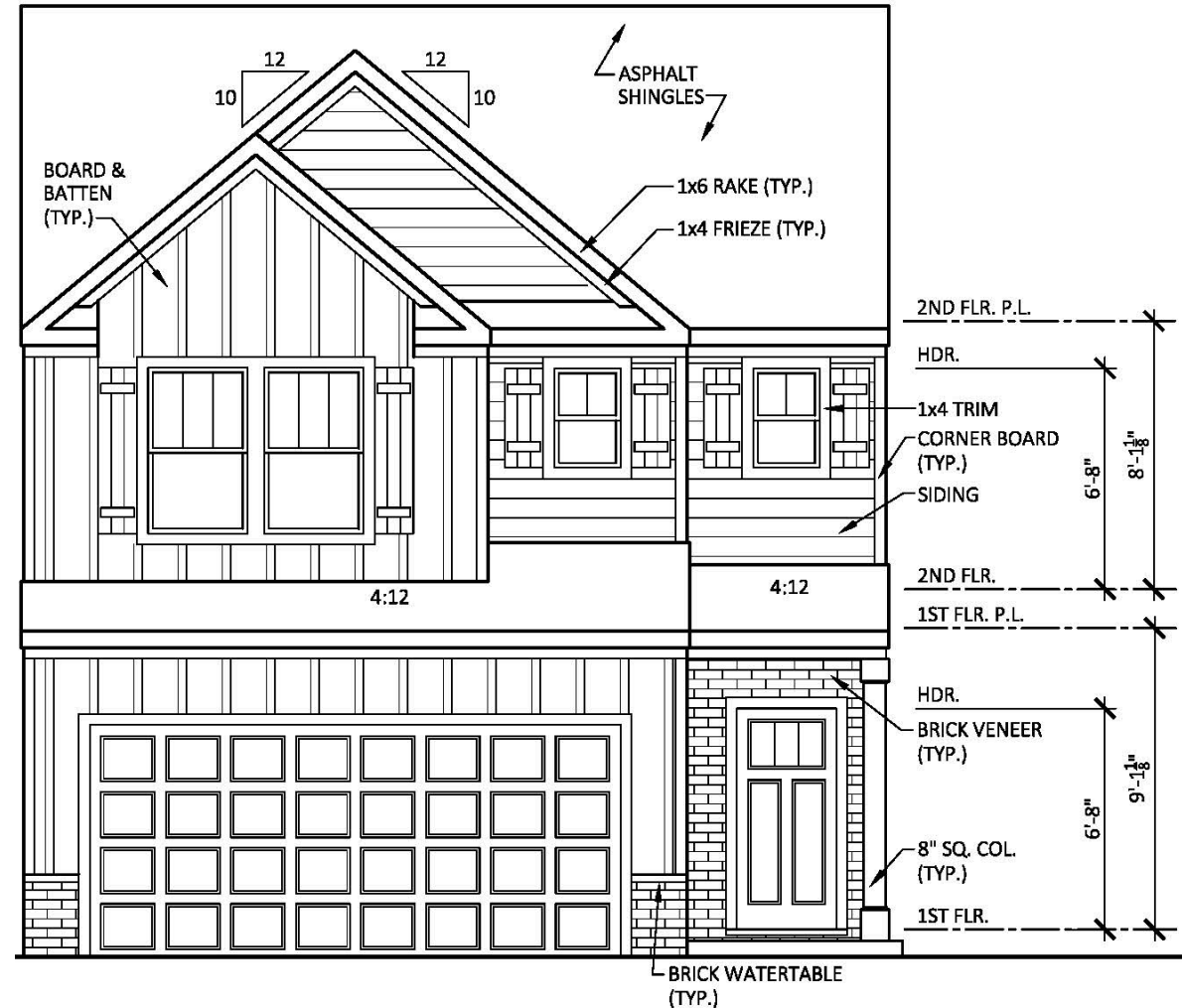


SINGLE FAMILY (41' Wide Lots)



No claim to original copyrighted works. Plans are conceptual only; homes may be a variation hereof.

SINGLE FAMILY (37' Wide Lots)



No claim to original copyrighted works. Plans are conceptual only; homes may be a variation hereof.

TOWNHOMES



No claim to original copyrighted works. Plans are conceptual only; homes may be a variation hereof.



**APPLICATION FOR
SUBDIVISION APPROVAL**
PLANNING DEPARTMENT **2531**
700 FOX TRAIL
OPELIKA, AL 36801



DEADLINE: 9/17/21 MEETING: 9/28/21

SITE ADDRESS: Parcel B Hi-Pack Drive

PROPERTY OWNER: SP Opelika Ventures, LLC BLAKIE OLIVER

APPLICANT/AUTHORIZED REPRESENTATIVE: Brian Lee

MAILING ADDRESS: 6053 Stage Road, Auburn, AL 36832

PHONE NUMBER: 334 320-5488

FAX NUMBER: _____

EMAIL ADDRESS: Brian@ACAConstruction.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: The Villages of Opelika

Current Land Use: Timber(clear cut)

Current Zoning: PUD

Proposed use of the Subdivision: Residential

☒ Residential

☐ Commercial

☐ Manufacturing/Industrial

☐ Office/Institutional

Number of Lots: 126 x \$3.00 = \$ 378

Number of APO: 17 x \$7.00 = \$ 119
(Adjacent Property Owners)

Fee: \$75.00

TOTAL = 572

PAID \$572.00

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

**OWNERS/AUTHORIZED
REPRESENTATIVE SIGNATURE:**

(PRINT NAME) Brian Lee

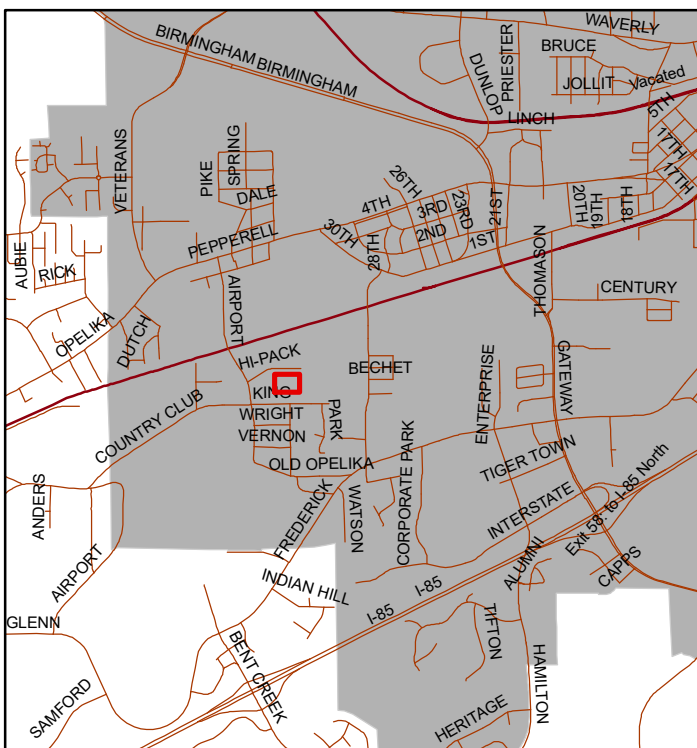
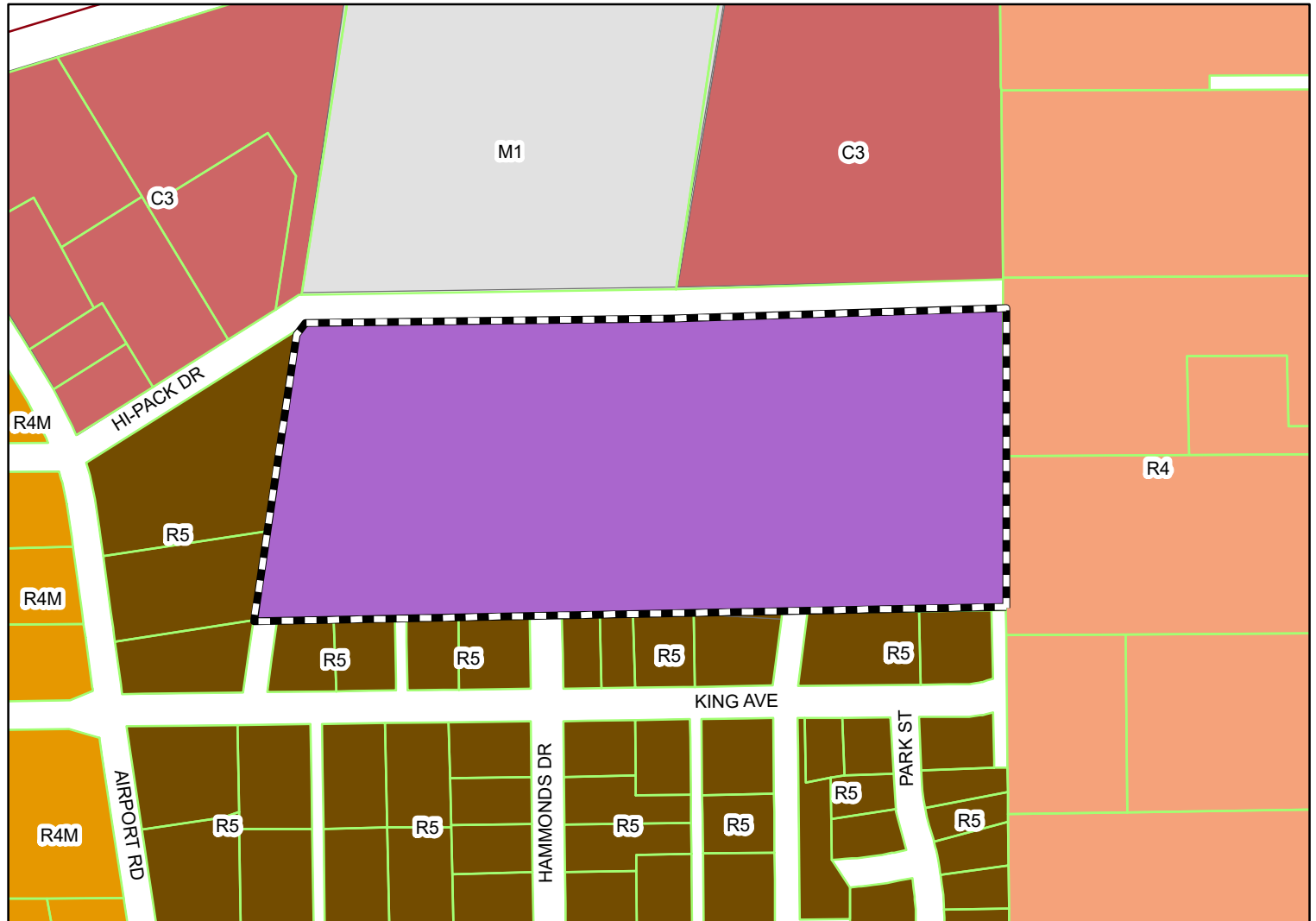
DATE

9/3/21

MASTER PLAN REVISIONS AND THE VILLAGES AT OPELIKA SUBDIVISION

3001 HI PACK DRIVE AND HAMMONDS DRIVE

MASTER PLAN AMENDMENT AND PRELIMINARY PLAT APPROVAL, D-2



City Council approved a PUD zone for this 22 acre parcel in August 2020. Applicant requesting Master Plan revisions and preliminary plat approved. The development consists of single family homes and townhomes with open space and amenities. Landscaping, buffers, underground utilities, and sidewalks are required.



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: October 26, 2021 (previously tabled)

Subdivision: The Villages of Opelika

Agenda Item #: D-3

Action Requested: Preliminary Approval

Location of Property: 3001 Hi-Pack Drive

Property Owner(s): SP Opelika Ventures, LLC.
Brian Lee, Authorized representative

Current Land Use: Undeveloped

Current Zoning: PUD

Proposal

The applicant is requesting preliminary plat approval for a 131 lot subdivision. The subject property is approximately 21.92 acres located with a PUD zoning designation. The proposed subdivision contains 91 single-family lots, 35 townhome lots, two amenity lots, two private street lots, and one lot designated as acreage. The approved PUD included 94 single-family lots, 20 single-family bungalows and 24 townhome units shown as twin homes. The current plat shows a reduction of overall density and unit count.

The 91 single-family lots exceed the minimum size of 2,800 square feet and 35 ft width. Most of the lots are 42 feet in width and between 3,300 square feet and 4,400 square feet. The townhome lots are similar to the townhome/twinhome concept in the PUD. The minimum standards for these are 20 foot in width and minimum lot size of 1,100 square feet. These lots exceed this standard. The townhouse lots were originally shown in the PUD as two unit groups. The new plat shows an odd number of units on each block which would prevent that configuration. It appears that these units may be more like traditional townhomes. There are also 35 of these units exceeding the 24 previously shown. The bungalow type is no longer present.

The original PUD showed a significant amount of open space and amenity space. This still shows large areas of open space. However, the useable space and central amenity space have been reduced

in size. Amenity B was shown in the original concept as a large amenity space with a pool and tower. The exact size was not shown on the plan although it was lined by 22 parking spaces. This would be at least 198 feet in width. The new Amenity B space is only 87 feet in width, more than halving this space. The area shown behind Lots 70-80 and 81-91 was shown as a shared common area. This space has now been absorbed into the private backyards. The plat does not reference the type or ownership of the amenity spaces. The area along Hi-Pack drive is also currently designated as acreage. This needs to be noted as a parcel or lot. The amenity spaces should also note that they are unbuildable.

The street configuration has been somewhat simplified but is still largely consistent with the proposed plan. The applicant is showing external connections to Hi Pack Drive and Hammonds Drive. These will need to be constructed during development. The original PUD also included requirements for sidewalks on both sides of the street along residential or amenity locations. The development also includes two private streets. These locations will need to be labelled as lots or parcels in the final plat, as they are not part of the public right-of-way.

The PUD also required large buffers against the north, south and west property lines. The north and south buffers were required to meet the residential buffer requirements of the zoning ordinance. The setbacks are consistent with the buffers, but the plat should note them as buffers as well. Additionally, the development is required to have one (1) canopy tree per residential lot. This should either be in the front yard or in the right-of-way with city approval.

Overall, the density and general street layout are consistent to approved and proposed PUD. The single-family lots exceed the minimum standards. As previously mentioned in the request to amend the PUD and master plan, the open space and housing style changes are significant. This plat should only be approved if the master development plan is amended as proposed. Otherwise, the plat would not be consistent with the approved PUD.

Staff recommends denial of this plat based on the recommendation of denial in for the PUD amendment. If the Planning Commission approves the PUD amendment they should approve the plat subject to the following conditions:

- 1. The private streets and acreage should be noted as lots or parcels and labelled.**
- 2. Provide sidewalks on both sides of each street adjoining an amenity or residence.**
- 3. All utilities shall be underground.**
- 4. Connections to Hi-Pack Drive and Hammonds Drive shall be coordinated with the City Engineer.**
- 5. Residential buffers found in Section 10.6.D1 of the zoning ordinance shall be required on the northern and southern property lines.**

6. **Buffers need to be labelled on the plat.**
7. **One large/canopy tree shall be installed for each house frontage either in the right-of-way between the sidewalk and the street curb with permission from the City of Opelika or in the front yard adjacent to the public right-of-way. This should be noted on the plat.**
8. **No sideyard on street setbacks along public right-of-way shall be less than six (6) feet.**
9. **Open space/amenities shall be clearly marked and the use and maintenance shall be noted.**
10. **Note that open space or amenity lots are unbuildable.**
11. **Note which lots will be townhouse lots**

Engineering Department Report

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

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

A traffic impact study will not be required for this subdivision because the City has an upcoming project being designed on Hi Pack Drive that will take this additional traffic in consideration. The coordination of the access for this subdivision on Hi Pack Drive is also being coordinated by the City's engineer that is designing the roadway improvement project.

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

Opelika Utilities Board Report

Water service is accessible by water mains in the R.O.W. of Hi-Pack Drive and Hammonds Drive.

Opelika Power Services Report

This subdivision is inside the Opelika Power and Alabama Power Service territory.

NOTES:

1. SOURCE OF INFORMATION USED: DEED BOOK 2571 AT PAGE 361, RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE IN LEE COUNTY, ALABAMA.
2. NORTH DERIVED FROM RTK GPS SESSION, NAD83 AL EAST ZONE.
3. NO PORTION OF THIS PARCEL LIES WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA FIRM MAP NUMBERS 01081C0068C AND 01081C0206G, DATED NOVEMBER 2, 2011.
4. AN EASEMENT IS HEREBY GRANTED TO THE CITY OF OPELIKA AND ANY UTILITY COMPANY SERVING THE CITY OF OPELIKA FOR THE PURPOSE OF INSTALLING, OPERATING, AND MAINTAINING POLES, LINES, GUY WIRES, AND OTHER FACILITIES. TOTAL EASEMENT WIDTH IS TEN (10) FEET WIDE WITH FIVE (5) FEET ON EACH SIDE OF THE FRONT AND SIDE LOT LINES.

LOT CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS	CHORD	DISTANCE
C1	12°04'23"	2.11	50.00	N 08°22'27" W	2.10
C2	52°14'51"	9.12	10.00	N 38°39'04" W	8.81
C3	202°27'57"	178.68	50.00	N 68°27'29" E	98.08
C4	48°12'37"	8.41	10.00	N 68°24'49" W	8.17
C5	89°50'45"	13.33	10.00	S 44°28'01" W	12.00
C6	73°53'20"	12.90	10.00	N 45°27'15" W	12.02
C7	73°53'20"	12.90	10.00	S 44°32'45" W	12.02
C8	89°50'45"	13.33	10.00	S 44°28'01" W	12.00
C9	89°50'45"	13.33	10.00	N 45°31'52" W	14.14
C10	20°44'52"	18.11	50.00	N 89°41'13" W	18.01
C11	33°26'37"	29.18	50.00	N 67°35'29" W	28.77
C12	38°52'09"	33.92	50.00	N 26°26'05" W	33.27
C13	24°12'51"	21.29	50.00	N 08°11'35" E	21.12
C14	88°56'46"	43.17	25.00	N 40°58'48" W	38.01
C15	81°03'02"	36.38	25.00	N 48°01'14" W	32.49
C16	05°14'09"	4.57	50.00	N 18°07'59" W	4.57
C17	37°46'07"	32.96	50.00	N 02°22'09" E	32.37
C18	39°46'41"	33.84	50.00	N 40°38'33" W	33.30
C19	31°34'21"	27.55	50.00	N 75°48'03" W	27.20
C20	28°11'18"	24.60	50.00	S 74°18'08" E	24.35

CENTERLINE CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS	CHORD	DISTANCE
CL1	98°58'27"	95.02	55.00	S 41°00'01" E	83.84
CL2	81°03'02"	77.80	55.00	N 49°01'14" E	71.48



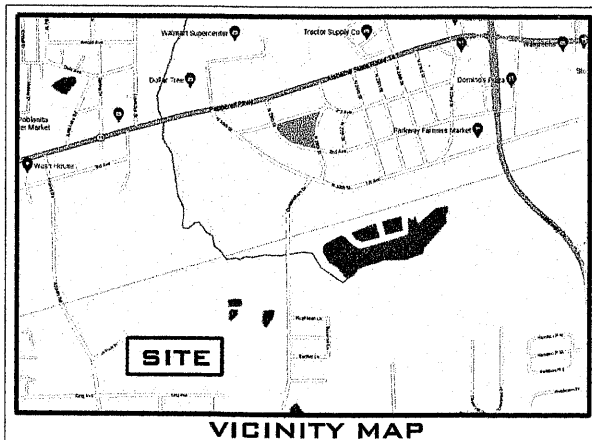
SCALE IN FEET
1" = 60'

SURVEYOR



Joshua Howard, PLS
Alabama Reg. No. 33949
Phone: (205) 940-6420
E-mail: jhoward@sain.com
SAIN ASSOCIATES, INC.
Two Perimeter Park South
Suite 500 East
Birmingham, Alabama 35243

Subdivision design and lot layout provided by:
Adams Construction & Associates, Inc.
(334) 521-5320
6053 Stage Road
Auburn, AL 36832



VICINITY MAP

LOT NUMBER SQUARE FOOTAGE

LOT NUMBER	LOT AREA	LOT NUMBER	LOT AREA	LOT NUMBER	LOT AREA	LOT NUMBER	LOT AREA	LOT NUMBER	LOT AREA
1	4738	26	6927	51	4107	76	3370	101	1738
2	4469	27	8111	52	4107	77	3370	102	2054
3	4469	28	4911	53	4107	78	3368	103	2054
4	4469	29	4342	54	4107	79	3368	104	1738
5	4469	30	4345	55	4107	80	3370	105	2494
6	4469	31	4345	56	4107	81	3351	106	2842
7	4469	32	4345	57	4107	82	3357	107	1958
8	4469	33	5805	58	4107	83	3350	108	1958
9	4469	34	11193	59	4107	84	3358	110	2314
10	4469	35	11577	60	4107	85	3352	111	1958
11	4469	36	4105	61	4107	86	3350	112	2848
12	4469	37	4551	62	4919	87	3346	113	2848
13	4469	38	4551	63	4920	88	3342	114	1958
14	4469	39	4551	64	4920	89	3339	115	1958
15	4469	40	4551	65	4920	90	3335	116	2314
16	4469	41	4551	66	4920	91	3440	117	2314
17	4469	42	4551	67	4920	92	2482	118	1958
18	4469	43	4551	68	4920	93	1738	119	2864
19	4469	44	4551	69	4920	94	1738	120	3568
20	4469	45	4646	70	3475	95	2054	121	2186
21	4469	46	4092	71	3370	96	2054	122	2010
22	4469	47	4107	72	3370	97	1738	123	2034
23	4469	48	4107	73	3370	98	1738	124	1957
24	4469	49	4107	74	3370	99	2528	125	1881
25	3820	50	4107	75	3370	100	1738	126	2831

SURVEYOR'S CERTIFICATE

I, JOSHUA L. HOWARD, A LICENSED 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 STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

SEPTEMBER 2, 2021

JOSHUA L. HOWARD (PLS. NO. 33949)
(NOT VALID WITHOUT SURVEYOR'S SEAL AND SIGNATURE)

DEDICATION

ON THIS PLAT, HEREBY JOIN IN THE STATEMENT OF JOSHUA L. HOWARD, AND CERTIFY THAT IT WAS AND IS MY PURPOSE TO DIVIDE THE LAND SO PLATTED INTO LOTS AS SHOWN.

OWNER NAME _____ DATE _____

ACKNOWLEDGEMENT

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

NOTARY PUBLIC _____ DATE _____
MY COMMISSION EXPIRES: _____

REVIEWED ON BEHALF OF OPELIKA POWER SERVICES,
OPELIKA, LEE COUNTY, ALABAMA.

OPELIKA POWER SERVICES _____ DATE _____

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

UTILITIES BOARD, CITY OF OPELIKA _____ DATE _____

APPROVED BY THE PUBLIC WORKS DEPARTMENT OF
THE CITY OF OPELIKA, LEE COUNTY, ALABAMA.

PUBLIC WORKS DIRECTOR _____ DATE _____

APPROVED BY THE OPELIKA CITY PLANNER:

PLANNER _____ DATE _____

APPROVED BY THE OPELIKA CITY ENGINEER:

ENGINEER _____ DATE _____

APPROVED BY THE OPELIKA PLANNING COMMISSION:

CHAIRMAN _____ DATE _____

PRELIMINARY PLAT
THE VILLAGES OF OPELIKA

situated in
Northeast corner
of the Northeast quarter
of Section 22,
Township 19 North,
Range 26 East
Lee Co., Opelika, Alabama

Prepared by
Sain Associates
Two Perimeter Park South
Suite 500 East
Birmingham, Alabama 35243
Phone: (205) 940-6420
Website: www.sain.com
Date: September 2, 2021.

NOTES:

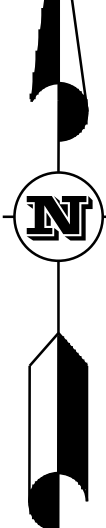
- 1.SOURCE OF INFORMATION USED: DEED BOOK 2571 AT PAGE 361, RECORDED IN THE OFFICE OF THE JUDGE OF PROBATE IN LEE COUNTY, ALABAMA.
- 2.NORTH DERIVED FROM RTK GPS SESSION, NAD83 AL EAST ZONE.
- 3.NO PORTION OF THIS PARCEL LIES WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA FIRM MAP NUMBERS 01081C0068G AND 01081C0206G, DATED NOVEMBER 2, 2011.
- 4.AN EASEMENT IS HEREBY GRANTED TO THE CITY OF OPELIKA AND ANY UTILITY COMPANY SERVING THE CITY OF OPELIKA FOR THE PURPOSE OF INSTALLING, OPERATING, AND MAINTAINING POLES, LINES, GUY WIRES, AND OTHER FACILITIES. TOTAL EASEMENT WIDTH IS TEN (10) FEET WIDE WITH FIVE (5) FEET ON EACH SIDE OF THE FRONT AND SIDE LOT LINES.
5. OWNER/DEVELOPER: SP Opeliko Ventures, LLC
709 Avenue A
Opelika AL 36801

LOT CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS	CHORD	DISTANCE
C1	12°04'23"	2.11	50.00	N 06°29'27" W	2.10
C2	52°14'51"	9.12	10.00	N 38°39'04" W	8.81
C3	202°27'57"	176.68	50.00	N 39°27'29" E	98.08
C4	48°12'37"	8.41	10.00	N 66°24'49" W	8.17
C5	89°50'45"	13.33	10.00	S 44°28'07" W	12.00
C6	73°53'20"	12.90	10.00	N 45°27'15" W	12.02
C7	73°53'20"	12.90	10.00	S 44°32'45" W	12.02
C8	90°00'00"	15.71	10.00	S 44°28'52" W	14.14
C9	90°01'28"	15.71	10.00	N 45°31'52" W	14.15
C10	20°44'52"	18.11	50.00	N 89°41'13" W	18.01
C11	33°26'37"	29.18	50.00	N 62°35'29" W	28.77
C12	38°52'09"	33.92	50.00	N 26°29'08" W	33.27
C13	24°23'14"	21.29	50.00	N 05°11'33" E	21.12
C14	98°56'58"	43.17	25.00	N 40°58'46" W	38.01
C15	81°03'02"	35.36	25.00	N 49°01'14" W	32.49
C16	05°14'09"	4.57	50.00	N 19°07'59" W	4.57
C17	37°48'07"	32.96	50.00	N 02°22'09" E	32.37
C18	38°48'41"	33.84	50.00	N 40°38'32" E	33.20
C19	31°34'21"	27.55	50.00	N 75°49'03" E	27.20
C20	28°11'18"	24.60	50.00	S 74°18'08" E	24.35

CENTERLINE CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS	CHORD	DISTANCE
CL1	98°59'27"	95.02	55.00	S 41°00'01" E	83.64
CL2	81°03'02"	77.80	55.00	N 49°01'14" E	71.48



SCALE IN FEET
1" = 60'

SURVEYOR



Joshua Howard, PLS
Alabama Reg. No. 33949
Phone: (205) 940-6420
E-mail: jhoward@sain.com
SAIN ASSOCIATES, INC.
Two Perimeter Park South
Suite 500 East

Subdivision Birmingham, Alabama 35243 provided by:
Adams Construction & Associates, Inc.
(334) 521-5320
6053 Stage Road
Auburn, AL 36832



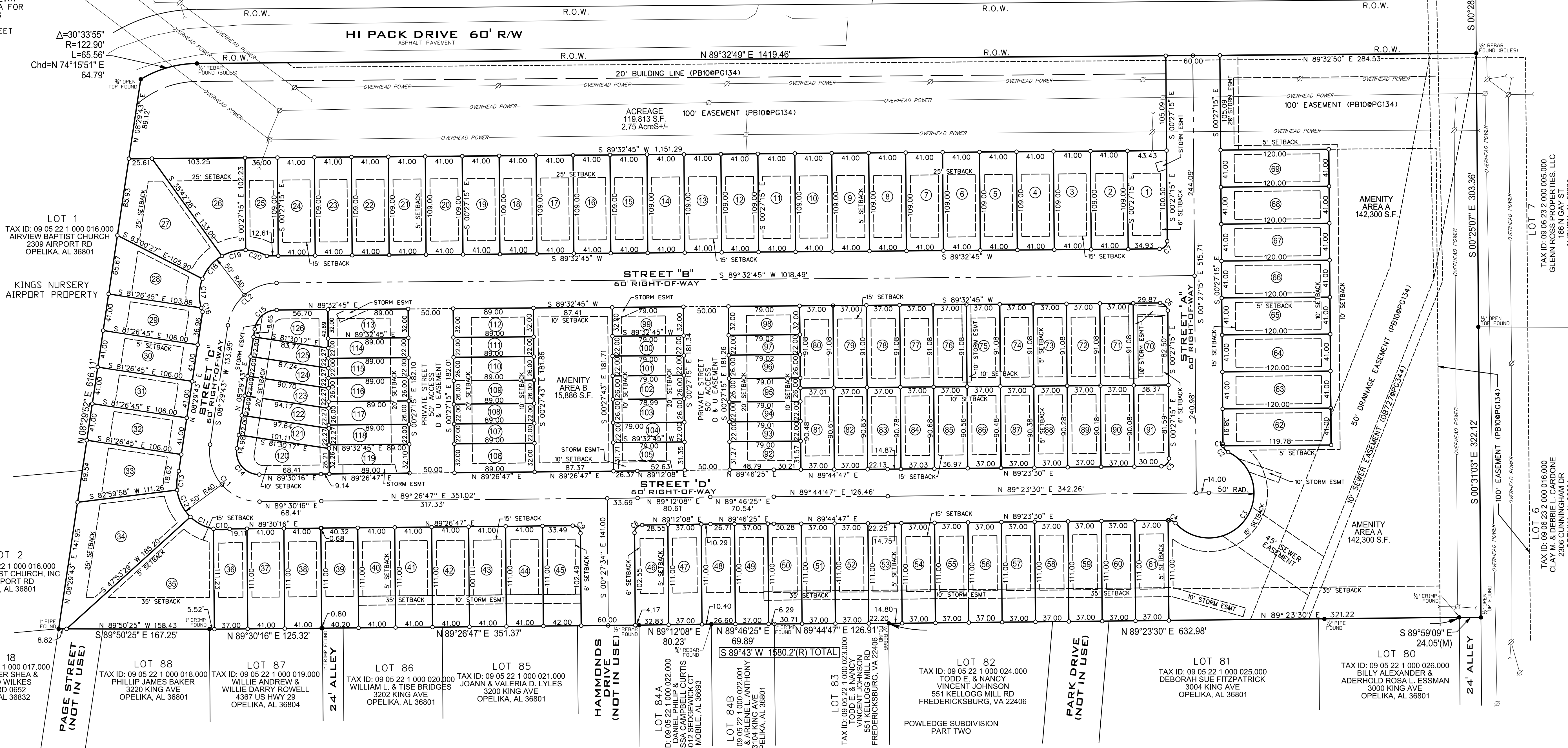
VICINITY MAP

PARCEL A
TAX ID: 09 05 22 1 000 001.000
PACKAGING CORPORATION OF AMERICA
303 EAST EACKER DRIVE, SUITE 1040
CHICAGO, IL 60601

HIPACK PARK

PARCEL C
TAX ID: 09 05 22 1 000 001.002
HI PACK QOZB I, LLC
923 ENDICOTT ST
CHATTANOOGA, TN 37405

NORTH EAST CORNER
OF THE NORTH EAST QUARTER
OF SECTION 22,
TOWNSHIP 19 NORTH,
RANGE 26 EAST
LEE CO., OPELIKA, ALABAMA



LOT NUMBER SQUARE FOOTAGE

LOT NUMBER	LOT AREA	LOT NUMBER	LOT AREA	LOT NUMBER	LOT AREA	LOT NUMBER	LOT AREA	LOT NUMBER	LOT AREA
1	4718	26	6927	51	4107	76	3370	101	1738
2	4469	27	8111	52	4107	77	3370	102	2054
3	4469	28	4911	53	4107	78	3368	103	2054
4	4469	29	4342	54	4107	79	3368	104	1738
5	4469	30	4346	55	4107	80	3370	105	2494
6	4469	31	4346	56	4107	81	3351	106	2842
7	4469	32	4346	57	4107	82	3357	107	1958
8	4469	33	5805	58	4107	83	3360	108	1958
9	4469	34	11193	59	4107	84	3358	110	2314
10	4469	35	11577	60	4107	85	3352	111	1958
11	4469	36	4105	61	4107	86	3350	112	2848
12	4469	37	4551	62	4919	87	3346	113	2848
13	4469	38	4551	63	4920	88	3342	114	1958
14	4469	39	4551	64	4920	89	3339	115	1958
15	4469	40	4551	65	4920	90	3335	116	2314
16	4469	41	4551	66	4920	91	3440	117	2314
17	4469	42	4551	67	4920	92	2482	118	1958
18	4469	43	4551	68	4920	93	1738	119	2864
19	4469	44	4551	69	4920	94	1738	120	3568
20	4469	45	4646	70	3475	95	2054	121	2186
21	4469	46	4092	71	3370	96	2054	122	2010
22	4469	47	4107	72	3370	97	1738	123	2034
23	4469	48	4107	73	3370	98	1738	124	1957
24	4469	49	4107	74	3370	99	2528	125	1881
25	3820	50	4107	75	3370	100	1738	126	2831

SURVEYOR'S CERTIFICATE

I, JOSHUA L. HOWARD, A LICENSED 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 STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF ALABAMA TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

SEPTEMBER 2, 2021

JOSHUA L. HOWARD (PLS NO. 33949)
(NOT VALID WITHOUT SURVEYOR'S SEAL AND SIGNATURE)

DEDICATION

I, _____, AS OWNER OF THE REAL PROPERTY SHOWN ON THIS PLAT, HEREBY JOIN IN THE STATEMENT OF JOSHUA L. HOWARD, AND CERTIFY THAT IT WAS AND IS MY PURPOSE TO DIVIDE THE LAND SO PLATTED INTO LOTS AS SHOWN.

OWNER NAME

DATE

ACKNOWLEDGEMENT

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

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

DATE

REVIEWED ON BEHALF OF OPELIKA POWER SERVICES,
OPELIKA, LEE COUNTY, ALABAMA.

OPELIKA POWER SERVICES

DATE

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

UTILITIES BOARD, CITY OF OPELIKA

DATE

APPROVED BY THE PUBLIC WORKS DEPARTMENT OF
THE CITY OF OPELIKA, LEE COUNTY, ALABAMA.

PUBLIC WORKS DIRECTOR

DATE

APPROVED BY THE OPELIKA CITY PLANNER:

PLANNER

DATE

APPROVED BY THE OPELIKA CITY ENGINEER:

ENGINEER

DATE

APPROVED BY THE OPELIKA PLANNING COMMISSION:

CHAIRMAN

DATE

PRELIMINARY PLAT

THE VILLAGES OF OPELIKA

situated in
Northeast corner
of the Northeast quarter
of Section 22,
Township 19 North,
Range 26 East
Lee Co., Opelika, Alabama

Prepared by
Sain Associates
Two Perimeter Park South
Suite 500 East
Birmingham, Alabama 35243
Phone: (205) 940-6420
Website: www.sain.com
Date: September 17, 2021.



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

2528



DEADLINE: 9/7/21 MEETING: 9/28/21

SITE ADDRESS: 1301 Oak Bowery Road
PROPERTY OWNER: Gary L. Hunt
APPLICANT/AUTHORIZED REPRESENTATIVE: Blake Rice, Barrett-Simpson, Inc.
MAILING ADDRESS: 223 South 9th St. Opelika, AL 36801
PHONE NUMBER: 334-745-7026 **FAX NUMBER:** 334-745-7367
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: Oak Bowery Pines S/D, Phase 2
 Current Land Use: Single-family Residential Lots
 Current Zoning: R2
 Proposed use of the Subdivision: Single-family Residential

Number of Lots: 12 x \$3.00 = \$ N/A

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

Fee: \$75.00

TOTAL = \$75.00

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

PAID CK# 24244

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

OWNERS/AUTHORIZED**REPRESENTATIVE SIGNATURE:**

9/7/21

(PRINT NAME)

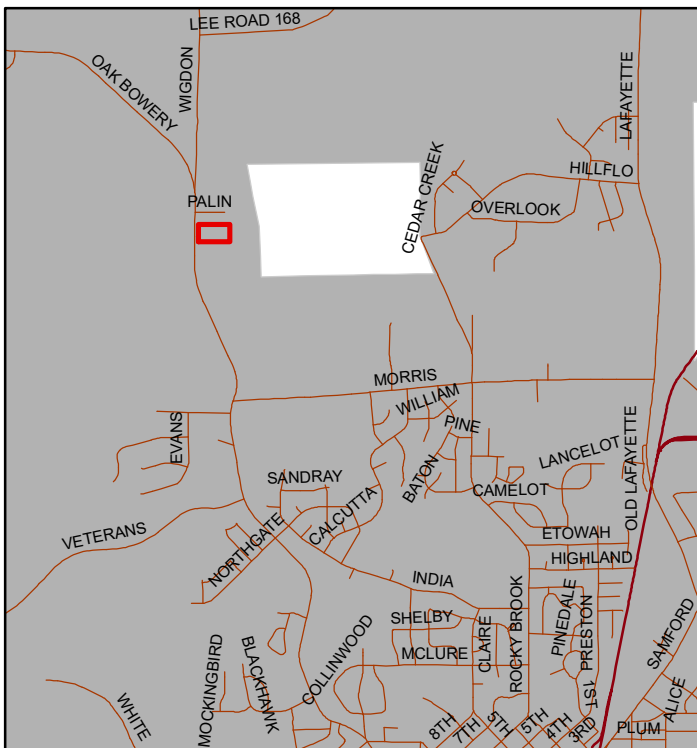
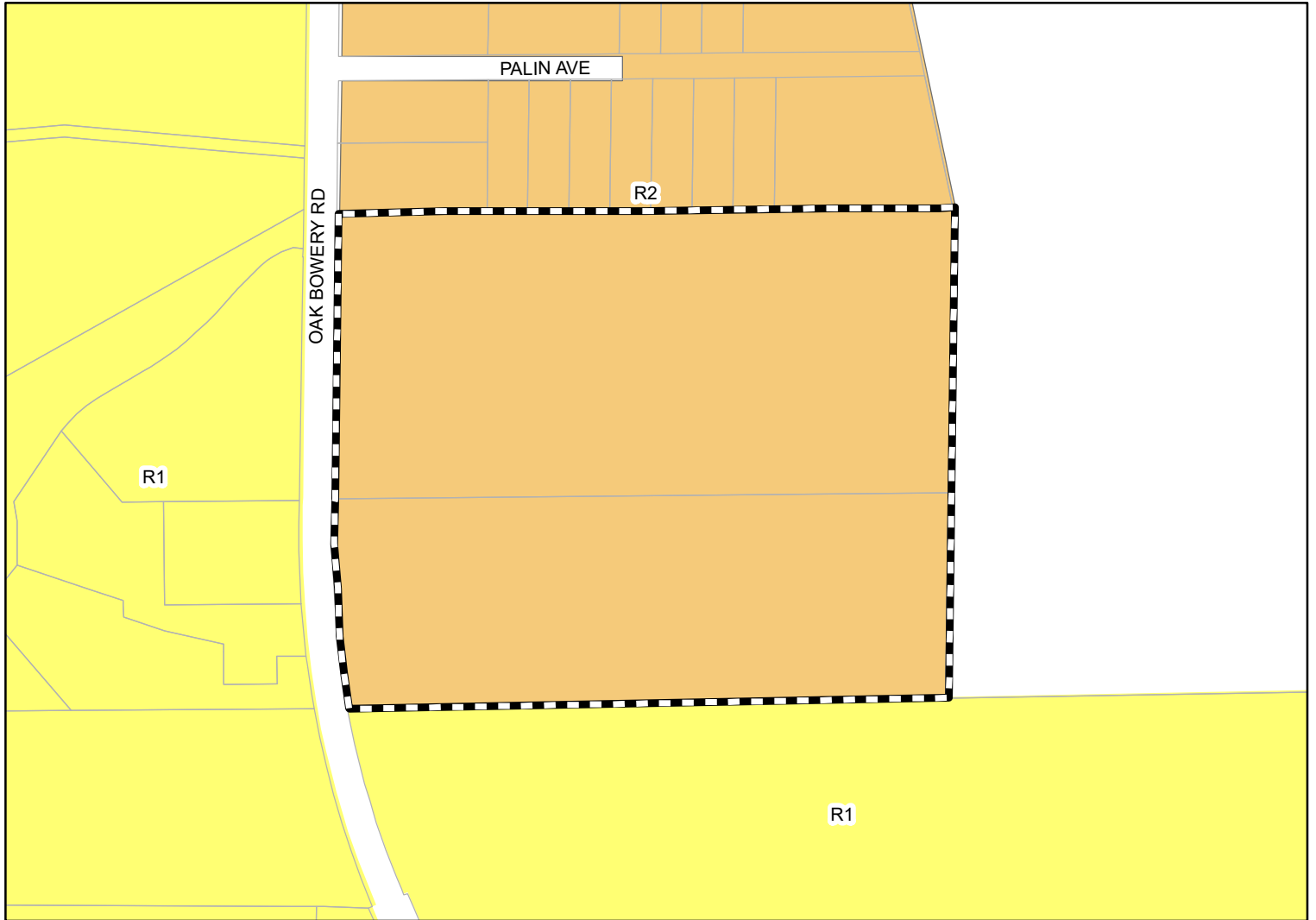
Blake Rice, Barrett-Simpson, Inc.

DATE

OAK BOWERY PINES SUBDIVISION

3101 OAK BOWERY ROAD

FINAL APPROVAL, E-4



The applicant is requesting final approval for 12 single family home lots. The lots range from 3 acres to 4 acres. The property is in the R-2 zoning district.



Subject Property

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

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: October 26, 2021

Subdivision: Oak Bowery Pines, Phase 2

Agenda Item #: E-4

Action Requested: Final Approval

Location of Property: 3101 Oak Bowery Road

Property Owner(s): Gary L. Hunt
Blake Rice, Barrett-Simpson, Inc., authorized representative

Current Land Use: single-family residential

Current Zoning: R-2

Flood Zone: FEMA – Nov 2, 2011 – MAP#01081C0067G and 0060G. No portion of property is in in 100-year flood zone. Property in Flood Zone “X” is outside the 0.2% annual chance flood plain. Portion of Lots 4-7 are in Zone “A” which is an area with a 1% annual chance (100-year flood) shown on the plat.

Staff Comments:

This agenda item was tabled by the applicant at the September 28th PC meeting. The applicant is requesting final plat approval for a 12 lot subdivision in the Saugahatchee watershed. Preliminary approval was granted at the April 2020 Planning Commission meeting.

The lots range in size from 3 to 4 acres exceeding the three-acre minimum lot size required in the Saugahatchee watershed. Lot 1 and Lot 10 are corner lots on Oak Bowery Road and Hunt Lane (new street); access to Lot 1 and 10 is limited to Hunt Lane only to comply with access management requirements. Lots 11 and 12 have direct access to Oak Bowery Road; an existing single-family home is on Lot 11. All lots will have septic tanks systems; public sewer is not available.

As recommended on the preliminary plat, the final plat labels the buffer line on Lots 4 to 7 - “*Flood Plain and Protected Creek Buffer.*” The buffer line is also the boundary line of Flood Zone A. New development is not allowed in the buffer to minimize impervious surface runoff to the creek. Also, a 30 foot minimum building setback is required from the buffer line to reduce

stream pollution. These requirements in the Subdivision Regulations promote best management practices in the watershed.

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

1. Add a note on plat that a 30 foot minimum setback is required from the stream buffer line to all structures.
2. Add a note that direct access from Lots 1 and 10 to Oak Bowery Road is prohibited.

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, curb and gutter, aggregate base and first layer of pavement have been placed.
- All stop and roadway signs will need to be installed.
- Performance Bond of 125% of the estimated cost remaining infrastructure including the final layer of asphalt 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 will need to be 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

Water system improvements have not been accepted by Opelika Utilities at this time.

Opelika Power Services Report

This subdivision is outside the Opelika Power Service territory.

Drawing Name: S:\2020\20-0019 Hunt - Oak Bowery Pines - Phase 2.dwg Last Modified: Sep 07, 2021 - 8:22am by bshiver

Notes:

- Survey North is Grid North based upon NAD83 State Plane Coordinates, Alabama East Zone, US FOOT, RTK GPS using the ALDOT Cors as reference.
- Basis for Survey:
-Oak Bowery Pines Subdivision, First Revision, A Revision of Lot 2, Oak Bowery Pines Subdivision, Plat Book 27, Page 151, Probate Office, Lee County, Alabama.
- Other Sources:
-Oak Bowery Pines Subdivision, Third Revision, A Redivision of Lot 11B, Second Revision, Plat Book 35, Page 139, Probate Office, Lee County, Alabama.
- According to the FEMA FIA NTFP Flood Insurance Rate Map (FIRM), Map No. 01081C0067G, effective 11/01/2011 8, Map No. 01081C0060G, effective 11/01/2011 the subject property is located:
-Zone X (areas determined to be outside the 0.2% annual chance flood)
-Zone A (areas determined to be in the 1% annual chance flood (100-year flood), no base flood elevations determined)
- This survey was made without the benefit of an attorney's title opinion of title commitment. The surveyor's search of public records was limited to those matters affecting the boundaries of the subject property only. There may be matters of record, such as conveyances, easements, rights-of-way, etc., that affect the title to the subject property which are not known to the surveyor and not disclosed by this survey.
- An easement is hereby granted to the City of Opelika and to any utility company serving the City of Opelika for the purpose of installing, operating, and maintaining poles, lines, guy wires, and other facilities. Total easement width is ten (10) feet wide with five (5) feet off each side of front and side lot lines.
- There is a ten (10) foot utility and drainage easement along the right-of-way of each lot.
- There was no attempt in the field to determine the location of or the extent of possible encroachments beneath the surface.
- This drawing becomes void if any alterations or changes are made by others.
- This drawing may not be altered or added to without permission from Barrett-Simpson, Inc.
- Development Data:
-41.09 Acres Total
-12 Lots
-Smallest Lots: 1, 2 - 3.00 Acres (130,682 Sq Ft.)
-Largest Lot: 7 - 4.07 Acres (177,157 Sq Ft.)

SURVEYOR'S CERTIFICATE

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

Date: 09/07/2021

Jonathan A. Ham, PLS
Alabama License No. 34761

DEDICATION

We, Stonewall Farm and Development, 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.

Gary L. Hunt
Registered Agent

STATE OF ALABAMA
COUNTY OF LEE

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

Given under my hand this the _____ day of _____, 2021.

(Seal) Notary Public
My Commission Expires _____

OPELIKA CERTIFICATES

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

Chairman: _____ Date: _____

Accepted by the Opelika City Planner, Opelika, Alabama:

Planner: _____ Date: _____

Approved by the Opelika City Engineer, Opelika, Alabama:

City Engineer: _____ Date: _____

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

Public Works Director: _____ Date: _____

Accepted by the Opelika Utilities, Opelika, Alabama:

Opelika Utilities: _____ Date: _____

Accepted by the Opelika Power Services, Opelika, Alabama:

Opelika Power Services: _____ Date: _____

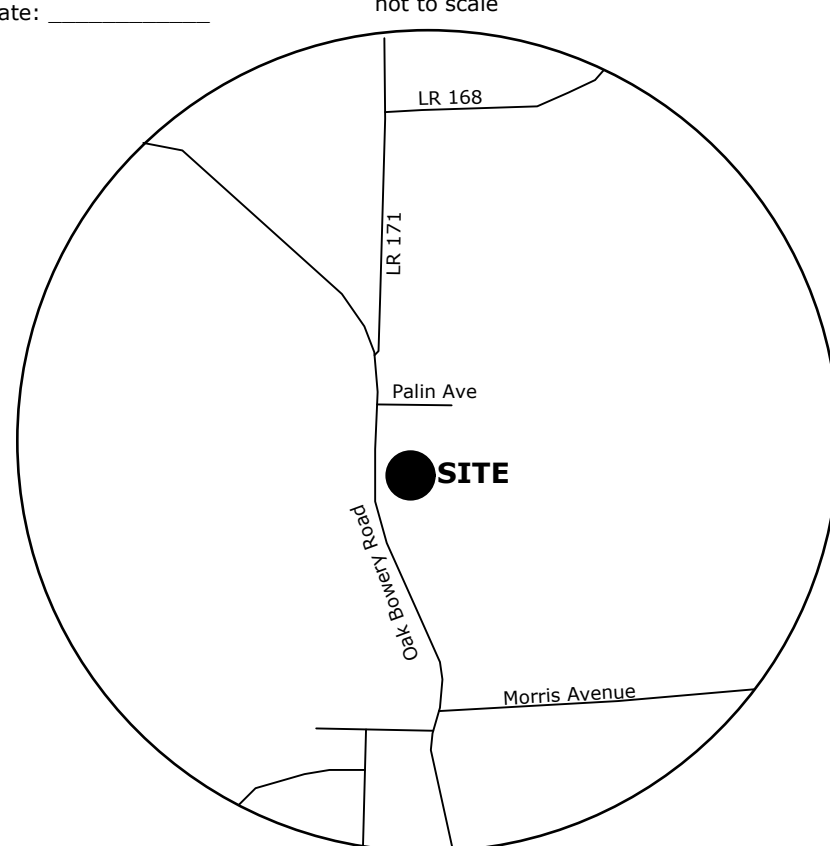
LEE COUNTY HEALTH DEPARTMENT APPROVAL

The lot(s) 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 the said health department and are made a part of this plat as id set hereon.

Lee County Health Officer
Authorized Signature

Date

VICINITY MAP
not to scale



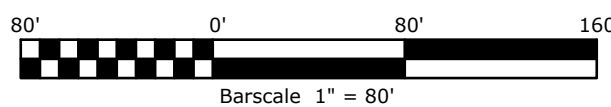
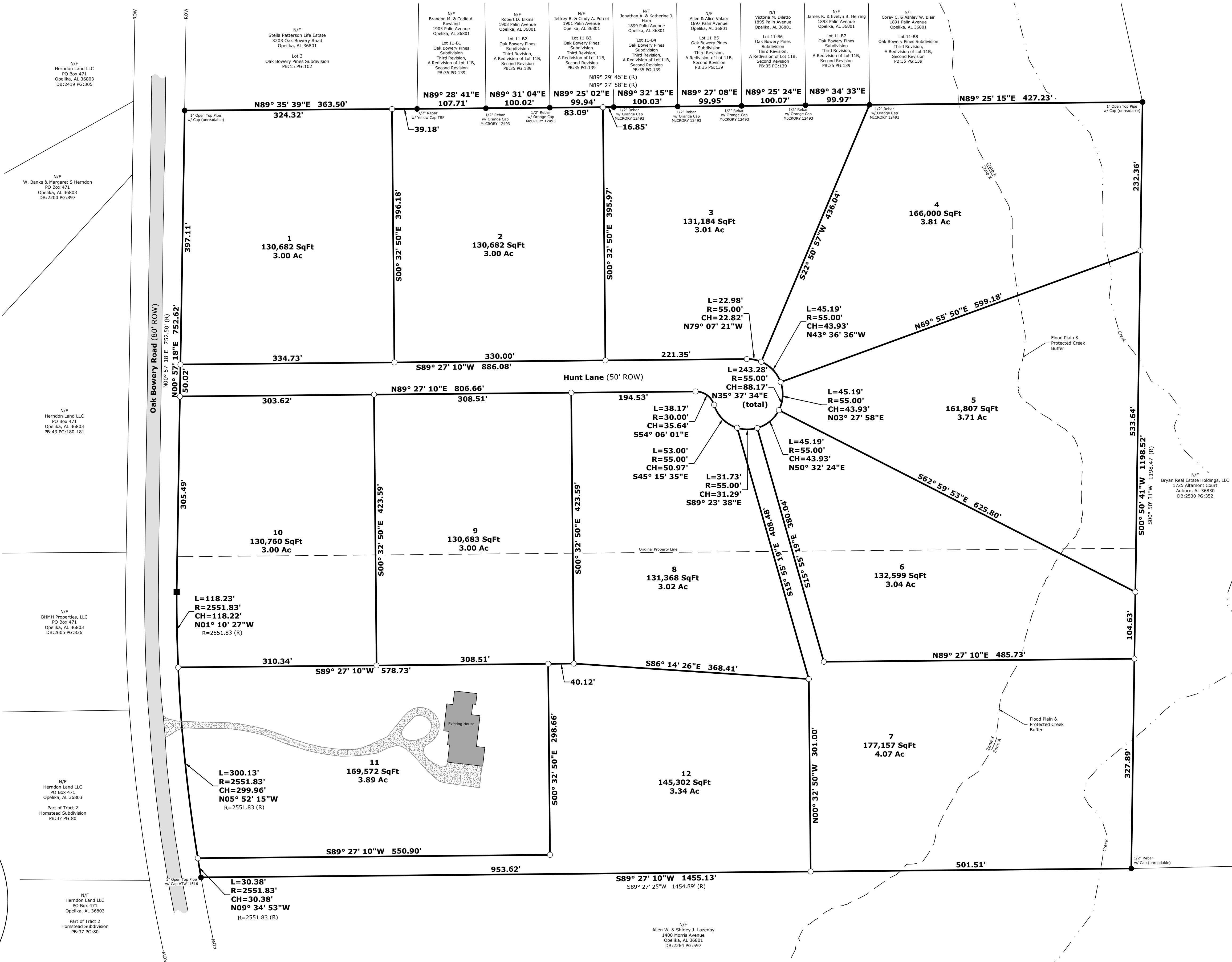
LEGEND

- | | | | |
|-----|--|--------|----------------------------|
| ● | Iron Pin Found | ROW | RIGHT OF WAY |
| ○ | 1/2" Rebar Set - Orange Cap
Stamped AL CA 718 LSF000600 | N/F | NOW OR FORMERLY |
| ■ | Concrete Monument Found | (R) | RECORD DISTANCE OR BEARING |
| | | (TYP.) | TYPICAL EXAMPLE |
| PB: | PLAT BOOK | PG: | PAGE |

PLAT OF
OAK BOWERY PINES - PHASE 2

A REDIVISION OF LOTS 2A & 2B
OAK BOWERY PINES SUBDIVISION, FIRST REVISION,
A REVISION OF LOT 2, OAK BOWERY PINES SUBDIVISION

Being A Part of Section 25, Township 20 North, Range 26 East,
Opelika, Lee County, Alabama



LAND SURVEYOR

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

DEVELOPER

Stonewall Farm and
Development, LLC
4900 Stonewall Road
Opelika, AL 36801

PROJECT NO: 20-0019

SCALE: 1" = 80'

FIELD BY: WHI/APD
DRAWN BY: BES
FIELD DATE: 6/30/21
DRAW DATE: 09/07/21



BARRETT-SIMPSON, INC.
Engineers & Land Surveyors

706 12th STREET, PHENIX CITY, AL 36868 (PH 334-297-3423, FAX 334-297-3449)
121 W. BROAD STREET, EUFaula, AL 36027 (PH 334-687-4257, FAX 334-687-8829)
223 SOUTH 9th STREET, OPELIKA, AL 36801 (PH 334-745-7026, FAX 334-745-4367)



**APPLICATION FOR
SUBDIVISION APPROVAL** 2526
PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801



DEADLINE: 9/7/21 MEETING: 9/28/21

SITE ADDRESS: EAST OF 676 VILLAGE DR.
PROPERTY OWNER: HOLLAND HOMES LLC
APPLICANT/AUTHORIZED REPRESENTATIVE: DANIEL HOLLAND
MAILING ADDRESS: 2124 MOORES MILL RD. ST. 110 AUBURN AL 36830
PHONE NUMBER: 821-0105 **FAX NUMBER:** 821-4044
EMAIL ADDRESS: TIM.PRECISIONSURV@GMAIL.COM

TYPE OF PLAT APPROVAL REQUESTED

☐ SKETCH PLAN ☐ ADMINISTRATIVE ☐ PRELIMINARY ☒ FINAL

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

☐ Annexation ☐ Rezoning ☐ Other _____

PARCEL INFORMATION

Subdivision Name: FOXRUN PH. 1C

Current Land Use: RESIDENTIAL

Current Zoning: PUD

Proposed use of the Subdivision: _____

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

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

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

Fee: \$75.00

TOTAL = _____

PAID _____

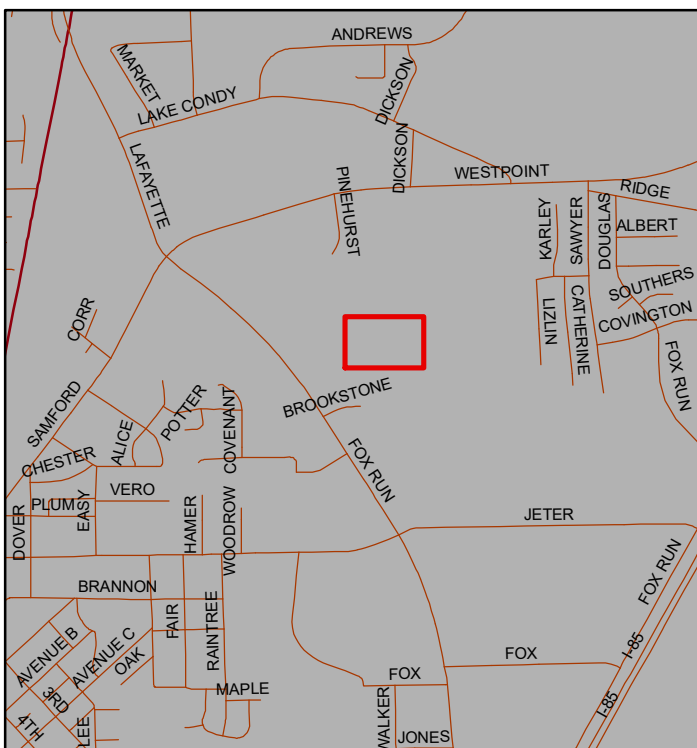
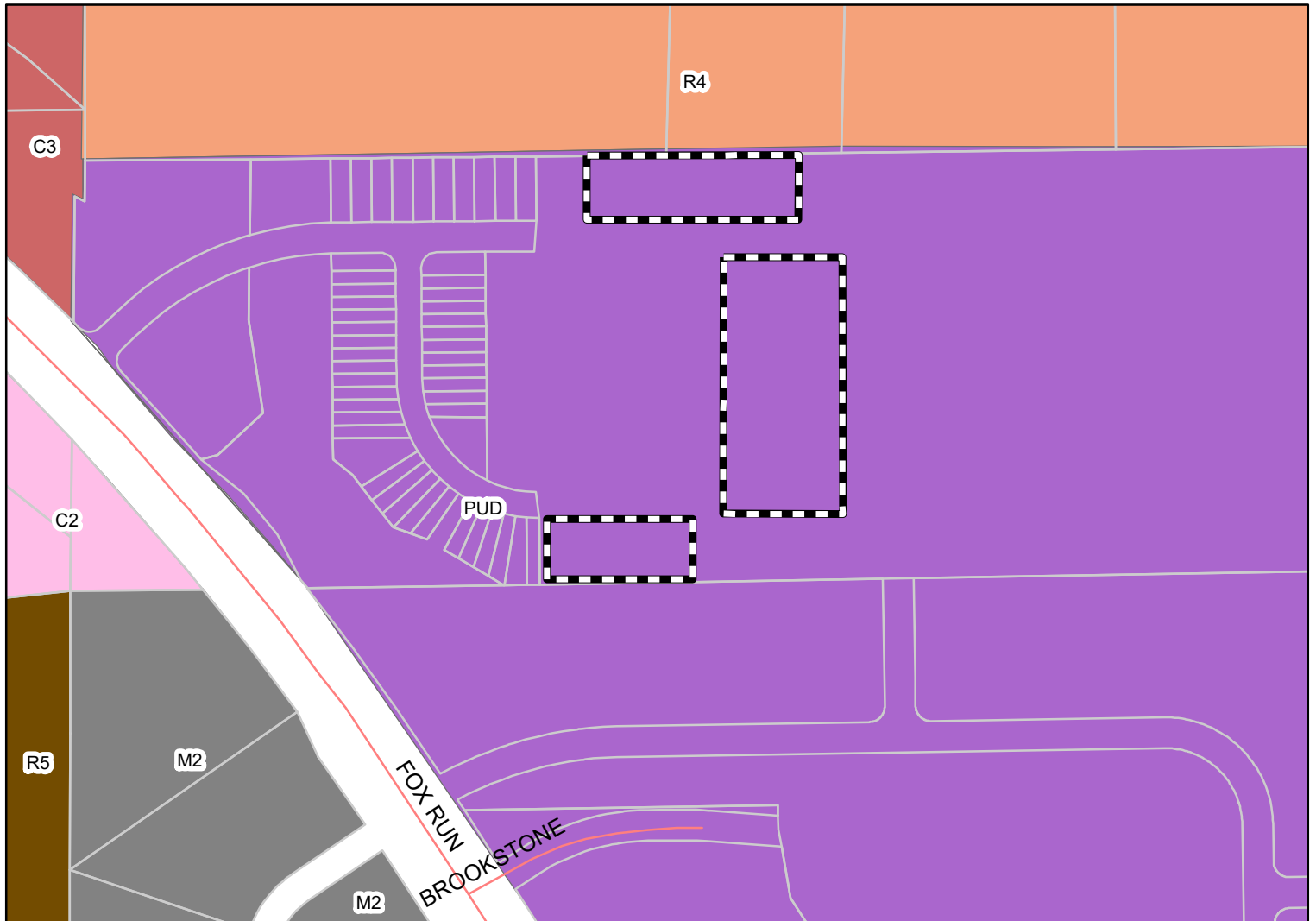
I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) FOX RUN Subdivision. I understand that I must provide certain information as noted in Section 4.2, Section 4.3, and/or Section 4.4 of the Opelika Subdivision Regulations in order for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

**OWNERS/AUTHORIZED
REPRESENTATIVE SIGNATURE:**

(PRINT NAME) Daniel Holland

DATE 9/7/21

FOXRUN PHASE 1C SUBDIVISION VILLAGE DRIVE AND BURROW CIRCLE FINAL PLAT APPROVAL, E-5

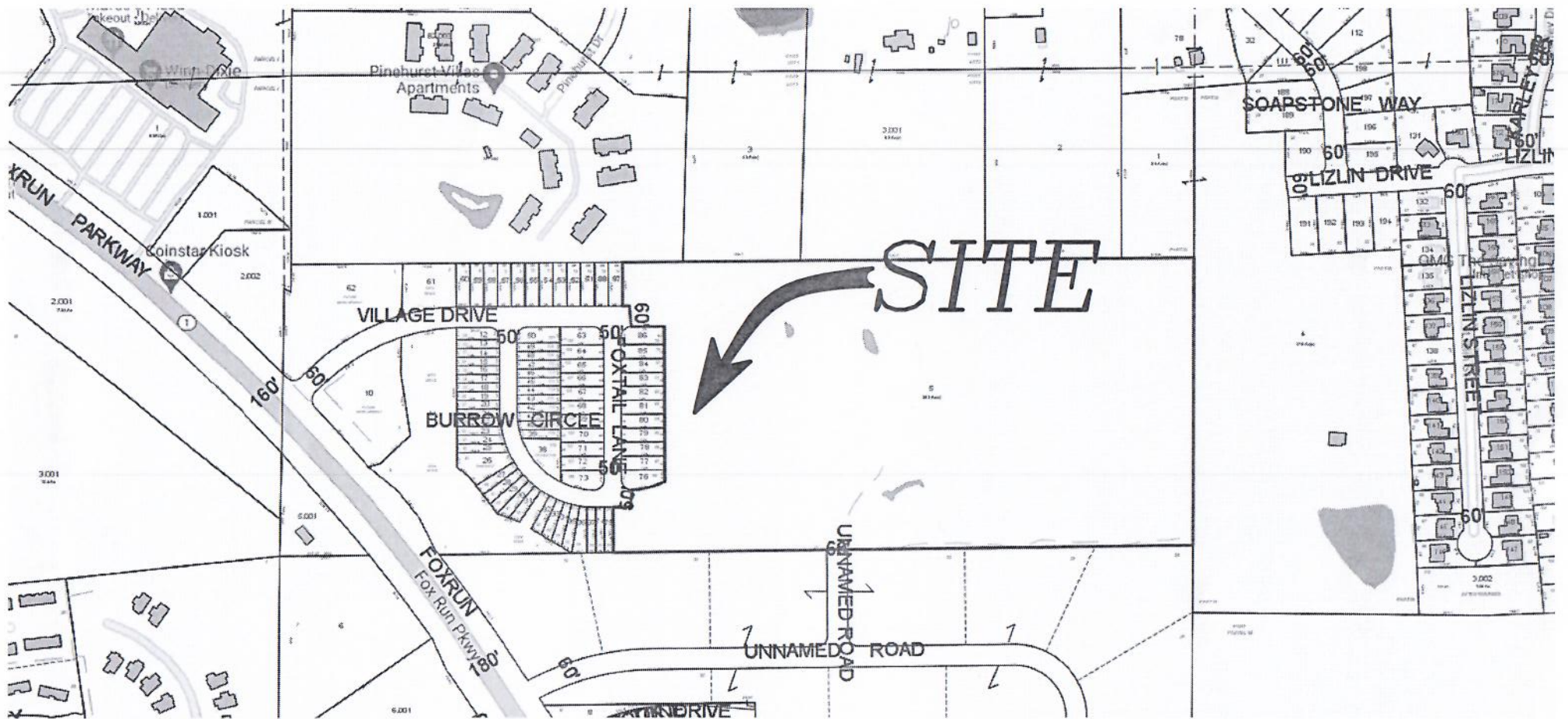


The applicant is requesting final approval for 42 lots. The property is located in the Foxrun Village PUD zoning district.



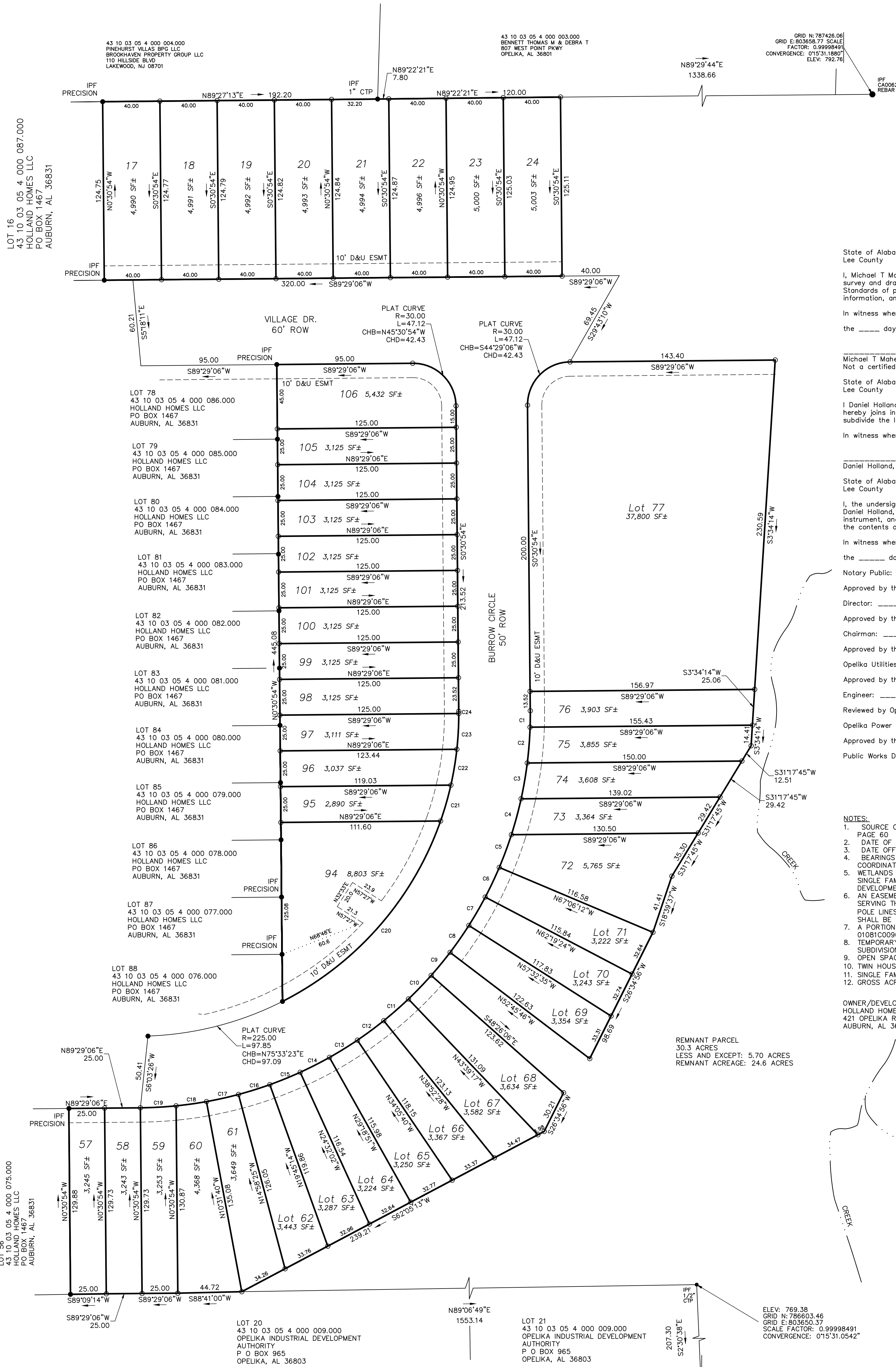
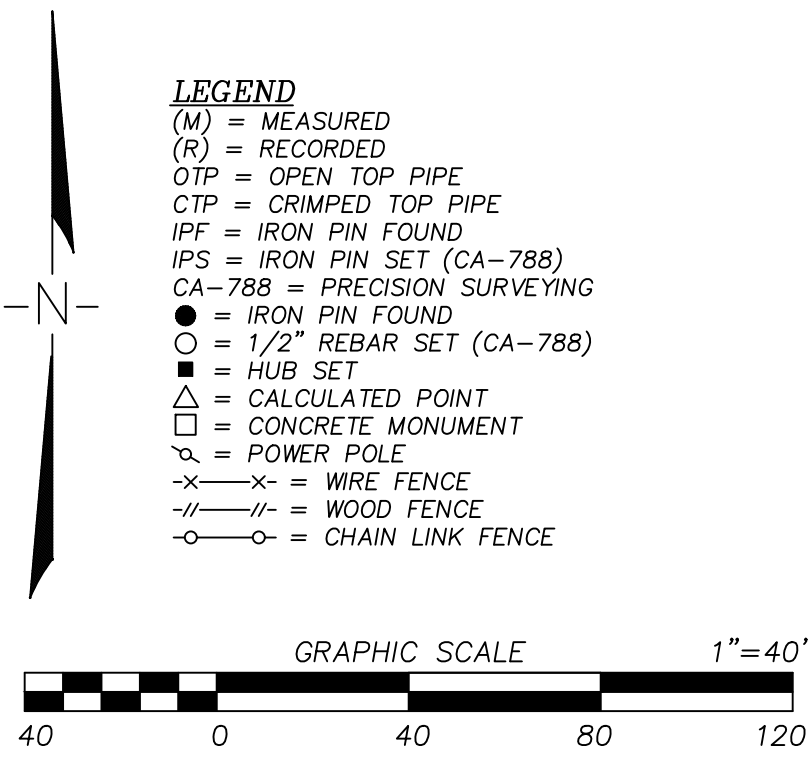
Subject Property

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



VICINITY MAP
NOT TO SCALE

FOXRUN SUBDIVISION
PHASE 1C
SECTION 5 T 19 N R 27 E
OPELIKA LEE COUNTY ALABAMA



State of Alabama
Lee County

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

In witness whereof, I have hereunto set my hand and seal on this the ____ day of _____, 2021.

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

State of Alabama
Lee County

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

In witness whereof, I have hereunto set my hand on this the ____ day of _____, 2021.

Daniel Holland, Holland Homes LLC _____ DATE _____

State of Alabama
Lee County

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

In witness whereof, I have hereunto set my hand and seal on this the ____ day of _____, 2021.

Notary Public: _____ My commission expires: _____

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

Director: _____ Date: _____

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

Chairman: _____ Date: _____

Approved by the Opelika Utilities Board, Opelika, Alabama:

Opelika Utilities Board: _____ Date: _____

Approved by the Opelika City Engineer, Opelika, Alabama:

Engineer: _____ Date: _____

Reviewed by Opelika Power Services, Opelika, Alabama:

Opelika Power Services: _____ Date: _____

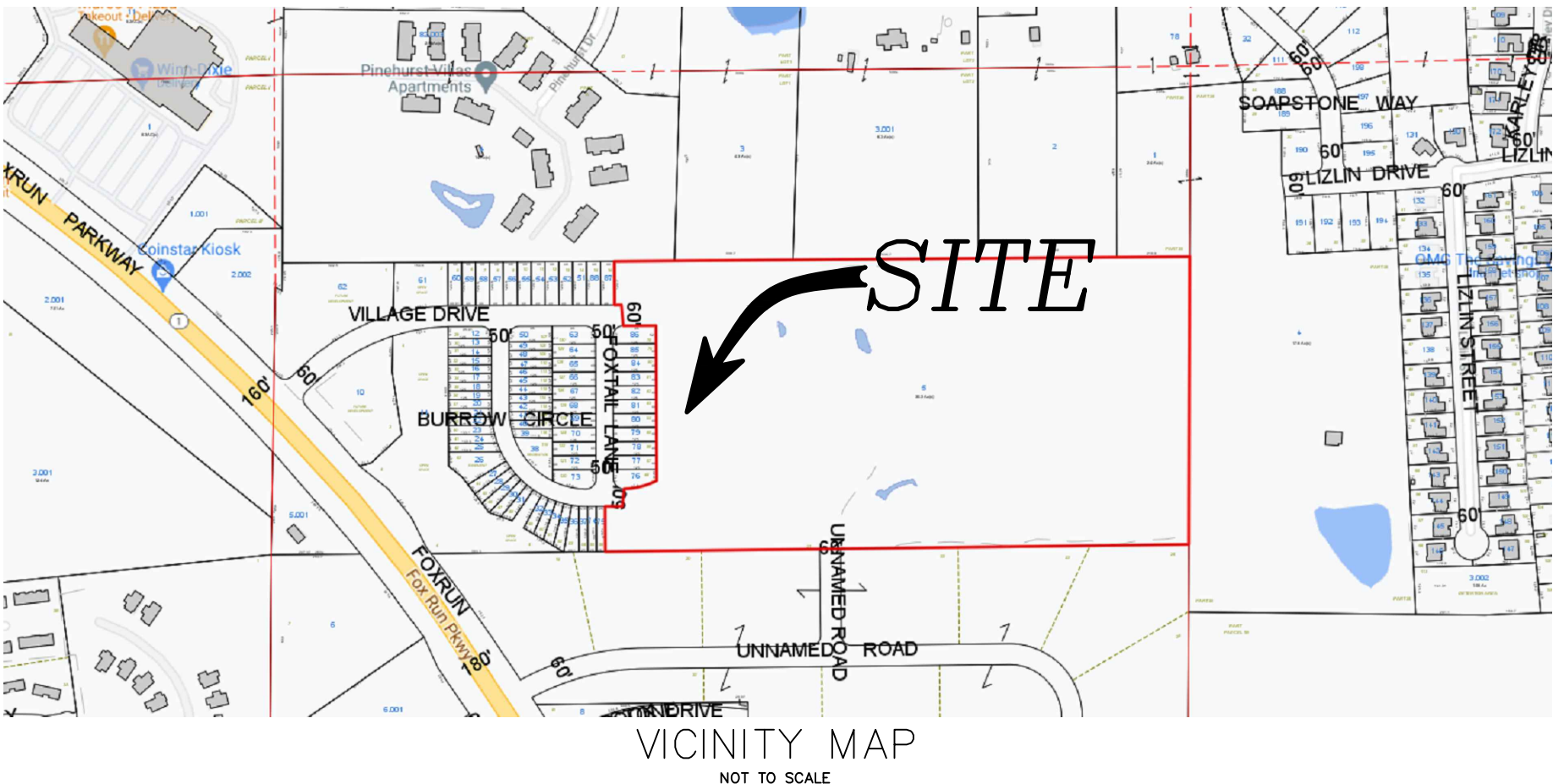
Approved by the Opelika Public Works Department:

Public Works Director: _____ Date: _____

- NOTES:
- SOURCE OF INFORMATION: DEED BOOK 2589 PAGE 669, FOXRUN S/D PH. 1B PLAT BOOK 45 PAGE 60
 - DATE OF FIELD SURVEY: SEPTEMBER, 2021
 - DATE OF WORK COMPLETED: 9-1-21
 - BEARINGS BASED ON STATE PLANE COORDINATES, NAD 1983, ALABAMA EAST ZONE, US FOOT. COORDINATES SET USING RTK GPS, ALDOT CORS AS CONTROL
 - WETLANDS CURRENTLY HAVE BEEN DELINEATED AND NO WETLANDS ARE PRESENT ON THESE SINGLE FAMILY OR TWIN HOME LOTS. WETLANDS ARE ALL IN OPEN SPACE LOTS OR FUTURE DEVELOPMENT.
 - 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.
 - A PORTION OF THIS LOT LIES WITHIN THE 100 YR FLOOD PLAIN PER FEMA FIRM PANEL 01081C0090C, DATED 11-2-2011.
 - TEMPORARY CUL-DE-SAC EASEMENT SHALL BE UPDATED UPON DEDICATION OF FOX RUN SUBDIVISION PHASE 1C.
 - OPEN SPACE LOTS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - TWIN HOUSE SETBACKS = 10' FRONT, 20' REAR, 5' SIDE SETBACK
 - SINGLE FAMILY SETBACKS = 20' FRONT, 20' REAR, 5' SIDE SETBACK
 - GROSS ACREAGE: 5.70 AC 248,525.73 S.F.

OWNER/DEVELOPER:
HOLLAND HOMES
421 OPELIKA RD
AUBURN, AL 36830

Curve Table				
Curve #	Length	Radius	CHORD BEARING	CHORD DIST
C1	11.48	275.00	N04°05'3"E	11.48
C2	25.10	275.00	N42°39'34"E	25.10
C3	25.42	275.00	N9°45'21"E	25.41
C4	25.97	275.00	N15°06'31"E	25.96
C5	24.39	275.00	N20°21'19"E	24.39
C6	22.94	275.00	N25°17'12"E	22.94
C7	22.94	275.00	N30°04'01"E	22.94
C8	22.94	275.00	N34°50'50"E	22.94
C9	20.77	275.00	N39°24'04"E	20.77
C10	22.94	275.00	N43°57'19"E	22.94
C11	22.94	275.00	N48°44'07"E	22.94
C12	22.94	275.00	N53°30'56"E	22.94
C13	22.52	275.00	N58°20'24"E	22.51
C14	22.94	275.00	N63°04'33"E	22.94
C15	22.94	275.00	N67°51'22"E	22.94
C16	22.94	275.00	N72°38'11"E	22.94
C17	22.94	275.00	N77°25'00"E	22.94
C18	21.42	275.00	N82°02'16"E	21.41
C19	25.03	275.00	N86°52'37"E	25.03
C20	171.77	225.00	N41°13'37"E	167.63
C21	26.09	225.00	N16°02'02"E	26.08
C22	25.40	225.00	N9°28'39"E	25.39
C23	25.06	225.00	N3°03'10"E	25.05
C24	1.48	225.00	N01°19'36"W	1.48



Seal	Drawn By: TG
	Scale: 1"=40'
	File Name: 21-808-PH1C
	Date: 9-1-2021

PRECISION SURVEYING	2124 Moores Mill Road Suite 110 Auburn, Alabama 36830 Phone (334) 821-0105 www.precisionsurveying.biz
Sheet Title: FOXRUN SUBDIVISION PHASE 1C	



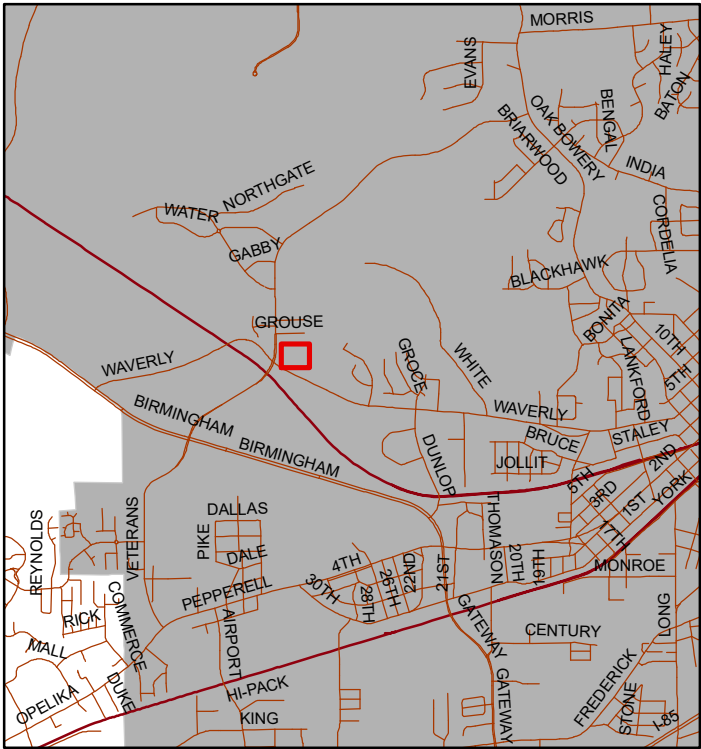
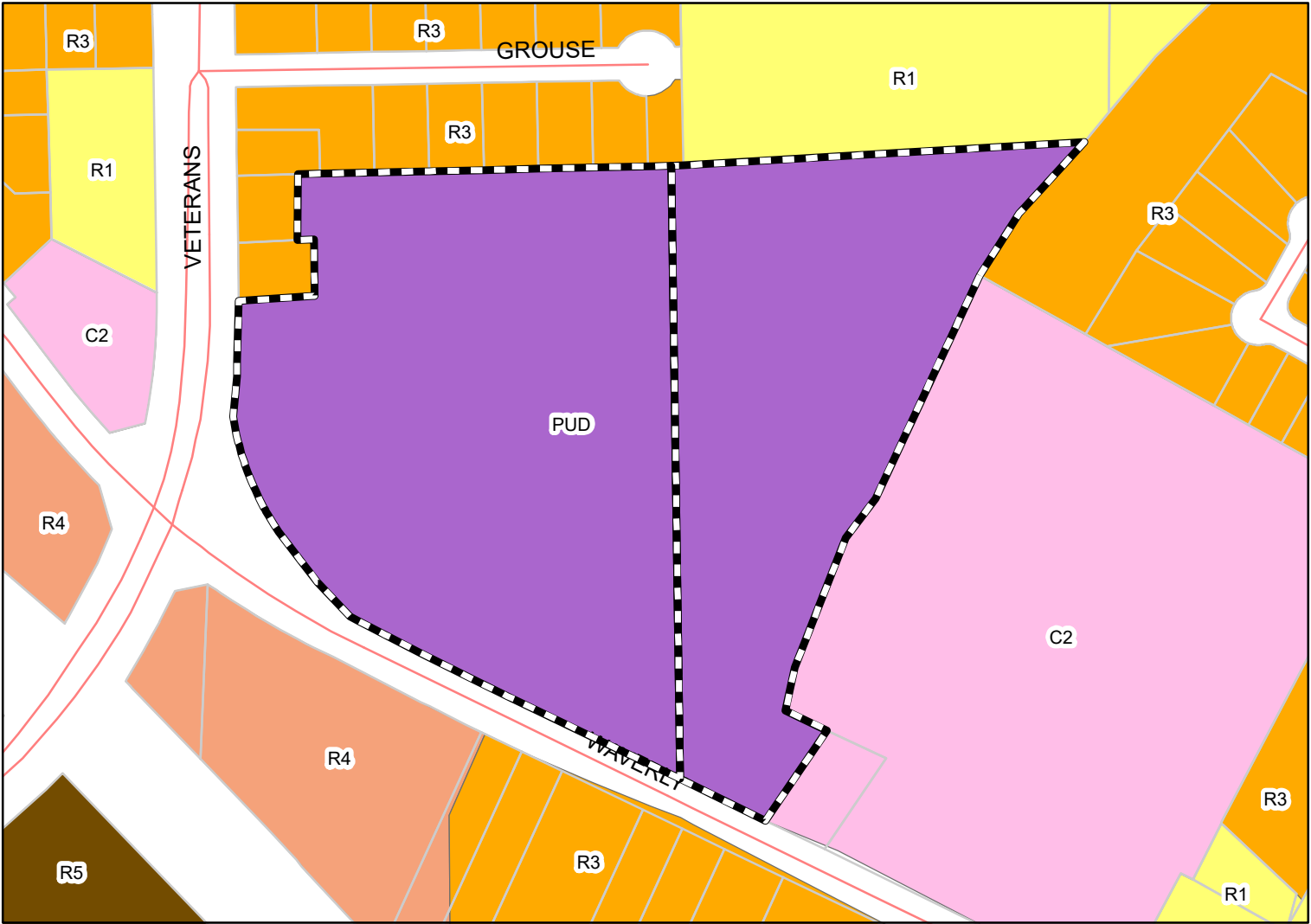
**APPLICATION FOR
SUBDIVISION APPROVAL**
PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801



DEADLINE: 10-5-21 MEETING: 10-26-21

SITE ADDRESS: <u>NE Corner of Waverly Pkwy and Veterans Pkwy</u>			
PROPERTY OWNER: <u>Dibenedetto Enterprises, LLC</u>			
APPLICANT/AUTHORIZED REPRESENTATIVE: <u>David Slocum</u>			
MAILING ADDRESS: <u>106B W. Veterans Blvd</u>			
PHONE NUMBER: <u>334-703-8860</u>		FAX NUMBER: _____	
EMAIL ADDRESS: <u>dslocum@pinnacle-inc.net</u>			
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: <u>Waverly & Veterans Subdivision</u> Current Land Use: <u>Vacant</u> Current Zoning: <u>PUD</u> Proposed use of the Subdivision: <u>Single Family & Townhomes</u> ☒ Residential ☐ Commercial ☐ Manufacturing/Industrial ☐ Office/Institutional		Number of Lots: _____ x \$3.00 = \$ _____ Number of APO: _____ x \$7.00 = \$ _____ (Adjacent Property Owners) Fee: _____ \$75.00 TOTAL = _____ PAID _____	
I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) <u>Waverly & veterans Subdivision</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: 			DATE <u>10-6-21</u>
(PRINT NAME) David A. Slocum			

WINDSOR VILLAGE SUBDIVISION
3100 WAVERLY PARKWAY
FINAL PLAT APPROVAL, E-6



The applicant is requesting plat approval for townhome lots. The property 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

City of Opelika
Planning Commission
Planning Department Report

Meeting Date:	October 26, 2021
Subdivision:	Windsor Village Subdivision, Phase 1 (Formerly titled Waverly and Veterans Subdivision, Phase 1 and 2)
Agenda Item #:	E-6
Action Requested:	Final Approval
Location of Property:	3000 block of Waverly Parkway (NE corner of Waverly Parkway and Veterans Parkway)
Property Owner(s):	DiBenedetto Enterprises, LLC David Slocum, Pinnacle Design, authorized representative
Current Land Use:	Residential development under construction
Current Zoning:	PUD
Flood Zone:	FEMA – Nov 2, 2011 – MAP#01081C0086G – No portions of the property shown hereon to fall within the designated flood zone.

Staff Comments:

The applicant is requesting final plat approval for 25.7 acres into a 47-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.

This plat consists of 12 single-family lots, 30 townhome lots, and one commercial lot. The remaining lots are divided as follows: Lot 33 is 1.11 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, Lot 15 is 4.86 acres for future development of townhomes along the northeast corner of Windsor Drive, and Lot 14 is 4.93 acres for future development of single-family lots and common area to be used as an amenity. The single-family lots are located on the east side of Windsor Drive and on the eastern half of the property. 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 in front and rear portion of the development. The landscape plan shows trees between townhome buildings along Lakewood Lane, 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

The commercial lot is located on Lot 1 of the development and takes access from a separate driveway and is buffered from the single-family home lots. The landscape plan shows a residential buffer to separate the single family lots the commercial lot. The commercial lot has the following standards:

Commercial lot standards

- Min. Lot size = NR
- Min. Lot Width = 160 feet
- Front Setback – 15 feet
- Rear Setback – 25 feet
- Side Setback – 15 feet

All the townhome lots meet the PUD standards. The one commercial lot meets the minimum standards. The master plan shows walking trails, a future park, and a parking lot at the end of Lakewood Lane as amenities. 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:

- **The master plan requires a 25 ft. landscape buffer along all the outer edge of the property and should be shown.**
- **Where the townhome and commercial lots abut single-family lots a landscape buffer should be shown.**
- **Note the use, ownership, and maintenance of the common areas.**
- **Change the zoning in Note 6. to PUD.**
- **Underground utilities shall be required.**
- **Sidewalks shall be required on at least one side of the street.**
- **Identify adjoiners across Veterans and Waverly Parkways.**
- **Change Note 1. that states this property is in the City of Auburn.**
- **Change Note 14. to add remaining area or delete wording if not needed.**
- **Setback lines as shown on the plat maybe more easily conveyed through the notes than on individual lots as shown.**
- **Correct minimum setback notes for lots 17-47 to add side setback for end townhome units.**
- **Add minimum setback note for Lot 1 the commercial lot.**

- **Missing 10' drainage easements shown on the preliminary plat between lots 35-36 and between lots 39-40.**

**PUD site plan with landscaping attached*

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, curb and gutter, aggregate base and first layer of pavement have been placed.
- All sanitary sewer and water line have been installed. The test and inspection reports will need to be submitted and accepted and approved by the utility/Public Works Department.
- All stop and roadway signs will need to be installed.
- Performance Bond of 125% of the estimated cost remaining infrastructure including the final layer of asphalt and sidewalks will need to be submitted.
- Maintenance Bond of 25% of the estimated total infrastructure cost will will need to be submitted.
- As-built documents of the roadway, and storm drain in the form of an Autocad and PDF digital file will need to be submitted to the Engineer Department. The required data should include location and elevations of all the inverts of the systems.
- The ROW and lots will need to be 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.

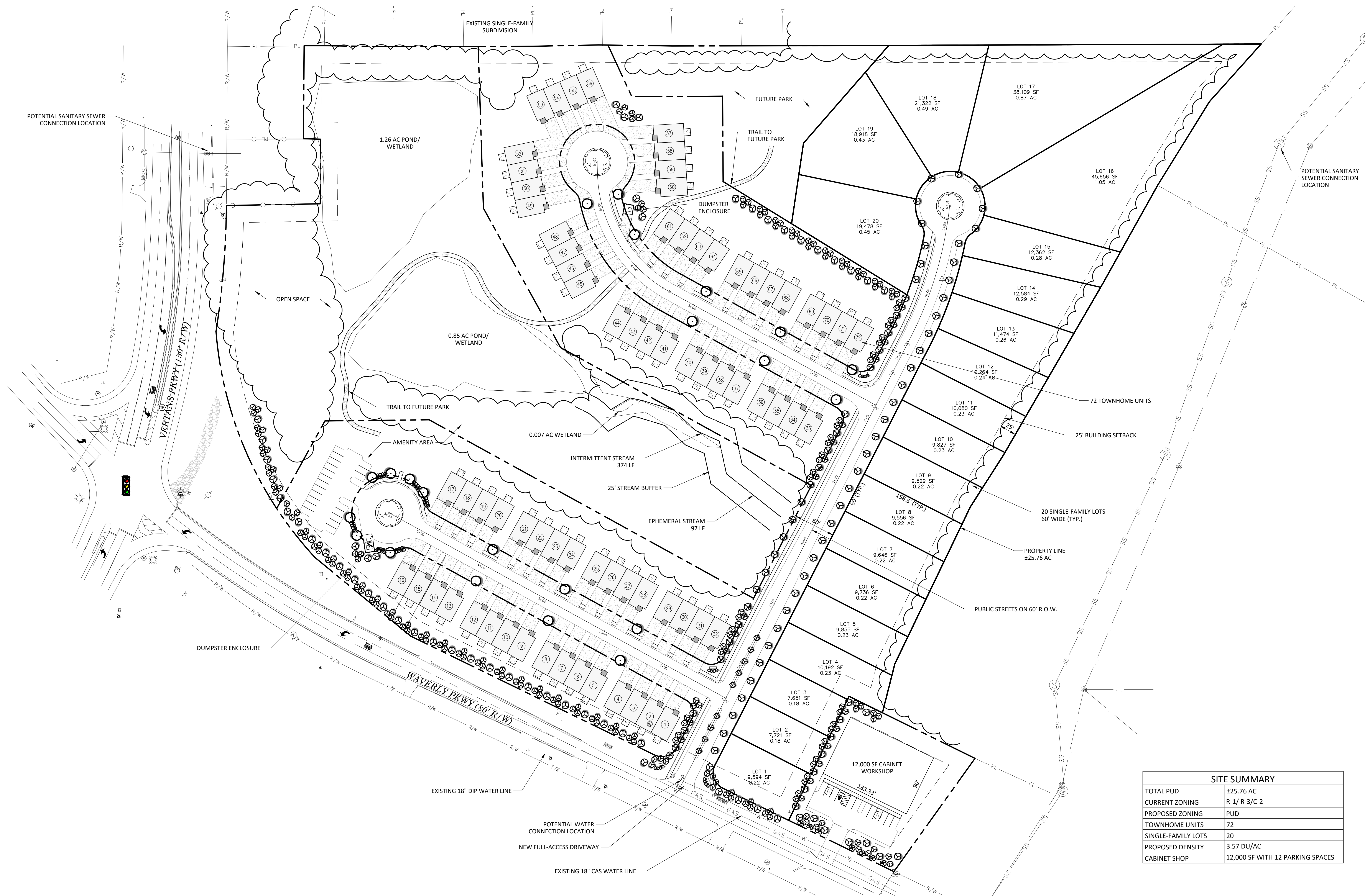
If these requirements are met, the Engineering Department recommends final plat approval.

Opelika Utilities Board Report

Water system improvements have not been accepted at this time.

Opelika Power Services Report

This subdivision is inside the Opelika Power and Alabama Power Service territory.



SITE SUMMARY	
TOTAL PUD	±25.76 AC
CURRENT ZONING	R-1/ R-3/C-2
PROPOSED ZONING	PUD
TOWNHOME UNITS	72
SINGLE-FAMILY LOTS	20
PROPOSED DENSITY	3.57 DU/AC
CABINET SHOP	12,000 SF WITH 12 PARKING SPACES

LEGEND OF ABBREVIATIONS

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

LEGEND

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

○ FOUND IRON PIN
TYPE AND SIZE AS SHOWN

△ CALCULATED POINT TO BE SET

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

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

○ O.T. OPEN TOP PIPE (SIZE AS SHOWN)

□ RIGHT OF WAY MONUMENT

FEET / MINUTES

INCHES / SECONDS

NOT TO SCALE

P.O.C. POINT OF COMMENCEMENT

P.O.B. POINT OF BEGINNING

AS MEASURED THIS SURVEY

RECORD INFORMATION,
DEED OR OTHER

RIGHT OF WAY LINE

CENTERLINE

CHAIN LINK FENCE

BARBED WIRE FENCE

BUILDING SET BACK LINE

EASEMENT

EDGE OF WATER (POND)

PROPERTY LINE (THIS SURVEY)

LOT LINE

PROPOSED FINISH FLOOR ELEVATION

NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON ALABAMA STATE PLANE COORDINATE SYSTEM AS DERIVED BY THE USE OF NETWORK RTK GPS FROM THE ALDOT CORS STATION LOCATED WITHIN THE CITY OF AUBURN.
- SOURCES OF INFORMATION: DEED BOOK 2592, PAGE 861.
- FIELD WORK COMPLETED SEPTEMBER 2020. OFFICE WORK COMPLETED NOVEMBER 2020.
- SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS, AND RESTRICTIONS THAT EXIST AS A MATTER OF RECORD.
- PROPERTY LIES IN ZONE "X" (AREA OF MINIMAL FLOODING), ACCORDING TO FIRM, COUNTY, NUMBER 010145, PANEL 0086, SUFFIX "G", MAP NUMBER 01081C00686 EFFECTIVE DATE NOVEMBER 2, 2011.
- CURRENT ZONING: R3
- ACCESS IS FROM WAVERLY PARKWAY.
- BY PLACING OBSTRUCTIONS WITHIN OR ENROACHING ONTO THE EASEMENT, THE PROPERTY OWNER(S) DOES FOR ITSELF, ITS SUCCESSORS, AND ASSIGNS AGREE TO INDEMNIFY, HOLD HARMLESS AND DEFEND THE CITY OF OPELIKA, ITS OFFICIALS, REPRESENTATIVES, AGENTS, SERVANTS AND EMPLOYEES FROM AND AGAINST ALL LIABILITY AND LOSS WHICH MAY BE SUSTAINED AS A RESULT OF CLAIMS, DEMANDS, COSTS OR JUDGMENTS ARISING OUT OF THE LOCATION OF THE OBSTRUCTION WITHIN THE EASEMENT INCLUDING ITS REASONABLE COSTS IN DEFENDING AGAINST ANY SUCH CLAIMS AND FURTHER AGREES TO RELEASE AND DISCHARGE THE CITY OF OPELIKA FROM ANY DAMAGES TO THE OBSTRUCTION ARISING FROM UTILITY MAINTENANCE WORK WITHIN THE EASEMENT OR ANY DAMAGES TO THE OBSTRUCTION RESULTING FROM ITS PLACEMENT IN THE EASEMENT.
- THERE IS A 10' UTILITY EASEMENT ALONG THE FRONT OF ALL LOTS
- THIS PROPERTY IS PROVIDED WATER SERVICE BY OPELIKA UTILITIES.
- SANITARY SEWER SERVICE FROM THE CITY OF OPELIKA IS AVAILABLE.
- BY PLACING ANY PORTION OF AN IRRIGATION SYSTEM WITHIN THE EASEMENTS OR RIGHT OF WAY, THE PROPERTY OWNER DOES FOR ITSELF, ITS SUCCESSORS AND ASSIGNS AGREE TO HOLD HARMLESS AND DEFEND THE CITY OF OPELIKA, ITS OFFICIALS, REPRESENTATIVES, AGENTS, SERVANTS, AND EMPLOYEES FROM AND AGAINST ALL LIABILITY AND LOSS WHICH MAY BE SUSTAINED AS A RESULT OF CLAIMS, DEMANDS, COSTS OR JUDGMENTS ARISING OUT OF THE LOCATION OF THE OBSTRUCTION WITHIN THE EASEMENTS OR RIGHT OF WAY INCLUDING ITS REASONABLE COST IN DEFENDING AGAINST ANY SUCH CLAIMS. THE PROPERTY OWNER FURTHER AGREES TO RELEASE AND DISCHARGE THE CITY OF OPELIKA FROM ANY DAMAGES TO THE IRRIGATION SYSTEM ARISING FROM ANY WORK OR MAINTENANCE WORK WITHIN THE GRANTED EASEMENT OR RIGHT OF WAY OR ANY DAMAGES TO THE IRRIGATIONS SYSTEM RESULTING FROM ITS PLACEMENT WITHIN THE EASEMENT OR RIGHT OF WAY. IRRIGATION SYSTEMS ARE LIMITED TO ONLY LATERALS BEING PLACED WITHIN ANY EASEMENTS OR RIGHT OF WAY.
- AN EASEMENT IS HEREBY GRANTED TO THE CITY OF OPELIKA AND TO ANY UTILITY COMPANY SERVING THE CITY OF OPELIKA FOR THE PURPOSE OF INSTALLING, OPERATING, AND MAINTAINING POLES, LINES, GUY WIRES, AND OTHER FACILITIES. TOTAL EASEMENT WIDTH IS TEN (10) FEET WIDE WITH FIVE (5) FEET ON EACH SIDE OF THE LOT LINES, TEN (10) FEET ON ALL FRONT LOT LINES.
- TOTAL GROSS AREA: 25.76 ACRES, NUMBER OF LOTS: 86, TOTAL AREA OF LOTS: 17.35 ACRES, COMMON AREA: 8.20 ACRES, RIGHT OF WAY AREA: 2.21 ACRES, REMAINING AREA: N/A.
- THE 10 FEET WIDE PRIVATE DRAINAGE EASEMENTS ON OR ACROSS THE FOLLOWING LOTS: LOTS 1-14 ARE TO BE 5 FEET ON EITHER SIDE OF DRAINAGE STRUCTURES, AS CONSTRUCTED.

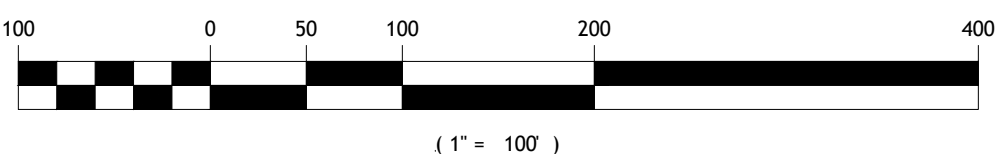
NOT VALID WITHOUT SHEET 02 OF 02



SHEET TITLE: FINAL PLAT				WIDSOR VILLAGE	
SHEET NUMBER:		SURVEY END DATE: NOT COMPLETE		PROJECT NO: 20-515	
01		DRAWING SCALE: AS SHOWN		DRAWN BY: AJA	
		DRAWING END DATE: 8/10/2021		CHECKED BY: CER	
		PLS GROUP, INC. COPYRIGHT © 2021. ALL RIGHTS RESERVED			
01 OF 02				OPELIKA, ALABAMA LEE COUNTY, ALABAMA	

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C2	20.00	31.42	N 17°53'23" E	28.28
C3	1056.70	28.62	S 62°06'09" E	28.62
C4	1121.16	44.35	S 87°05'33" E	44.31
C5	828.90	27.04	S 58°07'37" E	27.04
C6	15.00	21.76	S 81°03'35" W	19.90
C7	56.50	246.80	S 15°21'50" E	92.41
C8	56.50	12.68	N 63°48'00" W	12.63
C9	975.00	4.17	S 57°30'16" E	4.17
C10	975.00	56.12	S 59°16'33" E	56.11
C11	979.44	31.95	S 61°51'42" E	31.95
C12	20.00	31.42	N 72°06'39" E	28.28
C13	375.00	60.31	S 31°43'04" W	60.25
C14	325.00	60.39	N 31°00'06" E	60.30
C15	525.00	40.25	S 27°52'30" W	40.24
C16	20.00	31.86	N 15°34'01" W	28.60
C17	375.00	30.97	S 14°25'50" W	27.97
C18	375.00	36.42	S 27°52'30" W	36.41
C19	375.00	1.79	N 25°48'55" E	1.79
C20	375.00	2.66	N 36°07'18" E	2.66
C21	375.00	65.23	N 30°56'09" E	65.15
C22	375.00	65.23	N 30°56'09" E	65.15
C23	325.00	19.32	S 34°37'21" W	19.31
C24	325.00	32.95	S 30°00'54" W	32.94
C25	1000.00	96.13	S 60°09'09" E	96.09
C26	350.00	56.29	N 31°43'04" E	56.23
C27	350.00	65.04	N 31°00'06" E	64.94
C28	500.00	38.34	N 27°52'30" E	38.33
C29	1220.92	70.93	N 07°19'21" E	70.92
C30	1220.92	111.37	N 03°07'42" E	111.33
C31	20.00	18.55	N 56°38'12" E	17.89
C32	55.00	23.91	N 70°44'53" E	23.72
C33	55.00	50.41	N 32°02'17" E	48.66
C34	55.00	42.13	N 16°09'58" W	41.10
C35	55.00	42.16	N 60°03'54" W	41.14
C36	55.00	42.22	S 75°58'45" W	41.20
C37	55.00	63.20	S 21°04'07" W	59.78
C38	55.00	10.76	S 17°27'13" E	10.74
C39	20.00	18.55	S 03°30'23" W	17.89

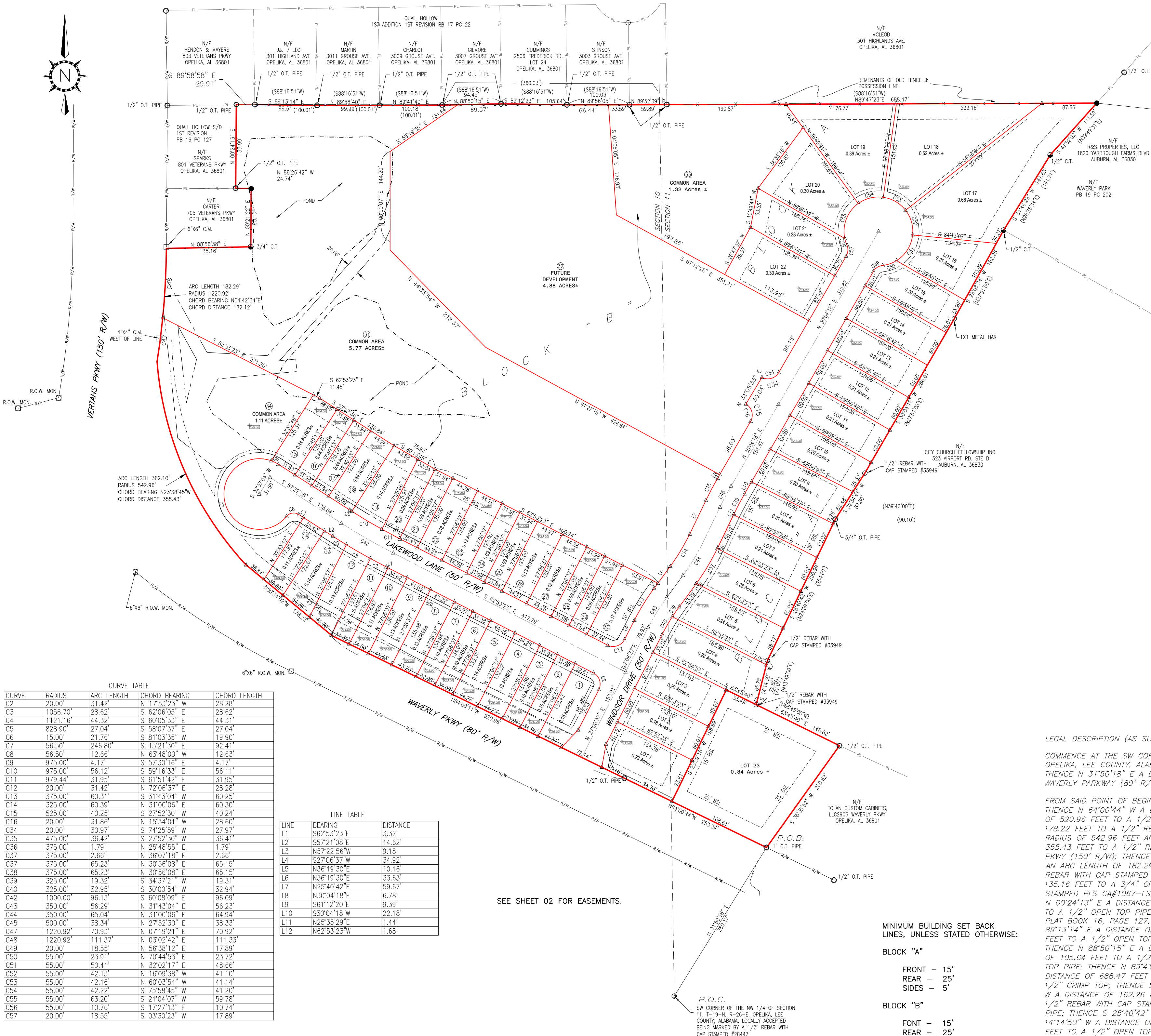
LINE	BEARING	DISTANCE
L1	S62°53'23"E	3.32
L2	S57°21'08"E	14.62
L3	N57°22'56"W	9.18
L4	S27°06'37"W	34.92
L5	N36°19'30"E	10.16
L6	N36°19'30"E	33.63
L7	N25°40'42"E	59.67
L8	N30°04'18"E	6.78
L9	S61°12'20"E	9.39
L10	S30°04'18"W	22.18
L11	N25°35'29"E	1.44
L12	N62°53'23"W	1.68



WIDSOR VILLAGE

A NEW RESIDENTIAL DEVELOPMENT

IN SECTIONS 10 & 11 T-19-N R-26-E
CITY OF OPELIKA LEE COUNTY ALABAMA
SCALE: 1"=100' OCTOBER 4TH, 2021



SEE SHEET 02 FOR EASEMENTS.

MINIMUM BUILDING SET BACK LINES, UNLESS STATED OTHERWISE:

BLOCK "A"
FRONT — 15'
REAR — 25'
SIDES — 5'

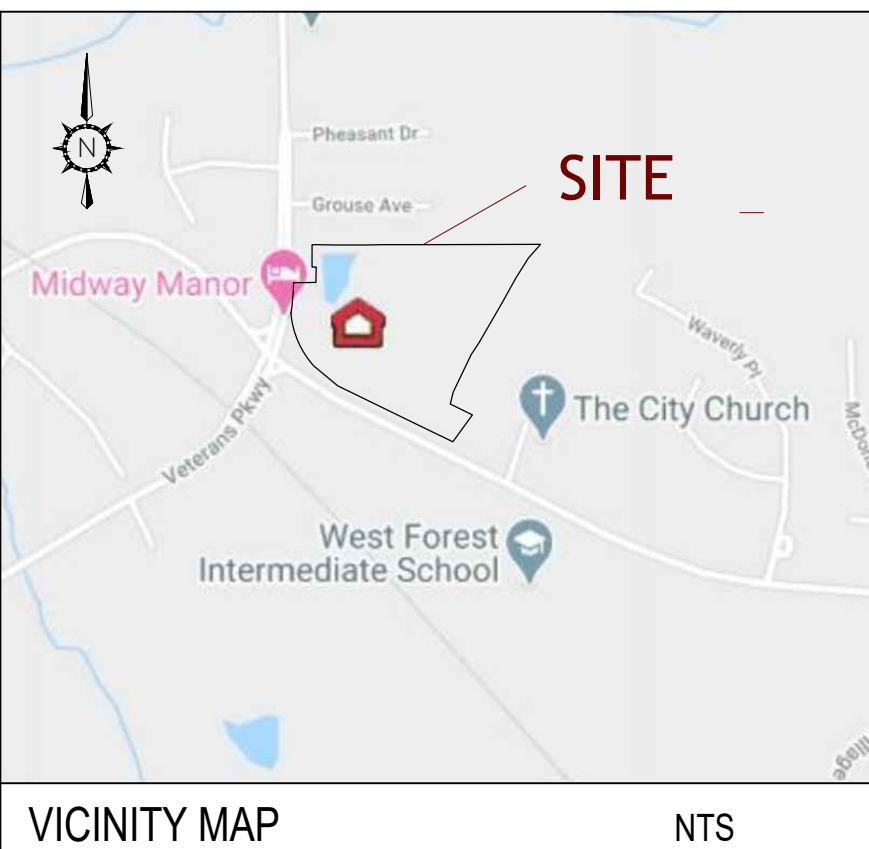
BLOCK "B"
FRONT — 15'
REAR — 25'

OWNER

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

DEVELOPER

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



SURVEYORS CERTIFICATE:

STATE OF ALABAMA
LEE COUNTY

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

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

THE ____ DAY OF _____, 2021.

CORY E. RUSHING, ALABAMA LICENSE NO. 28627

NOT A CERTIFIED SURVEY UNLESS SIGNED AND STAMPED WITH MY SEAL.

OWNER DEDICATION:

STATE OF ALABAMA
LEE COUNTY

I, _____, SHOWN ON THIS PLAT, HEREBY JOINS IN THE STATEMENT OF CORY E. RUSHING, AND CERTIFY THAT IT WAS AND IS MY PURPOSE TO SUBDIVIDE THE LANDS SO PLATTED AS SHOWN.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND ON THIS THE ____ DAY OF _____, 2021.

PRINTED _____ MANAGER _____ TITLE _____ DATE _____

STATE OF ALABAMA
LEE COUNTY

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

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

THE ____ DAY OF _____, 2021.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____

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

DIRECTOR: _____ DATE: _____

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

CHAIRMAN: _____ DATE: _____

APPROVED BY THE OPELIKA UTILITIES BOARD, OPELIKA, ALABAMA:

OPELIKA UTILITIES BOARD: _____ DATE: _____

APPROVED BY THE OPELIKA CITY ENGINEER, OPELIKA, ALABAMA:

ENGINEER: _____ DATE: _____

REVIEWED BY OPELIKA POWER SERVICES, OPELIKA, ALABAMA:

OPELIKA POWER SERVICES: _____ DATE: _____

APPROVED BY THE OPELIKA PUBLIC WORKS DEPARTMENT:

PUBLIC WORKS DIRECTOR: _____ DATE: _____

LEGAL DESCRIPTION (AS SURVEYED)

COMMENCE AT THE SW CORNER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 26 EAST, OPELIKA, LEE COUNTY, ALABAMA, LOCALLY ACCEPTED BEING MARKED BY A 1/2" REBAR WITH CAP STAMPED #28447; THENCE N 31°50'18" E, A DISTANCE OF 280.17 FEET TO A 1" OPEN TOP PIPE ON THE NORTH RIGHT OF WAY LINE OF WAVERLY PARKWAY (80' R/W) AND THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING; THENCE ALONG SAID RIGHT OF WAY N 64°00'44" W A DISTANCE OF 168.61 FEET; THENCE N 64°00'44" W A DISTANCE OF 84.73 FEET TO A 1/2" OPEN TOP PIPE; THENCE N 64°00'11" W A DISTANCE OF 520.96 FEET TO A 1/2" REBAR WITH CAP STAMPED PLS CA#1067-LS; THENCE N 50°34'02" W A DISTANCE OF 178.22 FEET TO A 1/2" REBAR WITH CAP STAMPED PLS CA#1067-LS; THENCE IN A CURVE TO THE RIGHT HAVING A RADIUS OF 542.96 FEET AN ARC LENGTH OF 362.10 AND A CHORD BEARING AND DISTANCE OF N 23°38'45" W, 355.43 FEET TO A 1/2" REBAR WITH CAP STAMPED PLS CA#1067-LS ON THE EAST RIGHT OF WAY LINE OF VETERANS PKWY (150' R/W); THENCE ALONG SAID RIGHT OF WAY IN A CURVE TO THE LEFT HAVING A RADIUS OF 1220.92 FEET AN ARC LENGTH OF 182.29 FEET AND A CHORD BEARING AND DISTANCE OF N 44°42'34" E, 182.12 FEET TO A 1/2" REBAR WITH CAP STAMPED PLS CA#1067-LS; THENCE LEAVING SAID RIGHT OF WAY N 88°58'38" E A DISTANCE OF 135.16 FEET TO A 3/4" CRIMP TOP PIPE; THENCE N 00°21'22" E A DISTANCE OF 93.10 FEET TO A 1/2" REBAR WITH CAP STAMPED PLS CA#1067-LS; THENCE N 88°26'42" W A DISTANCE OF 24.74 FEET TO A 1/2" OPEN TOP PIPE; THENCE N 00°24'13" E A DISTANCE OF 133.99 FEET TO A 1/2" REBAR; THENCE S 89°58'58" E A DISTANCE OF 29.91 FEET TO A 1/2" OPEN TOP PIPE AT THE SOUTHWEST CORNER OF LOT 13 OF QUAIL HOLLOW SUBDIVISION AS RECORDED IN PLAT BOOK 16, PAGE 127, LEE COUNTY, ALABAMA; THENCE ALONG THE SOUTH LINE OF QUAIL HOLLOW SUBDIVISION S 89°13'14" E A DISTANCE OF 99.61 FEET TO A 1/2" OPEN TOP PIPE; THENCE N 89°58'40" E A DISTANCE OF 99.99 FEET TO A 1/2" OPEN TOP PIPE; THENCE N 89°41'40" E A DISTANCE OF 100.18 FEET TO A 1/2" OPEN TOP PIPE; THENCE N 88°50'15" E A DISTANCE OF 94.45 FEET TO A 1/2" OPEN TOP PIPE; THENCE S 89°12'23" E A DISTANCE OF 105.64 FEET TO A 1/2" OPEN TOP PIPE; THENCE N 89°56'05" E A DISTANCE OF 100.03 FEET TO A 1/2" OPEN TOP PIPE; THENCE N 89°43'49" E A DISTANCE OF 59.91 FEET TO A 1/2" OPEN TOP PIPE; THENCE N 89°47'23" E A DISTANCE OF 688.47 FEET TO A 1/2" OPEN TOP PIPE; THENCE S 41°52'01" W A DISTANCE OF 111.59 FEET TO A 1/2" CRIMP TOP PIPE; THENCE S 31°46'29" W A DISTANCE OF 141.63 FEET TO A 1/2" CRIMP TOP PIPE; THENCE S 29°08'34" W A DISTANCE OF 162.26 FEET TO A 1" METAL BAR; THENCE S 30°04'18" W A DISTANCE OF 286.01 FEET TO A 1/2" REBAR WITH CAP STAMPED #33949; THENCE S 32°34'41" W A DISTANCE OF 87.80 FEET TO A 3/4" OPEN TOP PIPE; THENCE S 25°40'42" W A DISTANCE OF 250.99 FEET TO A 1/2" REBAR WITH CAP STAMPED #33949; THENCE S 14°14'50" W A DISTANCE OF 72.80 FEET TO A 1/2" REBAR WITH CAP STAMPED #33949; THENCE S 63°45'40" E 148.62 FEET TO A 1/2" OPEN TOP PIPE; THENCE S 35°35'52" E 200.62 FEET TO THE POINT OF BEGINNING. SAID PARCEL LYING IN AND BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER ALL IN SECTION 10, TOWNSHIP 19 NORTH, RANGE 26 EAST AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER ALL IN SECTION 11, TOWNSHIP 19 NORTH, RANGE 26 EAST, LEE COUNTY, ALABAMA AND CONTAINING 25.76 ACRES, MORE OR LESS.

LEGEND OF ABBREVIATIONS

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

LEGEND

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

○ FOUND IRON PIN
TYPE AND SIZE AS SHOWN

△ CALCULATED POINT TO BE SET

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

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

○ O.T. OPEN TOP PIPE (SIZE AS SHOWN)

□ RIGHT OF WAY MONUMENT

· FEET / MINUTES

INCHES / SECONDS

NOT TO SCALE

P.O.C. POINT OF COMMENCEMENT

P.O.B. POINT OF BEGINNING

N 16°39'36" E
(N00°00'00"E)

— CENTERLINE

— BARBED WIRE FENCE

— BUILDING SET BACK LINE

— EASEMENT

— EDGE OF WATER (POND)

— PROPERTY LINE (THIS SURVEY)

— LOT LINE

NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON ALABAMA STATE PLANE COORDINATE SYSTEM AS DERIVED BY THE USE OF NETWORK RTK GPS FROM THE ALDOT CORS STATION LOCATED WITHIN THE CITY OF AUBURN.
- SOURCES OF INFORMATION: DEED BOOK 2592, PAGE 861.
- FIELD WORK COMPLETED SEPTEMBER 2020. OFFICE WORK COMPLETED NOVEMBER 2020.
- SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS, AND RESTRICTIONS THAT EXIST AS A MATTER OF RECORD.
- PROPERTY LIES IN ZONE "X" (AREA OF MINIMAL FLOODING), ACCORDING TO F.I.R.M. COMMUNITY LEE COUNTY, NUMBER 010145, PANEL 0068, SUFFIX "G", MAP NUMBER 01081C0068G EFFECTIVE DATE NOVEMBER 2, 2011.
- CURRENT ZONING: R3
- ACCESS IS FROM WAVERLY PARKWAY.
- BY PLACING OBSTRUCTIONS WITHIN OR ENCRoACHING ONTO THE EASEMENT, THE PROPERTY OWNER(S) DOES FOR ITSELF, ITS SUCCESSORS, AND ASSIGNS AGREE TO INDEMNIFY, HOLD HARMLESS AND DEFEND THE CITY OF OPELIKA, ITS OFFICIALS, REPRESENTATIVES, AGENTS, SERVANTS AND EMPLOYEES FROM AND AGAINST ALL LIABILITY AND LOSS WHICH MAY BE SUSTAINED AS A RESULT OF CLAIMS, DEMANDS, COSTS OR JUDGMENTS ARISING OUT OF THE LOCATION OF THE OBSTRUCTION WITHIN THE EASEMENT INCLUDING ITS REASONABLE COSTS IN DEFENDING AGAINST ANY SUCH CLAIMS AND FURTHER AGREES TO RELEASE AND DISCHARGE THE CITY OF OPELIKA FROM ANY DAMAGES TO THE OBSTRUCTION ARISING FROM UTILITY MAINTENANCE WORK WITHIN THE EASEMENT OR ANY DAMAGES TO THE OBSTRUCTION RESULTING FROM ITS PLACEMENT IN THE EASEMENT.
- THERE IS A 10' UTILITY EASEMENT ALONG THE FRONT OF ALL LOTS
- THIS PROPERTY IS PROVIDED WATER SERVICE BY OPELIKA UTILITIES.
- SANITARY SEWER SERVICE FROM THE CITY OF OPELIKA IS AVAILABLE.
- BY PLACING ANY PORTION OF AN IRRIGATION SYSTEM WITHIN THE EASEMENTS OR RIGHT OF WAY, THE PROPERTY OWNER DOES FOR ITSELF, ITS SUCCESSORS AND ASSIGNS AGREES TO HOLD HARMLESS AND DEFEND THE CITY OF OPELIKA, ITS OFFICIALS, REPRESENTATIVES, AGENTS, SERVANTS, AND EMPLOYEES FROM AND AGAINST ALL LIABILITY AND LOSS WHICH MAY BE SUSTAINED AS A RESULT OF CLAIMS, DEMANDS, COST OR JUDGEMENTS ARISING OUT OF THE LOCATION OF THE OBSTRUCTION WITHIN THE EASEMENTS OR RIGHT OF WAY INCLUDING ITS REASONABLE COST IN DEFENDING AGAINST ANY SUCH CLAIMS. THE PROPERTY OWNER FURTHER AGREES TO RELEASE AND DISCHARGE THE CITY OF OPELIKA FROM ANY DAMAGES TO THE IRRIGATION SYSTEM ARISING FROM ANY WORK OR MAINTENANCE WORK WITHIN THE GRANTED EASEMENT OR RIGHT OF WAY OR ANY DAMAGES TO THE IRRIGATION SYSTEM RESULTING FROM ITS PLACEMENT WITHIN THE EASEMENT OR RIGHT OF WAY. IRRIGATION SYSTEMS ARE LIMITED TO ONLY LATERALS BEING PLACED WITHIN ANY EASEMENTS OR RIGHT OF WAY.
- AN EASEMENT IS HEREBY GRANTED TO THE CITY OF OPELIKA AND TO ANY UTILITY COMPANY SERVING THE CITY OF OPELIKA FOR THE PURPOSE OF INSTALLING, OPERATING, AND MAINTAINING POLES, LINES, GUY WIRES, AND OTHER FACILITIES. TOTAL EASEMENT WIDTH IS TEN (10) FEET WIDE WITH FIVE (5) FEET ON EACH SIDE OF THE SIDE LOT LINES, TEN (10) FEET ON ALL FRONT LOT LINES.
- TOTAL GROSS AREA: 25.76 ACRES. NUMBER OF LOTS: 57. TOTAL AREA OF LOTS: 17.35 ACRES. COMMON AREA: 8.20 ACRES. RIGHT OF WAY AREA: 2.21 ACRES. REMAINING AREA: N/A.
- THE 10 FEET WIDE PRIVATE DRAINAGE EASEMENTS ON OR ACROSS THE FOLLOWING LOTS: LOTS 1-14 ARE TO BE 5 FEET ON EITHER SIDE OF DRAINAGE STRUCTURES, AS CONSTRUCTED.

NOT VALID WITHOUT SHEET 01 OF 02

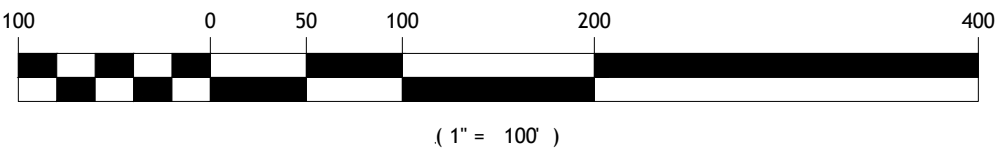


4417 COUNTY ROAD 2214
TROY, AL 36079
OFFICE: 334-403-4204
FAX: 334-460-9851

326 TWIN LAKES DR.
PANAMA CITY BEACH, FL 32407
OFFICE: 850-588-5354

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

SHEET TITLE: FINAL PLAT				WIDSOR VILLAGE	
SHEET NUMBER: 02 02 OF 02		SURVEY END DATE: 10/1/2019	PROJECT NO: 20-515		
		DRAWING SCALE: AS SHOWN	DRAWN BY: AJA		
		DRAWING END DATE: 11/09/2021	CHECKED BY: CER		
				OPELIKA, ALABAMA LEE COUNTY, ALABAMA	
				PLS GROUP, INC. COPYRIGHT © 2021. ALL RIGHTS RESERVED	



WIDSOR VILLAGE

A NEW RESIDENTIAL DEVELOPMENT

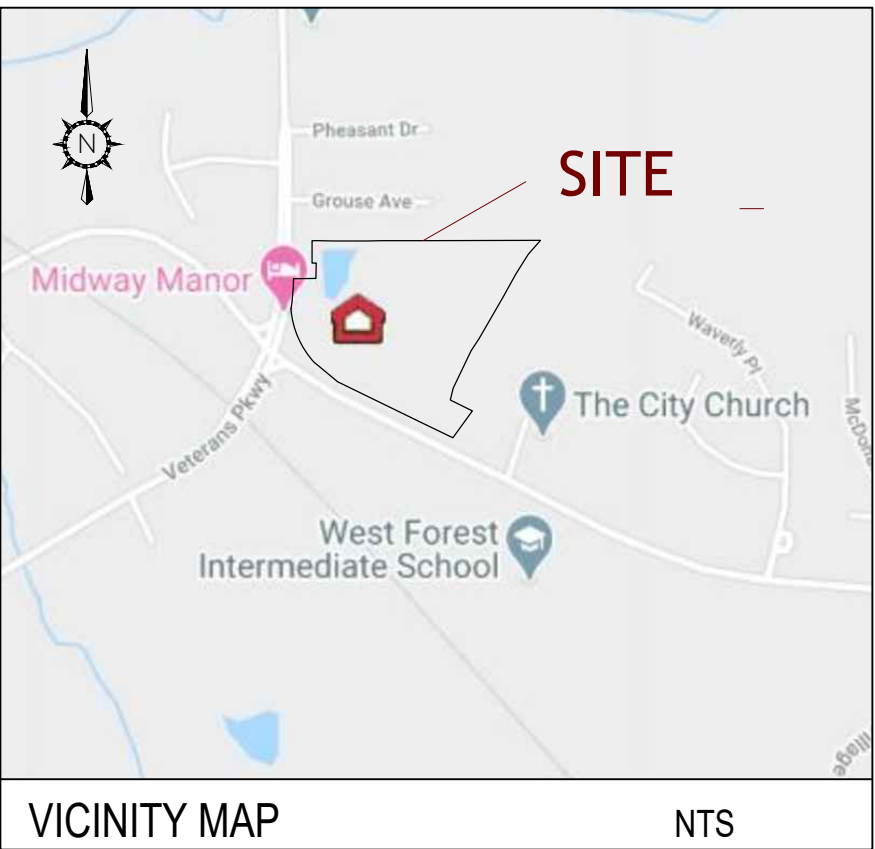
IN SECTIONS 10 & 11 T-19-N R-26-E
CITY OF OPELIKA LEE COUNTY ALABAMA
SCALE: 1"=100'
OCTOBER 4TH, 2021

OWNER

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

DEVELOPER

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



SURVEYORS CERTIFICATE:

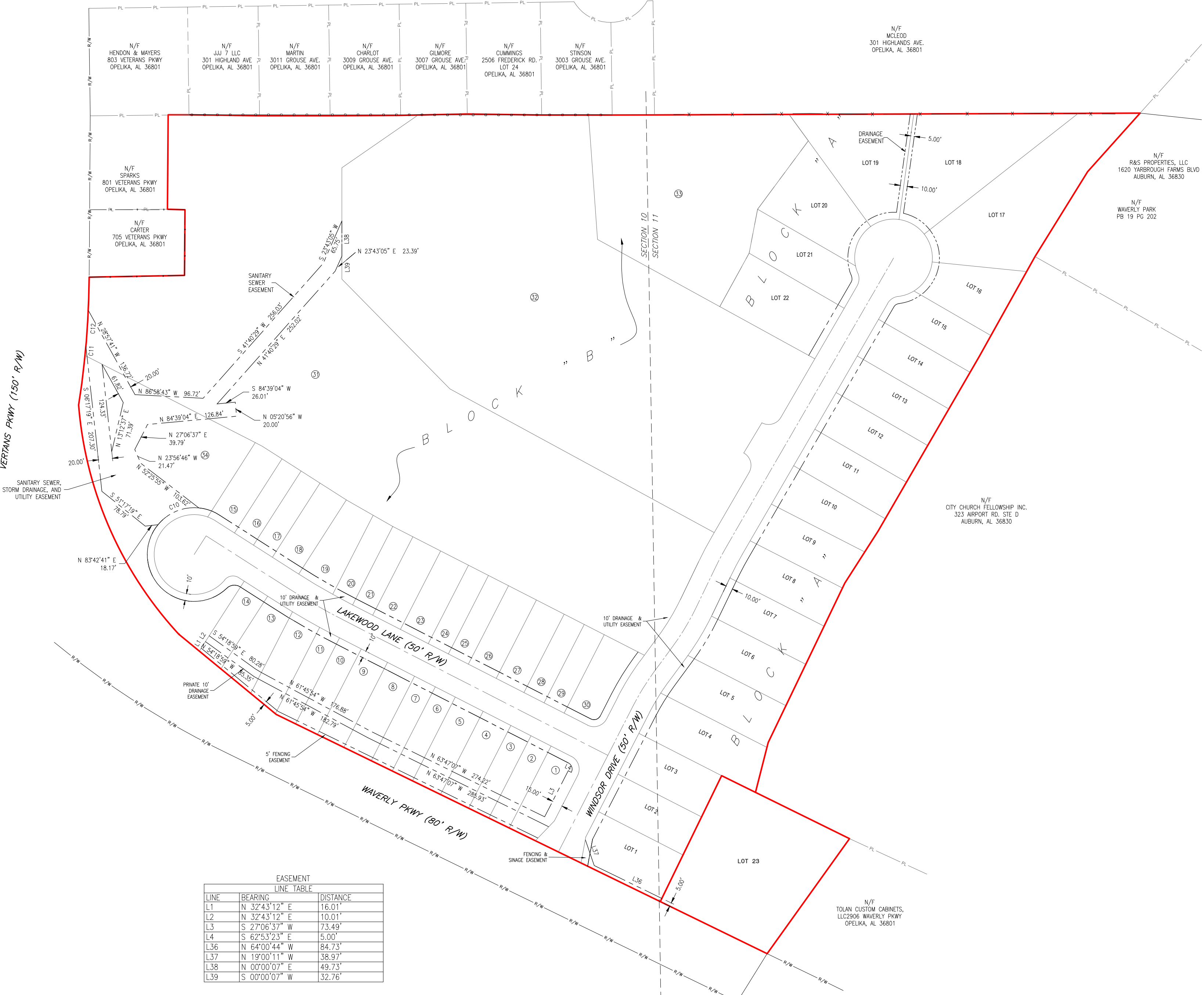
STATE OF ALABAMA
LEE COUNTY

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

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

THE _____ DAY OF _____, 2021.

CORY E. RUSHING, ALABAMA LICENSE NO. 28627
NOT A CERTIFIED SURVEY UNLESS SIGNED AND STAMPED WITH MY SEAL.



EASEMENT LINE TABLE			
LINE	BEARING	RADIUS	DISTANCE
L1	N 32°43'12" E	16.01'	
L2	N 32°43'12" E	10.01'	
L3	S 27°06'37" W	73.49'	
L4	S 62°53'23" E	5.00'	
L36	N 64°00'44" W	84.73'	
L37	N 19°00'11" W	38.97'	
L38	N 00°00'07" E	49.73'	
L39	S 00°00'07" W	32.76'	

EASEMENT CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	12.12'	99.88'	S 52°51'00" E	12.11'
C2	10.58'	67.83'	S 46°13'52" E	10.57'
C3	25.88'	55.00'	N 18°08'14" W	25.64'
C4	10.02'	55.00'	N 36°50'02" W	10.01'
C5	16.74'	55.00'	N 78°28'32" W	16.68'
C6	10.17'	55.00'	S 87°30'28" W	10.15'
C7	29.66'	55.00'	S 55°58'40" E	29.30'
C8	10.05'	55.00'	S 35°17'40" E	10.04'
C9	20.22'	65.00'	S 29°29'44" W	20.14'
C10	65.12'	66.50'	S 67°36'22" W	62.55'
C11	13.42'	1220.92'	N 05°20'36" E	13.42'
C12	50.80'	1220.92'	N 03°50'11" E	50.80'

WINDSOR VILLAGE PHASE 1 A NEW RESIDENTIAL DEVELOPMENT

IN SECTIONS 10 & 11 T-19-N R-26-E
CITY OF OPELIKA LEE COUNTY ALABAMA
SCALE: 1"=100'
OCTOBER 13TH, 2021

LEGEND OF ABBREVIATIONS

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

LEGEND

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

○ FOUND IRON PIN
TYPE AND SIZE AS SHOWN
CALCULATED POINT TO BE SET

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

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

○ O.T. OPEN TOP PIPE (SIZE AS SHOWN)

□ RIGHT OF WAY MONUMENT

FEET / MINUTES
INCHES / SECONDS
NOT TO SCALE

P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING

AS MEASURED THIS SURVEY
RECORD INFORMATION,
DEED OR OTHER

RIGHT OF WAY LINE
CENTERLINE
CHAIN LINK FENCE
BARBED WIRE FENCE
BUILDING SET BACK LINE
EASEMENT
EDGE OF WATER (POND)
PROPERTY LINE (THIS SURVEY)
LOT LINE
PROPOSED FINISH FLOOR ELEVATION

NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON ALABAMA STATE PLANE COORDINATE SYSTEM AS DERIVED BY THE USE OF NETWORK RTK GPS FROM THE ALDOT CORS STATION LOCATED WITHIN THE CITY OF AUBURN.
- SOURCES OF INFORMATION: DEED BOOK 2592, PAGE 861.
- FIELD WORK COMPLETED SEPTEMBER 2020. OFFICE WORK COMPLETED NOVEMBER 2020.
- SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS, AND RESTRICTIONS THAT EXIST AS A MATTER OF RECORD.
- PROPERTY LIES IN ZONE "X" (AREA OF MINIMAL FLOODING), ACCORDING TO FIRM, COMMUNITY, NUMBER 010145, PANEL 0056, SUFFIX "G", MAP NUMBER 01081C00686 EFFECTIVE DATE NOVEMBER 2, 2011.
- CURRENT ZONING: R3
- ACCESS IS FROM WAVERLY PARKWAY.
- BY PLACING OBSTRUCTIONS WITHIN OR ENROACHING ONTO THE EASEMENT, THE PROPERTY OWNER(S) DOES FOR ITSELF, ITS SUCCESSORS, AND ASSIGNS AGREE TO INDEMNIFY, HOLD HARMLESS AND DEFEND THE CITY OF OPELIKA, ITS OFFICIALS, REPRESENTATIVES, AGENTS, SERVANTS AND EMPLOYEES FROM AND AGAINST ALL LIABILITY AND LOSS WHICH MAY BE SUSTAINED AS A RESULT OF CLAIMS, DEMANDS, COSTS OR JUDGMENTS ARISING OUT OF THE LOCATION OF THE OBSTRUCTION WITHIN THE EASEMENT INCLUDING ITS REASONABLE COSTS IN DEFENDING AGAINST ANY SUCH CLAIMS AND FURTHER AGREES TO RELEASE AND DISCHARGE THE CITY OF OPELIKA FROM ANY DAMAGES TO THE OBSTRUCTION ARISING FROM UTILITY MAINTENANCE WORK WITHIN THE EASEMENT OR ANY DAMAGES TO THE OBSTRUCTION RESULTING FROM ITS PLACEMENT IN THE EASEMENT.
- THERE IS A 10' UTILITY EASEMENT ALONG THE FRONT OF ALL LOTS
- THIS PROPERTY IS PROVIDED WATER SERVICE BY OPELIKA UTILITIES.
- SANITARY SEWER SERVICE FROM THE CITY OF OPELIKA IS AVAILABLE.
- BY PLACING ANY PORTION OF AN IRRIGATION SYSTEM WITHIN THE EASEMENTS OR RIGHT OF WAY, THE PROPERTY OWNER DOES FOR ITSELF, ITS SUCCESSORS AND ASSIGNS AGREE TO HOLD HARMLESS AND DEFEND THE CITY OF OPELIKA, ITS OFFICIALS, REPRESENTATIVES, AGENTS, SERVANTS, AND EMPLOYEES FROM AND AGAINST ALL LIABILITY AND LOSS WHICH MAY BE SUSTAINED AS A RESULT OF CLAIMS, DEMANDS, COSTS OR JUDGMENTS ARISING OUT OF THE LOCATION OF THE OBSTRUCTION WITHIN THE EASEMENTS OR RIGHT OF WAY INCLUDING ITS REASONABLE COST IN DEFENDING AGAINST ANY SUCH CLAIMS. THE PROPERTY OWNER FURTHER AGREES TO RELEASE AND DISCHARGE THE CITY OF OPELIKA FROM ANY DAMAGES TO THE IRRIGATION SYSTEM ARISING FROM ANY WORK OR MAINTENANCE WORK WITHIN THE GRANTED EASEMENT OR RIGHT OF WAY OR ANY DAMAGES TO THE IRRIGATIONS SYSTEM RESULTING FROM ITS PLACEMENT WITHIN THE EASEMENT OR RIGHT OF WAY. IRRIGATION SYSTEMS ARE LIMITED TO ONLY LATERALS BEING PLACED WITHIN ANY EASEMENTS OR RIGHT OF WAY.
- AN EASEMENT IS HEREBY GRANTED TO THE CITY OF OPELIKA AND TO ANY UTILITY COMPANY SERVING THE CITY OF OPELIKA FOR THE PURPOSE OF INSTALLING, OPERATING, AND MAINTAINING POLES, LINES, GUY WIRES, AND OTHER FACILITIES. TOTAL EASEMENT WIDTH IS TEN (10) FEET WIDE WITH FIVE (5) FEET ON EACH SIDE OF THE SIDE LOT LINES, TEN (10) FEET ON ALL FRONT LOT LINES.
- TOTAL GROSS AREA: 25.76 ACRES, NUMBER OF LOTS: 47, TOTAL AREA OF LOTS: 17.07 ACRES, COMMON AREA: 6.88 ACRES, RIGHT OF WAY AREA: 1.81 ACRES, REMAINING AREA: N/A.
- THE 10 FEET WIDE PRIVATE DRAINAGE EASEMENTS ON OR ACROSS THE FOLLOWING LOTS: LOTS 28-41 ARE TO BE 5 FEET ON EITHER SIDE OF DRAINAGE STRUCTURES, AS CONSTRUCTED.

NOT VALID WITHOUT SHEET 02 OF 02



4417 COUNTY ROAD 2214
TROY, AL 36079
OFFICE: 334-440-4204
FAX: 334-460-9851

326 TWIN LAKES DR.
PANAMA CITY BEACH, FL 32407
OFFICE: 850-588-5354

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

WINDSOR VILLAGE

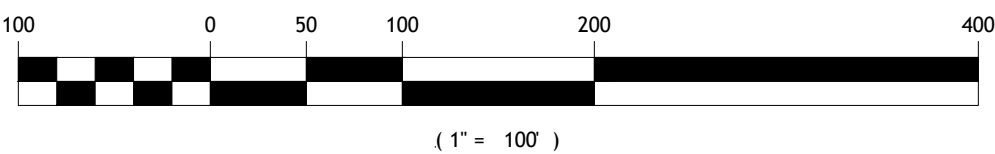
OPELIKA, ALABAMA
LEE COUNTY, ALABAMA

PLS GROUP, INC. COPYRIGHT © 2021. ALL RIGHTS RESERVED

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C2	20.00'	31.42'	N17°53'23"W	28.28'
C3	1056.70'	28.62'	S62°06'05"E	28.62'
C4	1121.16'	44.35'	S60°05'33"E	44.31'
C5	828.90'	27.04'	S58°07'37"E	27.04'
C6	15.00'	21.76'	S81°03'35"W	19.90'
C7	56.50'	246.80'	S15°21'30"E	92.41'
C8	56.50'	12.68'	N63°48'00"W	12.63'
C9	975.00'	4.17'	S57°30'16"E	4.17'
C10	975.00'	56.12'	S59°16'33"E	56.11'
C11	979.44'	31.95'	S61°51'42"E	31.95'
C12	20.00'	31.42'	N72°06'57"E	28.28'
C13	375.00'	60.31'	S31°43'04"W	60.25'
C14	325.00'	60.39'	N31°00'06"E	60.30'
C15	525.00'	40.25'	S27°52'30"W	40.24'
C16	20.00'	31.86'	N15°34'01"W	29.60'
C17	20.00'	30.97'	S74°25'59"W	27.97'
C35	475.00'	36.42'	S27°52'30"W	36.41'
C36	375.00'	1.79'	N25°48'55"E	1.79'
C37	375.00'	65.23'	N30°56'08"E	65.15'
C38	375.00'	65.23'	N30°56'08"E	65.15'
C39	325.00'	19.32'	S34°37'21"W	19.31'
C40	325.00'	32.95'	S30°00'54"W	32.94'
C42	1000.00'	96.13'	S60°08'09"E	96.09'
C43	350.00'	56.29'	N31°43'04"E	56.23'
C44	350.00'	65.04'	N31°00'06"E	64.94'
C45	500.00'	38.34'	N27°52'30"E	38.33'
C47	1220.92'	70.93'	N07°19'21"E	70.92'
C48	1220.92'	111.37'	N07°02'42"E	111.33'

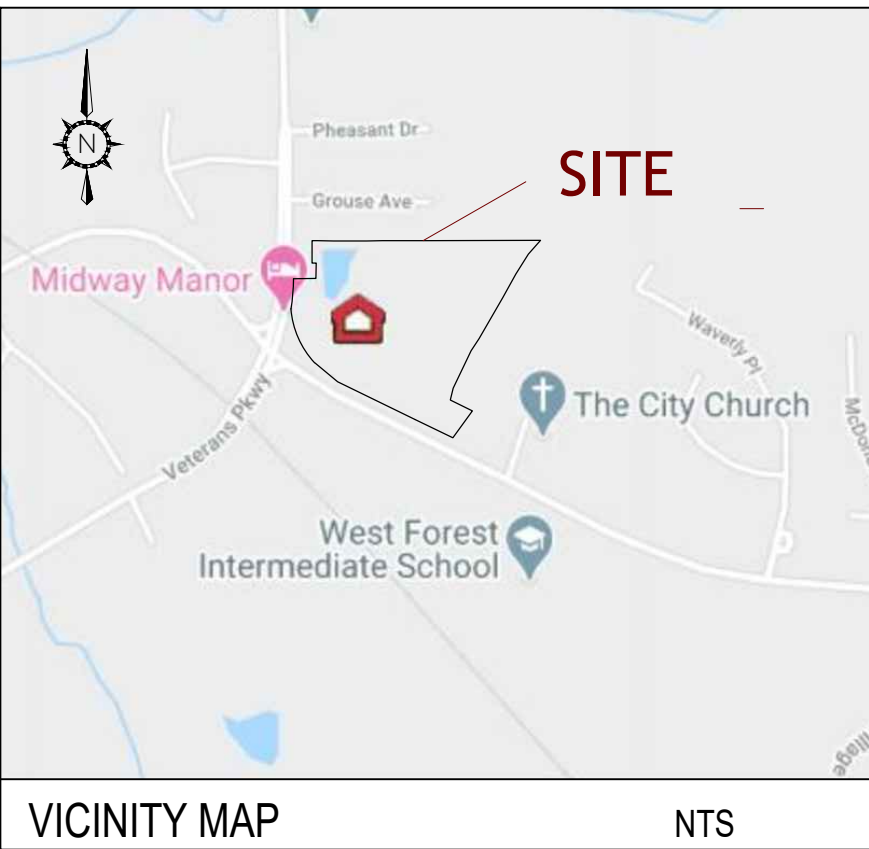
LINE	BEARING	DISTANCE
L1	S62°53'23"E	3.32'
L2	S57°21'08"E	14.62'
L3	N57°22'56"W	9.18'
L4	S27°06'37"W	34.92'
L5	N36°19'30"E	10.16'
L6	N36°19'30"E	33.63'
L7	N25°40'42"E	59.67'
L8	N30°04'18"E	6.78'
L9	S61°12'20"E	9.39'
L10	S30°04'18"W	22.18'
L11	N25°35'29"E	1.44'
L12	N62°53'23"W	1.68'
L13	S43°56'07"W	38.96'
L14	S10°17'07"W	37.49'

SEE SHEET 02 FOR EASEMENTS.



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

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



SURVEYORS CERTIFICATE:

STATE OF ALABAMA
LEE COUNTY

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

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

THE ____ DAY OF _____, 2021.

CORY E. RUSHING, ALABAMA LICENSE NO. 28627
NOT A CERTIFIED SURVEYOR UNLESS SIGNED AND STAMPED WITH MY SEAL.

OWNER DEDICATION:

STATE OF ALABAMA
LEE COUNTY

I, _____, SHOWN ON THIS PLAT, HEREBY JOINS IN THE STATEMENT OF CORY E. RUSHING, AND CERTIFY THAT IT WAS AND IS MY PURPOSE TO SUBDIVIDE THE LANDS SO PLATTED AS SHOWN.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND ON THIS THE ____ DAY OF _____, 2021.

PRINTED _____ MANAGER _____ DATE _____
TITLE

STATE OF ALABAMA
LEE COUNTY

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

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

THE ____ DAY OF _____, 2021.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____

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

DIRECTOR: _____ DATE: _____

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

CHAIRMAN: _____ DATE: _____

APPROVED BY THE OPELIKA UTILITIES BOARD, OPELIKA, ALABAMA:

OPELIKA UTILITIES BOARD: _____ DATE: _____

APPROVED BY THE OPELIKA CITY ENGINEER, OPELIKA, ALABAMA:

ENGINEER: _____ DATE: _____

REVIEWED BY OPELIKA POWER SERVICES, OPELIKA, ALABAMA:

OPELIKA POWER SERVICES: _____ DATE: _____

APPROVED BY THE OPELIKA PUBLIC WORKS DEPARTMENT:

PUBLIC WORKS DIRECTOR: _____ DATE: _____

LEGAL DESCRIPTION (AS SURVEYED)

COMMENCE AT THE SW CORNER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 26 EAST, OPELIKA, LEE COUNTY, ALABAMA, LOCALLY ACCEPTED BEING MARKED BY A 1/2" REBAR WITH CAP STAMPED #28447; THENCE N 31°50'18" E A DISTANCE OF 280.17 FEET TO A 1" OPEN TOP PIPE ON THE NORTH RIGHT OF WAY LINE OF WAVERLY PARKWAY (80' R/W) AND THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING; THENCE ALONG SAID RIGHT OF WAY N 64°00'44" W A DISTANCE OF 168.61 FEET; THENCE N 64°00'44" W A DISTANCE OF 84.73 FEET TO A 1/2" OPEN TOP PIPE; THENCE N 64°00'11" W A DISTANCE OF 520.96 FEET TO A 1/2" REBAR WITH CAP STAMPED PLS CA#1067-LS; THENCE N 50°34'02" W A DISTANCE OF 178.22 FEET TO A 1/2" REBAR WITH CAP STAMPED PLS CA#1067-LS; THENCE IN A CURVE TO THE RIGHT HAVING A RADIUS OF 542.96 FEET AN ARC LENGTH OF 362.10 AND A CHORD BEARING AND DISTANCE OF N 23°38'45" W, 355.43 FEET TO A 1/2" REBAR WITH CAP STAMPED PLS CA#1067-LS ON THE EAST RIGHT OF WAY LINE OF VETERANS PKWY (150' R/W); THENCE ALONG SAID RIGHT OF WAY IN A CURVE TO THE LEFT HAVING A RADIUS OF 1220.92 FEET AN ARC LENGTH OF 182.29 FEET AND A CHORD BEARING AND DISTANCE OF N 04°42'34" E, 182.12 FEET TO A 1/2" REBAR WITH CAP STAMPED PLS CA#1067-LS; THENCE N 89°58'40" E A DISTANCE OF 99.99 FEET TO A 1/2" REBAR WITH CAP STAMPED PLS CA#1067-LS; THENCE N 00°21'22" E A DISTANCE OF 93.10 FEET TO A 1/2" REBAR WITH CAP STAMPED PLS CA#1067-LS; THENCE N 88°26'42" W A DISTANCE OF 24.74 FEET TO A 1/2" OPEN TOP PIPE; THENCE N 00°24'13" E A DISTANCE OF 133.99 FEET TO A 1/2" REBAR; THENCE S 89°58'58" E A DISTANCE OF 29.91 FEET TO A 1/2" OPEN TOP PIPE AT THE SOUTHWEST CORNER OF LOT 13 OF QUAIL HOLLOW SUBDIVISION AS RECORDED IN PLAT BOOK 16, PAGE 127, LEE COUNTY, ALABAMA; THENCE ALONG THE SOUTH LINE OF QUAIL HOLLOW SUBDIVISION S 89°13'14" E A DISTANCE OF 99.99 FEET TO A 1/2" OPEN TOP PIPE; THENCE N 89°58'40" E A DISTANCE OF 99.99 FEET TO A 1/2" OPEN TOP PIPE; THENCE N 89°41'40" E A DISTANCE OF 100.18 FEET TO A 1/2" OPEN TOP PIPE; THENCE N 88°50'15" E A DISTANCE OF 94.45 FEET TO A 1/2" OPEN TOP PIPE; THENCE S 89°12'23" E A DISTANCE OF 105.64 FEET TO A 1/2" OPEN TOP PIPE; THENCE N 89°56'05" E A DISTANCE OF 100.03 FEET TO A 1/2" OPEN TOP PIPE; THENCE N 89°43'49" E A DISTANCE OF 59.91 FEET TO A 1/2" OPEN TOP PIPE; THENCE N 89°47'23" E A DISTANCE OF 688.47 FEET TO A 1/2" OPEN TOP PIPE; THENCE S 41°52'01" W A DISTANCE OF 111.59 FEET TO A 1/2" CRIMP TOP PIPE; THENCE S 31°46'29" W A DISTANCE OF 141.63 FEET TO A 1/2" CRIMP TOP PIPE; THENCE S 29°08'34" W A DISTANCE OF 162.26 FEET TO A 1" METAL BAR; THENCE S 30°04'18" W A DISTANCE OF 286.01 FEET TO A 1/2" REBAR WITH CAP STAMPED #33949; THENCE S 32°34'41" W A DISTANCE OF 87.80 FEET TO A 3/4" OPEN TOP PIPE; THENCE S 25°40'42" W A DISTANCE OF 250.99 FEET TO A 1/2" REBAR WITH CAP STAMPED #33949; THENCE S 14°14'50" W A DISTANCE OF 72.80 FEET TO A 1/2" REBAR WITH CAP STAMPED #33949; THENCE S 63°45'40" E 148.62 FEET TO A 1/2" OPEN TOP PIPE; THENCE S 35°35'52" E 200.62 FEET TO THE POINT OF BEGINNING. SAID PARCEL LYING IN AND BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER ALL IN SECTION 10, TOWNSHIP 19 NORTH, RANGE 26 EAST AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER ALL IN SECTION 11, TOWNSHIP 19 NORTH, RANGE 26 EAST, LEE COUNTY, ALABAMA AND CONTAINING 25.76 ACRES, MORE OR LESS.

MINIMUM BUILDING SET BACK
LINES, UNLESS STATED OTHERWISE:

LOTS 2-13
FRONT — 15'
REAR — 25'
SIDES — 5'

LOTS 17-47

FRONT — 15'
REAR — 25'

WINDSOR VILLAGE PHASE 1 A NEW RESIDENTIAL DEVELOPMENT

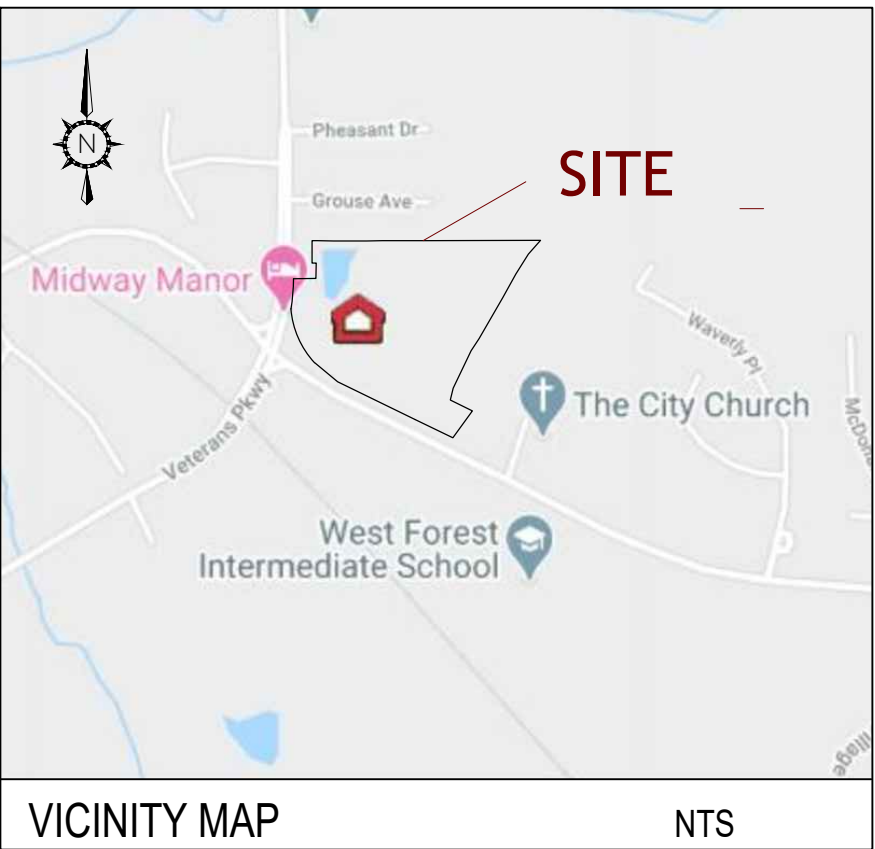
IN SECTIONS 10 & 11 T-19-N R-26-E
CITY OF OPELIKA LEE COUNTY ALABAMA
SCALE: 1"=100'
OCTOBER 13TH, 2021

OWNER

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

DEVELOPER

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



SURVEYORS CERTIFICATE:

STATE OF ALABAMA
LEE COUNTY

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

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

THE _____ DAY OF _____, 2021.

CORY E. RUSHING, ALABAMA LICENSE NO. 28627
NOT A CERTIFIED SURVEY UNLESS SIGNED AND STAMPED WITH MY SEAL.

LEGEND OF ABBREVIATIONS

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

LEGEND

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

○ FOUND IRON PIN
TYPE AND SIZE AS SHOWN

△ CALCULATED POINT TO BE SET

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

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

○ O.T. OPEN TOP PIPE (SIZE AS SHOWN)

□ RIGHT OF WAY MONUMENT

· FEET / MINUTES

— INCHES / SECONDS

NOT TO SCALE

P.O.C. POINT OF COMMENCEMENT

P.O.B. POINT OF BEGINNING

N 16°39'36" E
(N00°00'00"E)

— CENTERLINE

— BARBED WIRE FENCE

— BUILDING SET BACK LINE

— EASEMENT

— EDGE OF WATER (POND)

— PROPERTY LINE (THIS SURVEY)

— LOT LINE

NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON ALABAMA STATE PLANE COORDINATE SYSTEM AS DERIVED BY THE USE OF NETWORK RTK GPS FROM THE ALDOT CORS STATION LOCATED WITHIN THE CITY OF AUBURN.
- SOURCES OF INFORMATION: DEED BOOK 2592, PAGE 861.
- FIELD WORK COMPLETED SEPTEMBER 2020. OFFICE WORK COMPLETED NOVEMBER 2020.
- SUBJECT TO ALL RIGHTS OF WAY, EASEMENTS, AND RESTRICTIONS THAT EXIST AS A MATTER OF RECORD.
- PROPERTY LIES IN ZONE "X" (AREA OF MINIMAL FLOODING), ACCORDING TO F.I.R.M. COMMUNITY LEE COUNTY, NUMBER 010145, PANEL 0068, SUFFIX "G", MAP NUMBER 01081C0068G EFFECTIVE DATE NOVEMBER 2, 2011.
- CURRENT ZONING: R3
- ACCESS IS FROM WAVERLY PARKWAY.
- BY PLACING ANY PORTION OF AN IRRIGATION SYSTEM WITHIN THE EASEMENTS OR RIGHT OF WAY, THE PROPERTY OWNER DOES FOR ITSELF, ITS SUCCESSORS, AND ASSIGNS AGREE TO INDEMNIFY, HOLD HARMLESS AND DEFEND THE CITY OF OPELIKA, ITS OFFICIALS, REPRESENTATIVES, AGENTS, SERVANTS AND EMPLOYEES FROM AND AGAINST ALL LIABILITY AND LOSS WHICH MAY BE SUSTAINED AS A RESULT OF CLAIMS, DEMANDS, COSTS OR JUDGEMENTS ARISING OUT OF THE LOCATION OF THE OBSTRUCTION WITHIN THE EASEMENT INCLUDING ITS REASONABLE COSTS IN DEFENDING AGAINST ANY SUCH CLAIMS AND FURTHER AGREES TO RELEASE AND DISCHARGE THE CITY OF OPELIKA FROM ANY DAMAGES TO THE OBSTRUCTION ARISING FROM UTILITY MAINTENANCE WORK WITHIN THE EASEMENT OR ANY DAMAGES TO THE OBSTRUCTION RESULTING FROM ITS PLACEMENT IN THE EASEMENT.
- THERE IS A 10' UTILITY EASEMENT ALONG THE FRONT OF ALL LOTS
- THIS PROPERTY IS PROVIDED WATER SERVICE BY OPELIKA UTILITIES.
- SANITARY SEWER SERVICE FROM THE CITY OF OPELIKA IS AVAILABLE.
- BY PLACING ANY PORTION OF AN IRRIGATION SYSTEM WITHIN THE EASEMENTS OR RIGHT OF WAY, THE PROPERTY OWNER DOES FOR ITSELF, ITS SUCCESSORS AND ASSIGNS AGREES TO HOLD HARMLESS AND DEFEND THE CITY OF OPELIKA, ITS OFFICIALS, REPRESENTATIVES, AGENTS, SERVANTS, AND EMPLOYEES FROM AND AGAINST ALL LIABILITY AND LOSS WHICH MAY BE SUSTAINED AS A RESULT OF CLAIMS, DEMANDS, COST OR JUDGEMENTS ARISING OUT OF THE LOCATION OF THE OBSTRUCTION WITHIN THE EASEMENTS OR RIGHT OF WAY INCLUDING ITS REASONABLE COST IN DEFENDING AGAINST ANY SUCH CLAIMS. THE PROPERTY OWNER FURTHER AGREES TO RELEASE AND DISCHARGE THE CITY OF OPELIKA FROM ANY DAMAGES TO THE IRRIGATION SYSTEM ARISING FROM ANY WORK OR MAINTENANCE WORK WITHIN THE GRANTED EASEMENT OR RIGHT OF WAY OR ANY DAMAGES TO THE IRRIGATION SYSTEM RESULTING FROM ITS PLACEMENT WITHIN THE EASEMENT OR RIGHT OF WAY. IRRIGATION SYSTEMS ARE LIMITED TO ONLY LATERALS BEING PLACED WITHIN ANY EASEMENTS OR RIGHT OF WAY.
- AN EASEMENT IS HEREBY GRANTED TO THE CITY OF OPELIKA AND TO ANY UTILITY COMPANY SERVING THE CITY OF OPELIKA FOR THE PURPOSE OF INSTALLING, OPERATING, AND MAINTAINING POLES, LINES, GUY WIRES, AND OTHER FACILITIES. TOTAL EASEMENT WIDTH IS TEN (10) FEET WIDE WITH FIVE (5) FEET ON EACH SIDE OF THE SIDE LOT LINES, TEN (10) FEET ON ALL FRONT LOT LINES.
- TOTAL GROSS AREA: 25.76 ACRES. NUMBER OF LOTS: 47. TOTAL AREA OF LOTS: 17.07 ACRES. COMMON AREA: 6.88 ACRES. RIGHT OF WAY AREA: 1.81 ACRES. REMAINING AREA: N/A.
- THE 10 FEET WIDE PRIVATE DRAINAGE EASEMENTS ON OR ACROSS THE FOLLOWING LOTS: LOTS 28-41 ARE TO BE 5 FEET ON EITHER SIDE OF DRAINAGE STRUCTURES, AS CONSTRUCTED.

NOT VALID WITHOUT SHEET 01 OF 02

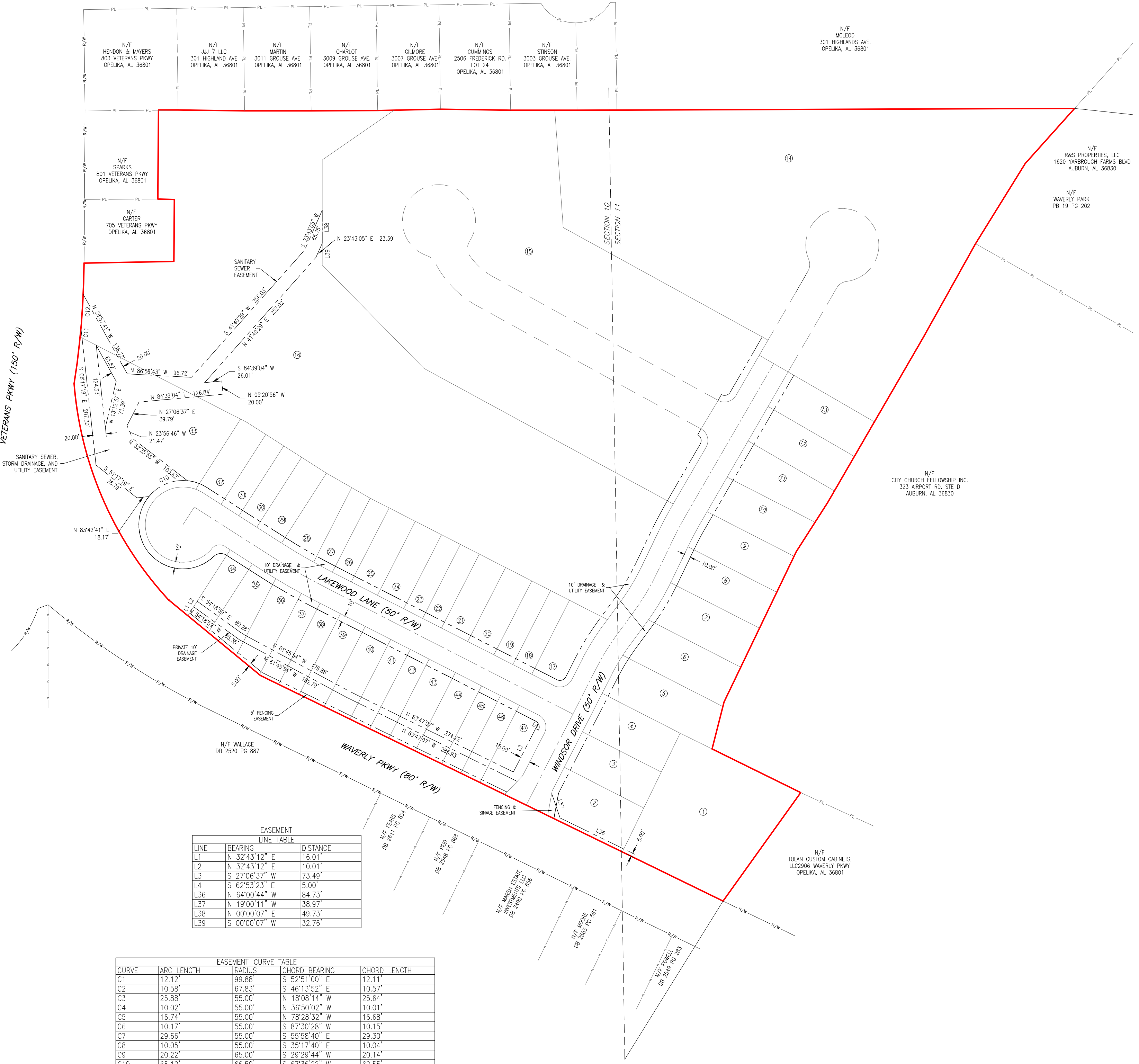
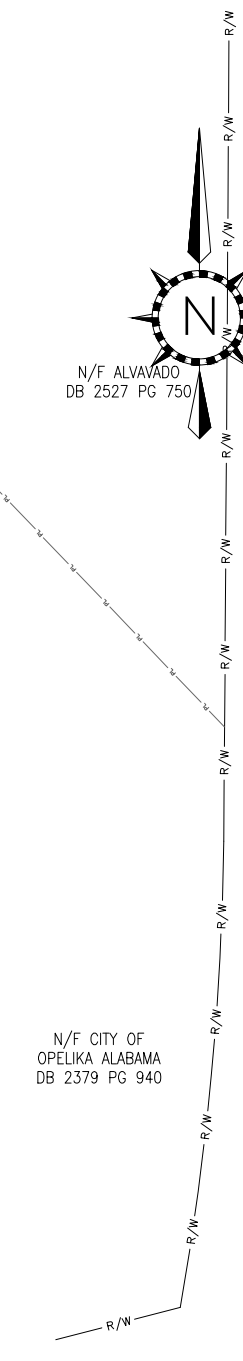


4417 COUNTY ROAD 2214
TROY, AL 36079
OFFICE: 334-403-4204
FAX: 334-460-9851

326 TWIN LAKES DR.
PANAMA CITY BEACH, FL 32407
OFFICE: 850-588-5354

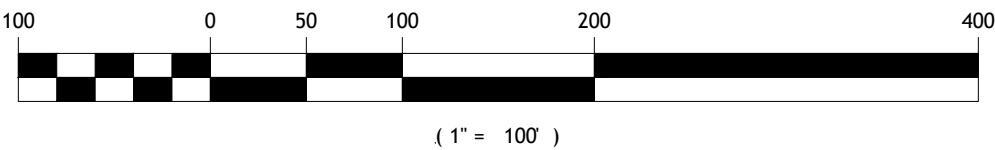
1401 RUCKER BLVD
ENTERPRISE, AL 36330
OFFICE: 334-347-5184
FAX: 334-460-9851

SHEET TITLE: FINAL PLAT				WINDSOR VILLAGE	
SHEET NUMBER: 02 02 OF 02		SURVEY END DATE: NOT COMPLETE		PROJECT NO: 20-515	
		DRAWING SCALE: AS SHOWN		DRAWN BY: AJA	
		DRAWING END DATE: 10/13/2021		CHECKED BY: CER	
				OPELIKA, ALABAMA LEE COUNTY, ALABAMA	
				PLS GROUP, INC. COPYRIGHT © 2021. ALL RIGHTS RESERVED	



EASEMENT LINE TABLE			
LINE	BEARING	RADIUS	DISTANCE
L1	N 32°43'12" E	16.01'	
L2	N 32°43'12" E	10.01'	
L3	S 27°06'37" W	73.49'	
L4	S 62°53'23" E	5.00'	
L36	N 64°00'44" W	84.73'	
L37	N 19°00'11" W	38.97'	
L38	N 00°00'07" E	49.73'	
L39	S 00°00'07" W	32.76'	

EASEMENT CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	12.12'	99.88'	S 52°51'00" E	12.11'
C2	10.58'	67.83'	S 46°13'52" E	10.57'
C3	25.88'	55.00'	N 18°08'14" W	25.64'
C4	10.02'	55.00'	N 36°50'02" W	10.01'
C5	16.74'	55.00'	N 78°28'32" W	16.68'
C6	10.17'	55.00'	S 87°30'28" W	10.15'
C7	29.66'	55.00'	S 55°58'40" E	29.30'
C8	10.05'	55.00'	S 35°17'40" E	10.04'
C9	20.22'	65.00'	S 29°29'44" W	20.14'
C10	65.12'	66.50'	S 67°36'22" W	62.55'
C11	13.42'	1220.92'	N 05°20'36" E	13.42'
C12	50.80'	1220.92'	N 03°50'11" E	50.80'





APPLICATION FOR CONDITIONAL USE APPROVAL

PLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801

2529



PC DEADLINE: 9/7/21 PC MEETING: 9/28/21

SITE ADDRESS: Parker Way

PROPERTY OWNER: AU Hospitality (Vic Patel)

APPLICANT/ AUTHORIZED REPRESENTATIVE: Vic Patel / Arthur R. Nettles

MAILING ADDRESS: 2431 E. Glenn Ave. #100 Auburn, AL 36830

PHONE NUMBER: 706-761-1844 **FAX NUMBER:** N/A

EMAIL ADDRESS: vic@auhospitality.com

PARCEL INFORMATION

Project name: Opelika Marketplace MiniGolf **Address/Location:** Parker Way

Current Land Use: vacant **Current Zoning:** C3

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

Description of Proposed Use: commercial

AUTHORIZATION TO ACT AS APPLICANT (if applicable)

I, Vic Patel, being owner of the property which is the subject of this conditional use application hereby authorize Arthur R. Nettles, 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: 9/7/21

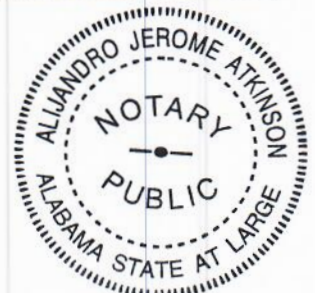
STATE OF ALABAMA,

COUNTY OF LEE

I, Ali ATKINSON, a Notary Public in and for said County and State, hereby certify that Vic Patel, 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 7 day of Sept,
[Signature]
Notary Public

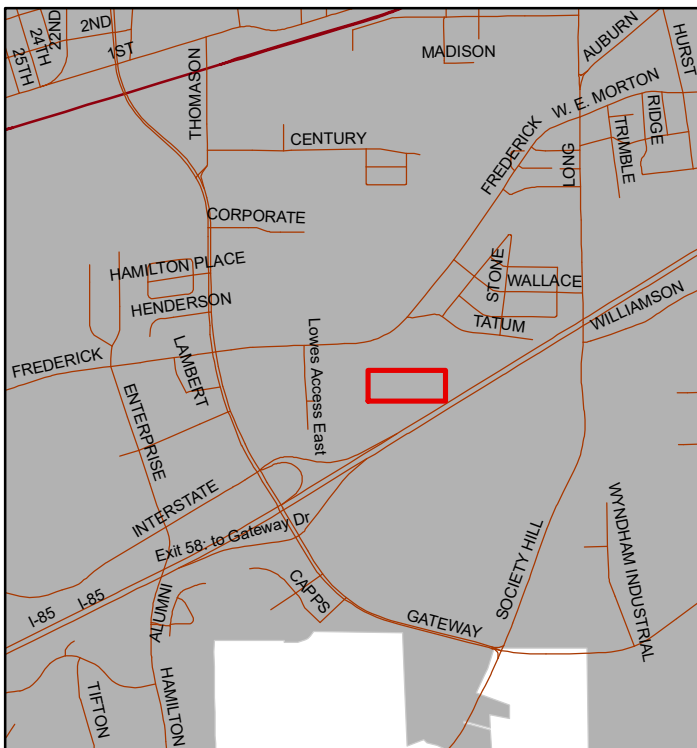
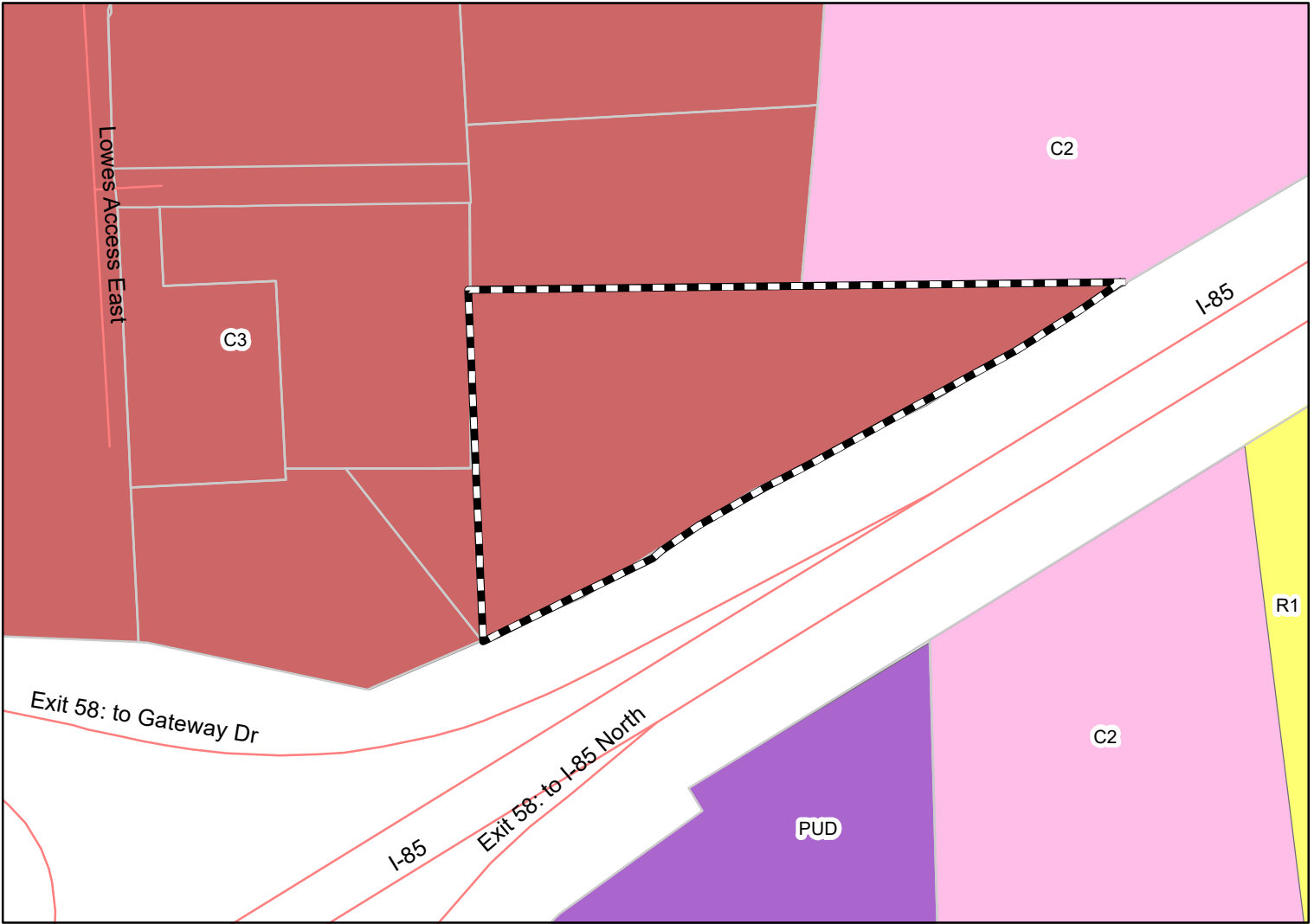
My Commission Expires: 12-14-2021



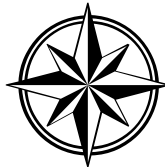
MINIGOLF - MINATURE GOLF COURSE

1615 PARKER WAY

CONDITIONAL USE, F-7



The applicant is requesting approval for a miniature golf course with clubhouse and restaurant. Three beach volleyball courts (30'x60') will also be provided. The property is located in a C-3, GC-P zoning district.



Subject Property

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

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: October 26, 2021

Agenda Item #: F-7

Action Requested: Conditional Use – Miniature Golf with Volleyball and Restaurant

Location of Property: Parker Way

Property Owner(s): Vic Patel
Arthur Nettles (Authorized Representative)

Current Land Use: Undeveloped

Current Zoning: C-3, GC-P

**Surrounding Zoning Districts
And Land Uses:**

North	C-3, GC-P	Commercial (Undeveloped)
South	PUD	Commercial (Undeveloped)
East	C-2, GC-P	Commercial (Mobile Home Park)
West	C-3, GC-P	Commercial (Undeveloped)

Proposal:

The applicant is requesting conditional use approval to construct a miniature golf course in a C-3, GC-P zoning district. This business is an outdoor recreational use including 18 holes of miniature golf with 3 volleyball courts, and a building with a club house and restaurant. The restaurant use is allowed by right in the C-3, GC-P zoning district provided it meets all the requirements. The property will have access from an extension of Parker Way.

The site plan shows a 1,500 square foot (sf) building on a 2.77-acre lot. The minimum building setbacks are met from all property lines. The building floor plan, height, and exterior materials are not provided at this time. This property meets the maximum 70% impervious surface ratio allowed; 29% of the property will be impervious (71% pervious). Based on the information provided the miniature golf use requires 27 parking spaces and the restaurant requires 15 parking spaces for customers, the remaining 17 spaces could count for the employee parking requirements. The parking requirements may need to be revised depending on the number of employees on the busiest shift.

No exterior elevations have been submitted at this time. However, the applicant is working with an architect for this information. They have submitted photos to show how they expect the site to look. The exterior materials and cladding must meet the minimum requirements in the Section 7.6 Gateway Corridor Overlay District. The site plan shows a fence. The fencing material must meet the Section 7.6 Gateway Corridor Overlay District standards for fencing and screening, or the Planning Commission would need to approve the use of an alternate material such as wire mesh.

The landscape plan shows a total of 359 points. The minimum requirement for the site is 278 total points. A 10-foot front parking lot buffer is provided along Parker Way. A portion of this property adjoins an active mobile home park to the north, although this property is a C-2 zone, staff recommends a residential zone buffer provided in Section X Landscape Regulations along the entire length of the abutting mobile home park. This buffer is shown on the plan with 29 Green Giant Arborviate plants and a 6' wooded privacy fence. The size of trees and shrubs shown meets the minimum size requirements as provided in the Landscape Regulation.

A private dumpster location is shown behind the front face of the building. The screening must be approved prior to installation and enclosed with an opaque fence at a height so the dumpster is not visible outside the enclosure. All utility meters, air conditioning units and similar mechanical units shall be screened so as not to be visible from a public right-of-way.

The lighting must comply with the City's lighting requirements. In addition, staff recommends that all lighting be directed downward and shielded to prevent light from spilling over onto the other properties.

Staff feels the use is appropriate for this zoning as a conditional use. Staff recommends approving this conditional use application with the following conditions:

- 1. Final plat and construction of the road will be required prior to a Certificate of Occupancy (CO) being granted.**
- 2. Provide the number of employees for each area on the busiest shift during site plan approval.**
- 3. All utility meters, air conditioning units and similar mechanical units shall be screened so as not to be visible from a public right-of-way. All rooftop mechanical units shall be screened from the designated gateway corridor by a parapet wall or other means. Plans must be approved by relevant utility company for safety.**
- 4. Provide elevations to show building exterior materials and cladding to meet the Section 7.6 Gateway Corridor Overlay District materials and cladding requirements.**
- 5. Provide fencing type to ensure the Section 7.6 Gateway Corridor Overlay District requirements are met or an alternate must be approved.**
- 6. All outdoor lights must comply with the City's lighting requirements. In addition, staff recommends that all lighting be directed downward and shielded to prevent light from spilling over onto other properties.**





Engineering Department Report

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

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

Opelika Utilities Board Report

Water service is accessible by Parker way.

Opelika Power Services Report

This subdivision is inside the Opelika Power Service territory.

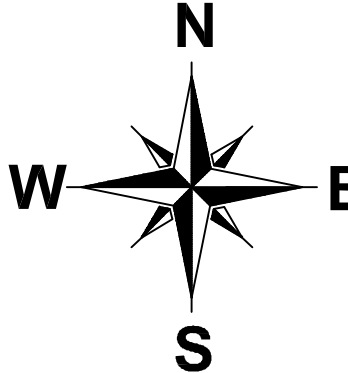
OPELIKA MARKETPLACE MINIGOLF

SITE PLAN

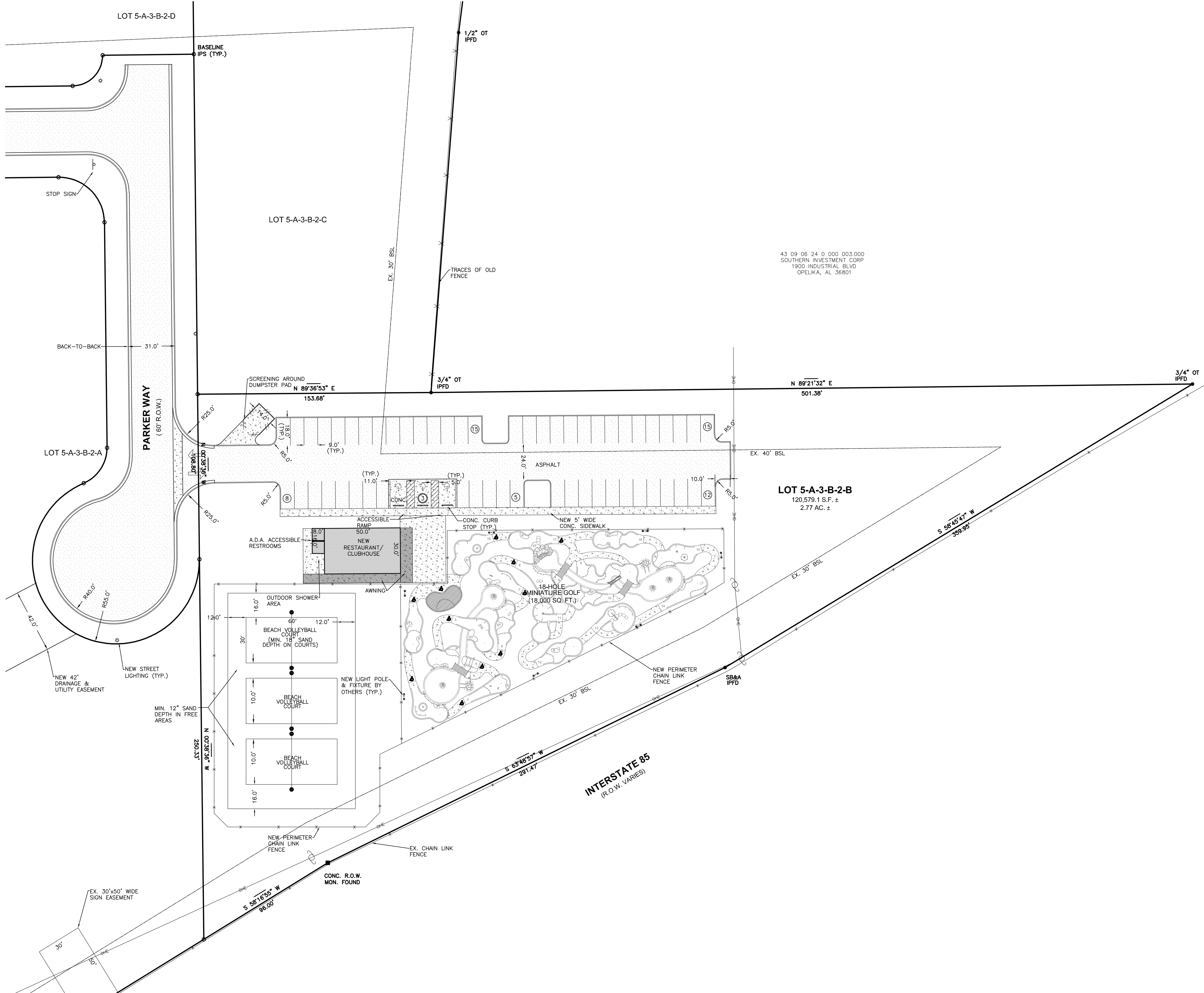
LOT 5-A-3-B-2-B INFORMATION TABLE

TYPE USE	MINIATURE GOLF RESTAURANT
ADDRESS	0 PARKER WAY
ZONE	C3 COMMERCIAL
LOT SIZE	120,579.1 S.F. ± 2.77 AC. ±
REGULAR PARKING SPACES	55
ACCESSIBLE SPACES	3
TOTAL PARKING SPACES	58
IMPERVIOUS SURFACE	34,770 S.F.
ISR PERMITTED	0.70
ISR ACTUAL	0.29
FLOOR AREA	1,500 S.F.
STORIES	1

1. ALL MECHANICAL EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.
2. EROSION CONTROL BLANKETS WILL BE REQUIRED ON SLOPES STEEPER THAN 3:1. NO SLOPES SHALL BE STEEPER THAN 2:1.
3. EROSION CONTROL BLANKETS SHALL BE TERMINATED AT THE MAIN.
4. NOTIFY OWWB OF ANY SCHEDULED OUTAGES 7 DAYS PRIOR TO THE OUTAGE.
5. ONLY OWWB PERSONNEL ARE AUTHORIZED TO OPERATE OWWB VALVES.
6. NO PERMANENT STRUCTURES MAY BE CONSTRUCTED OR PLACED ON EASEMENTS. FENCES MAY BE ERRECTED PERPENDICULARLY ACROSS THE EASEMENT PROVIDED THERE IS A MINIMUM 12-FOOT WIDE ACCESS GATE TO THE EASEMENT. THE GATE SHALL BE A CITY-APPROVED LOCK INSTALLED IN CONJUNCTION WITH THE OWNERS LOCK. NO TREES SHALL BE PLANTED WITHIN 10 FEET OF UTILITIES.

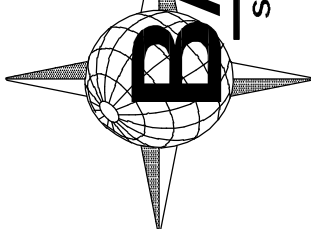


SCALE: 1"= 30'



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

2004 Yarbrough Drive
Opelika, Alabama 36801



OPELIKA MARKETPLACE **MINIGOLF** **SITE PLAN**

OPELIKA

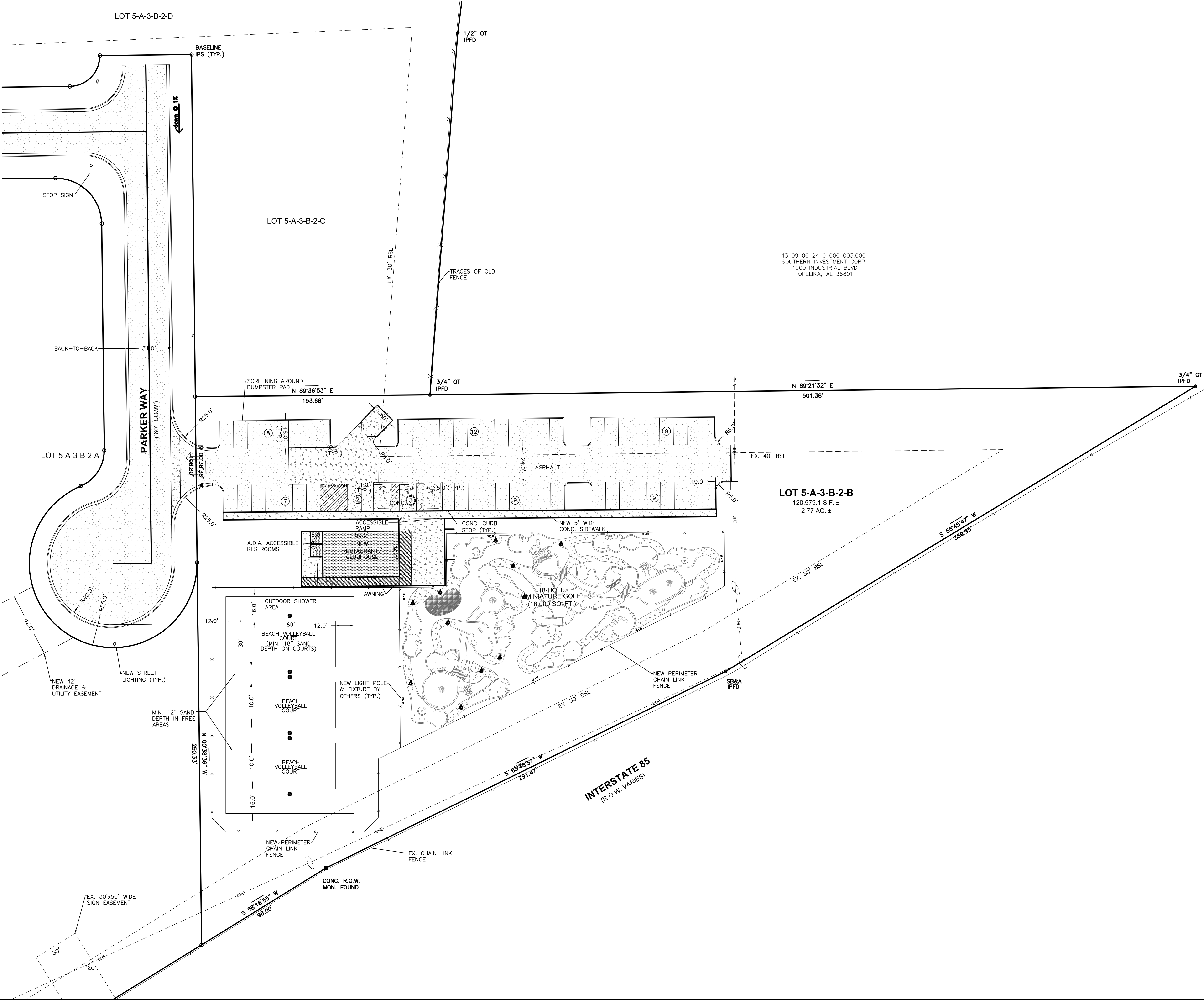
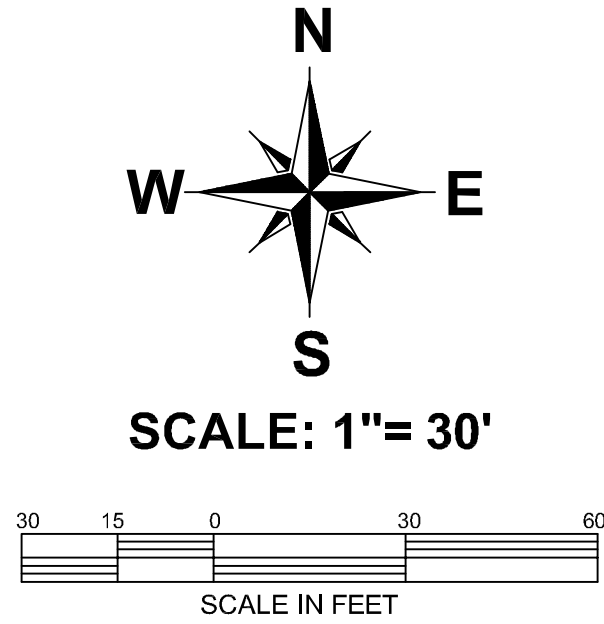
SHEET
2 OF 10

OPELIKA MARKETPLACE MINIGOLF
SITE PLAN

LOT 5-A-3-B-2-B INFORMATION TABLE

TYPE USE	MINIATURE GOLF/ RESTAURANT
ADDRESS	0 PARKER WAY
ZONE	C3 COMMERCIAL
LOT SIZE	120,579.1 S.F.± 2.77 AC.±
REGULAR PARKING SPACES	56
ACCESSIBLE SPACES	3
TOTAL PARKING SPACES	59
IMPERVIOUS SURFACE	34,770 S.F.
ISR PERMITTED	0.70
ISR ACTUAL	0.29
FLOOR AREA	1,500 S.F.
STORIES	1

- NOTES
1. ALL MECHANICAL EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.
 2. EROSION CONTROL BLANKETS WILL BE REQUIRED ON SLOPES STEEPER THAN 3:1. NO SLOPES SHALL BE STEEPER THAN 2:1.
 3. EXISTING SERVICES TO BE ABANDONED SHALL BE TERMINATED AT THE MAIN.
 4. NOTIFY OWWB OF ANY SCHEDULED OUTAGES 7 DAYS PRIOR TO THE OUTAGE.
 5. ONLY OWWB PERSONNEL ARE AUTHORIZED TO OPERATE OWWB VALVES.
 6. NO PERMANENT STRUCTURES MAY BE CONSTRUCTED OR PLACED ON EASEMENTS. FENCES MAY BE ERECTED PERPENDICULARLY ACROSS THE EASEMENT PROVIDED THERE IS A MINIMUM 12-FOOT WIDE ACCESS GATE INSTALLED. IF THE GATE IS TO BE LOCKED, THERE MUST BE A CITY-APPROVED LOCK INSTALLED IN CONJUNCTION WITH THE OWNER'S LOCK. NO TREES SHALL BE PLANTED WITHIN 10 FEET OF UTILITIES.



THIS DRAWING IS THE PROPERTY OF BASELINE SURVEYING & DESIGN, LLC.
IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON.
REPRODUCTION IN WHOLE OR IN PART WITHOUT THE EXPRESSED CONSENT OF THE WRITER IS
VERBAL FROM BASELINE SURVEYING & DESIGN, LLC.

2004 Yebrough Drive
Opelika, Alabama 36801
Phone: (334) 748-9200
Web: www.baseline-llc.com

BASELINE
SURVEYING & DESIGN, LLC

OPELIKA MARKETPLACE
MINIGOLF
SITE PLAN

ALABAMA

OPELIKA

NO.	REVISION	DATE	APPR.

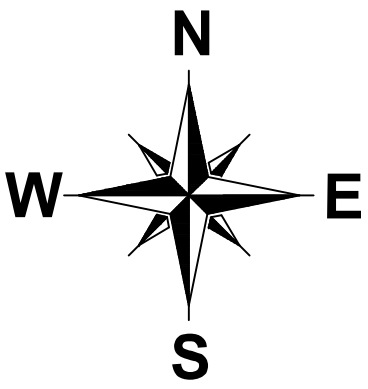
DESIGNED	DRAWN	DATE	JOB NO.
ARN	DMC	08/21	B42021.01

OPELIKA MARKETPLACE MINIGOLF
LANDSCAPE PLAN

LOT 5-A-3-B-2-B LANDSCAPE PLANT LEGEND

	DESCRIPTION	NUMBER	SIZE
	DWARF BUFORD HOLLY	15	3 GAL
	LOROPETALUM CRIMSON FIRE	20	3 GAL
	KOREAN BOXWOOD	33	3 GAL
	ROSE CREEK ABELIA	59	3 GAL
	JUBILATION GARDENIA	30	3 GAL
	VARIEGATED CLEYERA	20	3 GAL
	AUTAUGA CRAPE MYRTLE	2	1.5" CAL
	NATCHEZ CRAPE MYRTLE	4	1.5" CAL
	EMERALD GREEN ARBORVITE	4	1.5" CAL
	GREEN GIANT ARBORVITE	29	1.5" CAL
	SHUMARD OAK	4	1.5" CAL
	SOUTHERN MAGNOLIA	4	1.5" CAL
	CHINESE ELM	3	2.5" CAL
	TULIP POPLAR	3	2.5" CAL
	WHITE OAK	2	2.5" CAL
	TOTAL POINTS	359	

- NOTES
1. ALL MECHANICAL EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW.
 2. EROSION CONTROL BLANKETS WILL BE REQUIRED ON SLOPES STEEPER THAN 3:1. NO SLOPES SHALL BE STEEPER THAN 2:1.
 3. EXISTING SERVICES TO BE ABANDONED SHALL BE TERMINATED AT THE MAIN.
 4. NOTIFY OWWB OF ANY SCHEDULED OUTAGES 7 DAYS PRIOR TO THE OUTAGE.
 5. ONLY OWWB PERSONNEL ARE AUTHORIZED TO OPERATE OWWB VALVES.
 6. NO PERMANENT STRUCTURES MAY BE CONSTRUCTED OR PLACED ON EASEMENTS. FENCES MAY BE ERECTED PERPENDICULARLY ACROSS THE EASEMENT PROVIDED THERE IS A MINIMUM 12-FOOT WIDE ACCESS GATE INSTALLED. IF THE GATE IS TO BE LOCKED, THERE MUST BE A CITY-APPROVED LOCK INSTALLED IN CONJUNCTION WITH THE OWNER'S LOCK. NO TREES SHALL BE PLANTED WITHIN 10 FEET OF UTILITIES.

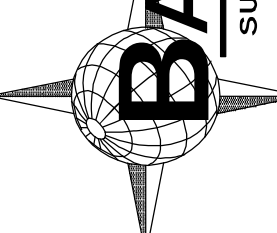


SCALE: 1"= 30'



THIS DRAWING IS THE PROPERTY OF BASELINE SURVEYING & DESIGN, LLC. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BASELINE SURVEYING & DESIGN, LLC.

2004 Yeborough Drive
Opelika, Alabama 36801
Phone: (334) 748-9200
Web: www.baseline-llc.com

**BASELINE**
SURVEYING & DESIGN, LLC

OPELIKA MARKETPLACE
MINIGOLF
LANDSCAPE PLAN

ALABAMA
OPELIKA

SHEET
OF

DESIGNED
ARN

DRAWN
DMC

DATE
10/___/21

JOB NO.
B42021.01

NO.

DATE

APPR.

REVISION



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



PC DEADLINE: 10/5/21 PC MEETING: 10/20/21

madison Real Property LLC dba Tiger SQ.

SITE ADDRESS: 2701 Frederick Rd., Suit # 309 & 310
PROPERTY OWNER: C.S. Patel

APPLICANT/ AUTHORIZED REPRESENTATIVE: C.S. Patel HEJAL C. PATEL
MAILING ADDRESS: P.O. Box 3454, Auburn, AL 36831
PHONE NUMBER: 334-734-3236 FAX NUMBER: _____
EMAIL ADDRESS: CP2369@gmail.com

PARCEL INFORMATION

Project name: Hookah non-alcoholic lounge Address/Location: 2701 FREDERICK Rd, UNIT 309-310
Current Land Use: COMMERCIAL-SHOPPING CENTER Current Zoning: C-2, GC-P
Adjacent Zoning Districts: North: C-2 South: C-2 East: C-2 West: C-2 & R-3
Description of Proposed Use: SEE ATTACHMENT. SMOKING TOBACCO USING A HOOKAH. SERVING NON-ALCOHOL BEVERAGES, ENTREES, APPETIZERS

AUTHORIZATION TO ACT AS APPLICANT (if applicable)

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

Property Owner's Signature: _____ Date: 10/01/21

STATE OF ALABAMA,

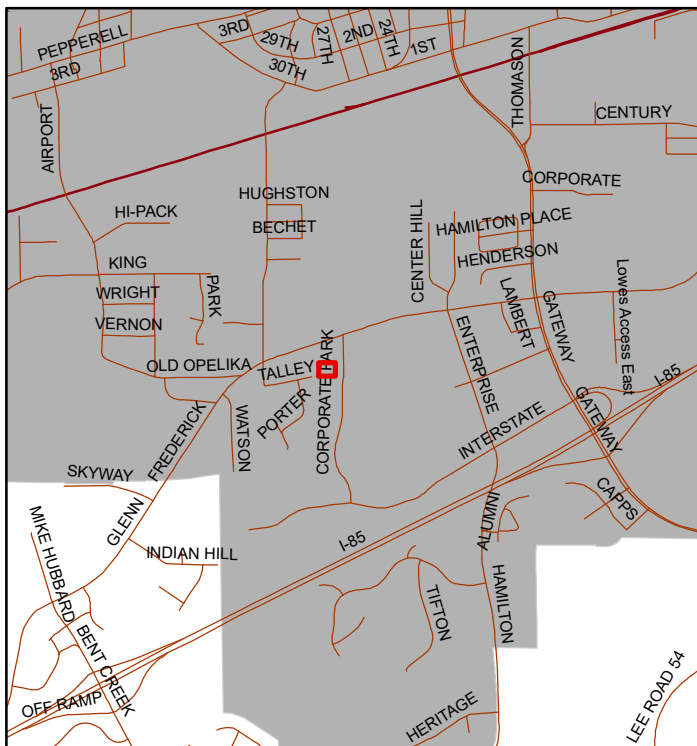
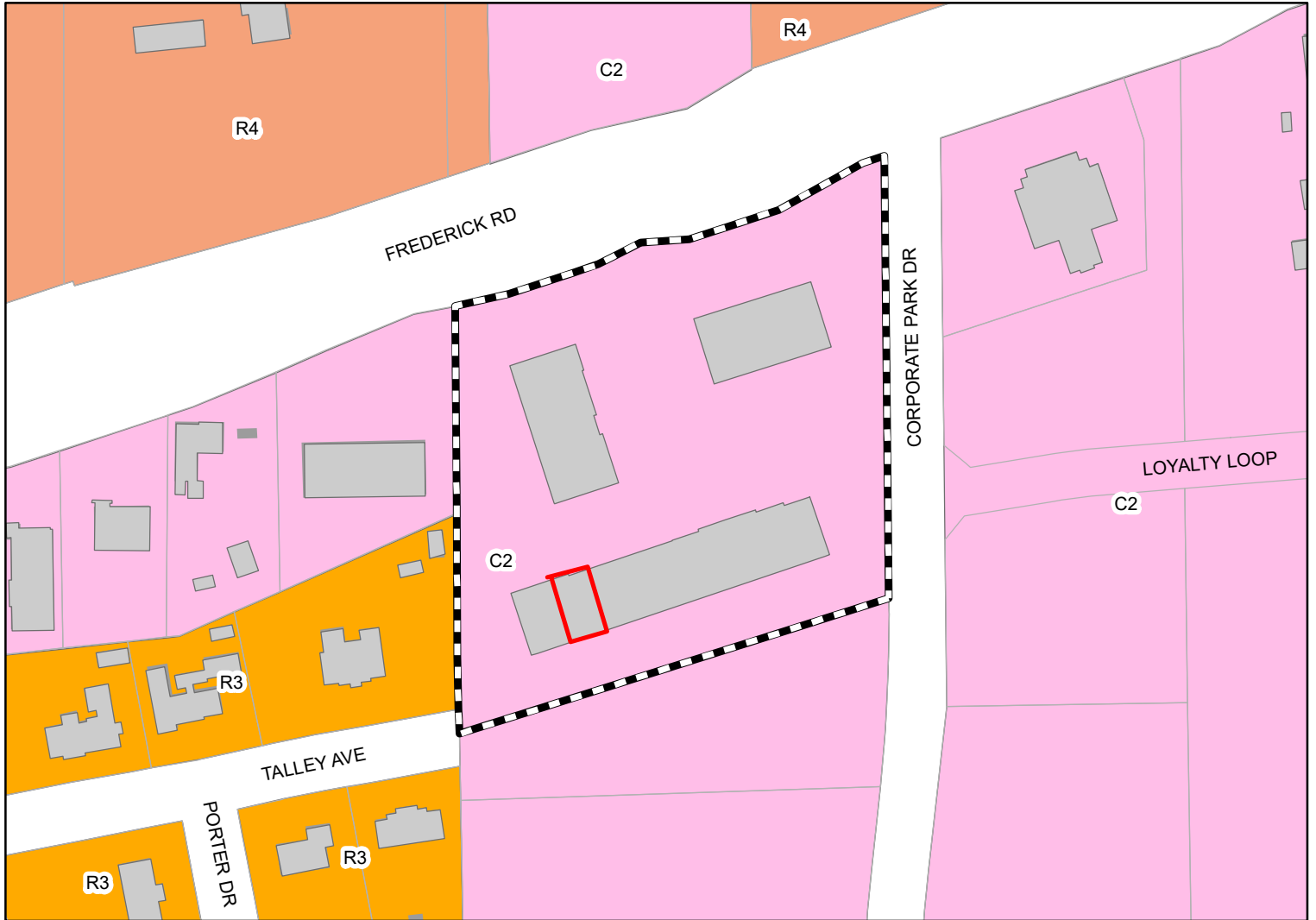
COUNTY OF LEE

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

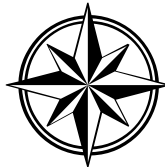
Given my hand and seal of office this 1st day of October,
Ana Lee Milam
Notary Public

My Commission Expires: My Commission Expires:
August 21, 2022

HOOKAH LOUNGE, NON-ALCOHOLIC 2701 FREDERICK ROAD, SUITE 309-310 CONDITIONAL USE APPROVAL, F-8



The applicant is requesting approval for a non-alcoholic lounge called Hookah. In a "hookah bar" people gather and take turns smoking flavored tobacco from a hookah pipe (water pipe, one mothpiece). The property is in Tiger Square in the C-2, GC-P zoning district.



Subject Property

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

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: October 26, 2021

Agenda Item #: F-8

Action Requested: Conditional Use – Hookah lounge, non-alcoholic & restaurant

Location of Property: 2701 Frederick Road, Unit 309-310

Property Owner(s): C.S. Patel
Micah J. Patrick, authorized representative

Current Land Use: Tiger Square shopping center

Current Zoning: C-2, GC-P

**Surrounding Zoning Districts
And Land Uses:**

North	C-2, GC-P	Commercial
South	C-2, GC-P	Commercial
East	C-2, GC-P	Commercial
West	C-2, GC-P, R-3	Commercial and single family homes

Proposal

The applicant is requesting conditional use approval for a non-alcoholic Hookah lounge with restaurant at Tiger Square shopping center (1/4 mile west of Tiger Town at corner of Frederick Road & Corporate Park Drive). A Hookah lounge is where people gather to smoke flavored tobacco from a hookah (pipe). A hookah is a water pipe that vary in size, shape, and number of mouthpieces; one end of a hose is in a water bowl and the other end of hose is the mouthpiece for smoking. A single mouthpiece Hookah is passed from person to person; a Hookah with several hoses allows more than one person to smoke at the same time.

The Hookah lounge/restaurant will occupy 3,300 square feet in the shopping center (Unit 309-310). The lounge will open with 6 to 10 employees and possibly up to 16 employees in the future. The lounge/restaurant plans to have 30 tables with 84 chairs plus 16 bar chairs. Food available (Burgers, Chicken Tenders, French Fries, Chicken Wings, Salads, Nachos etc.). Beverages available: Soft drinks, Slushies, Mocktails (non-alcoholic), Tea, Coffee, Smoothies. A private dumpster will not be used.

Recommendation

Staff recommends conditional use approval.

Engineering Department Report

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

Opelika Utilities Board Report

No report.

Opelika Power Services Report

This is inside the Opelika Power Service territory.



2562

APPLICATION FOR
CONDITIONAL USE APPROVALPLANNING DEPARTMENT
700 FOX TRAIL
OPELIKA, AL 36801PC DEADLINE: 10/5/21 PC MEETING: 10/26/21SITE ADDRESS: 1701 Pepperell Parkway, Opelika, AL, 36801PROPERTY OWNER: Beck-Bradham LLCAPPLICANT/ AUTHORIZED REPRESENTATIVE: Ta Jarus VinesMAILING ADDRESS: 1459 Reynolds Drive, Auburn, AL, 36830PHONE NUMBER: 256-293-0571

FAX NUMBER: _____

EMAIL ADDRESS: tajarusv@gmail.com

PARCEL INFORMATION

Project name: AUTO SALES LOT Address/Location: 1701 PEPPERELL PKWYCurrent Land Use: COMMERCIAL VACANT Current Zoning: C-3, GC-PAdjacent Zoning Districts: North: C-2, GC-P South: C-2, GC-P East: C-3, GC-P West: C-3, GC-PDescription of Proposed Use: Small automotive sales business

AUTHORIZATION TO ACT AS APPLICANT (if applicable)

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

Property Owner's Signature: _____

Date: 9/27/21

STATE OF ALABAMA,

COUNTY OF LEE

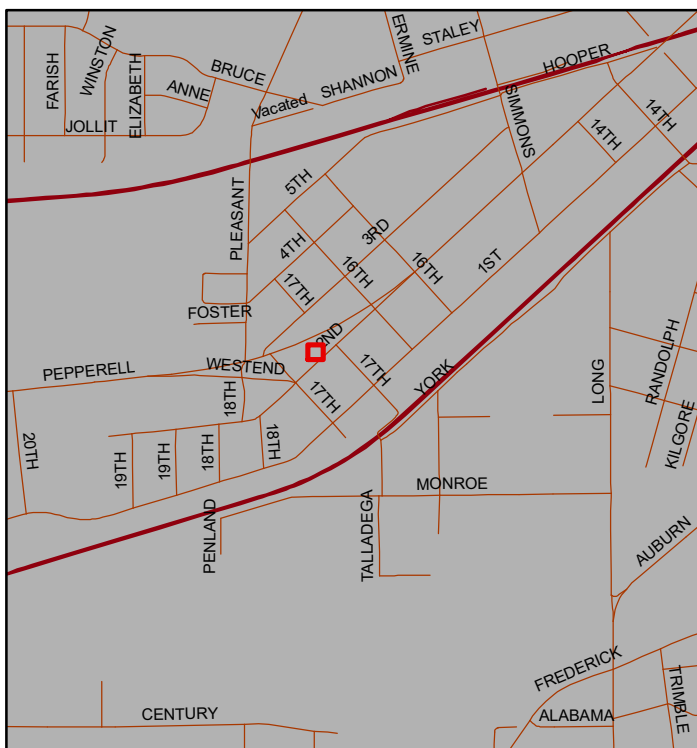
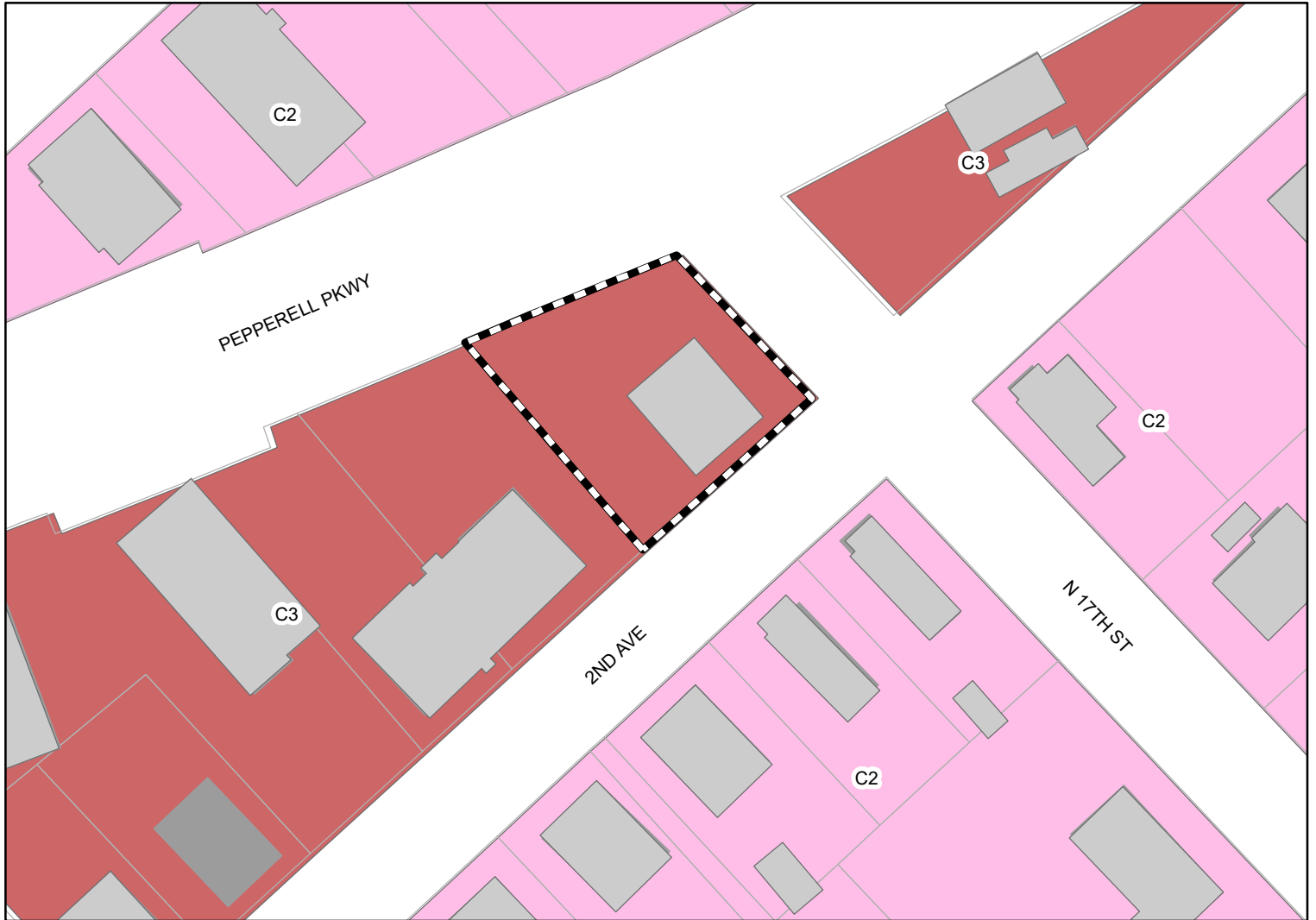
I, Rebecca Claire Wheeler, a Notary Public in and for said County and State, hereby certify that Darren L. Bradham, whose name is signed to the foregoing document, and who is known to me or acknowledged before me on this day, that being informed of the contents of said document, did execute the same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

Given my hand and seal of office this 27th day of September 2021

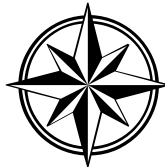
Notary Public

My Commission Expires: 1/3/2023

**AUTOMOBILE SALES LOT
1701 PEPPERELL PARKWAY
CONDITIONAL USE APPROVAL, F-9**



The applicant is requesting approval for a auto sales lot with a maximum of eight vehicles displayed for sale. The property is in C-3, GC-S zoning district.



Subject Property

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

City of Opelika
Planning Commission
Planning Department Report

Meeting Date:	October 26, 2021
Agenda Item #	F-9
Action Requested:	Conditional Use – Auto Sales Lot
Location of Property:	1701 Pepperell Parkway
Property Owner(s):	Beck-Bradham, LLC TaJarus Vines, business owner
Current Zoning:	C-3, GC-S (general commercial, gateway corridor overlay-Secondary)
Existing Land Use:	Vacant commercial building (formerly, In-Bay Car Wash)

Proposal

The applicant/business owner is requesting conditional use approval for a used auto sales lot. About 20 years ago, an In-Bay car wash¹ was constructed on the property. The site plan shows a 1,500 square foot (sf) building on a 9,670 sf lot. The lot size is small for an auto sales lot, so the applicant is limited to 8 parking spaces to display vehicles for sales; the remaining parking spaces meet minimum requirements for customers and employees. Four parking spaces for customers and one parking spaces for business owner or employee. The applicant desires to have an ‘open property’ type business that does not require a business owner or a full time employee to stay on site full time. A customer is allowed to inspect vehicles anytime. The business owner’s contact information is on each vehicle so a customer interested can contact the applicant. The landscape requirements are met from the previous car wash business. At least 18 trees and 41 shrubs are on the property.

The former business was a In-Bay car wash, and the washing of vehicles was performed inside the building. Three vehicles can park inside the 1,500 sf building. The site plan shows two parking spaces for employees and one bay area inside the building will be used to clean and detail vehicles that are displayed for sale. A floor drain inlet is in the building to collect wastewater. The applicant is aware that to wash vehicles there must be a drainage system

¹ The vehicle remains parked, and the car wash moves back & forth cleaning the car with cloth and high pressure spray.

where vehicles are washed and rinsed. The discharge of wastewater on the ground is prohibited. A drainage inlet must be installed at the location where vehicles are washed/rinsed to collect wastewater; the inlet must be connected to the sanitary sewer system, so the water is treated before discharged; approval of wastewater collection system is required from applicable departments.

Recommendation

Staff recommends conditional use approval with the following conditions:

1. The auto sales lot inventory to sell vehicles is limited to 8 vehicles as shown on the site plan. This condition is so minimum parking requirements for customers and employee(s) are met.
2. Vehicle washing, and detailing is limited to the 8 vehicles displayed for sale on the lot. Adding a car wash & detailing business to the auto sales lot business is not allowed.
3. No vehicles shall be parked on the right-of-way or in grassed areas.

Engineering Department Report

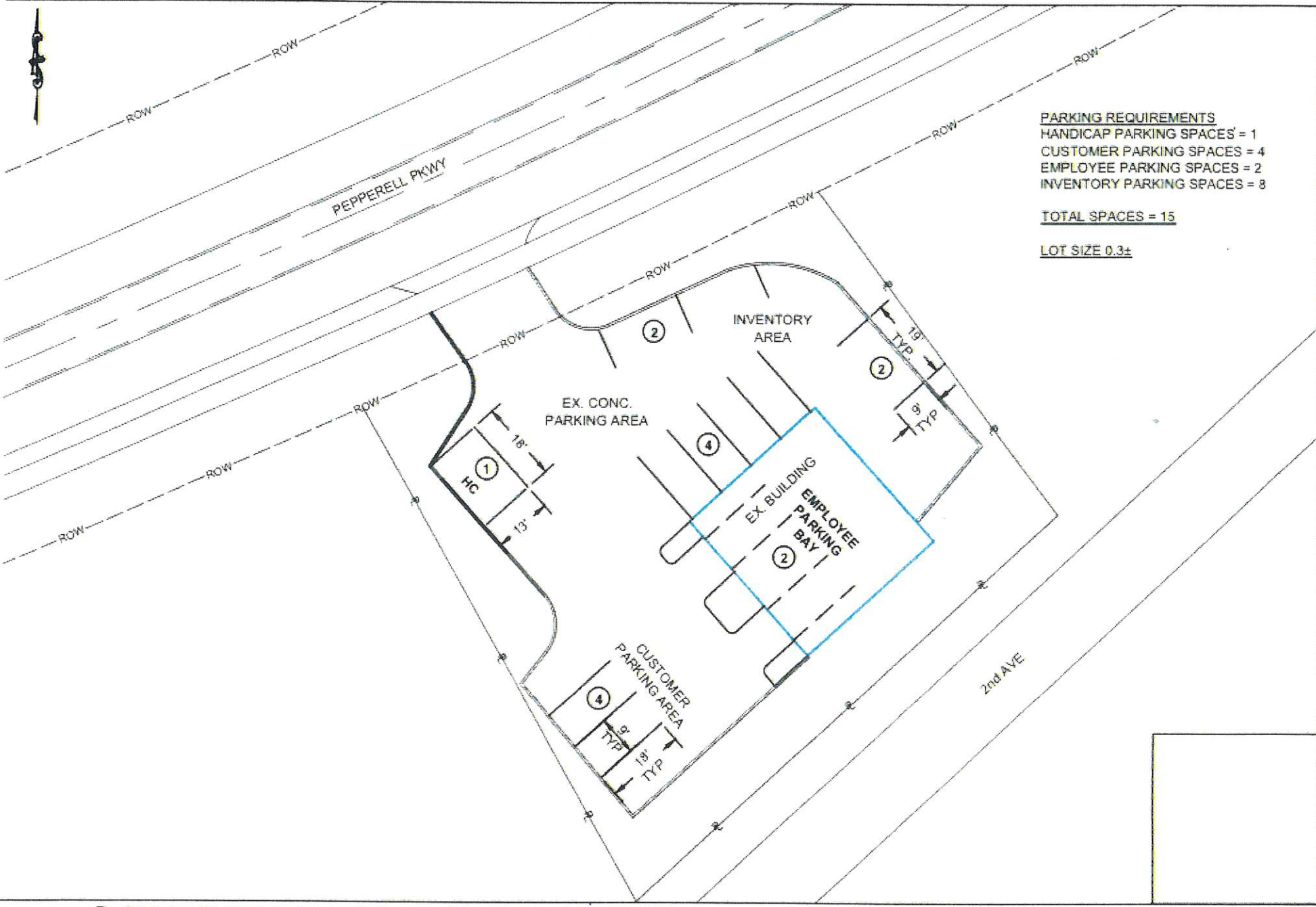
The Engineering Department has no other comments or concerns with this proposal and recommends conditional use.

Opelika Utilities Board Report

No report.

Opelika Power Services Report

This is inside the Opelika Power Service territory.



PARKING REQUIREMENTS
 HANDICAP PARKING SPACES = 1
 CUSTOMER PARKING SPACES = 4
 EMPLOYEE PARKING SPACES = 2
 INVENTORY PARKING SPACES = 8

TOTAL SPACES = 15

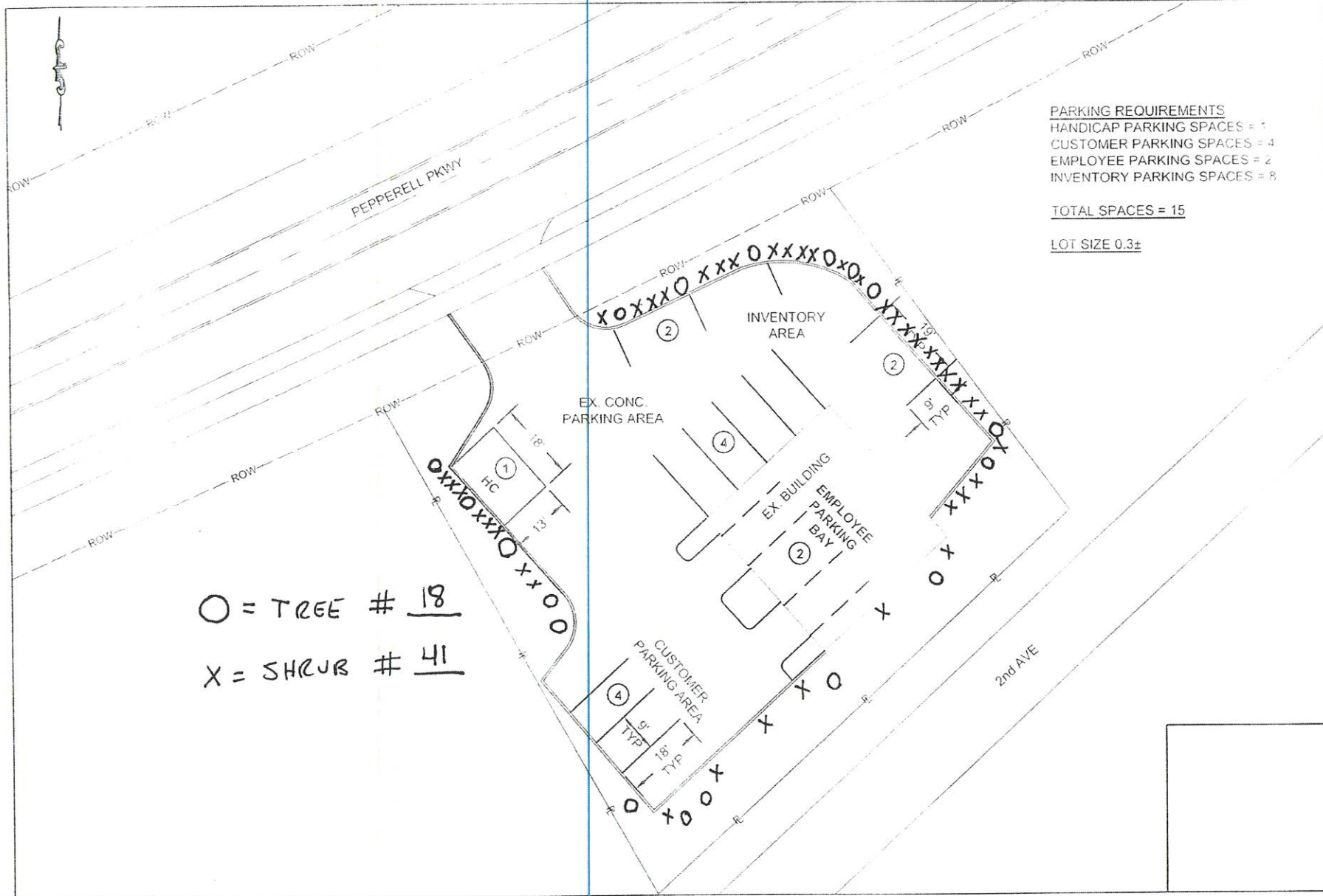
LOT SIZE 0.3±



PROGRESS CENTER, SUITE 240
 6747 OLD MAISON PIKE
 HUNTSVILLE, AL 35896

SITE PLAN CONDITIONAL USE
 CAR LOT
 17014 DECEBEL / DADUMIAV

SCALE	
DATE	
REVISED	
PROJECT NO.	
SHEET NO.	



CDG

PROGRESS CENTER, SUITE 240
 8707 OLD MADISON PINE
 HUNTSVILLE, AL 35891

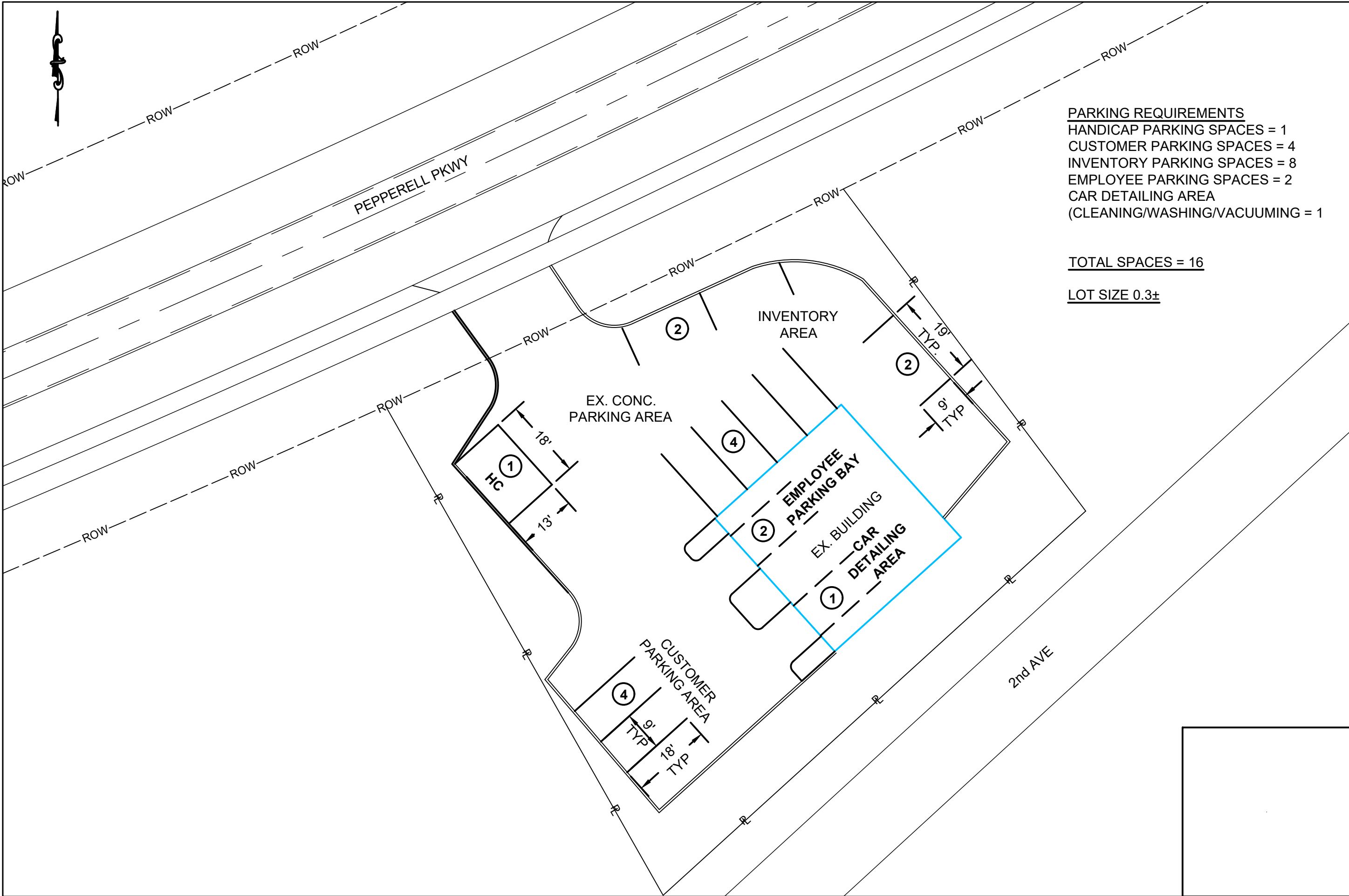
PH: (256) 536-7376
 FAX: (256) 536-7376

SCALE 1"=20'

DATE _____ **REVISION** _____

PROJECT NO. _____

SHEET NO. _____



PARKING REQUIREMENTS

- HANDICAP PARKING SPACES = 1
- CUSTOMER PARKING SPACES = 4
- INVENTORY PARKING SPACES = 8
- EMPLOYEE PARKING SPACES = 2
- CAR DETAILING AREA
- (CLEANING/WASHING/VACUUMING = 1

TOTAL SPACES = 16

LOT SIZE 0.3±



Engineering Environmental Answers

PROGRESS CENTER, SUITE 240
6767 OLD MADISON PIKE
HUNTSVILLE, AL 35806

PH: (256) 539-7470

ANDALUSIA, AL
AUBURN, AL
DOTHAN, AL

GADSDEN, AL
HOOVER, AL
HUNTSVILLE, AL

SITE PLAN CONDITIONAL USE
CAR LOT
1701 PEPPERELL PARKWAY
OPELIKA, LEE COUNTY, ALABAMA

SCALE:	1"=20'
DATE:	10/11/21
REVISED	
PROJECT NO:	
SHEET NO.	



PARKING REQUIREMENTS
HANDICAP PARKING SPACES = 1
CUSTOMER PARKING SPACES = 4
INVENTORY PARKING SPACES = 8
EMPLOYEE PARKING SPACES = 2
CAR DETAILING AREA
(CLEANING/WASHING/VACUUMING = 1)

TOTAL SPACES = 16

LOT SIZE 0.3±

SITE PLAN CONDITIONAL USE
CAR LOT
1701 PEPPERELL PARKWAY
OPELIKA, LEE COUNTY, ALABAMA

SCALE:	1"=20'
DATE:	10/11/21
REVISED	
PROJECT NO:	
SHEET NO.	

CDG
Engineering Environmental Answers

PROGRESS CENTER, SUITE 240
6767 OLD MADISON PIKE
HUNTSVILLE, AL 35806

ANDALUSIA, AL
AUBURN, AL
DOTHAN, AL

GADSDEN, AL
HOOVER, AL
HUNTSVILLE, AL

PH: (256) 539-7470



2567

AGENDA ITEM # 10

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



PC DEADLINE: 10/5/21 PC MEETING: 10/26/21

SITE ADDRESS: 300 Columbus Parkway #1 Opelika AL 36801
PROPERTY OWNER: Sunny Samiani
APPLICANT/ AUTHORIZED REPRESENTATIVE: Kirby Nunn
MAILING ADDRESS: 1300 South Long St Lot 120 Opelika, AL 36801
PHONE NUMBER: 334-319-2459 FAX NUMBER: 334-203-1504
EMAIL ADDRESS: C. Nunn @ yahoo.com

PARCEL INFORMATION

Project name: Nunn Monuments Address/Location: 300 Columbus Parkway/ Site 1
Current Land Use: Commercial Current Zoning: C-3, GC-P
Adjacent Zoning Districts: North: R-4 South: C-3, GC-P East: C-3, GC-P West: C-3, GC-P
Description of Proposed Use: Monument Company

AUTHORIZATION TO ACT AS APPLICANT (if applicable)

I, Sunny Samiani, being owner of the property which is the subject of this conditional use application hereby authorize KIRBY NUNN, 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.

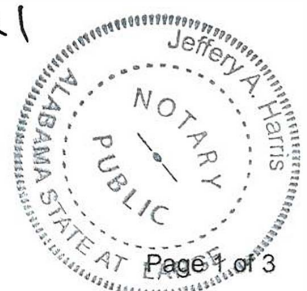
Property Owner's Signature: [Signature] Date: 10/5/21

**STATE OF ALABAMA,
COUNTY OF LEE**

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

Given my hand and seal of office this 5th day of October, 2021
[Signature]
Notary Public

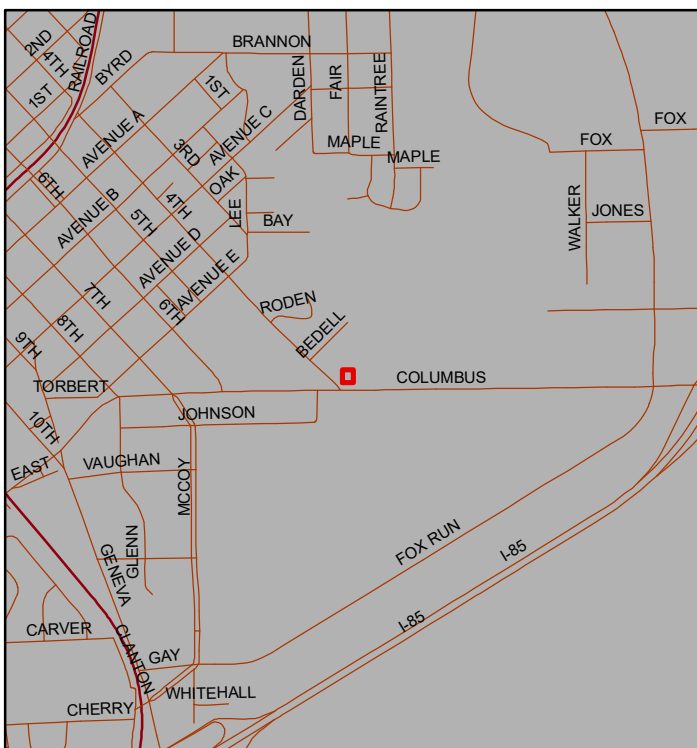
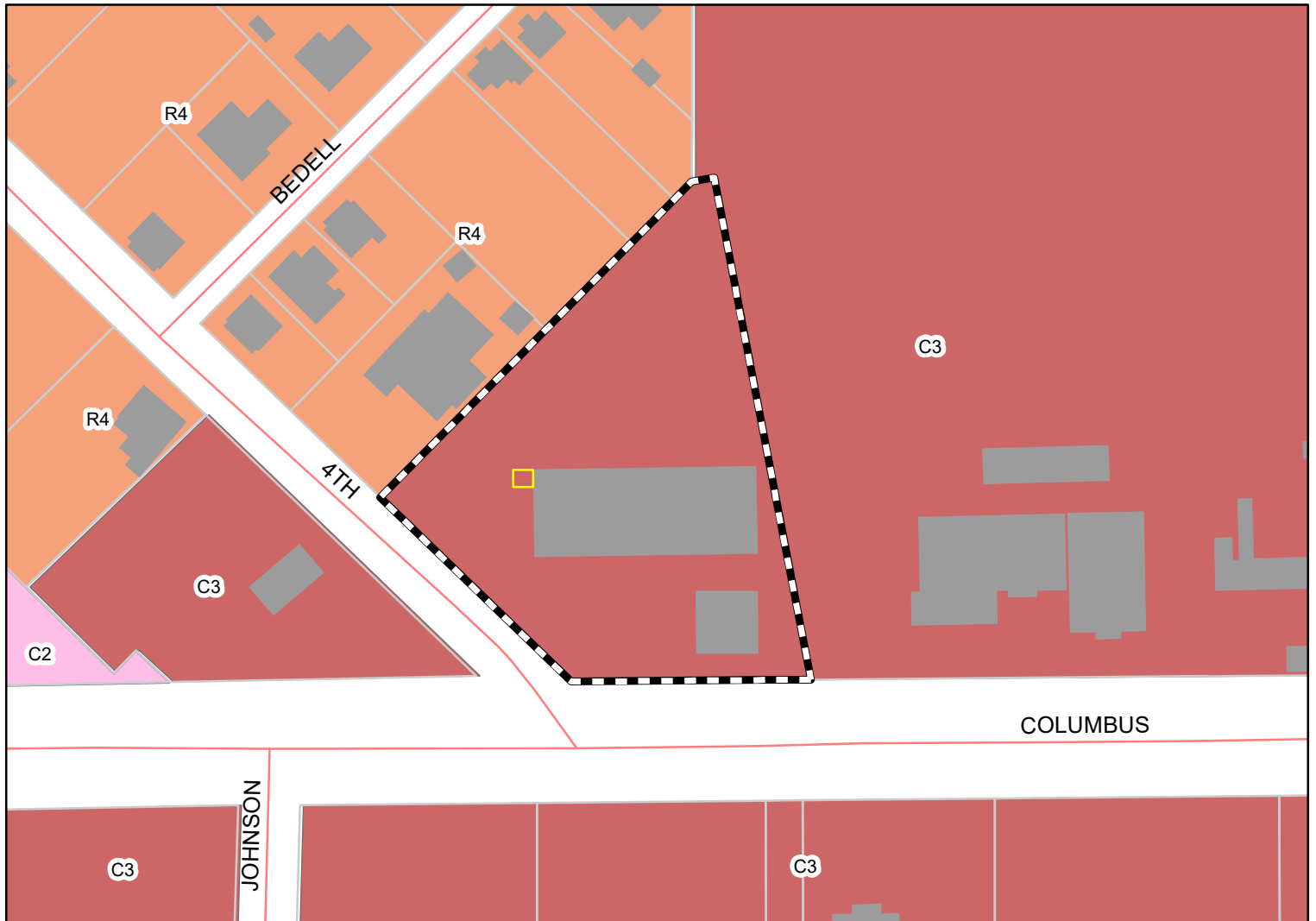
My Commission Expires: 9-23-2024



NUNN MONUMENTS - OUTSIDE DISPLAY OF GRAVE HEADSTONES

300 COLUMBUS PARKWAY, UNIT 1

CONDITIONAL USE, F-10



The applicant is requesting approval to display grave headstones outside. Conditional use approval is required to display products outside a building in a C-3, GC-P zoning district.



Subject Property

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

City of Opelika

Planning Commission

Planning Department Report

Meeting Date: October 26, 2021

Agenda Item #: F-10

Action Requested: Conditional Use – Monuments display outside

Location of Property: 300 Columbus Parkway, Suite 1

Petitioner: Kirby Nunn (Authorized Applicant)

Current Land Use: Commercial Units

Current Zoning: C-3, GC-P

Surrounding Zoning Districts

And Land Uses:	North	R-4, Residential
	South	C-3, GC-P Jackson Heating and Air Condition, Inc
	East	C-3, GC-P Commercial Units
	West	C-3, GC-P Commercial Building

Planning Staff Comments:

The petitioner, Kirby Nunn, is requesting conditional use approval to permit the sale and outdoor display of monuments and memorials of granite, marble, and bronze to be used primarily for, but not limited to, cemetery installation. Mr. Nunn will share office space inside Unit 1 of the Juice Box Gym establishment as needed for transactions with customers.

The intent of the Gateway Corridor Overlay zoning designation gives this use a conditional use approval process to allow the Planning Commission to determine if the outdoor display area is appropriate for this location. This use is unique especially since it requires a very small amount of outdoor display. The key concept of this proposal is that the memorials will be limited to the area shown on the site plan and no more than 10 to be displayed at a time. According to the petitioner, this use will not create a high volume of traffic. The location is within a few miles of the local funeral homes in the city.

Although this use is nontraditional, planning staff believes that this use is reasonable at this location. Staff recommends approval of conditional use with staff recommendations:

- Limit the number of monuments displayed to 10.
- Limit the area to 200 square feet shown on the site plan.
- Any separation barrier or fencing of this area requires staff approval prior to installation.



Engineering Department Report

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

Opelika Utilities Board Report

No report.

Opelika Power Services Report

This is inside the Opelika Power Service territory.



903

10 Headlines

S 4TH ST

284

306

300
1

300
2

300
3

300
4

300
5

300
6

300
SIGN

Columbus Pkwy

COLUMBUS PKWY



REZONING APPLICATION
PLANNING DEPARTMENT
 700 FOX TRAIL
 OPELIKA, AL 36801



PC DEADLINE: _____ PC MEETING: _____

PROPERTY OWNERS/
 AUTHORIZED REPRESENTATIVE: Michael Johnson Engel Realty Company
 MAILING ADDRESS: 951 18th St South Birmingham, AL 35201
 PHONE NUMBER: 205-790-1288 Email: mjohnson@engelrealty.com

PARCEL INFORMATION

Site Address: NA Parcel 43 10 04 17 1 000 001.010

Description of proposed use: Expansion of RV Center. Buyer intends on building a service center and to gravel and fence the lot.

Tax Parcel Number: 43 10 04 17 1 000 001.010

Adjacent Zoning Districts: North: _____ South: _____ East: _____ West: _____

Current Land Use: Vacant LAND

Current Zoning: c-2;GCP

Proposed Zoning: c-3;GC-p

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

Fee: \$125.00

TOTAL = _____

PAID: _____

I hereby request my property located at (street address) 1200 Block Fox Run Parkway,
 Tax Map parcel number 43 10 04 17 1 000 001.010 be rezoned from
c-2:GC-P to _____. A copy of the tax area map, a survey of the property, a copy of the deed
 for the property, and the names and addresses of all adjoining property owners are enclosed. I understand
 that the City may require additional information, or waive certain requirements, at any time during the process.

OWNERS OR AUTHORIZED REPRESENTATIVE SIGNATURE:		
(PRINT NAME) <u>Linda Ellis Blanton</u>	<u>Linda Ellis Blanton</u>	DATE <u>9/17/2021</u>
<u>Michael Edward Gavin</u>		
<u>John Andrew Gavin</u>		



REZONING APPLICATION
PLANNING DEPARTMENT
 700 FOX TRAIL
 OPELIKA, AL 36801



PC DEADLINE: _____ PC MEETING: _____

PROPERTY OWNERS/
 AUTHORIZED REPRESENTATIVE: Michael Johnson Engel Realty Company
 MAILING ADDRESS: 951 18th St South Birmingham, AL 35201
 PHONE NUMBER: 205-790-1288 Email: mjohnson@engelrealty.com

PARCEL INFORMATION

Site Address: NA Parcel 43 10 04 17 1 000 001.010
 Description of proposed use: Expansion of RV Center. Buyer intends on building a service center and to gravel and fence the lot.

Tax Parcel Number: 43 10 04 17 1 000 001.010

Adjacent Zoning Districts: North: _____ South: _____ East: _____ West: _____

Current Land Use: Vacant LAND

Current Zoning: c-2;GCP

Proposed Zoning: c-3;GC-p

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

Fee: \$125.00

TOTAL = _____

PAID: _____

I hereby request my property located at (street address) 1200 Block Fox Run Parkway,
 Tax Map parcel number 43 10 04 17 1 000 001.010 be rezoned from
c-2;GC-P to _____. A copy of the tax area map, a survey of the property, a copy of the deed
 for the property, and the names and addresses of all adjoining property owners are enclosed. I understand
 that the City may require additional information, or waive certain requirements, at any time during the process.

OWNERS OR AUTHORIZED REPRESENTATIVE SIGNATURE:		
(PRINT NAME) <u>Kinda Ellis Blanton</u>	<u>Michael Edward Gavin</u>	DATE <u>9/21/21</u>
<u>John Andrew Gavin</u>		



REZONING APPLICATION
 PLANNING DEPARTMENT
 700 FOX TRAIL
 OPELIKA, AL 36801



PC DEADLINE: _____ PC MEETING: _____

PROPERTY OWNERS/
 AUTHORIZED REPRESENTATIVE: Michael Johnson Engel Realty Company
 MAILING ADDRESS: 951 18th St South Birmingham, AL 35201
 PHONE NUMBER: 205-790-1288 Email: mjohnson@engelrealty.com

PARCEL INFORMATION

Site Address: NA Parcel 43 10 04 17 1 000 001.010

Description of proposed use: Expansion of RV Center. Buyer intends on building a service center and to gravel and fence the lot.

Tax Parcel Number: 43 10 04 17 1 000 001.010

Adjacent Zoning Districts: North: _____ South: _____ East: _____ West: _____

Current Land Use: Vacant LAND

Current Zoning: c-2;GCP

Proposed Zoning: c-3;GC-p

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

Fee: \$125.00

TOTAL = _____

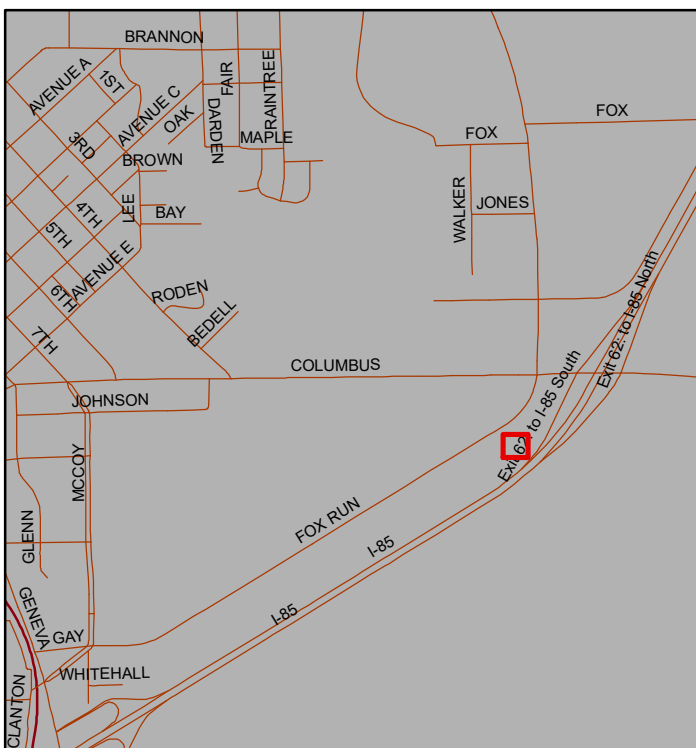
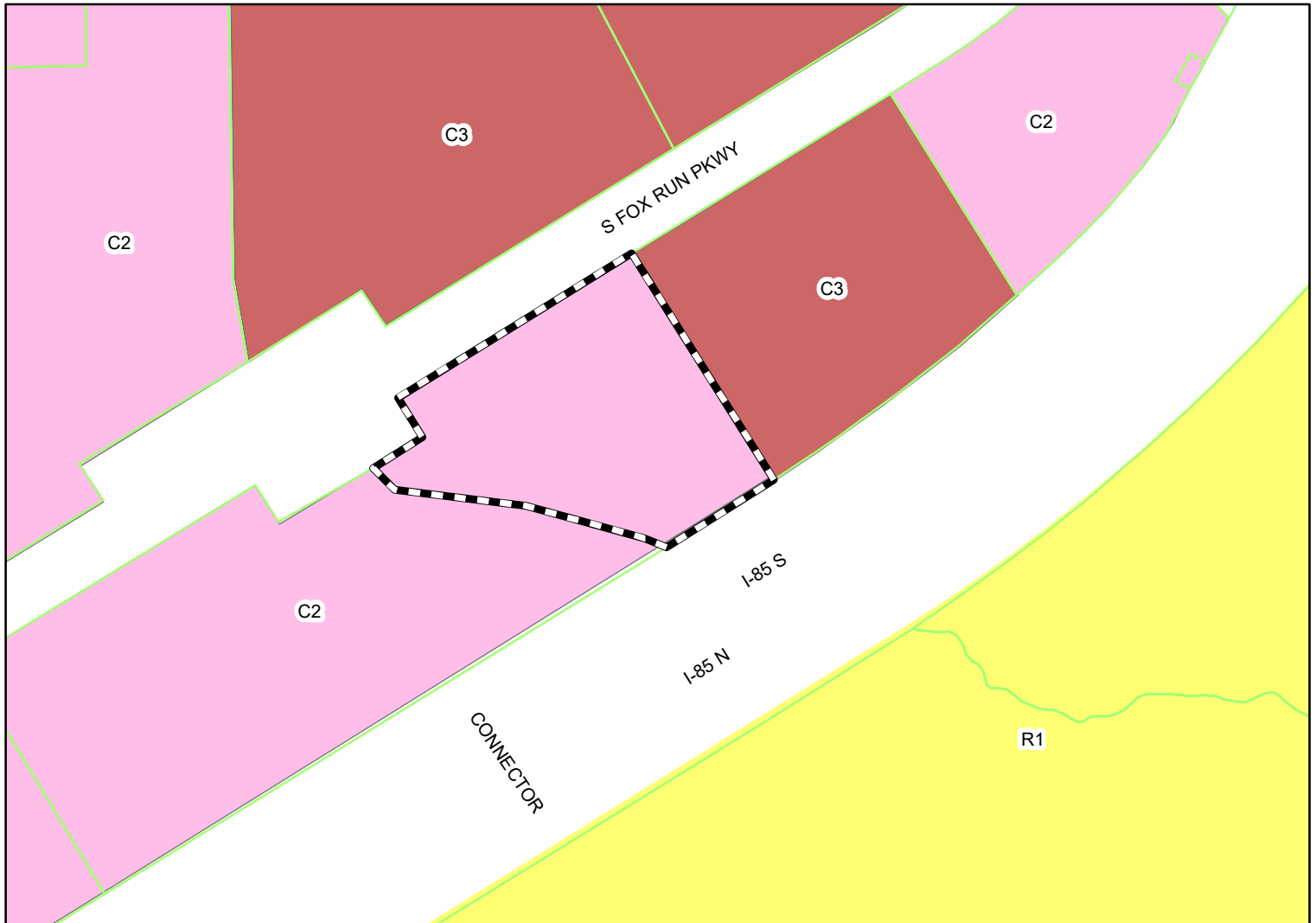
PAID: _____

I hereby request my property located at (street address) 1200 Block Fox Run Parkway,
 Tax Map parcel number 43 10 04 17 1 000 001.010 be rezoned from
c-2;GC-P to _____. A copy of the tax area map, a survey of the property, a copy of the deed
 for the property, and the names and addresses of all adjoining property owners are enclosed. I understand
 that the City may require additional information, or waive certain requirements, at any time during the process.

OWNERS OR AUTHORIZED REPRESENTATIVE SIGNATURE:	
(PRINT NAME) <u>Linda Ellis Blanton</u>	DATE
<u>Michael Edward Gavin</u>	
<u>John Andrew Gavin</u>	

9/21/21

AMENDMENT TO THE FLUM AND SOUTH FOX RUN REZONING 1200 BLOCK SOUTH FOX RUN PARKWAY C-2, GC-P TO C-3, GC-P, G-11.12



The petitioner owns 3.3 acres on the west side of an existing RV & Camper sales lot. The RV sales lot desires to expand into the 3.3 acres if the rezoning is approved. At Sept 28th meeting, the PC recommended rezoning approval to Council for the adjacent property on the east side of the RV sales lot.



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:	October 26, 2021												
Agenda Item #:	G-11, G-12												
Action Requested:	Amendment to the Future Land Use Map and Rezoning: 3.3 acres (a) Amendment to Future Land Use map - from Light Commercial to General Commercial (b) Rezoning - from C-2, GC-P to C-3, GC-P												
Location of Property:	1200 block South Fox Run Parkway												
Property Owner(s):	John A. Blanton Jr and Jane B. Gavin Michael Johnson, representative												
Current Zoning:	C-2, GC-P (office-retail, gateway corridor – primary)												
Proposed Zoning:	C-3. GC-P (general commercial, gateway corridor – primary)												
Existing Land Use:	Undeveloped												
Surrounding Zoning Districts And Land Uses:	<table><tr><td>North</td><td>C-3, GC-P</td><td>Undeveloped</td></tr><tr><td>South</td><td>R-1</td><td>Interstate 85</td></tr><tr><td>East</td><td>C-3, GC-P</td><td>Commercial (RV/Camper sales lot)</td></tr><tr><td>West</td><td>C-2, GC-P</td><td>Undeveloped</td></tr></table>	North	C-3, GC-P	Undeveloped	South	R-1	Interstate 85	East	C-3, GC-P	Commercial (RV/Camper sales lot)	West	C-2, GC-P	Undeveloped
North	C-3, GC-P	Undeveloped											
South	R-1	Interstate 85											
East	C-3, GC-P	Commercial (RV/Camper sales lot)											
West	C-2, GC-P	Undeveloped											

Amendment to the Future Land Use Map

The 2030 Future Land Use Map (FLUM) shows that the 3.3 acre rezoning property is in a “light commercial” land use category. The land use category of the adjacent properties on the north and east, sides are in a “general commercial” category. All adjacent lots to the rezoning property are undeveloped except a 4 acre RV (recreational vehicle) and camper sales lot. The RV sales lot is on the east side of the rezoning property. At the September 28th meeting, the Planning Commission made a positive recommendation to City Council to rezone the adjacent property on the east side of the RV sales lot. City Council is expected to approve the rezoning at a future Council meeting. The RV sales lot is now requesting to expand into the 3.3 acre property on the west side of the RV sales lot.

The rezoning request to C-3, GC-P requires an amendment to the 2030 FLUM concerning ‘land use category.’ If the rezoning request is approved by City Council, then the 2030 FLUM should be amended so the parcel is in the “General Commercial” land use category. The ‘general commercial’ land use category provides a broad range of retail and service type uses usually located on major

highways; the display of products outside a building is typical in a general commercial category and usually allowed.

Rezoning

The applicant is requesting to rezone 3.3 acres from C-2, GC-P to C-3, GC-P. Two lots adjacent to the rezoning property are currently zoned C-3, GC-P : a 9 acre undeveloped property on the north side and a 4 acre property on the east side. The 4 acre property is a RV (recreational vehicle) and camper sales lot; Planning Commission granted conditional use approval for the RV sales lot, and a business license was issued in April 2021. At the September 2021 meeting, the Planning Commission approved a rezoning request to City Council for the 3.2 acre adjacent property on the east side of the RV sales lot; the RV/camper sales business plans to expand their outdoor display of RVs and campers into the 3.2 acre lot.

The plan for the rezoning property today is to expand the RV Sales lot business into the 3.3 acre adjacent lot on the west side of the RV sales lot. The expansion provides a larger inventory for the RV/camper business and increases RV/camper visibility to Fox Run Parkway and I-85 traffic. If the 3.3 acre rezoning property is approved, the applicant is aware that conditional use approval is required including a site plan and landscape plan. There are no immediate plans for a new building on the rezoning property The existing 13,000 square foot building (former Harley-Davidson) on the 4 acre parcel serves as office space and a service department for both lots.

Staff Recommendation

Planning staff believes that the 3.3 acre rezoning to C-3, GC-P is appropriate given the proposed ‘RV sales lot’ is adjacent to C-3, GC-P zoned properties. The rezoning request today is to expand the RV sales business 3.3 acres on the west side; a 3.2 acre expansion on the east side of the RV sales lot was given a positive recommendation for approval by the Planning Commission at the September meeting.

The rear property line of the rezoning property is adjacent to I-85. Typically, an RV sales lot locates near an interstate highway providing immediate access to the business and to increase inventory exposure along I-85. If City Council approves rezoning the property, staff recommends the 3.3 acre property on the Future Land Use map be amended from a “Light Commercial” land use category to a “General Commercial” land use category.

Planning Staff recommends Planning Commission send a positive recommendation to the City Council to rezone the 3.3 acre property from C-2, GC-P to C-3, GC-P.

Engineering Department Report

The Engineering Department has no other comments or concerns with this proposal and recommends rezoning request.

Opelika Utilities Board Report

No report.

Opelika Power Services Report

This subdivision is inside the Opelika Power and Alabama Power Service territory.

Parcel: 10 04 17 1 000 001.007
Pin: 51891
Name: BLANTON JOHN ARNOLD JR & GAVIN JANE B
Name:
Address-Phy: 0 S FOXRUN PKWY
Address-Mail: PO BOX 1131
Address-Mail: COLUMBIANA AL 35051
STR 17-19N-27E


RV Roadway
Sales and Service
RV dealer 4 AC

1 010
3.3 Ac

PARCEL 15

PARCEL 14
1.97

PARCEL 14-38

PARCEL 10

280

29

85

Hwy 280

U.S. Hwy 280

2 003

un Pkwy

**REZONING APPLICATION**

PLANNING DEPARTMENT

700 FOX TRAIL

OPELIKA, AL 36801

PC DEADLINE: 10-5-21 PC MEETING: 10-26-21

PROPERTY OWNERS/
 AUTHORIZED REPRESENTATIVE: David Slocum (representing CPP Investments, LLC)
 MAILING ADDRESS: 106B W. Veterans Blvd
 PHONE NUMBER: 334-703-8860 Email: dslocum@pinnacle-inc.net

PARCEL INFORMATION

Site Address: 0 Wyndham Industrial Dr. (NW corner of Gateway Dr. and Wyndham Industrial Blvd.)
 Description of proposed use: Fuel station- pumps and canopy only (2 diesel pumps and 1 off-road diesel pump)

Tax Parcel Number: 43 10 09 30 2 000 003.000
 Adjacent Zoning Districts: North: PUD South: PUD East: PUD West: C2

Current Land Use: VacantCurrent Zoning: PUDProposed Zoning: PUD (Amendment to allow fuel station)

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

Fee: \$125.00TOTAL = PAID:

I hereby request my property located at (street address) 0 Wyndham Industrial Dr.,
 Tax Map parcel number 43 10 09 30 2 000 003.000 be rezoned from
PDD to PDD. A copy of the tax area map, a survey of the property, a copy of the deed
 for the property, and the names and addresses of all adjoining property owners are enclosed. I understand
 that the City may require additional information, or waive certain requirements, at any time during the process.

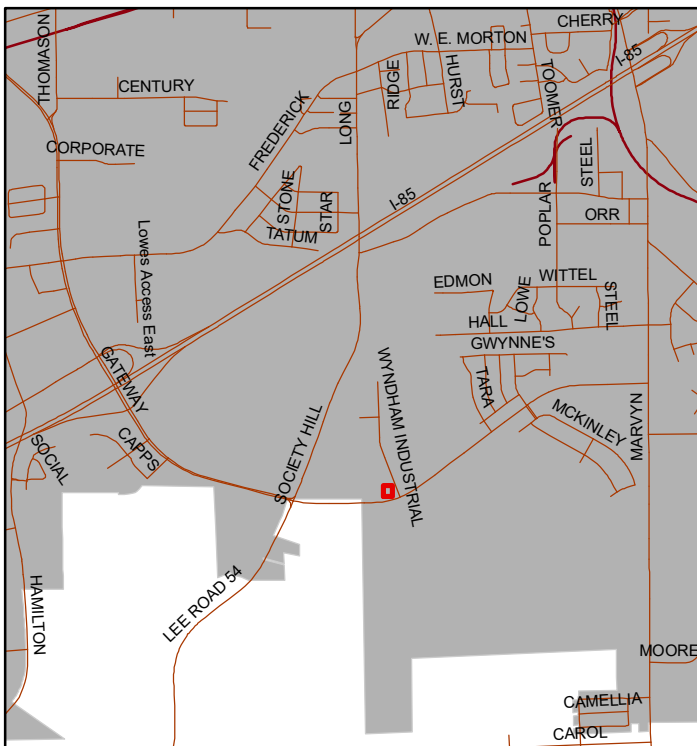
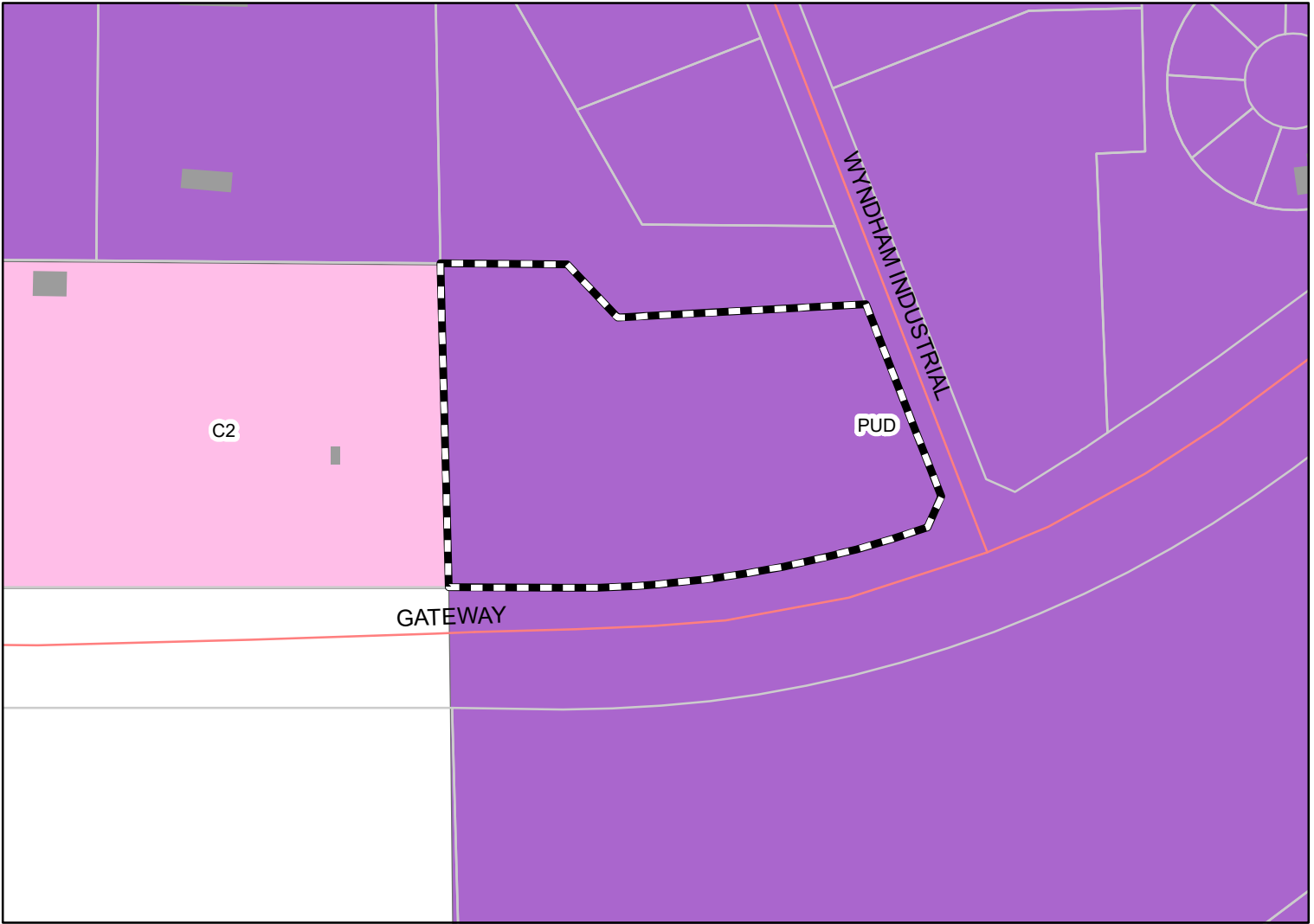
OWNERS OR AUTHORIZED
REPRESENTATIVE SIGNATURE:

(PRINT NAME) David A. SlocumDATE 10-6-21

MASTER PLAN REVISIONS - WYNDHAM PUD

3150 WYNDHAM INDUSTRIAL DRIVE

MASTER PLAN AMENDMENTS, H-13



The applicant is requesting amendments to the Wyndham PUD master plan for a fuel depot to fuel vehicles owned by a construction company; the company also owns the property. The request also includes selling fuel only to the public - no C' store proposed.



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: October 26, 2021

Agenda Item #: H-13

Action Requested: Revision to Wyndham PUD Master Plan

Location of Property: Gateway Drive and Wyndham Industrial Drive

Property Owner(s): CPP Investments LLC
David Slocum, authorized representative

Current Land Use: Undeveloped

Current Zoning: PUD (Planned Unit Development)

Staff Comments:

The applicant is requesting a major revision to the Wyndham PUD Master Plan. The amendment involves one 4.6 acre parcel at the corner of Gateway Drive and Wyndham Industrial Drive (see Master plan page 3). The 2005 master plan narrative envisioned this corner parcel as “office areas” serving as “entries to both the Residential and Industrial areas (Wyndham Industrial Drive) of the [Wyndham] Development.” The master plan shows the corner lot as an “office” area. The applicant proposes a major land use change for the 4.6 acre parcel. The applicant has a construction & environmental business with several vehicles and construction equipment that require diesel fuel. The applicant’s primary construction property/office is the 7.3 acre adjacent property on the north side of the diesel fuel development as shown on master plan. The land use designation for the 7.3 acres is “Industrial” on the master plan. The diesel fuel development is about 700 feet from two buildings on the 7.3 acres. The diesel fuel property is accessed from Gateway Drive; the applicant’s construction business is accessed from Wyndham Industrial Drive. The applicant desires to construct a 24’x 50’ canopy for two diesel fuel pumps. The fuel storage tanks are underground. (See site plan in packet.) The diesel fuel is for the company’s vehicles and equipment. The diesel pumps will also be equipped to sell diesel fuel to the public as a self-service business; method of payment is credit card (“pay at the pump” type self-service). The two diesel fuel pumps serve a maximum of four vehicles at the same time. An employee/attendant will not be on the property to assist the customer with fueling or payment transactions. An off-road diesel pump will be provided in the rear yard area for off-road vehicles (tractors) and other construction equipment. *(The purchase of off road diesel fuel is not taxed; red dye is added to fuel to show it’s untaxed.)*

The conceptual plan provided by applicant shows the canopy location and landscaping. The diesel fuel development is located on the west half of the 4.6 acre parcel. A 50' wide Alabama Power Transmission line runs nearly diagonal (corner to corner) across the property and borders the diesel fuel business on the west side. Access to the diesel fuel pumps is Gateway Drive not Wyndham Industrial Drive. A building with rest rooms is not planned for the development. All activities on the property are self-service.

Staff Comments and Recommendation

Staff believes approval of the revisions will likely have a negative impact on the surrounding area. The self-service diesel business and the fueling of construction vehicles/equipment will operate without an employee/attendant on property to observe and supervise the dispensing of fuel if necessary, and maintain the appearance of the property. A self-service business can stay open 24 hours a day. Planning has concerns that eventually the diesel fuel property will be neglected, and the property gradually decrease in cleanliness, and be overcome with excessive clutter, overflowing trash bins, an increase in fuel spillage, temporary outside storage, and perhaps loitering. The lack of property maintenance and cleanliness will be a nuisance to adjacent properties and result in depreciation of surrounding properties.

The 4.6 acre diesel property on the corner of Gateway Drive and Wyndham Industrial Park is just one mile from an I-85 exit and a major shopping center (Tiger Town). Across Gateway Drive from the proposed diesel fuel business, the land use designation on the Wyndham master plan shows apartment development on 21 acres, and near the apartments, commercial development on 7 acres. The revisions requested do not contribute or support the future uses designated on the Wyndham PUD master plan, but instead disturbs the compatibility the master plan provides and will probably hinder future growth. Staff believes the diesel fueling for construction vehicles and the self-service diesel business is out of character with the master plan. The applicant has other land uses to select that are more sensitive and compatible with the existing uses and future uses as designated on the Wyndham PUD master plan that will provide a more desirable long term purpose that serves the area and encourages growth.

Planning recommends denial of the proposed master plan revisions and supports the 'office area' designation on the master plan.

Wyndham Master Plan



Engineering Department Report

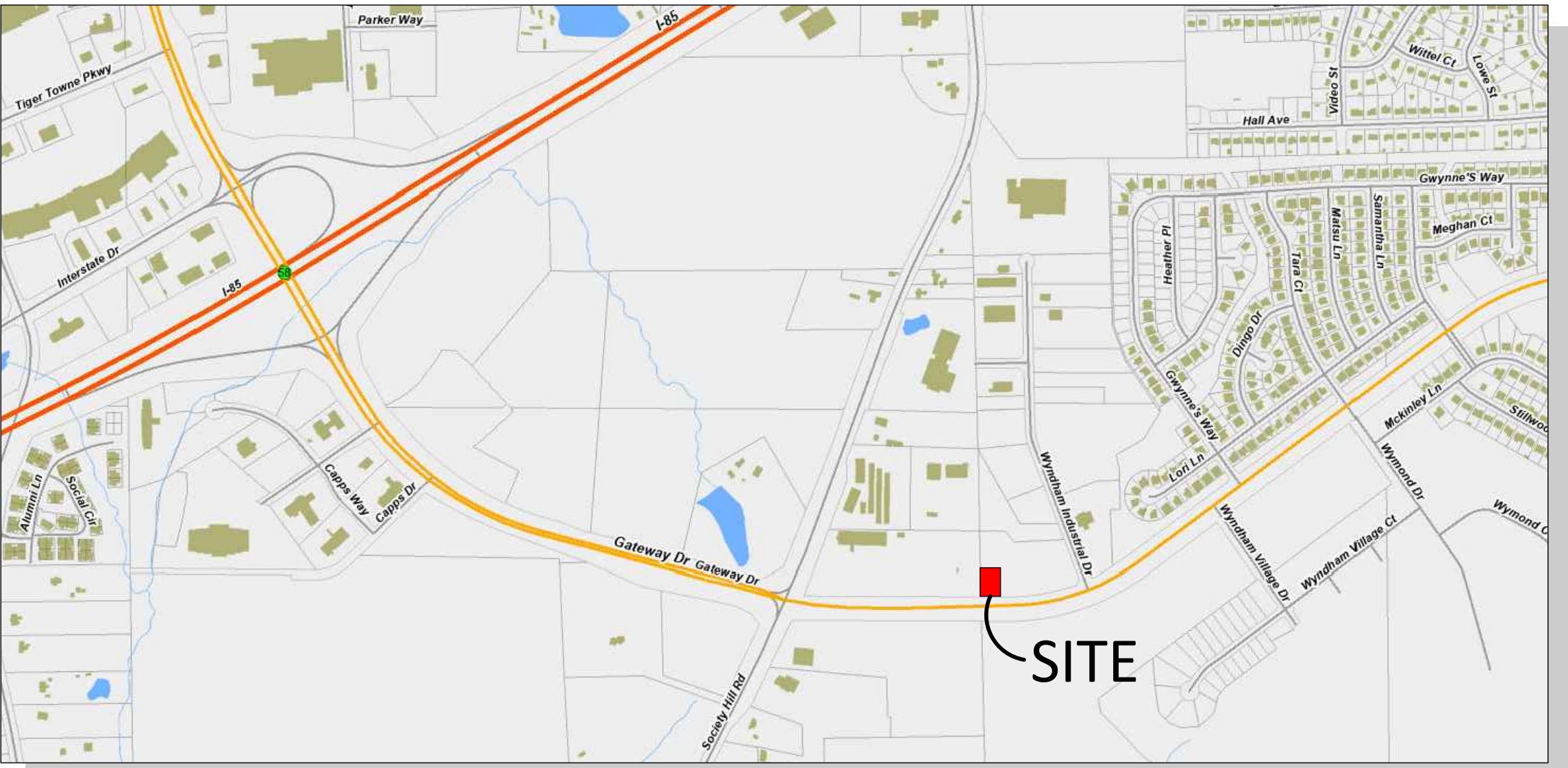
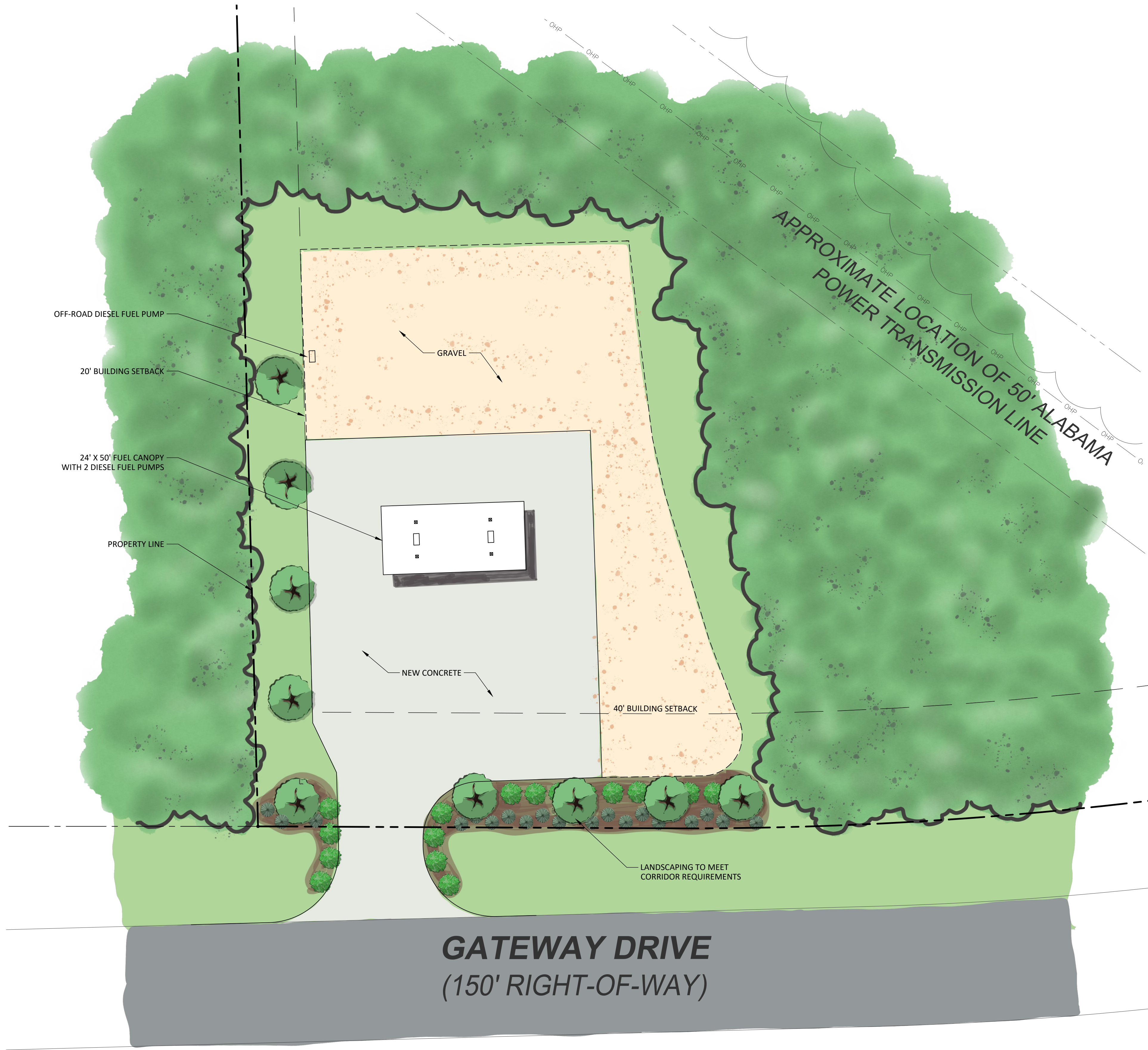
The Engineering Department has no other comments or concerns with this proposal and recommends master plan revision.

Opelika Utilities Board Report

No report.

Opelika Power Services Report

This subdivision is inside the Opelika Power Service territory.



LOCATION MAP

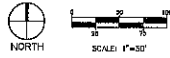


FUEL CANOPY DETAIL

SITE PLAN NOTES

1. THIS PROJECT CONSISTS OF A DIESEL FUEL STATION WITH (2) PUMPS FOR ROAD USE AND (1) PUMP FOR OFF-ROAD USE.
2. THE SITE WILL CONTAIN A FUEL CANOPY AND PUMPS ONLY. THE PUMP PAYMENT SYSTEM WILL BE CONNECTED TO THE OWNER'S BUILDING ON THE ADJACENT LOT TO THE NORTH.
3. THIS PROJECT IS NOT A CONVENIENCE STORE AND WILL ONLY OFFER DIESEL FUEL.
4. THE CANOPY COLUMNS WILL BE PARTIALLY COVERED WITH BRICK OR STONE VENEER AS SHOWN ABOVE.

WYNDHAM PUD AMENDMENT - SEPTEMBER 2021



SOCIETY HILL ROAD
(RIGHT-OF-WAY VARIES)

LEGAL DESCRIPTION

COMMENCE AT THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 26 EAST IN OPELIKA, LEE COUNTY, ALABAMA, S 18DEGREES 27MINUTES 06SECONDS W FOR A DISTANCE OF 15.74 FEET TO A FOUND 1/2" REBAR, THENCE, S 01DEGREES 27MINUTES 13SECONDS E FOR A DISTANCE OF 224.24 FEET TO A FOUND 1/2" REBAR, THENCE S 01DEGREES 27MINUTES 29SECONDS E A DISTANCE OF 510.87 FEET A FOUND 1/2" REBAR WITH A CAP, SAID POINT BEING THE POINT OF BEGINNING OF A 4.615 ACRE PARCEL (LOT 2-C-1). FROM THIS POINT OF BEGINNING; THENCE, N 01DEGREES 29MINUTES 26SECONDS W FOR A DISTANCE OF 404.16 FEET TO A FOUND 1/2" REBAR. THENCE, S 89DEGREES 34MINUTES 45SECONDS E FOR A DISTANCE OF 158.23 FEET TO A FOUND 1/2" REBAR. THENCE, S 43DBGREES 14MINUTES 05SECONDS E FOR A DISTANCE OF 91.49 FEET TO A FOUND 1/2" REBAR. THENCE, N 86DEGREES 52MINUTES 15SECONDS E FOR A DISTANCE OF 309.71 FEET TO A FOUND 1/2" REBAR WITH A CAP. THENCE, S 21DEGREES 27MINUTES 03SECONDS E FOR A DISTANCE OF 257.83 FEET TO A FOUND 1/2" REBAR. THENCE, S 24DEGREES 20MINUTES 32SECONDS W FOR A DISTANCE OF 41.85 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 19° 39' 14.6", HAVING A RADIUS OF 1355.71 FEET, AND WHOSE LONG CHORD BEARS S 80DEGREES 35MINUTES 24SECONDS W FOR A DISTANCE OF 462.77 FEET TO A FOUND 1/2" REBAR. THENCE N 89DEGREES 43MINUTES 55SECONDS W A DISTANCE OF 140.13 FEET TO THE POINT OF BEGINNING.

P.O.C.
NORTHEAST CORNER
SECTION 26, T-19-N, R-26-E

LOT 2-B-3A
95,744 SQ. FT.
2.198 ACRES

LOT 2-B-3B
133,642 SQ. FT.
3.068 ACRES

LOT 2-B-2
319,101 SQ. FT.
7.326 ACRES

LOT 2-C-1
201,032 SQ. FT.
4.615 ACRES

WYNDHAM INDUSTRIAL DRIVE
(60' RIGHT-OF-WAY)

METAL BUILDING

METAL BUILDING

METAL BUILDING

20' SETBACK

EDGE OF GRAVEL DRIVE

30' DRAINAGE & UTILITY EASEMENT

EDGE OF GRAVEL DRIVE

EDGE OF GRAVEL DRIVE

EDGE OF GRAVEL DRIVE

EDGE OF GRAVEL DRIVE

EDGE OF GRAVEL DRIVE

EDGE OF GRAVEL DRIVE

EDGE OF GRAVEL DRIVE

EDGE OF GRAVEL DRIVE

EDGE OF GRAVEL DRIVE

EDGE OF GRAVEL DRIVE

EDGE OF GRAVEL DRIVE

November

2021

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1	2 Planning Commission Deadline	3	4	5	6
7	8	9	10	11 Veterans Day City Offices Closed	12	13
14	15	16 Alternative Date	17	18 Alternative Date	19	20
21	22	23 Planning Commission Regular Meeting Date	24	25 Thanksgiving City Offices Closed	26 City Offices Closed	27
28	29	30 Alternative Date				

December

2021

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3	4
5	6	7 Planning Commission Deadline	8	9	10	11
12	13	14	15	16	17	18
19	20	21 Alternative Date	22	23 City Offices Closed	24 Christmas Eve City Offices Closed	25 Christmas
26	27	28 Planning Commission Regular Meeting Date	29	30	31	