



**CITY OF OPELIKA
PLANNING COMMISSION
REGULAR MEETING AGENDA
300 Martin Luther King Blvd.
June 28, 2022
TIME: 3:00 PM**

- I. WELCOME - Some items at this meeting will have a designated public hearing (noted below). Individuals are limited to one 5-minute comment period per public hearing.
- II. APPROVAL OF MINUTES
- III. UPDATE ON PREVIOUS PC CASES
- IV. NEW BUSINESS
 - A. **PLAT (Preliminary Only) - Public Hearing**
 - 1. Foxrun SD, Phase 2, 123 lots, accessed from Village Drive, Daniel Holland, Holland Homes LLC, Preliminary Approval
 - B. **PLAT (Preliminary and Final) - Public Hearing**
 - 2. Armetta Johnson Estate SD, 2 lots, 709 Martin Luther King Blvd, Blake Rice, Barrett-Simpson, authorized representative for The Estate of Armetta Johnson, Preliminary and Final Approval
 - C. **MASTER PLAN REVISIONS (Minor) AND PRELIMINARY AND FINAL PLAT - Public Hearing**
 - 3. Blake Rice, Barrett-Simpson, authorized representative for 280 Land Company, LLC, Minor Amendments to the Hidden Lakes PUD Master Plan, Lakeview Drive, removal of 12 townhome units and add 7 lots for Rear Alley Entrance Cottages
 - 4. Hidden Lakes Cottages SD, 7 lots, accessed from Lakeview Drive, Blake Rice, Barrett-Simpson, authorized representative for 280 Land Company, LLC, Preliminary and Final Approval
 - D. **FINAL PLAT**
 - 5. Opelika Marketplace SD, Redivision of Lot 5-A-3-B-2 Second Redivision of Lot 5, 4 lots, accessed from Parker Way, Vic Patel and Arthur R. Nettles, authorized representative for VAH Investments, LLC, Final Approval
 - E. **MASTER PLAN REVISIONS (Minor) - Public Hearing**
 - 6. Ballfields PUD Master Plan, Minor Amendment to Master Plan, North 30th Street and Pepperell Parkway, Blake Rice, Barrett-Simpson, Removal of 168 apartment units and add 32 townhome units.

F. CONDITIONAL USE - Public Hearing

7. Blake Rice, Barrett-Simpson, authorized representative for Martin Burdette, accessed at 4800 Birmingham Highway (NW corner of Birmingham Hwy & Grand National Parkway), C-3, GC-P, ATV (All Terrain Vehicle) sales lot and maintenance shop
8. Blake Rice, Barrett-Simpson, authorized representative for McOne Development, LLC, 807 Torbert Blvd, C-3, GC-S, Five townhome units
9. David Slocum, Pinnacle Design Group, INC, authorized representative for J & G Properties, LLC, accessed at the 3500 block of Birmingham Hwy (Hwy 280), C-2, GC-P, Increase the size of a proposed climate control miniwarehouse
10. David Slocum, Pinnacle Design Group, INC, authorized representative for Hayley Investments, LLC, accessed at 1110-1190 Fitzpatrick Avenue, C-2, GC-S, 18 cottages (condominium units)
11. Howard J. Porter, authorized representative for PFI, Ltd, accessed at 95 Orr Avenue, C-3, GC-P, Distribution warehouses
12. Foresite Group, LLC, authorized representative for Bush Properties, Inc, accessed at 2015 Gateway Drive, C-2, GC-P, Gateway Car Wash

G. REZONING AND CONDITIONAL USE - Public Hearing

13. Rezoning Request, Brandon Hays, authorized representative for William P. Johnston, Jr., John B. Kirkland, and Edwin Whatley, 3.14 acres, 3373 Society Hill Road, from R-1 to C-2, GC-P
14. Brandon Hays, authorized representative for William P. Johnston, Jr., John B. Kirkland, and Edwin Whatley, 3373 Society Hill Road, C-2, GC-P, Office of contractor without equipment and material yard (no outside storage) (Approval is pending on rezoning property to C-2, GC-P)

H. REZONING - Public Hearing

15. Rezoning Request, Blake Rice, Barrett-Simpson, authorized representative for Capps Family Partners, LTD, 2900 block of Society Hill Road, 40 acres, from C-2, R-1 to C-2

I. PLAT (Preliminary and Final) - Public Hearing

16. Celebrate Alabama Improvement District SD, 4 lots, accessed at Section 26, 27, 34, & 35, T20N, R27E, Exit 64 and 66 of Interstate 85, Harmon Engineering & Contracting Co. Inc., authorized representative for Opelika Investment Properties LLC, Preliminary and Final Approval

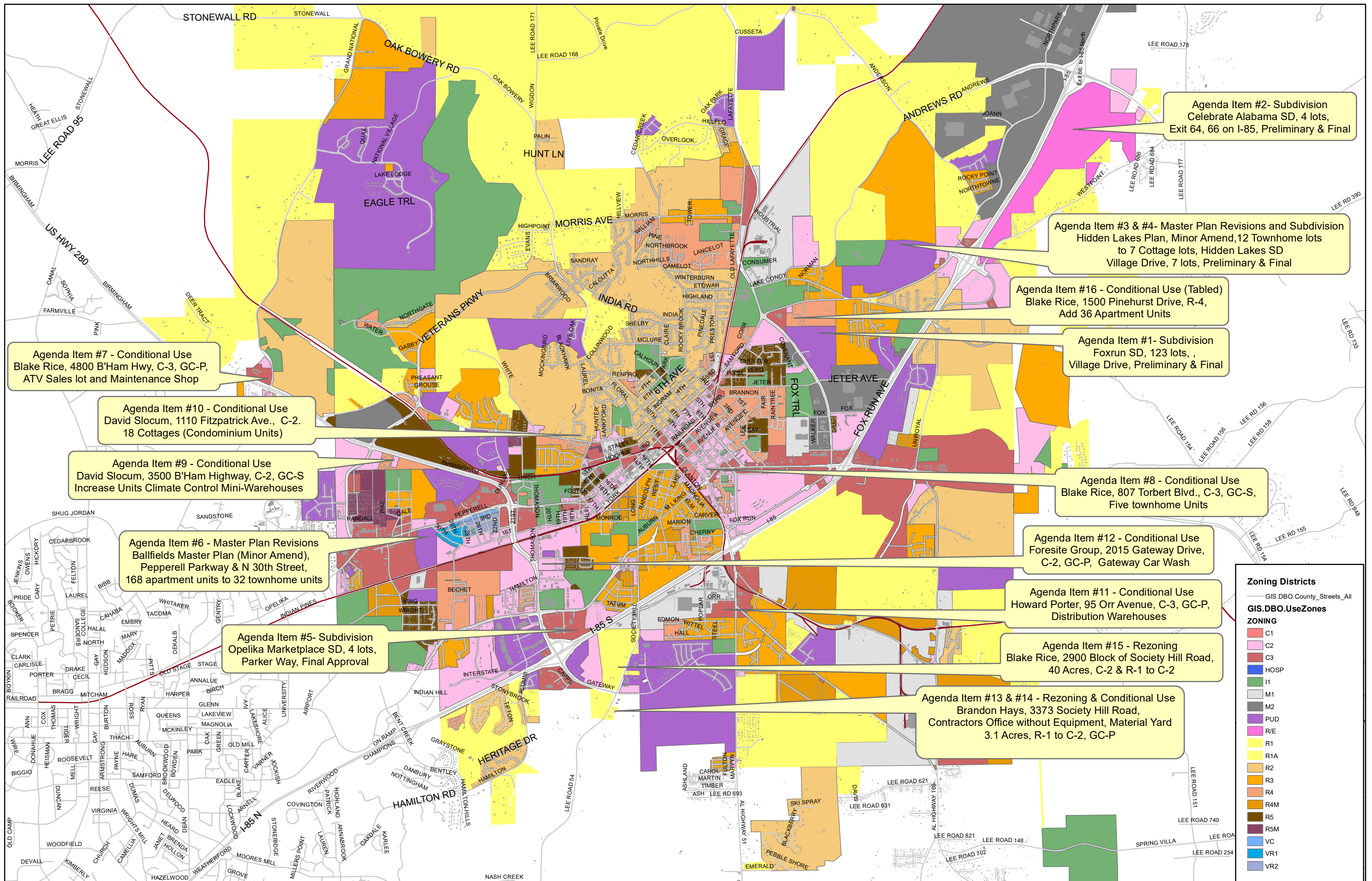
V. OLD BUSINESS

J. CONDITIONAL USE - Public Hearing

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

“In compliance with the Americans with Disabilities Act, the City of Opelika will make reasonable arrangements to ensure accessibility to this meeting. If you need special assistance to

participate in this meeting, please contact the ADA Coordinator 72 hours prior to the meeting at (334)705-5130.”





PLANNING COMMISSION MINUTES

300 Martin Luther King Blvd.

May 24, 2022

TIME: 3:00 PM

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

II. APPROVAL OF MINUTES

The City of Opelika Planning Commission held its regular monthly meeting May 24, 2022 in the Meeting Chambers, located at the Opelika Municipal Court. Certified letters have been mailed to all adjacent property owners for related issues.

MEMBERS PRESENT: Chairman Lewis Cherry, Mayor Gary Fuller, Mr. Ira Silberman, Councilman George Allen, Dr. Arturo Menefee, Ms. Lucinda Cannon, and Mr. Michael Hilyer.

MEMBERS ABSENT: Mr. John Sweatman and Mrs. Leigh Whatley.

STAFF PRESENT: Mr. Matt Mosley, Planning Director
Mrs. Claire Barber, Planning and Zoning Technician
Mr. Scott Parker, City Engineer
Mr. Guy Gunter, City Attorney

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

Approval of Planning Commission Minutes April 26, 2022

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

III. UPDATE ON PREVIOUS PC CASES

Mr. Mosley stated some of your zoning text amendments will go through City Council in the next meeting, one for a final reading and two for first reading. As Mr. Silberman pointed out, the Mill property application that was approved for rezoning was requested to be pulled by the property owner.

IV. NEW BUSINESS

A. PLAT (Preliminary and Final) - Public Hearing

1. Camelot Townhomes SD, Phase 3, 8 lots, accessed from Merlin Street, Blake Rice, Barrett-Simpson, Inc., authorized representative for BC Stone Contracting, LLC, Preliminary and Final Approval

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

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

A landscape plan is provided (see below) for the development that was approved at the April 2021 Planning Commission meeting. A residential buffer is required along the north property line next to the seven townhome lots, and the buffer is labeled as “*Existing Tree/Vegetation Buffer (will fill gaps with evergreens)*”. The natural buffer must provide an impervious visual buffer. The evergreen trees added to fill gaps must be a substantial size, so the evergreens provide an impervious barrier in three growing seasons.

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

Staff recommends preliminary and final approval for the seven townhome units subject to the following:

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

Mr. Mosley stated we will defer to the surveyor. He can tell us how they have handled those in the past.

Blake Rice, Barrett-Simpson, authorized representative, stated in this situation, the reason that we wait until now to bring the final plat to you is because at the time that the foundation is poured and the initial walls are built, my crews go out and shoot the interior walls and we set the property line directly in the middle of that wall.

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

NAYS: None

ABSTAIN: None

2. QuikTrip Store #7172, 4 lots, accessed from Gateway Drive, Jim Masingill, authorized representative for Broad Metro, LLC and QuikTrip Corporation, Preliminary and Final Approval

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

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

1. The parcel titled R/W Parcel should be named/dedicated as a public R.O.W. and given a street name.
2. Setback lines are not required to be shown on the individual lots.
3. Add the standard Opelika easement statement: An easement is hereby granted to the City of Opelika, and to any telephone companies serving the City of Opelika, for the purpose of installing, operating and maintaining poles, lines, guy wires and other facilities. Easement to be ten (10) feet wide, being five (5) feet wide on each side of the front and side lot lines.
4. Found pins should be designated by size & type, identifying cap, etc.
5. Add a note stating an access easements or future streets shall be required to the Ward property to the northeast either in this phase or future phases if it cannot be accommodated due to topography or the property configuration.
6. Correct Note 3. the FEMA MAP number typo.
7. Lot 2 on the adjacent property should be greyed out or removed.

Mr. Parker reported for Engineering, all of the Opelika Surveyors comments regarding the plat have been addressed. The Engineering Department has been inspecting the construction and testing of the infrastructure in this subdivision.

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 by Opelika Utilities.

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

Chairman Cherry opened the public hearing.

No comments.

Chairman Cherry closed the public hearing.

Motion to grant preliminary and final plat approval with staff recommendations

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

B. FINAL PLAT

3. Wyndham Village SD, Phase 2, Section 1, 54 lots, accessed at Wymond Drive, Mark Strozier, authorized representative for Wyndham Gateway LLC, Final Approval

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

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

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

Recommendation

Staff recommends final plat approval subject to the following:

1. Sidewalks are required on at least one side of the street.
2. All utilities shall be underground.

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

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

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

The Engineering Department recommends Final Plat approval.

Mr. Parker reported for the Opelika Utilities Board, recommended for approval.

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

Motion to grant final plat approval with staff recommendations

RESULT: Passed

MOVER: Director Mike Hilyer

SECONDER: Mayor Gary Fuller

DISCUSSION: Ms. Cannon asked Mr. Parker how long do you think it is going to take to get all of those things?

Mr. Parker stated usually within a week.

Mr. Silberman asked Mr. Parker there is no question that the developer has no problem with the proposed changes and recommendations?

Mr. Parker stated no sir, there is no question at all. This is one of many phases they have done before and we've never had a problem with this developer.

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

NAYS: None

ABSTAIN: None

C. CONDITIONAL USE - Public Hearing

4. David Slocum, Pinnacle Design Group, INC., authorized representative for Mark and Loretta Ackerman, 1405 Shannon Court, C-3, Commercial office and warehouse building with outside equipment storage

Mr. Mosley reported the applicant's original site plans submitted have been revised because they included too much property. The revised plan has been placed in you packet. The applicant is requesting conditional use approval to construct three commercial buildings: one building for Sparkle Window Cleaning office with warehouse space, one 6,000 sf building for office warehouse use, and one 12,000 sf building containing 10 units (1,200 sf each) for office warehouse use. Sparkle Window Cleaning specializes in window cleaning and the office warehouse units will be for lease. The business desires to locate on Shannon Court. The applicant's representative stated the owner would like to have outdoor storage that will consist of items like a truck, flat-bed trailer, covered trailer, and cleaning agents in containers. The trucks and trailers will be kept in the parking lot and any containers will be kept behind the building (shown on the site plan). The office of contractor without equipment and material yard use is an allowed use in the C-3 zoning district. The outside storage component for the Sparkle Window Cleaning requires conditional use approval. The office warehouse units for lease may require an additional conditional use approval depending on the specific use in each unit and zoning requirements. The applicant's representative stated this development will likely be built in phases starting with the Sparkle Window Cleaning office warehouse on the west side of the property. The parking ratio used for this development is commercial support uses: One space per employee on the largest shift, plus one space per company vehicle regularly stored on premises. The development shows total of 58 parking spaces that will be shared.

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

Building #2, located in the middle will be one large office warehouse with 21 parking spaces, including one handicap space. This building (6,000 sf) will be for lease. Building #2 has roll-

up doors along the side of the building. The applicant's representative stated this building will not have any outside display or storage. The warehouse office space for lease will be required to be approved individually for business licenses and meet all city requirements with no outside storage allowed. The office warehouse may require an additional conditional use approval depending on the specific use in each unit and zoning requirements. This building will share parking with the building to the east and west.

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

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

The applicant's representative presented a photo and elevations for the Sparkle Window Cleaning building in the front. This building exterior walls will consist of stone veneer materials along the lower portion of the wall with metal on the upper wall portion and metal roofing and awnings. At this time no exterior elevations have been submitted for the two (2) office warehouse buildings. The authorized representative stated they do not have the other buildings designed at this time. The authorized representative stated the applicants plan to have the exterior materials be similar for the entire development. A private dumpster for this development is not shown on the site plan. If a dumpster is needed in the future, the location and screening will need to be reviewed and approved by the Planning Department.

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

Staff recommends conditional use approval subject to the following:

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

5. Update the number of units and total square footage of the east building (#3).

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

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

Mr. Parker reported for the Opelika Utilities Board, water service is accessible to this use.

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

Chairman Cherry opened the public hearing.

No comments.

Chairman Cherry closed the public hearing.

Motion to grant conditional use approval with staff recommendations

RESULT: Passed

MOVER: Arturo Menefee

SECONDER: Director Mike Hilyer

DISCUSSION: Ms. Cannon stated I have two maps of the long building and I don't know which one is the correct one.

Mr. Mosley pointed out the correct map and stated they had originally shown more property than they actually owned and so they slightly reduced that and then that made it to where they couldn't have the second building which was right up against the street, so now you've got the three buildings that are set against the railroad tracks.

Ms. Cannon asked are they going to have landscaping there?

Mr. Mosley stated yes ma'am. Most of the landscaping plan is between Shannon Court and the parking lot. There will be a fair amount of landscaping that will help soften the buildings.

Ms. Cannon asked are we talking about low plants or are we talking about trees?

Mr. Mosley stated the big trees are shade trees. They show four large shade trees that will be planted here and of course they won't be extremely large when they are planted, but they will grow fairly quickly we think. They will have some understory trees there as well and some shrubs that will be somewhat low lying that will help screen the parking lot as well.

Ms. Cannon asked and how much outside storage of cars and trucks are

we talking about?

Mr. Mosley stated the only thing they have indicated to us is this one storage container here in the back corner that would be chemicals used by the Sparkle Window Cleaning company and then they would have some service vehicles that will be out here. In many cases we don't treat corporate vehicles as outside storage, we treat them as just vehicles. Now, if they have something that is designed more like a lift or contracting equipment, that would be what we would consider to be outside storage. It's my understanding that they'll have some trailers that'll be enclosed trailers but I'm not aware of anything else. I'll defer to the applicant to see if he knows of anything beyond that.

Ms. Cannon asked are we talking about 10 cars or 20?

Mr. Silberman asked is there anything indicating a fence around the property?

Mr. Mosley stated no sir, I don't see any fences located on this property.

Mr. Silberman stated I see a line going through the driveway entrance.

Mr. Mosley stated those are utility lines, overhead power and a property line.

Mr. Silberman asked about another line on the plat.

Mr. Mosley stated that's the setback line.

Brett Bodine, owner of Sparkle Window Cleaning, stated as of Tuesday we will be purchasing this property. I can speak a little bit more about what we have in terms of things that we would need for storage. We're talking about one branded F-250 pick-up truck, a cargo trailer, and maybe one open trailer. No crazy amount of storage or forklifts or anything like that. In terms of the chemical container, it is one small 350-gallon container.

Ms. Cannon stated well I think you are improving the property. I was just wanting to protect your neighbors too.

Brett Bodine stated I appreciate that.

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

NAYS: None

ABSTAIN: None

5. Bruce Adams, authorized representative for Earlon McWhorter (280 Land Company LLC), 1451 Andrews Road (3100 block of Anderson Road), R-3, GC-P, Proposed Church of the Highlands

Mr. Mosley reported the Church of the Highlands is requesting conditional use approval to construct a new church auditorium (sanctuary) with adjoining classrooms, meeting rooms, and

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

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

A site plan, landscape plan, building elevations, and floor plan of the church were submitted. The minimum off-street parking space requirement for a church are met; the minimum is 1 parking space per 4 seats at maximum capacity of sanctuary. The church sanctuary has 800 seats; 200 parking spaces are required, and 579 parking spaces are provided.

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

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

Recommendation

Planning staff recommends conditional use approval subject to the following:

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

2. **Add a residential buffer from the buffer options (1) provided in Section 10 Landscape Regulations along the west and south property lines.**
3. **Either use a Gateway Corridor approved cladding material or other alternative method to help this building better fit in with the aesthetic of the surrounding area.**

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

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

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

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

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

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

Chairman Cherry opened the public hearing.

No comments.

Chairman Cherry closed the public hearing.

Motion to grant conditional use approval with staff recommendations

RESULT: Passed

MOVER: Lucinda Cannon

SECONDER: Mayor Gary Fuller

DISCUSSION: Ms. Cannon stated I don't know how far this is off the road or if it's back into the property a little bit, but does it coordinate or work with Joann's Fabric as far as the outside goes? It looks pretty industrial here.

Mr. Mosley stated yes ma'am. This property is probably about 150 feet off the right-of-way. Again, it uses kind of a metal panel. Joann's is probably about 800 feet off the right-of-way. They use tilt wall construction, which is concrete. I think looking at them from the road, you're probably not going to be able to tell much difference between the two, other than this one may have a little bit of a sheen or a kind of a shine to it to some

degree.

Ms. Cannon stated well, I was just thinking about what's in the area and what's going to be coming to the area and if this is going to look sterile.

Mr. Mosley stated it will look more like an office facility, I think, than it will a residential.

Ms. Cannon stated well, they'll eventually need to expand it. I mean congratulations, y'all are doing a great job with the church. I was just wondering about that.

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

NAYS: None

ABSTAIN: None

6. Dustin E Nelms, authorized representative for Hayley Investments LLC, 410 Simmons Street, M-1, Holistic Wellness Center

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

Basically, holistic wellness assists the whole person (body, soul, and mind) toward better health by providing several alternative therapies instead of a prescription to treat a symptom or habit. Holistic wellness may include diet consultation, fitness solutions, skincare, massage, and naturopathy (1) to stimulate a person's inherent self-healing process. The applicant's holistic wellness center is called "*Platinum P's Yoni Care and Wellness*". The applicant's center will provide yoni service (cleansing steam treatments), laser-liposuction (non-surgical, ultrasonic radio waves), and body contouring/sculpting (non-surgical, cold, or heat-induced treatment). The applicant said that all treatments are natural, and certification or a license is not required to provide treatments. The wellness center sales feminine wash, soap, wipes, and bath oil.

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

Recommendation

The adjacent zoning district on all sides of the applicant's property is zoned M-1; the land uses are warehousing and lite manufacturing on three sides; across 410 Simmons Street is undeveloped property. The proposed business does not involve outside operations or external

activities that could interfere with adjacent properties. Planning staff believes that the proposed use will be compatible with the adjacent properties.

Staff recommends conditional use approval.

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



Mr. Parker reported for Engineering, the Engineering Department has no other comments or concerns with this proposed conditional use application.

Mr. Parker reported for the Opelika Utilities Board, water service is accessible to this use.

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

Chairman Cherry opened the public hearing.

No comments.

Chairman Cherry closed the public hearing.

Motion to grant conditional use approval with staff recommendations

RESULT: Passed

MOVER: Lucinda Cannon

SECONDER: Ira Silberman

DISCUSSION: Ms. Cannon asked is there enough parking?

Mr. Mosley stated they have space for two or three people to park in the rear of the site, which would be for employees, and then they have a few spaces up front. Provided that it's all by appointment, there should be enough parking.

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

NAYS:	None
ABSTAIN:	None

V. OLD BUSINESS

D. FINAL PLAT

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

Mr. Mosley reported the applicant is requesting a subdivision final plat approval for a 72 of the 202 lots planned and given preliminary approval in Phase 4 of the Village at Waterford PUD zoning district in December 2020. This phase was also given City Council's approval of the Village of Waterford PUD Master Plan amendment in February 2021.

Phase 4A final plat consists of 70 single family home lots, one lot (5.74 acres) for stormwater detention, and one lot (34,400 sf) as an amenity lot described in the preliminary plat approval process as a neighborhood community building and swimming pool labeled Lot 243. The plat shows 35 single family home lots with front lot widths 36 to 40 feet wide and lot sizes ranging from 4,320 sf to 6,530 sf. The remaining 35 lots with front lot widths 50 to 55 feet wide and lot sizes ranging from 6,000 sf to 12,460.8 sf. The minimum building setbacks approved with the amended Master Plan PUD is 18 feet front & rear yards and 5 feet on side yard for all single-family home lots and should be listed in the notes on the plat.

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

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

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

Planning staff recommends final plat approval subject to the following:

1. Add the property owner/developers name and address on plat.
2. Existing corner markers should be identified by size & type.
3. Change Note 6 to read as follows: "An easement is hereby granted to the City of Opelika and to any utility companies serving the City of Opelika for the purpose of installing, operating, and maintaining pole lines, guy wires and other

facilities. Easement to be ten (10) feet wide and shall be centered along the front and side lot lines of each lot.”

4. The north arrows are turned the wrong way.
5. There is already an Arlee Avenue.
6. Where appropriate, include record courses & distances for comparison.
7. Ensure Lot 239 be a minimum of 50 foot lot frontage at the building line.
8. Install underground utilities
9. Install sidewalks on at least one side of all streets.
10. Add a note on final plat providing the minimum building setbacks – 18 feet front yard, 18 feet rear yard and 5 feet side yard.
11. As described in the Village at Waterford Master Plan requires street trees: Street trees shall be required as noted in Section 2.c.i. in the master development plan. One tree every two lots planted on private property.
12. Add a note who is responsible to build and maintain open space/amenity areas, detention ponds, and who is responsible to construct and maintain the neighborhood community building, parking lot, and swimming pool on the “Amenity Lot” (Lot 243) on plat and as shown on the Master Plan. The authorized representative stated Lot 202 and 314 are open space lots and Lot 197 is for detention. (The City of Opelika is not responsible for the maintenance of designated open space and detention pond lots.)

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

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

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

Mr. Parker reported for the Opelika Utilities Board, recommended for approval.

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

Motion to grant final plat approval with staff recommendations

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

E. **CONDITIONAL USE - Public Hearing**

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

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

VI. ADJOURN

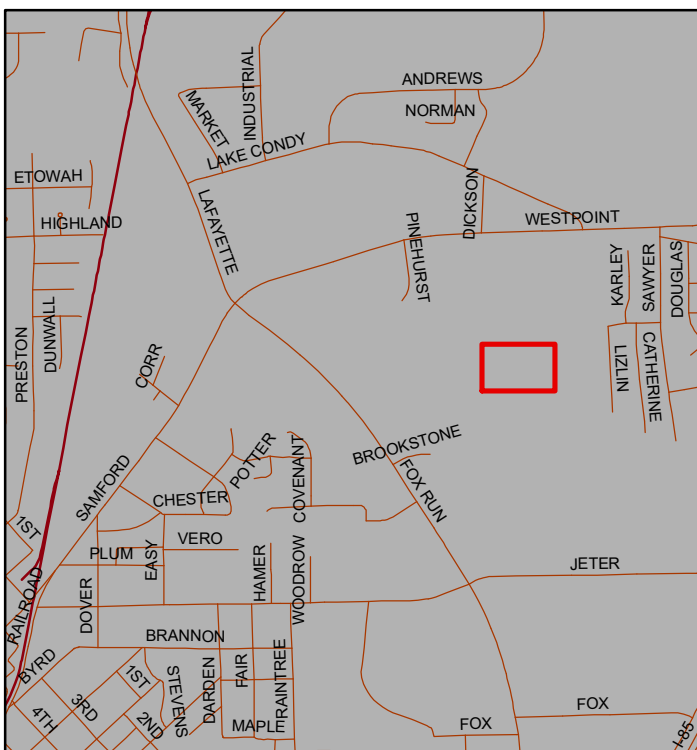
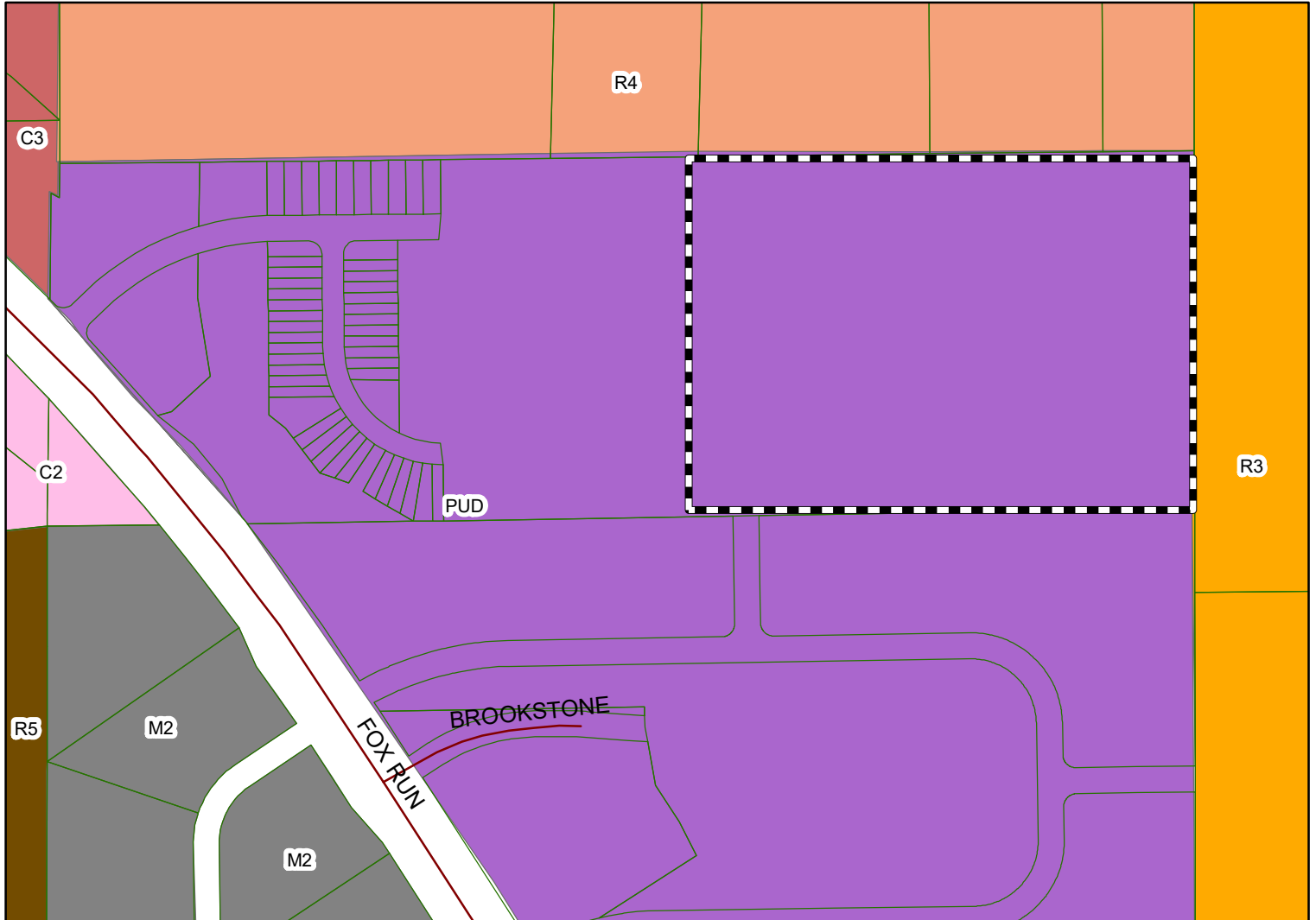
Motion to adjourn at 3:41 p.m.

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

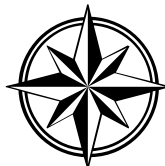
_____ Lewis A. Cherry, Chairman

_____ Matt Mosley, Secretary

FOXRUN PHASE 2 SUBDIVISION TERMINUS OF VILLAGE DRIVE PRELIMINARY APPROVAL, A-1



The applicant is requesting preliminary approval for 123 lots. The subdivision is located in teh Foxrun PUD zoning district.



Subject Property

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

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: June 28, 2022

Subdivision: Foxrun Subdivision, Phase 2

Agenda Item #: A-1

Action Requested: Preliminary Approval

Location of Property: Village Drive

Property Owner(s): Daniel Holland, Manager of Holland Homes, LLC

Current Land Use: Undeveloped

Current Zoning: PUD

Flood Zone: A portion of Lot 130 lies within the 100 year flood plain per FEMA FIRM PANEL Nov 2, 2011 – MAP#01081C0090G

Staff Comments:

The applicant is requesting preliminary plat approval for a 123-lot subdivision located in a planned unit development (PUD). The master plan and zoning were approved by City Council in September 2019 and amended by Planning Commission on March 23, 2021. The master plan consists of 136 single family lots, 104 twin home lots, four open space lots, three amenity lots, and two future development lots along Fox Run Parkway.

The 90 single-family lots are located along Village Drive, Road A, Road C, and Road D. These lots will have the following area standards:

Single-family detached standards

- Min. Lot size = 4,200 sf
- Min. Lot Width = 40 feet
- Front Setback – 20 feet
- Rear Setback – 20 feet
- Side Setback – 5 feet
- FAR – 0.60 max

All of the single family lots meet the minimum standards except Lot 159, 175, and 182 lot width. The setbacks and other area standards should be noted on the final plat.

The 32 twin home lots are located along Road B. These lots are comprised of duplexes split along the common wall to allow fee-simple ownership. The twin house lots have the following standards:

- Min. Lot size = 3,000 sf
- Min. Lot Width = 25 feet
- Front Setback – 10 feet
- Rear Setback – 20 feet
- Side Setback – 5 feet
- FAR – 0.65 max

All of the twin home lots meet the standards. Lot 129 is 40,831 sf previously shown as detention and open space. Lot 130 is 244,608 sf previously shown as passive open space. The use of these lots, ownership, and maintenance needs to be noted on the final plat.

The proposed plat is largely in compliance with the approved master plan and the subdivision regulations.

Staff recommends preliminary plat approval subject to the following:

- **Note on Lots 129 and 130 the use, ownership, and maintenance of the common areas.**
- **Revise lots 159, 175, and 182 to meet the minimum lot width for the single-family home lots.**
- **Underground utilities shall be required**
- **Sidewalks shall be required on at least one side of the street.**
- **The courses and distances from the section corner is not shown.**

Engineering Department Report

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

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

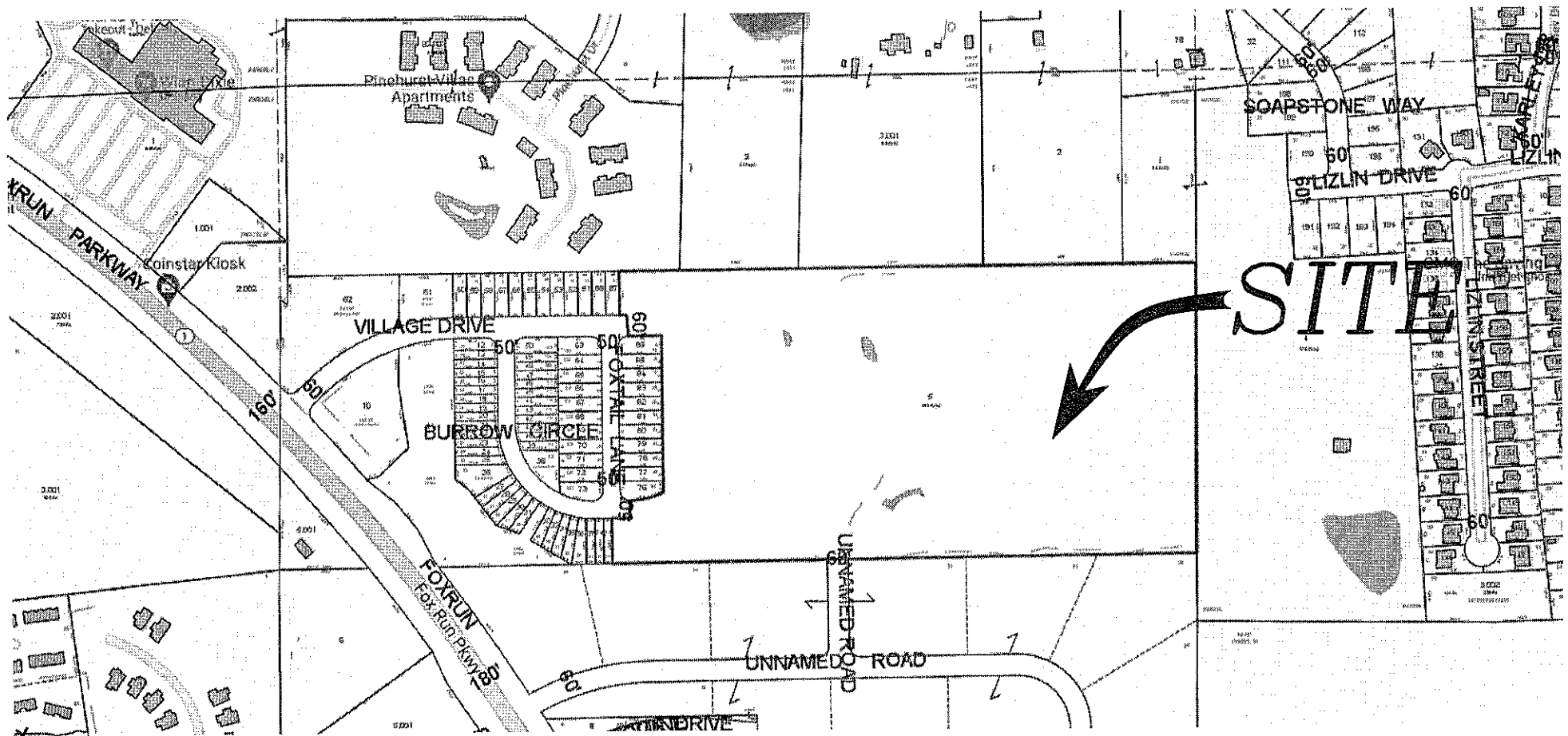
The Engineering Departments review comments have been addressed and the Department recommends preliminary plat approval for this application.

Opelika Utilities Board Report

Report to be submitted.

Opelika Power Services Report

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



VICINITY MAP

NOT TO SCALE

FOXRUN SUBDIVISION
PHASE 2
SECTION 5 T 19 N R 27 E
OPELIKA LEE COUNTY ALABAMA

SECTION 5
OPELIKA

T 19 N
LEE COUNTY

R 27 E
ALABAMA

43 10 03 05 4 000 001.000
TIGER TOWN DEVELOPERS LLC
C O BOB ROLADER
SCARBROUGH & ROLADER DEV
270 N JEFF DAVIS DR
FAYETTEVILLE, GA, 30214
LOT 35
THE CHIMNEYS S D
PLAT 44-191
GRID N: 787426.06
GRID E: 803658.77
SCALE FACTOR: 0.99998491
CONVERGENCE: 01°5'31.1880"
ELEV: 792.76'

43 10 03 05 4 000 002.000
WARREN AARON M & NATALIE B WARREN
907 WEST POINT PKWY
OPELIKA, AL, 36801

43 10 03 05 4 000 003.000
BENNETT THOMAS M & DEBRA T
807 WEST POINT PKWY
OPELIKA, AL, 36801

43 10 03 05 4 000 003.001
BENNETT THOMAS M & DEBRA T
807 WEST POINT PKWY
OPELIKA, AL, 36801

LOT 1
J & N FARMS S D
BENNETT REVISION
PLAT 28-125

LOT 2
J & N FARMS S D
BENNETT REVISION
PLAT 28-125

IF
CA0062
REBAR

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 _____, 2022.

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

State of Alabama
Lee County

I, Daniel Holland, Manager 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 _____, 2022.

Daniel Holland, Manager of Holland Homes LLC

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 _____, 2022.

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: _____

43 10 03 05 4 000 001.000
TIGER TOWN DEVELOPERS LLC
C O BOB ROLADER
SCARBROUGH & ROLADER DEV
270 N JEFF DAVIS DR
FAYETTEVILLE, GA, 30214

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

NOTES:

- SOURCE OF INFORMATION: DEED BOOK 2589 PAGE 669, FOX RUN SUBDIVISION PHASE 1C RECORDED IN PLAT BOOK 46 PAGE 46; FOX RUN SUBDIVISION PHASE 1B RECORDED IN PLAT BOOK 45 PAGE 60
- DATE OF FIELD SURVEY: MAY 31, 2022
- DATE OF WORK COMPLETED: JUNE 6, 2022
- BEARINGS BASED ON STATE PLANE COORDINATES, NAD 1983, ALABAMA EAST ZONE, US FOOT. COORDINATES SET USING RTK GPS, ADJUSTED CORRS AS CONTROL
- WETLANDS CURRENTLY HAVE BEEN DELINEATED AND NO WETLANDS ARE PRESENT ON THESE SINGLE FAMILY OR TOWN 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 LOT 130 LIES WITHIN THE 100 YR FLOOD PLAIN PER FEMA FIRM PANEL 101081C00905, DATED 11-2-2011.
- OPEN SPACE LOTS (LOT 130 & 129) SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- TOWN HOUSE SETBACKS = 10' FRONT, 20' REAR, 5' SIDE SETBACK
- SINGLE FAMILY SETBACKS = 20' FRONT, 20' REAR, 5' SIDE SETBACK
- GROSS ACREAGE: 24.44 AC 1,084,717 SF.
- ALL UTILITIES SHALL BE UNDERGROUND.
- SIDEWALKS SHALL BE REQUIRED ON ONE SIDE OF EACH STREET.

ELEV: 769.38
GRID N: 786603.46
GRID E: 803650.37
SCALE FACTOR: 0.99998491
CONVERGENCE: 01°5'31.0542"

5 4
8 9

POC
SE COR
SEC 5 T 19 N R 27 E
OPELIKA, LEE COUNTY, ALABAMA

Seal
Drawn By:
MTM
Scale:
1"=60'
File Name:
22-0402-SD1
Date:
6-6-2022

PRECISION
SURVEYING

Sheet Title:
FOXRUN SUBDIVISION
PHASE 2
PRELIMINARY PLAT

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

VILLAGE DRIVE - 60' ROW

ROAD A - 50' ROW

ROAD B - 50' ROW

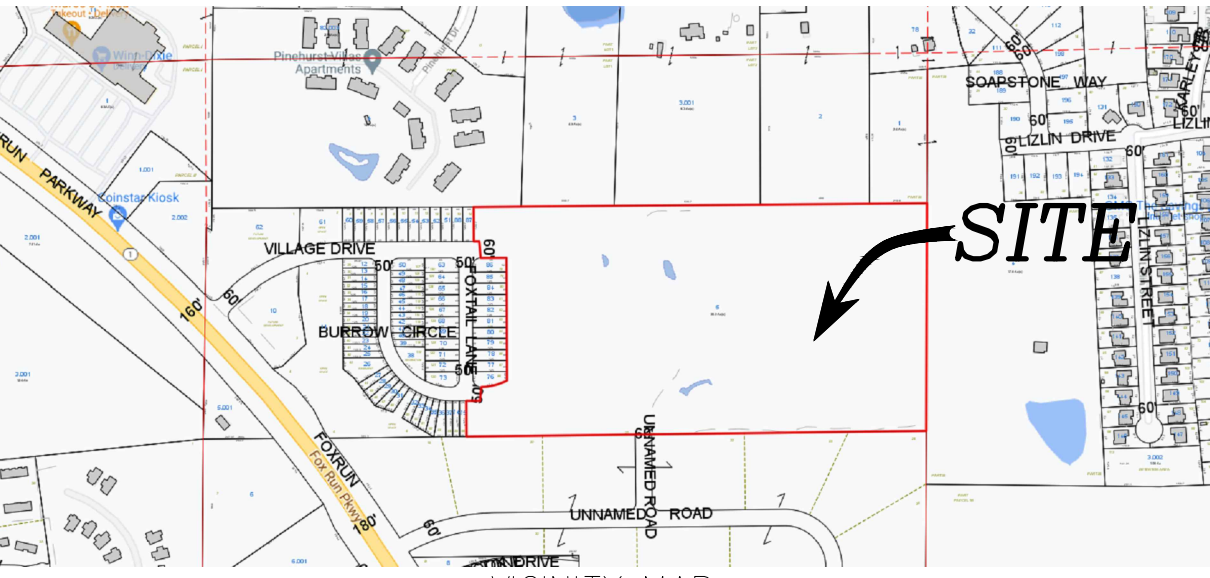
ROAD C - 50' ROW

ROAD D - 50' ROW

LEGEND

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

GRAPHIC SCALE
1"=60'
60' 0 60' 120' 180'





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

2931

DEADLINE: 6/17/22 MEETING: 6/28/22SITE ADDRESS: East end of Village DrivePROPERTY OWNER: Holland HomesAPPLICANT/AUTHORIZED REPRESENTATIVE: T.J. JohnsonMAILING ADDRESS: 2124 Moores Mill Road Suite 110PHONE NUMBER: 256-393-1617

FAX NUMBER: _____

EMAIL ADDRESS: thomasj@hollandhomesllc.com and mike.precisionsurv@gmail.com

TYPE OF PLAT APPROVAL REQUESTED

☐ SKETCH PLAN ☐ ADMINISTRATIVE ☒ PRELIMINARY ☐ FINAL

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

☐ Annexation☐ Rezoning☐ Other _____**PARCEL INFORMATION**Subdivision Name: Foxrun Phase 2Current Land Use: vacant - residentialCurrent Zoning: PUDProposed use of the Subdivision: single family residential☒ Residential☐ Commercial☐ Manufacturing/Industrial☐ Office/InstitutionalNumber of Lots: 123 x \$3.00 = \$ 369Number of APO: 4 x \$7.00 = \$ 28
(Adjacent Property Owners)Fee: \$75.00TOTAL = 472

PAID _____

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

OWNERS/AUTHORIZED

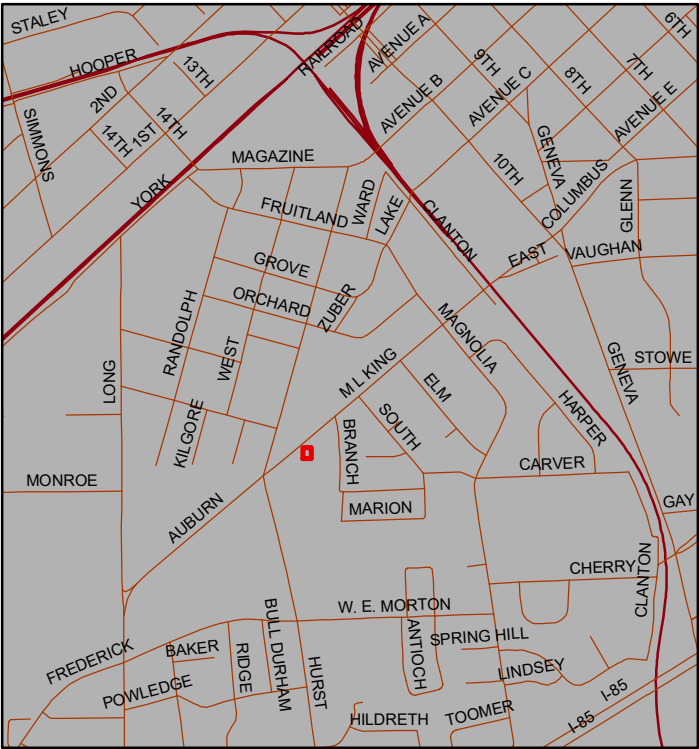
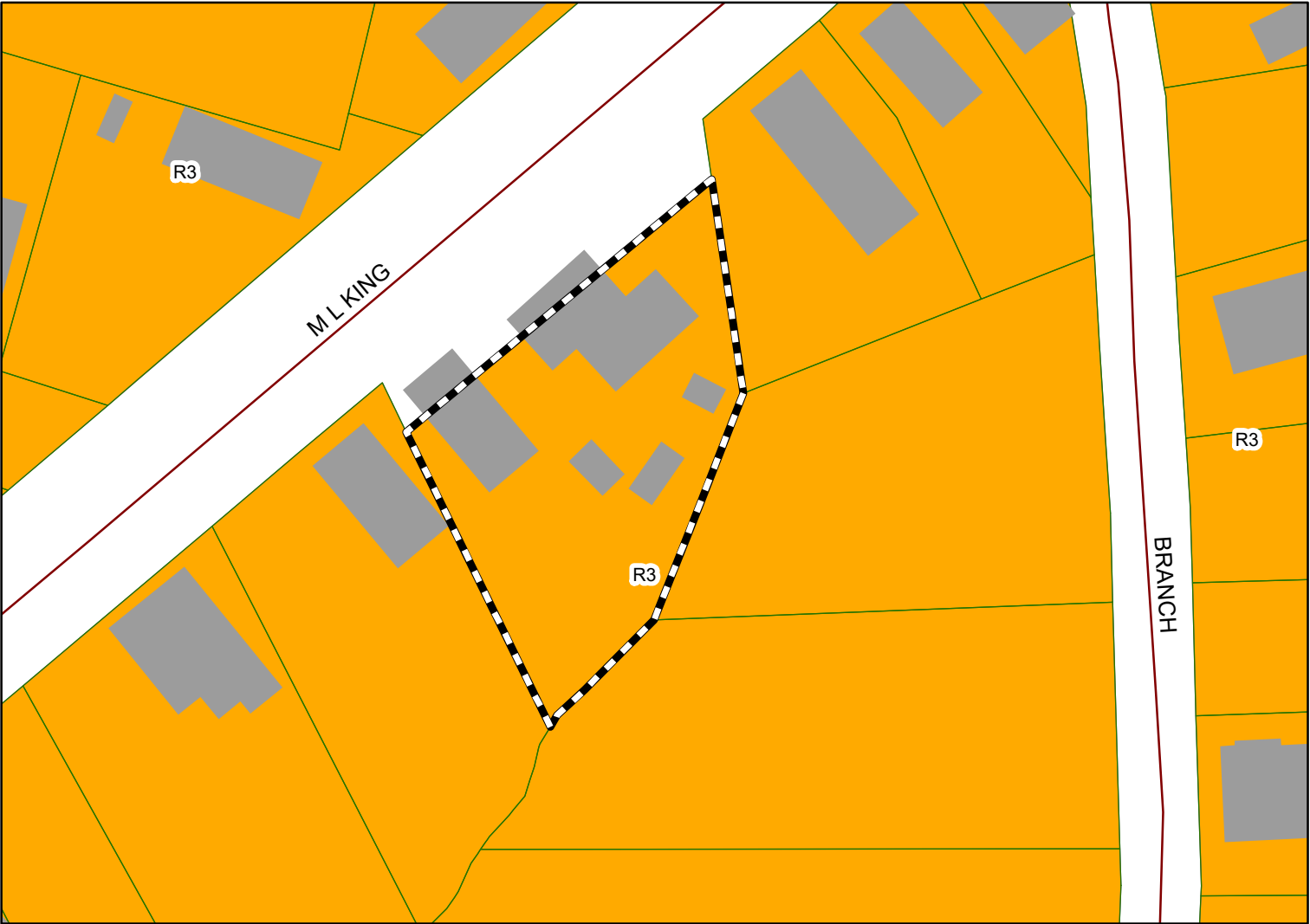
REPRESENTATIVE SIGNATURE:

(PRINT NAME) Daniel Holland

6-7-2022

DATE

ARMETTA JOHNSON ESTATE SUBDIVISION
709 MARTIN LUTHER KING BLVD
PRELIMINARY AND FINAL APPROVAL, B-2



The applicant is requesting preliminary and final approval for 2 lots. The subdivision is located in a R-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 verification by an independent professional qualified to verify such information.

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: June 28, 2022

Subdivision: Armetta Johnson Estate

Agenda Item #: B-2

Action Requested: Preliminary and Final Plat Approval

Location of Property: 709 and 713 Martin Luther King Blvd.

Property Owner(s): Benjamin H. Parr (Attorney for the Estate of Armetta Johnson)
Blake Rice, Barrett-Simpson, Inc. (Authorized Representative)

Current Land Use: Residential

Current Zoning: R-3

Flood Zone: FEMA – Nov 2, 2011 – MAP#01081C0069G Southern portion of property located in Flood Zone X – 0.2% chance of flood

Staff Comments:

The applicant is requesting preliminary and final plat approval for a 2-lot subdivision. This subdivision is at 709 and 713 Martin Luther King Blvd. The purpose of the subdivision is an estate required the division into two lots. The two homes and sheds are existing with a shared driveway.

This property is zoned R-3. The lots sizes are A-1 7,265 sf and Lot A-2 is 7,470 sf. The property division does not meet the minimum lot size requirements of 10,000 sf. Also, the residential structures do not meet the current front setback requirement of 30 feet. Due to the placement of the existing structures and the needs of the estate this is the most practical division of these two residential homes. The property is required to be divided by court order through the probating of the will.

Planning staff recommends preliminary and final approval subject to:

1. The title states that this is an administrative plat. That should be changed as it is now on the Planning Commission agenda.
2. Add a vicinity map.
3. The adjoiners directly across Martin Luther King Blvd. should be included.
4. Add a shared driveway easement note.

Engineering Department Report

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

Opelika Utilities Board Report

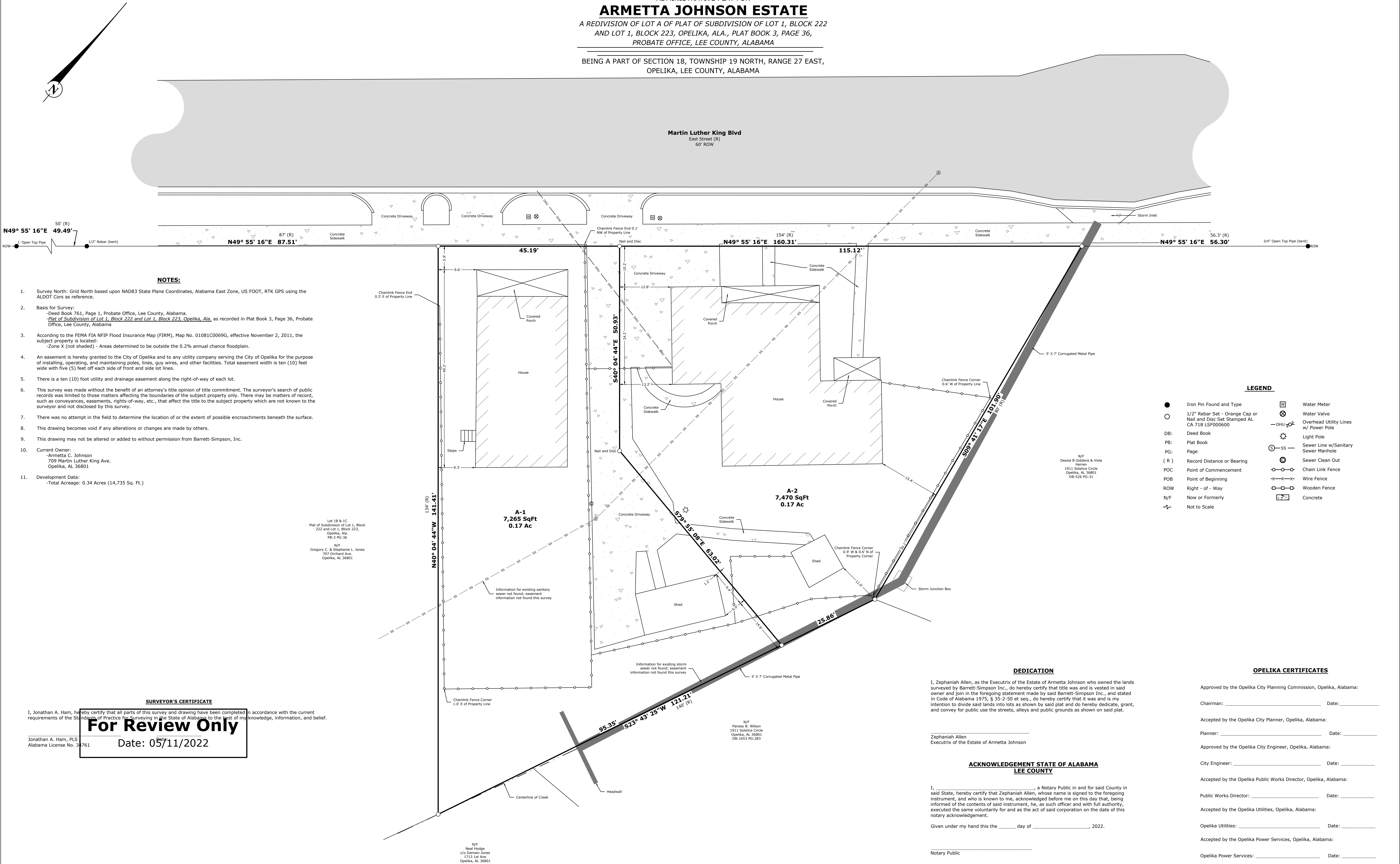
Report to be submitted.

Opelika Power Services Report

This is inside the Opelika Power Service territory.

ADMINISTRATIVE PLAT FOR
ARMETTA JOHNSON ESTATE
A REDIVISION OF LOT A OF PLAT OF SUBDIVISION OF LOT 1, BLOCK 222
AND LOT 1, BLOCK 223, OPELIKA, ALA., PLAT BOOK 3, PAGE 36,
PROBATE OFFICE, LEE COUNTY, ALABAMA

BEING A PART OF SECTION 18, TOWNSHIP 19 NORTH, RANGE 27 EAST,
OPELIKA, LEE COUNTY, ALABAMA





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

2933



DEADLINE: 6/7/22 MEETING: 6/28/22

SITE ADDRESS: 709 Martin Luther King Blvd. Opelika, AL 36801

PROPERTY OWNER: The Estate of Armetta Johnson

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

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

PHONE NUMBER: 334-745-7026

FAX NUMBER: 334-745-4367

EMAIL ADDRESS: brice@barrett-simpson.com

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: Armetta Johnson Estate

Current Land Use: Single-family Residential

Current Zoning: R3

Proposed use of the Subdivision: Single-family Residential

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

Number of Lots: 2 x \$3.00 = \$6.00

Number of APO: 6 x \$7.00 = \$42.00
(Adjacent Property Owners)

Fee: \$75.00

TOTAL = \$123.00**PAID** _____

I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) Armetta Johnson Estate 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) Blake Rice, Barrrt-Simpson, Inc.

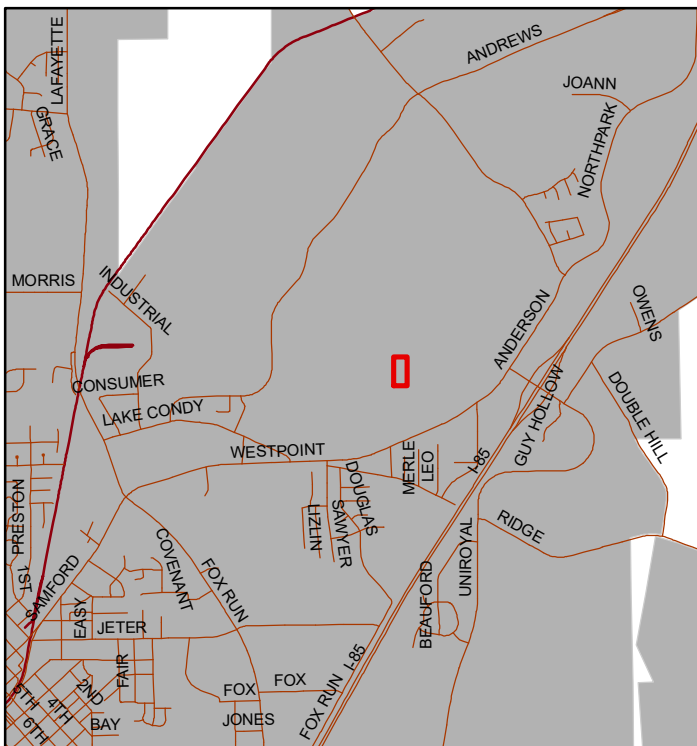
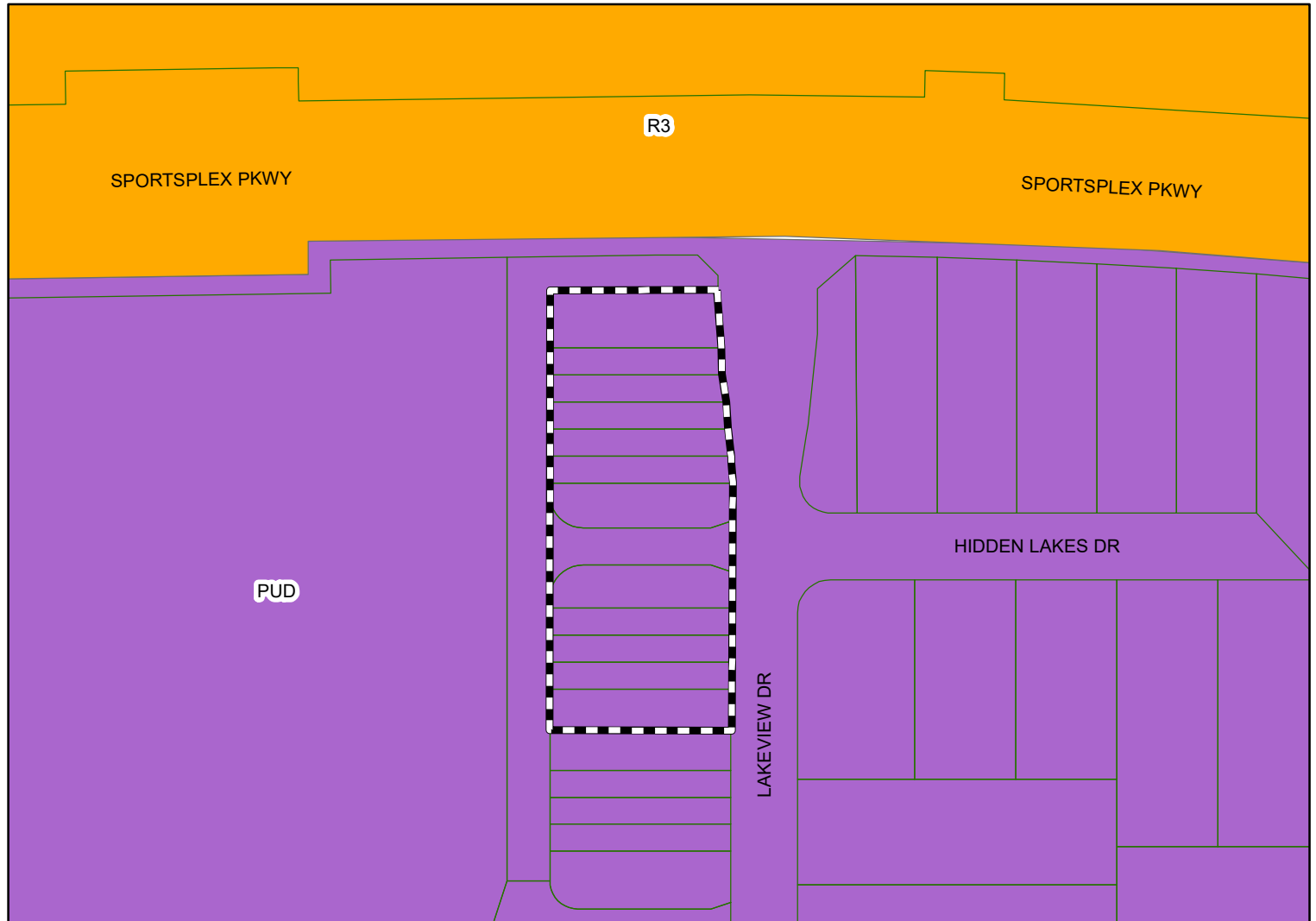
6/6/22

DATE

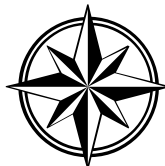
MASTER PLAN AMENDMENTS & HIDDEN LAKES COTTAGES SUBDIVISION

LAKEVIEW DRIVE

MINOR AMENDMENT AND PRELIM/FINAL APPROVAL, C-3,C-4



The applicant is requesting an amendment to remove 12 townhome lots and add 7 rear alley entrance cottage lots. Preliminary and final approval also requested. The subdivision is located in the Hidden Lakes PUD zoning district.



Subject Property

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

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: June 28, 2022

Agenda Item #: C-3

Action Requested: Hidden Lakes Master Plan Amendment – Minor Amendment –
Replace vacant townhouse lots with cottage single family detached lots

Location of Property: Lakeview Drive

Property Owner(s): 280 Land Company, LLC.
Blake Rice, Barrett-Simpson, authorized representative

Current Land Use: Residential

Current Zoning: PUD (Planned Unit Development)

Surrounding Zoning Districts

And Land Uses:	North	R-3	Vacant
	South	R-2	Single-family
	East	C-2, R-3	Vacant
	West	I-1	Sportsplex

Action Requested:

The applicant is requesting to change 12 townhouse units into 7 single family detached residential units. The proposed residential units would be larger than the townhomes, but smaller than the approved single-family lot type in the development. The subject area is slightly less than one acre (0.92 acres). The 12 townhouse lots were created in 2020 as part of an 17-unit block of townhomes. One building was constructed but has not been as successful as the detached homes. The developer has proposed replacing these units with detached cottages.

The development was originally intended to have the single-family homes use the following setbacks:

Front: 20 feet

Sides: 7 feet

Rear: 25 feet (15 feet for this section)

The new lots would be narrower in width and have a 15 foot rear setback of the rear alley that would be more consistent with the nearby townhomes. This proposed change would only be applicable to the lots previously shown as T-13 thru T-2. Staff does not see this as a substantial change to the development. This would only affect a small number of lots in the development and is consistent with

the approach the zoning ordinance takes for non-PUD zoned lots. Staff did feel this change warranted review by the Planning Commission as the setback and lot width, while larger than the units currently proposed would be smaller than the remainder of the single family detached homes.

The proposed change would have a very negligible decrease in the overall density of the development.

Staff recommends approval of this minor amendment to the approved plan.

Engineering Department Report

The Engineering Department has no concerns with this amendment to the PUD Masterplan recommends approval.

Opelika Utilities Board Report

Report to be submitted.

Opelika Power Services Report

This is outside of the Opelika Power Service territory.



**BARRETT-
SIMPSON, INC.**
Civil Engineers & Land Surveyors

Timothy W. Simpson, P.E., P.L.S.
President
George W. Barrett, P.L.S.
Vice President

Eddie A. Eubanks, P.L.S.
Survey Manager
M. Blake Rice, P.E.
Opelika Manager
Christopher M. Rogers, P.E.
Engineering Manager

May 17, 2022

Mr. Matt Mosley
Planning Director
City of Opelika
700 Fox Trail Pkwy.
Opelika, AL 36803

Re: **Hidden Lakes Subdivision - PUD Minor Revision**

Dear Matt,

We respectfully request that the PUD for Hidden Lakes Subdivision be modified to reflect the removal of twelve (12) Townhouse units and the addition of seven (7) Rear Alley Entrance Cottages, in the previously designated Townhouse area off Lakeview Drive. We have included the proposed setbacks for the added Cottages in the attached, revised PUD Narrative.

Please contact us with any questions you may have regarding our request.

Sincerely,

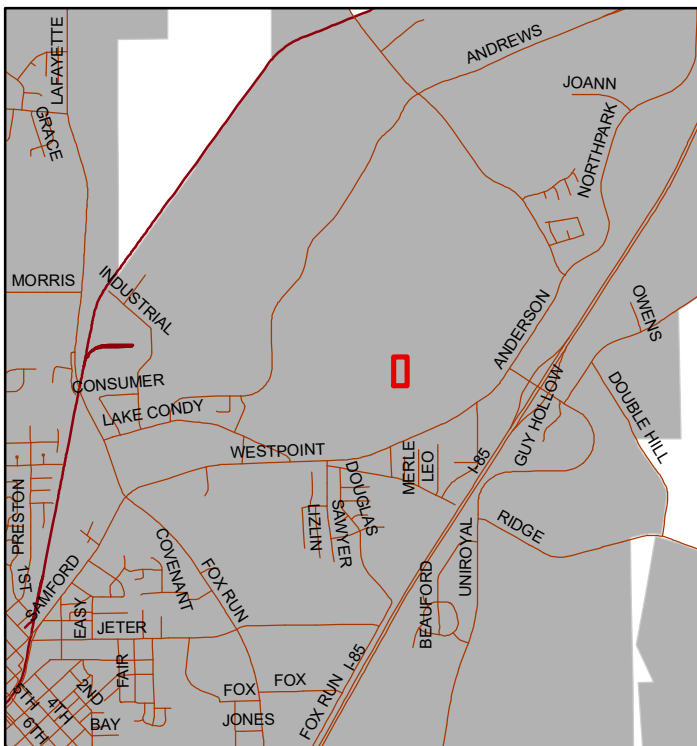
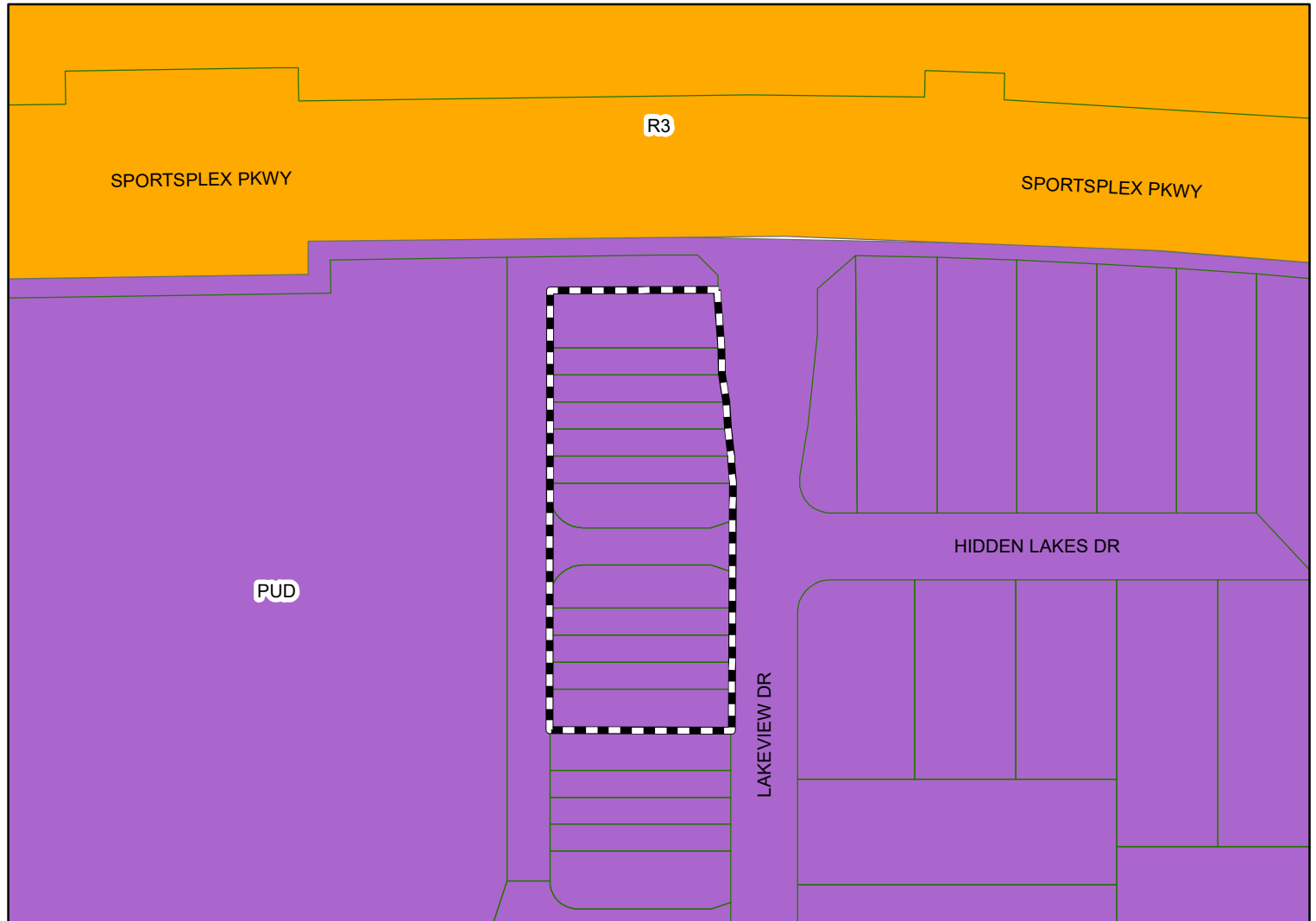
BARRETT-SIMPSON, INC.

M. Blake Rice, P.E.

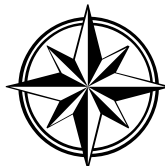
MASTER PLAN AMENDMENTS & HIDDEN LAKES COTTAGES SUBDIVISION

LAKEVIEW DRIVE

MINOR AMENDMENT AND PRELIM/FINAL APPROVAL, C-3,C-4



The applicant is requesting an amendment to remove 12 townhome lots and add 7 rear alley entrance cottage lots. Preliminary and final approval also requested. The subdivision is located in the Hidden Lakes PUD zoning district.



Subject Property

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

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: June 28, 2022

Subdivision: Hidden Lakes SD, Redivision of Lots T-2 – T-13

Agenda Item #: C-4

Action Requested: Preliminary/Final Approval

Location of Property: Lakeview Drive

Property Owner(s): 280 Land Company, LLC
Blake Rice, Barrett-Simpson, Inc. (authorized representative)

Current Land Use: Undeveloped

Current Zoning: PUD

Flood Zone: FEMA – Nov 2, 2011 – MAP#01081C0090G
Zone X – An area 0.2% or less annual chance of flood

Staff Comments:

The applicant is requesting preliminary and final plat approval for a redivision of Lots T2- T13 into 7 (seven) lots in Hidden Lakes Subdivision. The primary access the lots is from a rear alley off of Lakeview Drive. The existing 12 lots would be combined into 7 lots for single-family detached cottages. Sidewalks are required on at least one side of all streets; underground utilities are installed.

Lots T-2 through T-8 will be single-family home lots ranging from 5,442 sq. ft. to 5,913 sq. ft. These lots are 40 feet in width along the front property line. This area was previously designated for townhomes in the Hidden Lakes PUD Master Plan and on the previous recorded plat of Hidden Lakes Phase 1. The change in use from townhouses to single-family homes reduces the number of units from 12 down to 7 units. This has a very negligible decrease to the overall density.

Staff recommends final approval subject to the following:

1. Sidewalks are required on at least one side of all single-family home streets.
2. Old lot lines should be shown.

Engineering Department Report

There is no public infrastructure involved in in this subdivision so no infrastructure plans will be required. The applicant has also established an erosion and sediment control permit for this area so no other submittal will be required for this regulation. Coordination with each utility will be needed to establish the necessary connections to the existing infrastructure.

The Engineering Department has no other comments or concerns with this proposed plat and recommends preliminary and final plat approval.

Opelika Utilities Board Report

Report to be submitted.

Opelika Power Services Report

This is outside of the Opelika Power Service territory.

Drawing Number: 3-12-2011-11-C-011118-2496 - Hidden Lakes Cottages, Plat Book 43, Page 132 & 133, Probate Office, Lee County, Alabama. Drawn By: J. Ham, PLS. Date: 05/25/2022.



Lakeview Drive
50' ROW

Lakeview Drive
ROW VARIES

Lot 134
Hidden Lakes Phase 1
PB: 43, PG: 132 & 133
April & Steven Proque
2050 Hidden Lakes Drive
Opelika, AL 36801

Lot 1
Common Area
Hidden Lakes Phase 1
PB: 43, PG: 132 & 133
280 Land Company, LLC
PO Box 908
Anniston, AL 36202

Lot 118
Common Area
Hidden Lakes Phase 1
PB: 43, PG: 132 & 133
SMB Land LLC
404 8th South Street
Opelika, AL 36801

SURVEYOR'S CERTIFICATE

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

For Review Only

Jonathan A. Ham, PLS. Date: 05/25/2022
Alabama License No. 34761

LAND SURVEYOR

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

DEVELOPER

280 Land Company, LLC
P.O. Box 908
Anniston, AL 36202

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:

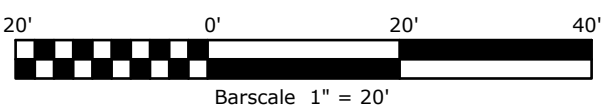
Public Works Director: _____ Date: _____

Accepted by the Opelika Utilities, Opelika, Alabama:

Opelika Utilities: _____ Date: _____

Accepted by the Opelika Power Services, Opelika, Alabama:

Opelika Power Services: _____ Date: _____



NOTES

- Survey North and Basis for Survey are referenced to Hidden Lakes Phase 1 as recorded in Plat Book 43, Pages 132 & 133, Probate Office, Lee County, Alabama.
- According to the FEMA FIA NFIP Flood Insurance Rate Map (FIRM), Map No. 01081C0090G, effective November 02, 2011, the subject property is located:
-Zone X (no shading) - Areas determined to be outside the 0.2% annual chance floodplain.
- 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. (With exception given to townhome lots.)
- 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.
- Property Data:
-Number of Lots: 7
-Largest Lot: Lot T - 4 - 0.14 Acres (5,913 SqFt)
-Smallest Lot: Lot T - 7 & T - 8 - 0.12 Acres (5,442 SqFt)
-Total Area: 0.92 Acres (40,050 SqFt)
- Building Setbacks:
-Current Zone: PUD
-Front yard setback: 20'
-Side yard setback: 7'
-Rear yard setback: 15'



HIDDEN LAKES COTTAGES

A RE-DIVISION OF LOTS T-2 THROUGH T-13 OF HIDDEN LAKES PHASE 1 RECORDED
IN PLAT BOOK 43, PAGE 132 & 133, PROBATE OFFICE, LEE COUNTY, ALABAMA

Being A Part of Section 33, Township 20 North, Range 27 East,
Opelika, Lee County, Alabama



LEGEND

- 1/2" Rebar Found - Orange Cap
Stamped AL CA718 LSF000600
- 1/2" Rebar Set - Orange Cap
Stamped AL CA718 LSF000600
- DB: Deed Book
- PB: Plat Book
- PG: Page
- ROW: Right-of-Way
- N/F: Now or Formerly

DEDICATION

I, 280 Land Company LLC, the owners of said lands surveyed by Barrett-Simpson Inc., do hereby certify that title was and is vested in said owner and join in the foregoing statement made by said Barrett-Simpson Inc., and stated in Code of Alabama 1975, § 35-2-50 et seq., do hereby certify that it was and is my intention to divide said lands into lots as shown by said plat and do hereby dedicate, grant, and convey for public use the streets, alleys and public grounds as shown on said plat.

Signed and sealed in the presence of:

280 Land Company LLC
Earlon C. McWhorter, Managing Member

ACKNOWLEDGEMENT

STATE OF ALABAMA
COUNTY OF LEE

I, _____, Notary Public in and for said County, in said State, hereby certify that Earlon C. McWhorter, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the content of the instrument, executed the same voluntarily.

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

Notary Public



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

AGENDA ITEM #

4

2935



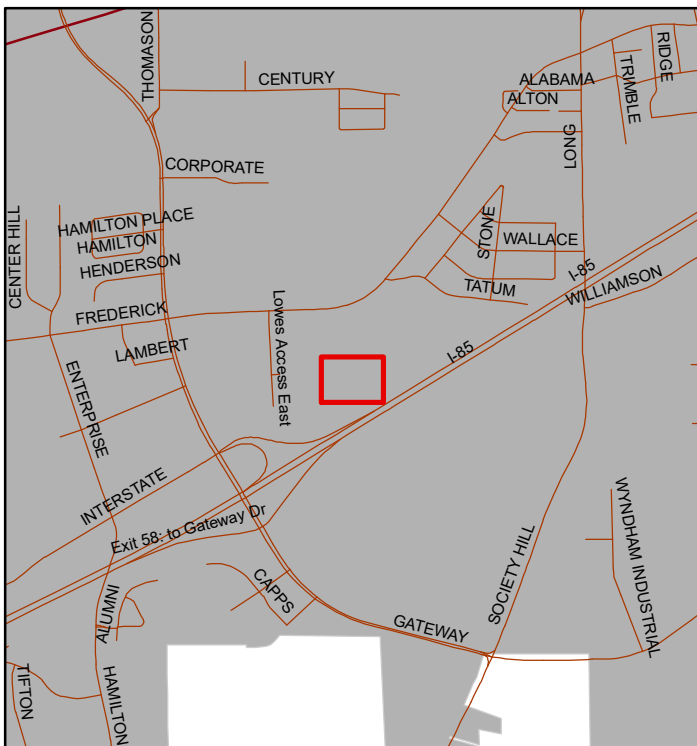
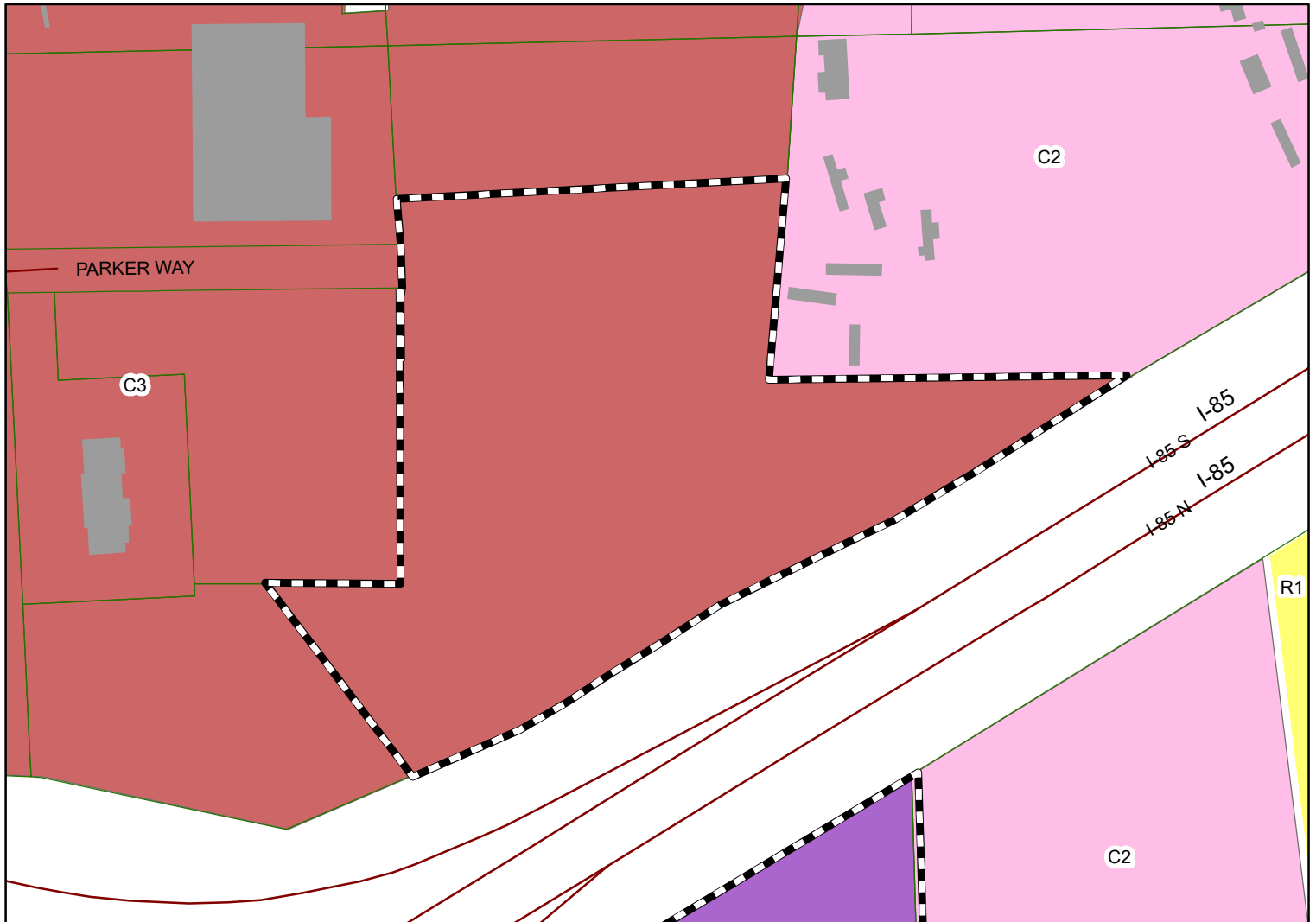
DEADLINE: 6/7/22 MEETING: 6/28/22

SITE ADDRESS: Lakeview Drive Hidden Lakes S/D			
PROPERTY OWNER: 280 Land Company, LLC			
APPLICANT/AUTHORIZED REPRESENTATIVE: Blake Rice, Barrett-Simpson, Inc.			
MAILING ADDRESS: 223 S. 9th St. Opelika, AL 36801			
PHONE NUMBER: 334-745-7026		FAX NUMBER: 334-745-4367	
EMAIL ADDRESS: brice@barrett-simpson.com			
TYPE OF PLAT APPROVAL REQUESTED			
☐ SKETCH PLAN	☐ ADMINISTRATIVE	☒ PRELIMINARY	☒ FINAL
Does the subdivision require any other official action by the City? Yes			
☐ Annexation	☐ Rezoning	☐ Other Amended PUD	
PARCEL INFORMATION			
Subdivision Name: Hidden Lakes Cottages		Number of Lots: 7 x \$3.00 = \$ 21.00	
Current Land Use: Vacant		Number of APO: 2 x \$7.00 = \$ 14.00 (Adjacent Property Owners)	
Current Zoning: PUD		Fee: \$75.00	
Proposed use of the Subdivision: Single-family Residential		TOTAL = \$110.00	
☒ Residential		☐ Commercial	
☐ Manufacturing/Industrial		☐ Office/Institutional	
PAID			
I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) Hidden Lakes Cottages 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) Blake Rice, Barrett-Simpson, Inc.		DATE 5/26/22	

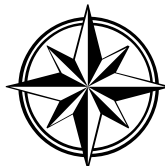
OPELIKA MARKETPLACE SUBDIVISION

PARKER WAY

FINAL APPROVAL, D-5



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

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: June 28, 2022

Subdivision: Opelika Marketplace

Agenda Item #: D-5

Action Requested: Final Plat Approval

Location of Property: Parker Way

Property Owner(s): Vic Patel
Arthur Nettles, Baseline Surveying & Design, LLC(Surveyor)

Current Land Use: Proposed hotel, mini-golf, restaurant

Current Zoning: C-3, GC-P

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

Staff Comments

The applicant is requesting final approval for a 4-lot subdivision located off Parker Way. The Planning Commission gave preliminary approval at the December 21, 2021, meeting. The Commission approved a conditional use request for a miniature golf course and restaurant on Lot 5-A-3-B-2-B on October 26, 2021. Also, on December 21, 2021, the Planning Commission approved a conditional use request for an Indoor Baseball and Softball training facility on Lot 5-A-3-B-2-C.

The purpose of the subdivision is to create four lots for future developments. The lots range in size from 1.44 acres to 3.43 acres. Lot 5-A-3-A serves as a storm water detention area for these four new lots and the other two lots (existing lots shown on the plat). These 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.

A portion of this property adjoins an active mobile home park to the north and northeast corner. However, that property is zoned C-2. 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 previously approved conditional use for the minigolf and restaurant plan of Lot 5-A-3-B-2-B with 29 Green Giant Arborviate plants and a 6' wooded privacy fence.)

Planning Department recommends preliminary plat approval subject to:

- 1. Add the residential landscape buffer to the plat along the portions of the lots that adjoin the mobile home park to meet the residential zone buffer requirements provided in Section X Landscape Regulations.**
- 2. Remove the setback line shown on the lots, once divided the setbacks for each lot will be applied individually.**
- 3. Add the adjoiner info on Lot 5-A-3-B-1**

Engineering Department Report

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

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

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

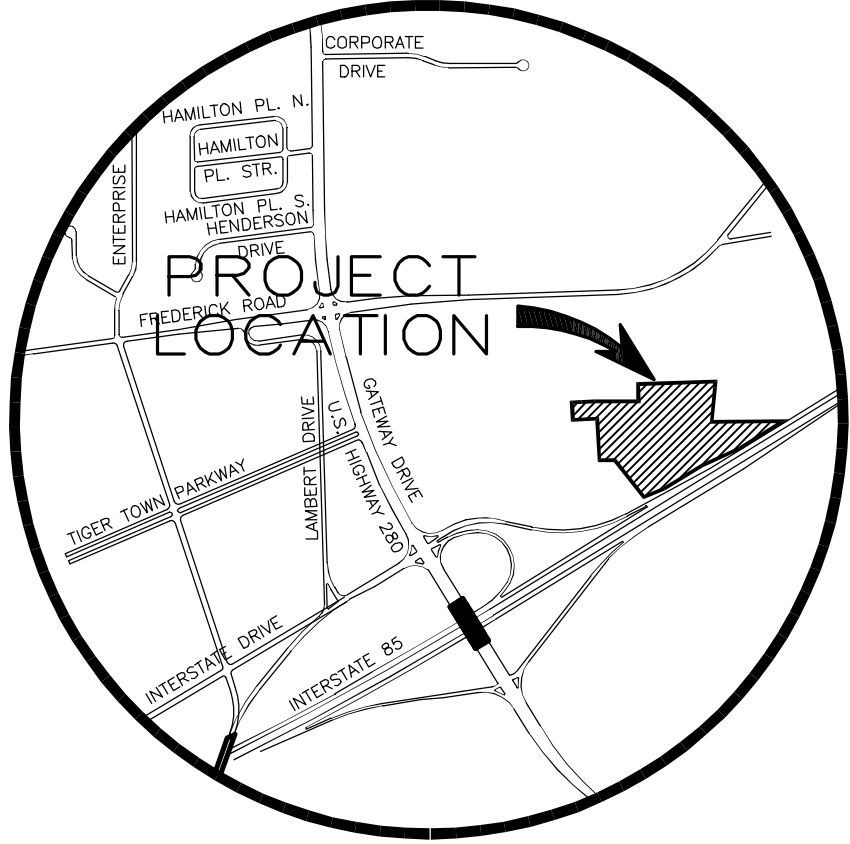
Opelika Utilities Board Report

Report to be submitted.

Opelika Power Services Report

This is inside the Opelika Power Service territory.

REDIVISION OF LOT 5-A-3-B-2
SECOND REDIVISION OF LOT 5, OPELIKA MARKETPLACE SUBDIVISION



VICINITY MAP

NOT TO SCALE

STATE OF ALABAMA
LEE COUNTY

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

IN WITNESS WHEREOF, I HAVE HEREONTO SET MY HAND AND SEAL ON THIS THE 7TH DAY OF JUNE, 2022.

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

OWNER OF LOT 5-A-3-B-2

STATE OF ALABAMA
LEE COUNTY

I, VIRAL PATEL, AS MANAGING MEMBER OF AU HOSPITALITY, INC., AND AS OWNER OF THE REAL PROPERTY SHOWN ON THIS PLAT HEREBY JOINS IN THE STATEMENT OF ARTHUR R. NETTLES AND CERTIFY THAT IT IS MY PURPOSE TO SUBDIVIDE LANDS SO PLATTED INTO LOTS AS SHOWN.

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

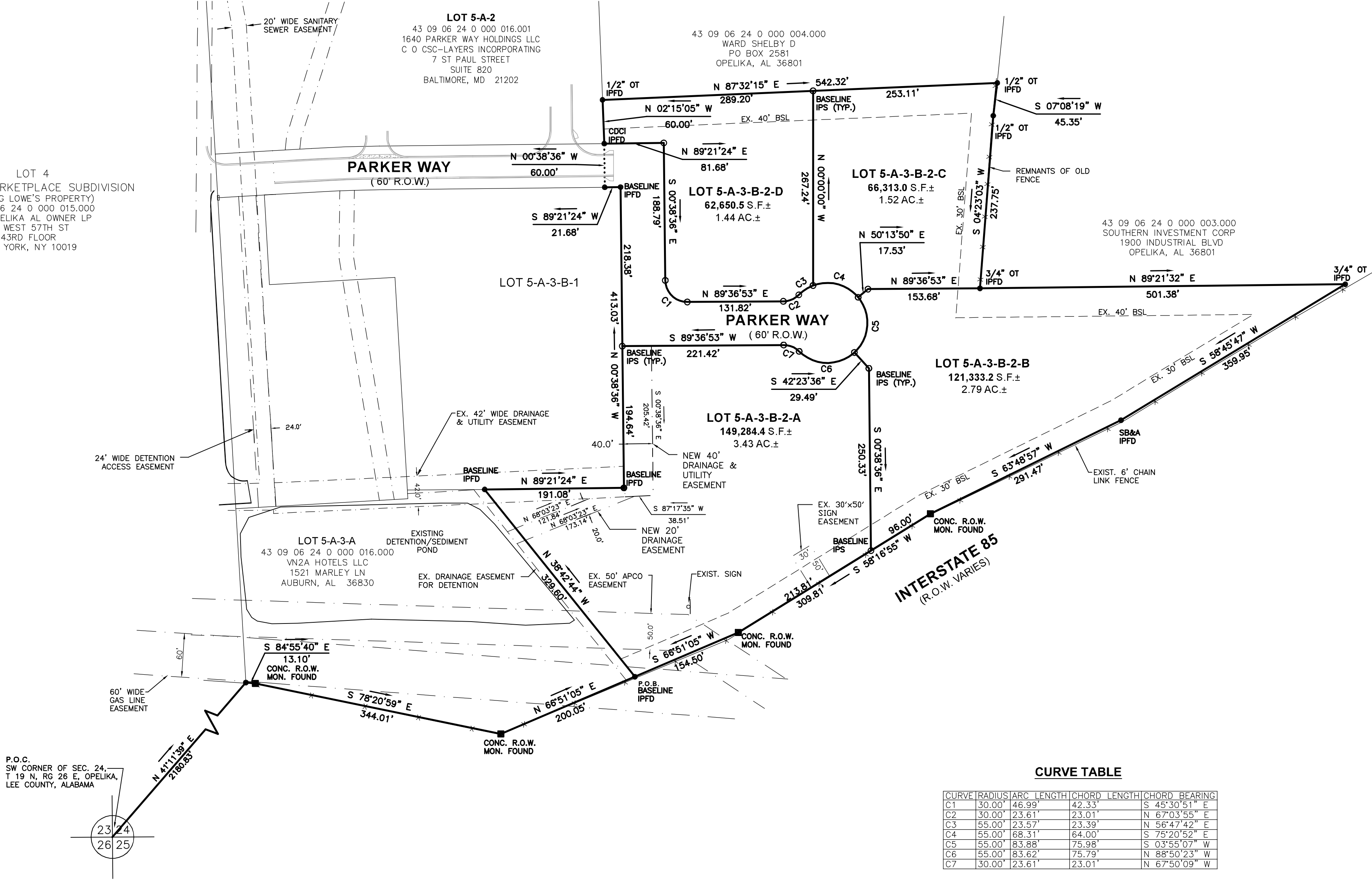
VIRAL PATEL, MANAGING MEMBER
AU HOSPITALITY, INC.

STATE OF ALABAMA
LEE COUNTY

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

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

NOTARY PUBLIC:
MY COMMISSION EXPIRES:



CURVE TABLE

CURVE	RAADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	30.00'	46.99'	42.33'	S 45°30'51\"
C2	30.00'	23.61'	23.01'	N 67°03'55\"
C3	55.00'	23.57'	23.39'	N 66°47'42\"
C4	55.00'	68.31'	64.00'	S 75°20'52\"
C5	55.00'	83.88'	75.98'	S 03°55'07\"
C6	55.00'	83.62'	75.79'	N 88°50'23\"
C7	30.00'	23.61'	23.01'	N 67°09'09\"

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

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

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

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

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

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

LEGEND

BASELINE PLASTIC CAP ON THE TOP OF 5/8\"

CDCI PLASTIC CAP ON THE TOP OF 5/8\"

SB&A PLASTIC CAP ON THE TOP OF 5/8\"

CARR PLASTIC CAP ON THE TOP OF 5/8\"

ROR PLASTIC CAP ON THE TOP OF 1/2\"

IRON PIN FOUND

IRON PIN SET

CALCULATED POINT

EXISTING OVERHEAD ELECTRIC LINES

EXISTING POWER POLE AND GUY WIRE

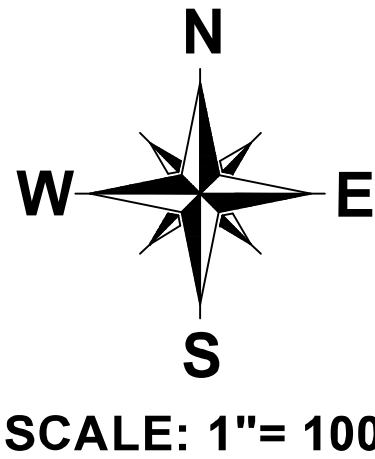
EXISTING UNDERGROUND COMMUNICATIONS LINES

EXISTING CHAIN LINK FENCE

EXISTING SIGN

NOTES:

- THIS PARCEL IS SUBJECT TO ANY EASEMENTS, RIGHT-OF-WAY, OR OTHER RESTRICTIONS OF RECORD THAT MAY EXIST.
- BEARINGS AND ELEVATIONS BASED ON GPS RTK OBSERVATION USING AUBURN CORRS. HORIZONTAL DATUM IS NAD 83 ALABAMA STATE ZONE STATE PLANE COORDINATE SYSTEM. VERTICAL DATUM IS NAVD 88.
- SOURCES OF INFORMATION USED FOR PREPARATION OF THIS SURVEY INCLUDE:
 - ALTA/ASCM SURVEY ENTITLED "26.28 ACRE FORT", BY BILL N. SANFORD, AL. P.L.S. REG. NO. 10506 OF SANFORD, BELL, AND ASSOCIATES, INC.
 - FINAL PLAT OF OPELIKA MARKETPLACE, PLAT BOOK 20, PAGE 103.
 - REDIVISION OF LOT 5-A-3 & REVISION OF LOT 5-B-1, FIRST REDIVISION OF LOT 5, OPELIKA MARKETPLACE SUBDIVISION, PLAT BOOK 43, PAGE 42.
 - NO TITLE SEARCH WAS DONE AS PART OF THIS SURVEY.
 - NORTH IS BASED ON GRID NORTH.
 - THE DETENTION POND SHOWN IS INTENDED TO BE INCLUDED AS PART OF A LARGE DRAINAGE EASEMENT DESIGNATED FOR THE PURPOSE OF STORMWATER DETENTION FOR LOTS 5-A-1, 5-A-2, 5-A-3-A, 5-A-3-B-1, 5-A-3-B-2-A, 5-A-3-B-2-B, 5-A-3-B-2-C, AND 5-B-1-A.
 - AN EASEMENT IS HEREBY GRANTED TO THE CITY OF OPELIKA, ALABAMA, A MUNICIPAL CORPORATION, FOR THE PURPOSE OF INSTALLING AND MAINTAINING GUY WIRES AND ANCHORS TO STABILIZE POLE LINES, EASEMENT TO BE TEN (10) FEET WIDE, BEING FIVE (5) FEET ON EACH SIDE OF THE FRONT AND SIDE LOT LINES.
 - ACCORDING TO FEMA FIRM MAP NO. D1081C0207G, FOR THE CITY OF OPELIKA, ALABAMA, PANEL NUMBER 207 OF 381, THE PROPERTY LIES IN ZONE X, WHICH IS NOT A FLOOD PRONE AREA.
 - OWNER/ DEVELOPER INFORMATION: VAH INVESTMENTS LLC, 2145 S COLLEGE STREET, AUBURN, AL 36822



ALABAMA
LICENSED
No. 23346
PROFESSIONAL
LAND
SURVEYOR
ARTHUR R. NETTLES

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

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

BASELINE
SURVEYING & DESIGN, LLC

REDIVISION OF LOT 5-A-3-B-2;
SECOND REDIVISION OF LOT 5,
OPELIKA MARKETPLACE SUBDIVISION
SEC. 24 T 19 N Rg 29 E
OPELIKA, LEE COUNTY, ALABAMA
SCALE: 1"=100'
JUNE 07, 2022
ARTHUR R. NETTLES, AL. P.L.S. REG. NO. 23346
ALABAMA CERT. OF AUTH. CA NO. 922

DESIGNED
ARN

DRAWN
DMC

DATE
06/07/22

JOB NO.
B42021.01

DATE
APPR.



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

2937



DEADLINE: 6/1/22 MEETING: 6/28/22

SITE ADDRESS: Parker Way

PROPERTY OWNER: VAH Investments, LLC

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

MAILING ADDRESS: 2145 S. College St. Auburn, AL 36832

PHONE NUMBER: 706-761-1844

FAX NUMBER: N/A

EMAIL ADDRESS: vic@auhospitality.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: Redivision of Lot 5-A-3-B-2 Second Redivision of Lot 5,
Opelika Marketplace Subdivision

Current Land Use: vacant

Current Zoning: C3

Proposed use of the Subdivision: commercial

☐ 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) Redivision of Lot 5-A-3-B-2 Second Redivision of Lot 5,
Opelika Marketplace Subdivision Subdivision. I understand that I must provide certain information as noted in Section 4.2, Section 4.3, and/or Section 4.4 of the Opelika Subdivision Regulations in order for the Planning Commission to review my plans. The City may require additional information or requirements, or waive certain requirements, at any time during the process. Failure to provide accurate and complete information may result in disapproval by the Planning Department and/or Planning Commission. This application, plat, and all other information are submitted with the full authorization and knowledge of the property owner(s). The undersigned below hereby swears to be the authorized applicant designated by the property owner(s) as representative or agent for the property owner(s) and therefore authorized to make said application and submit said documents on this request. The undersigned authorizes the City to inspect the subject property as necessary in reviewing the above referenced request.

**OWNERS/AUTHORIZED
REPRESENTATIVE SIGNATURE:**

(PRINT NAME) Vic Patel

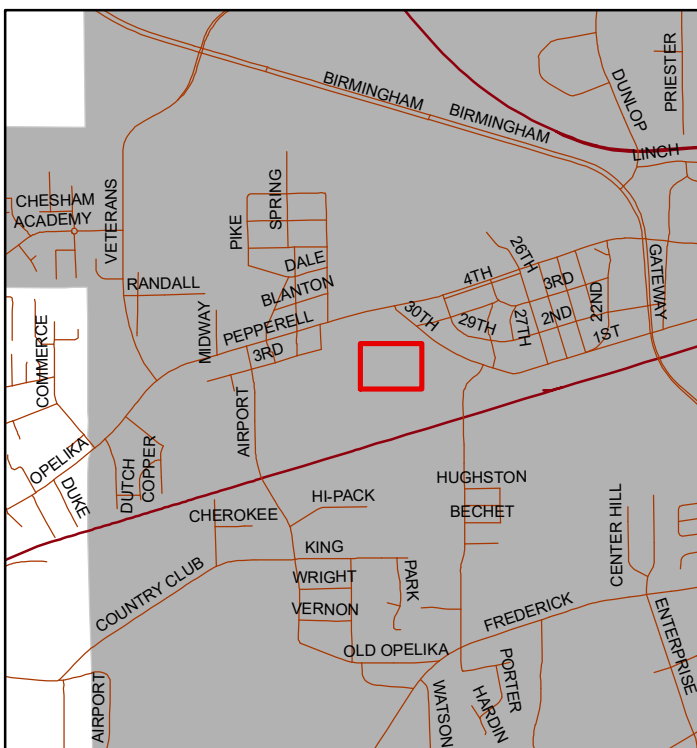
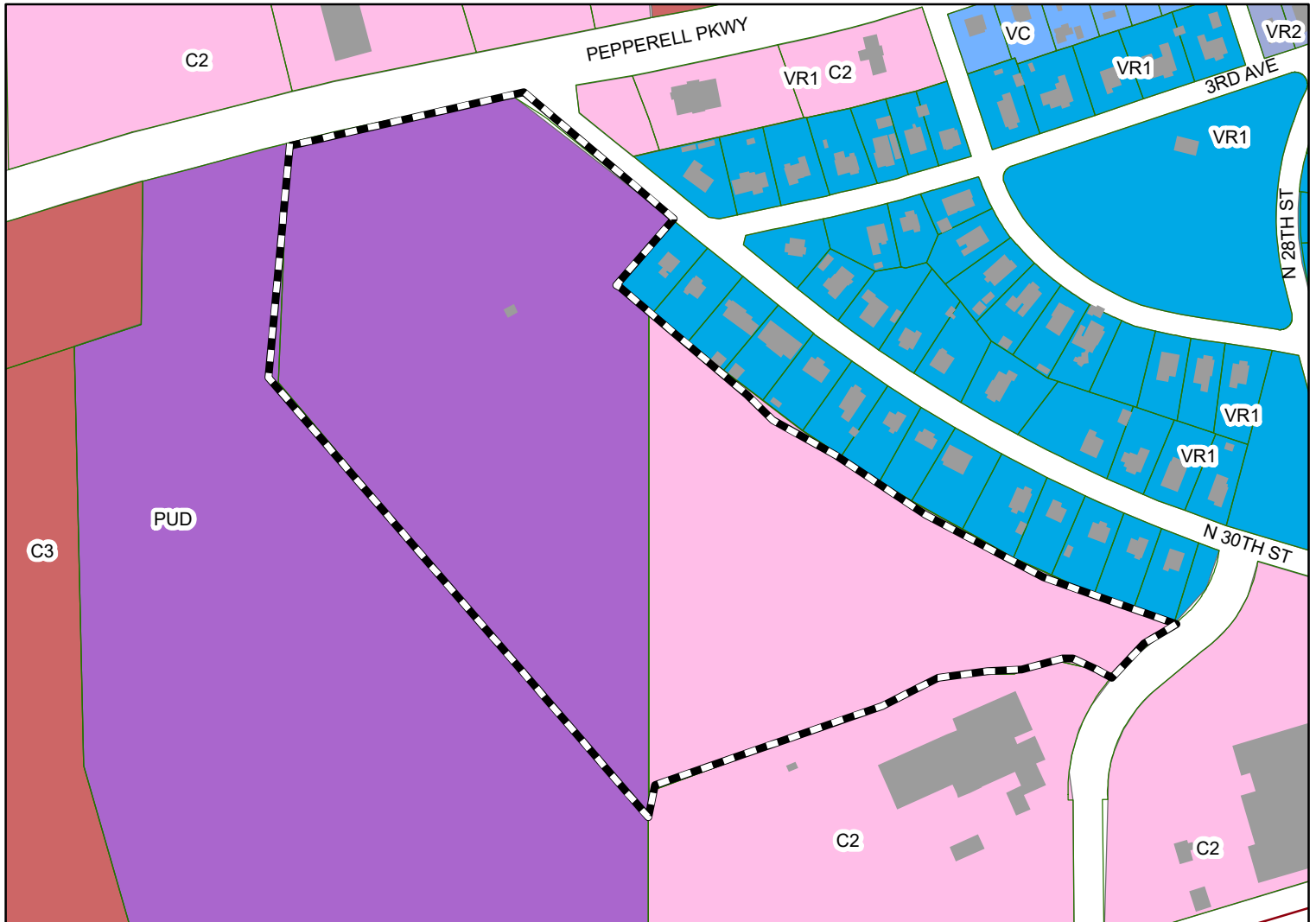
DATE

6/2/22

BALLFIELDS PUD MASTER PLAN REVISIONS

PARKER WAY

MINOR AMENDMENT, E-6



The applicant is requesting a minor amendment that removes 168 apartment units and adds 32 townhome units (fee simple property).



Subject Property

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

City of Opelika

Planning Commission

Planning Department Report

Meeting Date: June 28, 2022

Agenda Item #: E-6

Action Requested: Ballfields Master Plan Amendment – Minor Amendment to move the townhouse section from the eastern side of the development to the western side.

Location of Property: Southwest corner of the intersection of Pepperell Parkway and North 30th Street

Property Owner: Opelika Equities, LLC.,
Blake Rice, Barrett-Simpson, Inc.

Current Zoning: PUD

Proposed Zoning: PUD (Planned Unit Development)

Existing Land Use: Undeveloped (former ballfields)

**Surrounding Zoning Districts
And Land Uses:**

North	C-2 & C-3/GC-P	Vacant/Commercial (retail)
South	M-1, C-2 & C-3	Manufacturing/Vacant/Office
East	C-2/GC-P & VR-1	Bank and Residential
West	C-3	Vacant

Rezoning:

The subject property is approximately 60.74 acres with a planned unit development (PUD) zoning district that was approved in 2019. The approved development consisted of 368 residential apartment units with commercial uses along the Pepperell Parkway. There is also a large amenity area along Pepperell Creek. Earlier this year, the applicant requested to replace some of the multi-family units with townhomes. The applicant is now requesting to move the townhomes from one location on the site to a different location.

The approved plan had a density 6.49 units per acre over the 56.71-acre portion of the property. The revised plan with 232 units would now have a density of 4.04 units per acre.

The commercial property along the frontage is approximately 4.04 acres and shows five proposed buildings. The number of buildings increased, but overall the commercial area is still consistent with the original approval. The narrative provided by the applicant lists the allowed uses in this area as those typically found in the C-3 zone. The applicant has listed some uses that they would restrict through the PUD. These would include adult businesses, outside manufacturing, body art, cemetery, and package stores among others. Other uses that would be conditional in the C-3 zone would require conditional use if desired later. These uses would typically include those with an outside component.

During the initial approval process, there was significant discussion regarding how the multi-family would be buffered from the existing residential in the Mill Village. The last approved plan further moved the apartment buildings away from the adjacent residential. The proposed plan also adds 32 townhouses in seven (7) buildings. The applicant is proposing that the units would follow the traditional townhouse standards found within the zoning ordinance. The units would be oriented around a central parking area. The front setback would be 10 feet to allow the parking to be held in common space. The non-adjointed sides would be 10 feet for end units.

The previously approved plan increased the distance between the adjacent neighborhood and the taller apartment buildings. This proposal moves those apartments back to a location closer than the last approval, but still further away than the original approval. The apartments closest to the neighborhood are still limited to two stories in height. This plan also adds back in the storage buildings between the adjacent neighborhood and the apartment buildings.

While the last approved plan provides a better transition, the current plan is still within the spirit of the original approval.

Buffers and Landscaping – The applicant states in the narrative that they would provide a 15 foot buffer between the single-family residential and the multi-family, townhouses, and commercial uses. The site plan also shows a fence running the length of the property along the boundary. At the previous approval meeting, the residents had asked for an enhanced buffer. The applicant explained that much of the existing plant material would not provide the best buffer, because the mature trees didn't provide a screen. The ordinance at a minimum requires a residential buffer to include either two staggered rows of evergreen trees or a single row of evergreen trees and a fence.

The uses along public streets and specifically along Pepperell Parkway will be required to meet frontage and parking landscaping requirements.

Each use will require a full landscape plan prior to the release of a building permit for the particular use. This will ensure that all stages of the development meet city landscaping requirements.

Amenities – The site plan and narrative both show a clubhouse, pavilion, fitness area and dog park. This area is close to Shady Park in the Mill Village and this park would likely be used by residents as well. There is also a large flood plain area shown along Pepperell Creek.

The proposed development will provide good residential opportunities in an area that already has access and available utilities. This housing is located in an area with nearby natural amenities, job centers, retail and access to major transportation areas.

Staff Recommendation:

Staff recommends Planning Commission approve the minor PUD amendment subject to the following:

- 1. A residential buffer along the eastern property line adjacent to the single family in compliance with the residential bufferyard requirements. Additionally, this bufferyard shall extend along the driveway leading to 30th Street.**
- 2. Landscaping plans meeting the requirements for each use will be required prior to the issuance of a building permit.**
- 3. All utilities shall be underground.**
- 4. A sidewalk shall be extended from the internal sidewalks of the development to Cunningham Drive.**
- 5. All dumpsters shall be fully screened.**
- 6. No signage is being approved with this plan. All signage is required to be approved by separate application.**
- 7. All buildings shall comply with City of Opelika Gateway Corridor standards including cladding and screening requirements.**

Engineering Department Report

The Engineering Department has no concerns with this amendment to the PUD Masterplan recommends approval.

Opelika Utilities Board Report

Report to be submitted.

Opelika Power Services Report

This is inside the Opelika Power Service territory.



**BARRETT-
SIMPSON, INC.**
Civil Engineers & Land Surveyors

Timothy W. Simpson, P.E., P.L.S.
President
George W. Barrett, P.L.S.
Vice President

Eddie A. Eubanks, P.L.S.
Survey Manager
M. Blake Rice, P.E.
Opelika Manager
Christopher M. Rogers, P.E.
Engineering Manager

June 7, 2022

Mr. Matt Mosley
Planning Director
City of Opelika
700 Fox Trail Pkwy.
Opelika, AL 36803

Re: **Ballfields - PUD Minor Revision**

Dear Matt,

We respectfully request that the PUD for the Ballfields development be modified to reflect the removal of 168 Apartment units and the addition of 32 Townhouse units. We have included the proposed changes, highlighted in red, in the attached revised PUD Narrative.

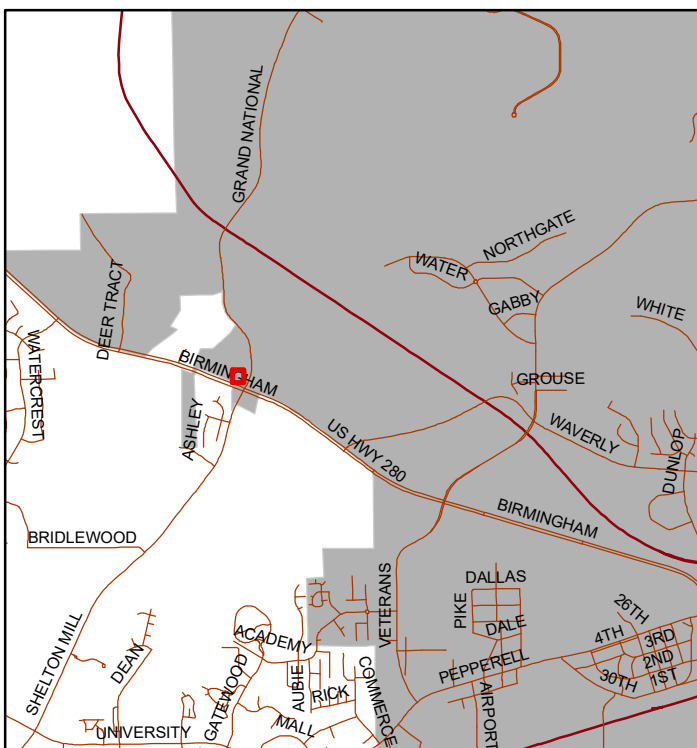
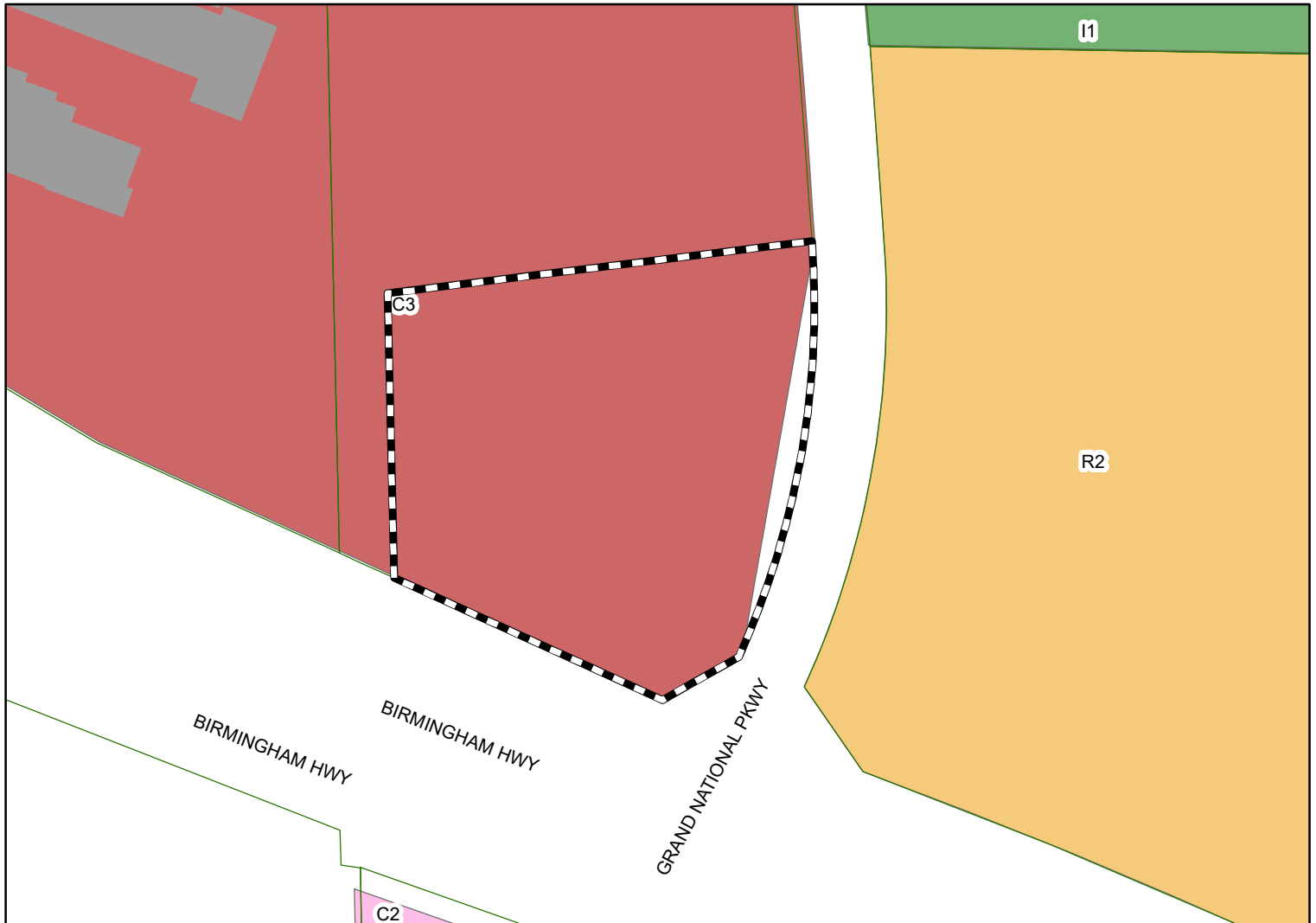
Please contact us with any questions you may have regarding our request.

Sincerely,

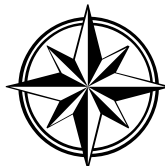
BARRETT-SIMPSON, INC.

M. Blake Rice, P.E.

ATV SALES LOT (ALL-TERRAIN VEHICLES) 4800 BIRMINGHAM HIGHWAY CONDITIONAL USE, F-7



The applicant is requesting approval for a ATV sales lot with maintenance services. The property is 4.5 acres, zoned C-3, GC-P and ATV showroom is 37,500 sf.



Subject Property

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

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: June 28, 2022

Agenda Item #: F-7

Action Requested: Conditional Use – ATVs Sales lot (All -Terrain Vehicles) and Maintenance shop

Location of Property: 4800 Birmingham Hwy (Hwy 280)

Property Owner: Martin Burdette
Blake Rice, authorized representative

Current Zoning: C-3, GC-P

Existing Land Use: Undeveloped

**Surrounding Zoning Districts
And Land Uses:**

North	C-3, GC-P	Undeveloped
South	C-2, GC-P	Commercial (BP gas station)
East	R-3	Undeveloped
West	C-2, GC-P	APR (performance vehicle services)

Proposal

The applicant is requesting conditional use approval for an ATV sales lot and maintenance shop called Extreme Power Sports at the corner of Highway 280 and Grand National Parkway.

In 1998, the business owner started his first ATV business in Columbus, Ga. The business added a motorcycle sales lot in Columbus. About a year ago, the business bought the existing ATV sales lot at the corner of Fredrick Road and Frederick Avenue. If the conditional use is approved the Frederick Road location will close and the Highway 280 location constructed. When the business opens 20 employees will manage business activities, a total of 30 employees is expected later.

The site plan shows a 37,600 square foot (sf) showroom building and a 12,000-sf future warehouse building on 4.3 acres. The showroom building will include a maintenance shop. Grand National Parkway is the only access to the property from two driveways about 200 feet apart; there are no driveways to the property from Highway 280. The 99 parking spaces provided includes 4 handicap parking spaces as required.

The landscape plan meets the minimum base and parking lot point requirements - 468 points required and 477 points provided. The parking lot has seven landscape islands or peninsula with at least one tree planted in each island or peninsula as required. Shrubs are required to capacity in each island/peninsula. This corner lot is a growing commercial intersection with traffic light. The

landscape plan shows trees along the front property line in most areas along Highway 280 and Grand National Parkway. Staff recommends trees planted along the entire front property line of both streets to enhance the lot and intersection. The buffer of trees and shrubs should extend to the side property lines of each street. The tree type selected (understory, medium, or large tree) should follow the spacing distance options provided in 10.6 D.2. b.¹ of the Landscape Regulations. The adjacent property on the east side across Grand National Parkway is undeveloped and zoned residential (R-3). The trees along Grand National will serve as a residential buffer.

The property meets the maximum 70% impervious surface ratio allowed: 58% or 2.61 acres is impervious; 42% or 1.92 acres is pervious

The front elevation and entrance to the ATV business faces Grand National Parkway. About 50% of the exterior wall facing Grand National consists of painted CMU veneer (split face concrete block), store front windows, and stone (10 feet high from ground level). The CMU must be architectural style block (textured/rough finish) and not the traditional smooth surface block. The top 12-foot section is primarily insulated metal wall panels; this basic panel has been approved only in a few developments on those streets serving traffic within a limited area. EIFs material and store front windows is used near the corner of the building. The exterior wall facing Highway 280 consist of the same exterior material. See elevations in packet. The elevation facing Highway 280 should appear more as a front entrance than a rear wall. Staff recommends adding an entrance door, windows, and/or porch to enhance the elevation facing Highway 280.

A dumpster area is not shown on site plan. A dumpster will be installed. The dumpster must be enclosed with double gate. The enclosure must be an opaque fence on all sides and an opaque double gate. The dumpster should not be located between the building and near either street.

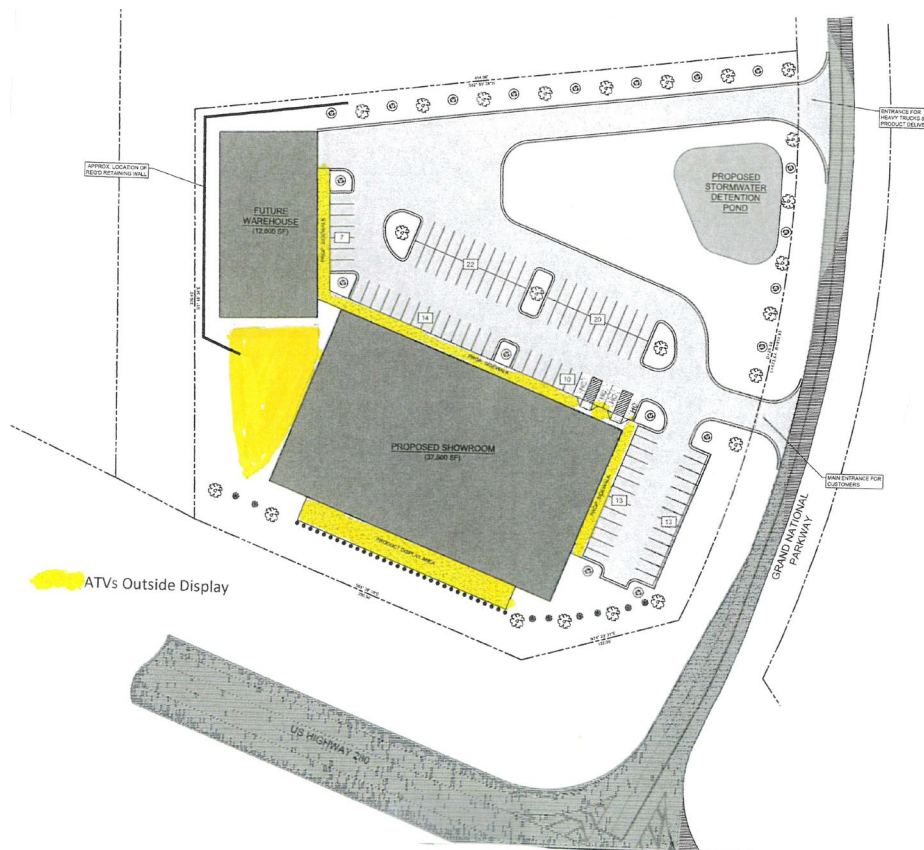
Outside display of ATVs are proposed (See “ATV Outside Display” areas next page). A 10-foot-wide sidewalk adjacent to two sides of the showroom building and in front of a future warehouse will be used as daytime outside display. At the end of business day, the ATVs on the sidewalks will be stored indoors. For day & night display (24 hour display/storage outside), the vehicles are on a 20’ x 185’ hard surface “product display area” adjacent to the south side of the showroom building that faces Highway 280. On the west side of the showroom building a 4,200 square foot gravel-type area is used for day & night time display; this area secured with a fence. Staff recommends the 4,200 sf area be hard surface - concrete or asphalt. Outside lighting will be provided for the parking lot area, but there are no plans for lighting ATV outdoor display areas.

Recommendation

Staff recommends approval subject to the following:

¹ b. A six (6) foot wide single row of understory, medium, or large trees located between said property line and the off street parking facilities (asphalt). The trees shall be spaced in a ratio of one (1) understory tree every fifteen (15) feet, or one (1) medium tree every thirty (30) feet, or one (1) large tree every forty-five (45) feet. Shrubbery shall be provided between the plantings.

- 1. Add trees along the front property line of Highway 280 and Grand National Parkway to both side property lines. Tree spacing based on tree type as provided in Landscape Regulations.**
- 2. The CMU block and insulated metal panels proposed for the exterior material must be an architectural style decorative material.**
- 3. ATVs outdoor display is limited to the areas shown on drawing attached. No parts or tires shall be displayed or stored outside.**
- 4. The outside display of ATVs on 10 foot wide sidewalks must be ADA compliant concerning minimum clearance of an aisle width especially for wheelchair passage.**
- 5. Enclose dumpster on all sides with an opaque fence and gate at a height so dumpster is not seen outside the enclosure.**
- 6. A wall sign is shown on the elevation drawing. A sign application must be completed, and a sign permit obtained prior to the installation of any signage (permanent or temporary signage).**
- 7. If outside lighting is proposed for ATVs, brightness must not exceed 1 footcandle at the property line.**
- 8. Fence material to secure ATVs must be a commercial architectural style (ex. Ornamental decorative fencing or rod-iron appearance). Wire mesh or chain link type fencing is prohibited.**
- 9. The 4,200 sf display area must be hard surface – concrete or asphalt - not gravel or yard area.**



Engineering Department Report

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

The Engineering Department has determined that the projected traffic in and out of this facility will not exceed the standards required for a traffic study or turn lanes. The spacing of the two proposed accesses exceeds the 200-ft that is required in the public works manual for this roadway.

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

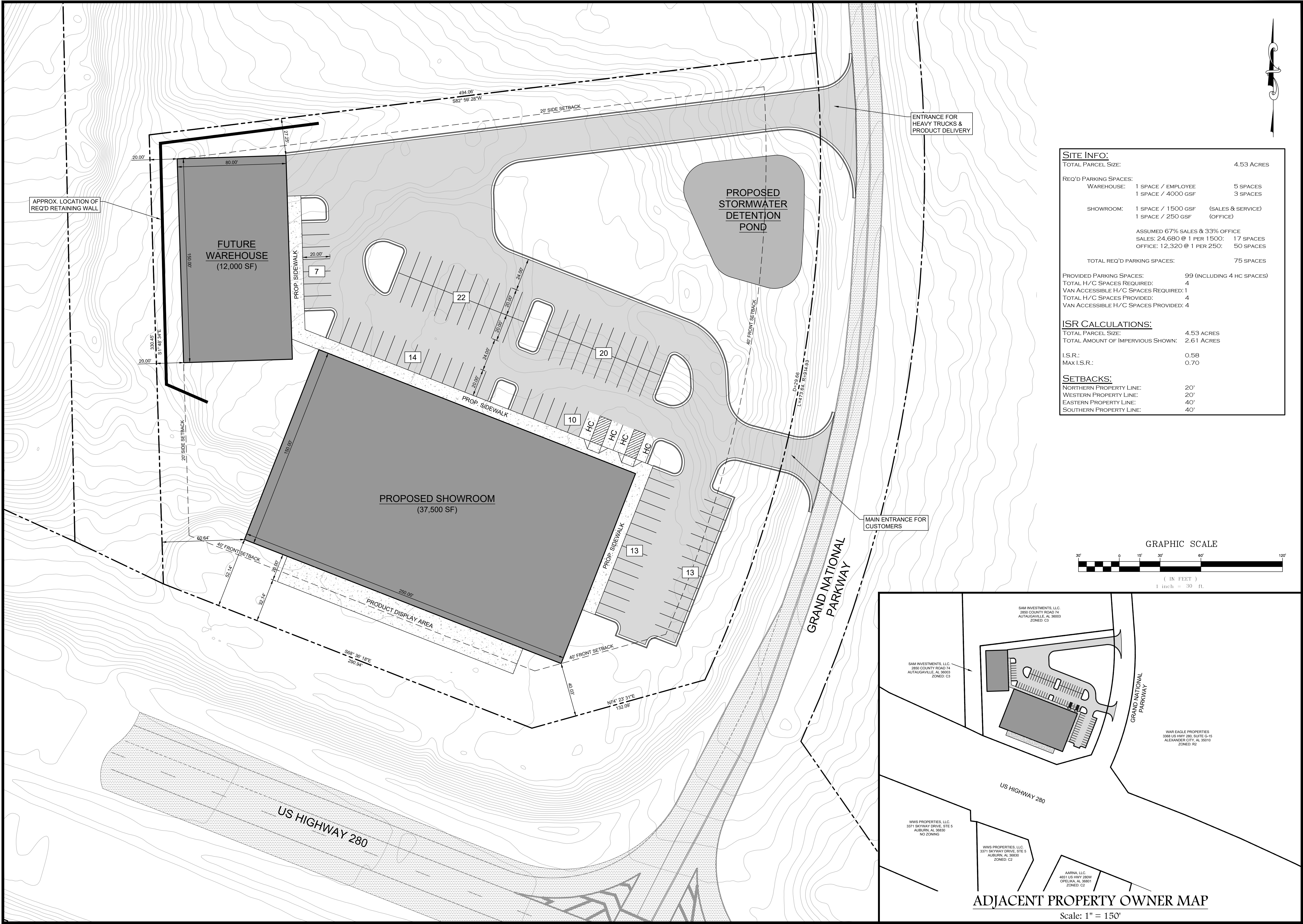
Opelika Utilities Board Report

Report to be submitted.

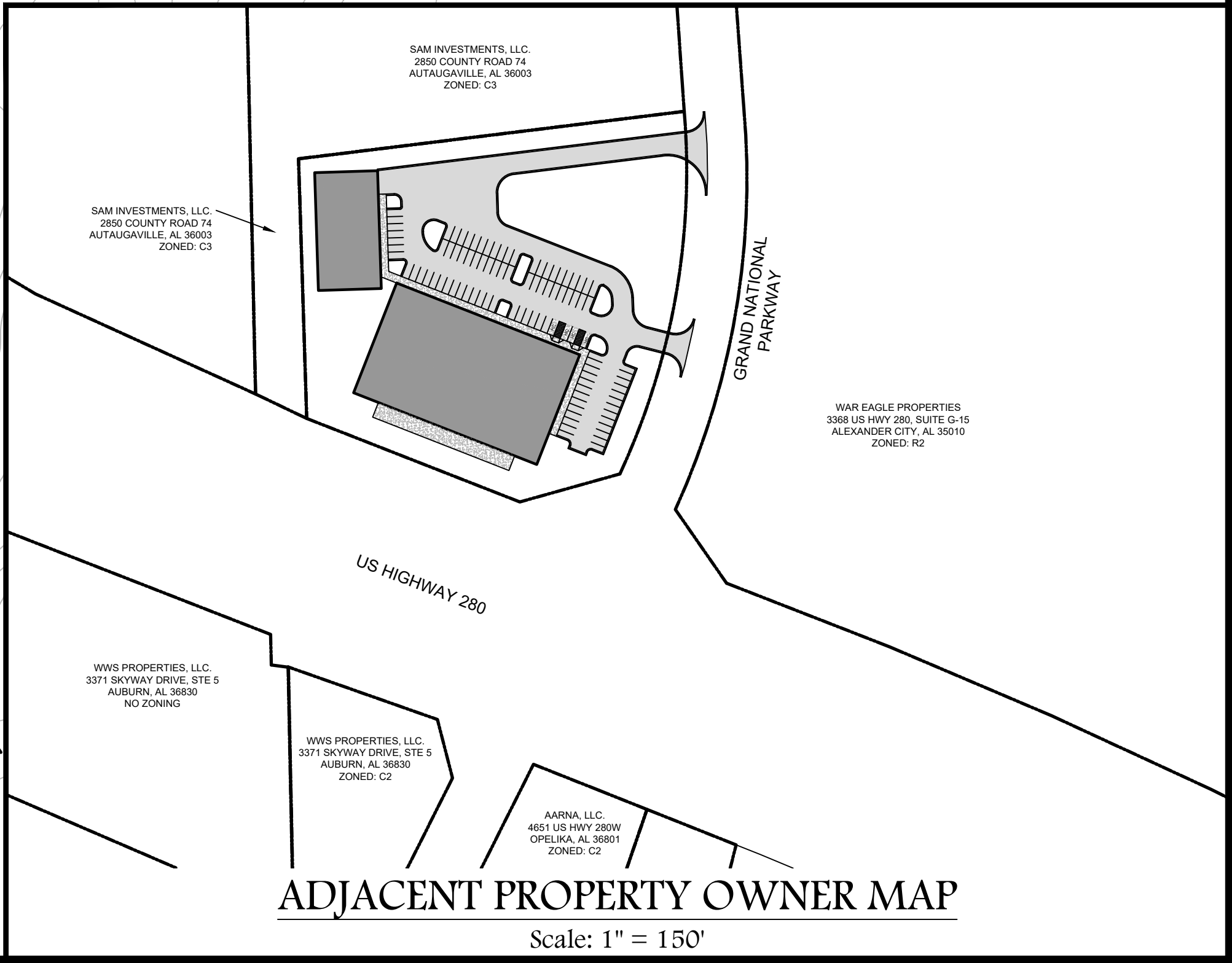
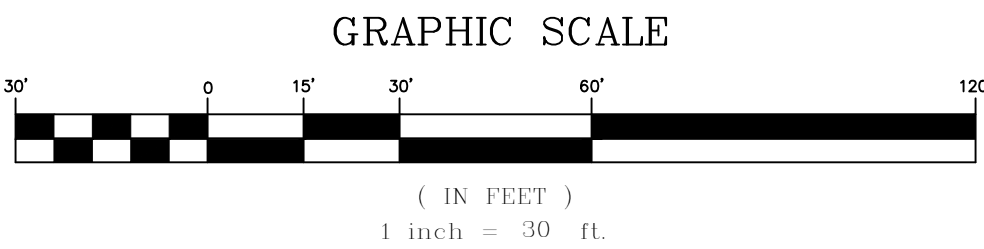
Opelika Power Services Report

This is outside of the Opelika Power Service territory.

Drawing Name: P:\1- BSI Projects\2022\22-0168 Cl Dyer - Extreme Powersports - Opelika.dwg Site Layout - 4-18-22.dwg Last Modified: Jun 06, 2022 - 3:23pm by crogers



SITE INFO:	
TOTAL PARCEL SIZE:	4.53 ACRES
REQ'D PARKING SPACES:	
WAREHOUSE:	1 SPACE / EMPLOYEE 1 SPACE / 4000 GSF
SHOWROOM:	1 SPACE / 1500 GSF 1 SPACE / 250 GSF
	5 SPACES 3 SPACES (SALES & SERVICE) (OFFICE)
ASSUMED 67% SALES & 33% OFFICE	
SALES: 24,680 @ 1 PER 1500:	17 SPACES
OFFICE: 12,320 @ 1 PER 250:	50 SPACES
TOTAL REQ'D PARKING SPACES:	75 SPACES
PROVIDED PARKING SPACES:	99 (INCLUDING 4 HC SPACES)
TOTAL H/C SPACES REQUIRED:	4
VAN ACCESSIBLE H/C SPACES REQUIRED:	1
TOTAL H/C SPACES PROVIDED:	4
VAN ACCESSIBLE H/C SPACES PROVIDED:	4
ISR CALCULATIONS:	
TOTAL PARCEL SIZE:	4.53 ACRES
TOTAL AMOUNT OF IMPERVIOUS SHOWN:	2.61 ACRES
I.S.R.:	0.58
MAX I.S.R.:	0.70
SETBACKS:	
NORTHERN PROPERTY LINE:	20'
WESTERN PROPERTY LINE:	20'
EASTERN PROPERTY LINE:	40'
SOUTHERN PROPERTY LINE:	40'



BARRETT-SIMPSON, INC.
Civil Engineers & Land Surveyors
706 12th ST. PHENIX CITY, AL 36867 (PH: 334-297-2423)
223 S. 9th ST. OPELIKA, AL 36801 (PH: 334-745-7090)
121 W. BROAD ST. EUFaula, AL 36072 (PH: 334-487-4257)

EXTREME POWERSPORTS

OPELIKA, AL

REVISIONS:

SITE PLAN

DRAWN BY: C. ROGERS
DESIGNED BY:
REVIEWED BY:
APPROVED BY:

DATE: June 2, 2022

PROJECT NUMBER: 22-0168

SHEET NUMBER: C1

Drawing Name: P:\1- BSI Projects\2022\22-0168 Cl Dyer - Extreme Powersports - Opelika\dwg\Site Layout - 4-18-22.dwg Last Modified: Jun 06, 2022 - 3:23pm by Rogers

APPROX. LOCATION OF
REQ'D RETAINING WALL

FUTURE
WAREHOUSE
(12,000 SF)

PROPOSED SHOWROOM
(37,500 SF)

PROPOSED
STORMWATER
DETENTION
POND

ENTRANCE FOR
HEAVY TRUCKS &
PRODUCT DELIVERY

MAIN ENTRANCE FOR
CUSTOMERS

SITE INFO:	
TOTAL PARCEL SIZE:	4.53 ACRES
DEVELOPED AREA:	4.0 ACRES 174,240 SF
BASE POINTS REQ'D:	369
BASE POINTS PROVIDED:	377
PARKING POINTS REQ'D:	99
PARKING POINTS PROVIDED:	100
TOTAL POINTS REQ'D:	468
TOTAL POINTS PROVIDED:	477

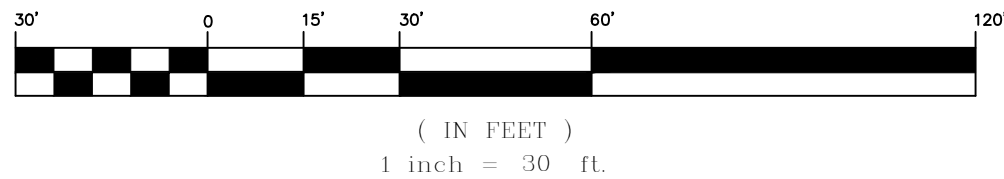
PROPOSED PLANT COUNT

	● SHRUBS (1 pt)	✿ UNDERSTORY (5 pts)	⊗ MEDIUM (8 pts)	🌳 CANOPY (11 pts)
BASE POINTS	32	8	12	19
PARKING POINTS	0	0	7	4
TOTAL LANDSCAPE	32	8	19	23

PROPOSED LANDSCAPE POINTS

	● SHRUBS (1 pt)	✿ UNDERSTORY (5 pts)	⊗ MEDIUM (8 pts)	🌳 CANOPY (11 pts)	TOTAL
BASE POINTS	32	40	96	209	377
PARKING POINTS	0	0	56	44	100
TOTAL LANDSCAPE	32	40	152	253	477

GRAPHIC SCALE



BARRETT-SIMPSON, INC.
Civil Engineers & Land Surveyors
706 12th ST, PHEUNK CITY, AL 36067 (PH : 334-297-2423)
223 S. 9th ST, OPELIKA, AL 36801 (PH : 334-744-7080)
121 W. BROAD ST, EUFaula, AL 36072 (PH : 334-687-4257)



EXTREME POWERSPORTS

OPELIKA, AL

REVISIONS:

1	

© 2022 BARRETT-SIMPSON, INC.
These drawings are protected
under the Copyright Act of 1976
and may not be reproduced in
any form without the expressed
written permission of Barrett-
Simpson, Inc.

LANDSCAPE PLAN

DRAWN BY: C. ROGERS
DESIGNED BY:
REVIEWED BY:
APPROVED BY:

DATE June 2, 2022

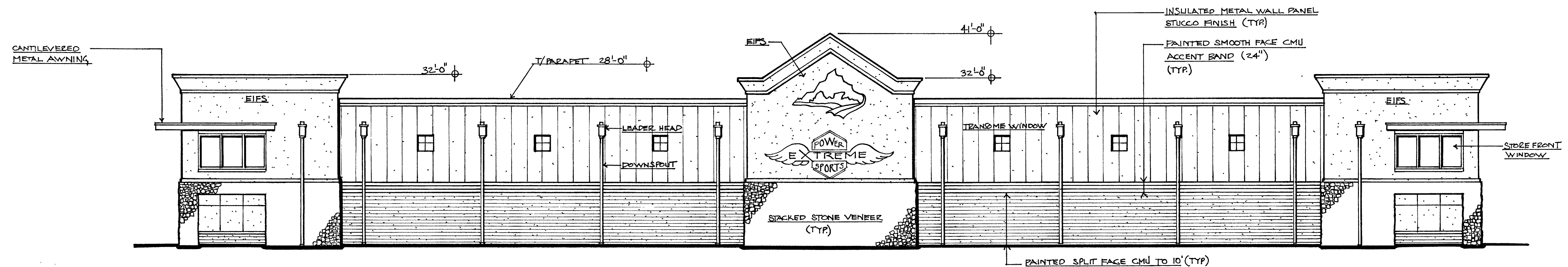
PROJECT NUMBER 22-0168

SHEET NUMBER

C2



ELEVATION - GRAND NATIONAL PARKWAY
 $\frac{3}{32}'' = 1'-0''$



ELEVATION - US HIGHWAY 280
 $\frac{3}{32}'' = 1'-0''$



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

2932



PC DEADLINE: 6/7/22 PC MEETING: 6/28/22

SITE ADDRESS: 4800 US HWY 280 (AT GRAND NATIONAL PKWY)

PROPERTY OWNER: MARTIN BURDETTE

APPLICANT/ AUTHORIZED REPRESENTATIVE: BARRETT-SIMPSON, INC. - BLAKE RICE

MAILING ADDRESS: 223 S. 9TH STREET, OPELIKA, AL 36801

PHONE NUMBER: (334) 745-7026 **FAX NUMBER:** N/A

EMAIL ADDRESS: BRICE@BARRETT-SIMPSON.COM

PARCEL INFORMATION

Project name: EXTREME POWERSPORTS - OPELIKA Address/Location: 4800 US HWY 280

Current Land Use: VACANT Current Zoning: C3

Adjacent Zoning Districts: North: C3 South: C2 East: R2 West: C3

Description of Proposed Use: COMMERCIAL BUSINESS FOR THE SALE AND MAINTENANCE OF ATV'S

AUTHORIZATION TO ACT AS APPLICANT (if applicable)

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

Property Owner's Signature: *Guy Martin Burdette* Date: 6/06/2022

STATE OF ALABAMA,

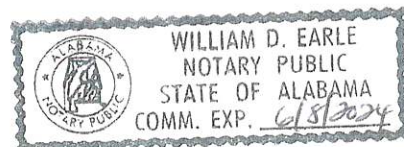
COUNTY OF LEE

I, William D. Earle, a Notary Public in and for said County and State, hereby certify that Guy Martin Burdette, 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 6 day of June, 2022,

William D Earle
Notary Public

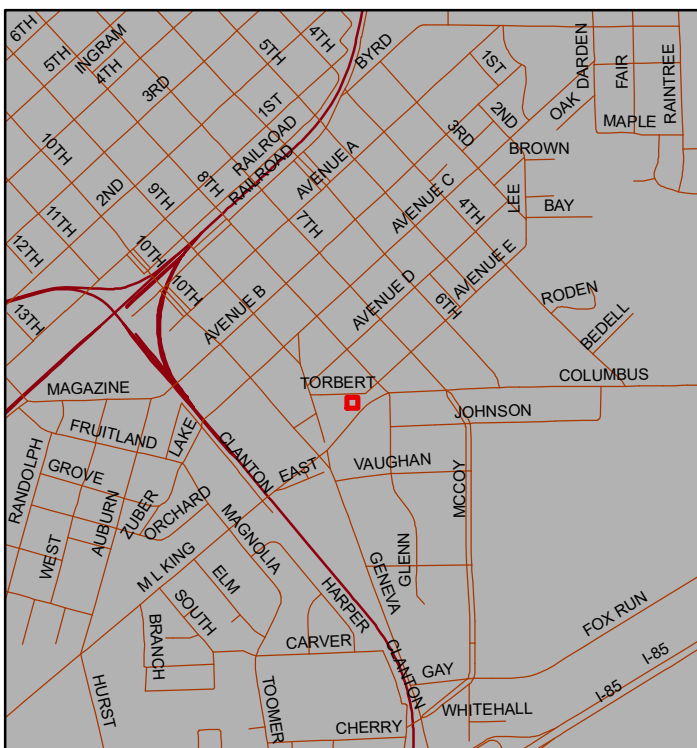
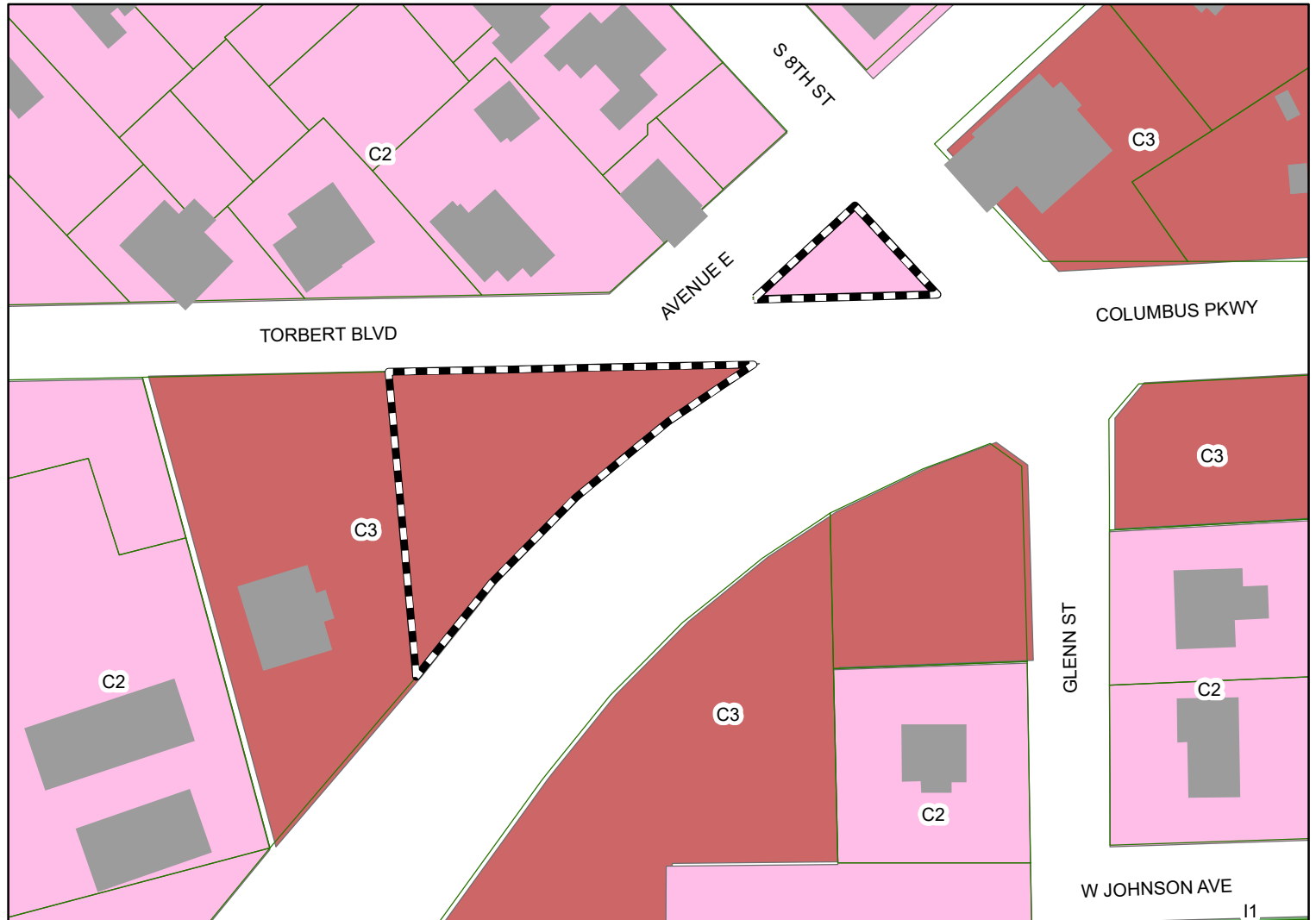
My Commission Expires: 6/8/2024



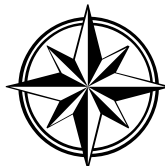
TORBERT BOULEVARD TOWNHOMES

807 TORBERT BOULEVARD

CONDITIONAL USE, F-8



The applicant is requesting five townhome units that front along Columbus Parkway but are accessed from Torbert Blvd. The property is in a 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 verification by an independent professional qualified to verify such information.

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: June 28, 2022

Agenda Item #: F-8

Action Requested: Conditional Use – Townhomes, 5 dwelling units

Location of Property: 807 Torbert Blvd

Property Owner(s): McOne Development, LLC.,
Blake Rice, Barrett-Simpson, authorized representative

Current Land Use: Undeveloped

Current Zoning: C-3/C-2, GC-S

**Surrounding Zoning Districts
And Land Uses:**

North	C-2	Single family residential
South	C-3, GC-S	Opelika Public Library
East	C-3, GC-S	Daycare
West	C-3, GC-S	Offices

Proposal

The applicant is requesting conditional use approval for a 5-unit townhouse development a 24,047 square foot lot. The property includes two pieces separated by the former right-of-way of Torbert Boulevard that was closed when the street was realigned. The property has a very unique shape that was created by the acquisition of the right-of-way for the street. The adjacent properties include single family homes and commercial property.

The townhomes are approximately 1,500 square feet. They are two story units with 2 bedrooms. Each unit will also have a brick courtyard behind the unit. The Townhouse Development Standards require that the front or rear yard area be no less than 50% of the main floor of the townhouse. Each unit meets this requirement.

In the C-2 and C-3 zoning districts, a maximum of 16 dwelling units per acre are allow; the proposed density (5 units on 20,545 sf lot) is 7.5 dwellings per acre. Minimum lot width requirement for a townhome = 20 feet. Minimum lot width proposed = 25'. The building also meets the minimum side and rear setback requirements (20', 10') for the C-2 zoning district. The townhomes received a variance from the ZBA based on the configuration of the lot to shift the units closer to Columbus Parkway. The

minimum off-street parking requirement is met with eleven (11) parking spaces along Torbert Blvd (2 ps per dwelling unit).

The landscape plan meets minimum requirements concerning base and parking lot points. A total of 11 trees and 60 shrubs will be planted; the size of trees and shrubs planted must meet the minimum size requirements as provided in the Landscape Regulation. There are six oak trees located within the right-of-way of Columbus Parkway. The landscape plan shows three of these trees being removed during or due to construction. Preservation of these trees should be attempted if possible. If not, new trees, approved by the Planning Department, should be planted in the right-of-way to replace them.

This development would not likely have a dumpster but use individual bins.

Recommendation

Staff recommends approve subject to the following:

1. Buildings must meet the gateway corridor requirements. The building will require approval from the Historic Preservation Commission.
2. All utilities shall be underground.
3. On-street parking shall be coordinated with the Engineering Department.
4. Note the use of the property located on S 8th Street.
5. The oak trees in the right-of-way should be preserved if possible. If not, new trees approved by the Planning Department shall be replanted.

Engineering Department Report

Because of the limited size of the site, the developer will be required to obtain a Land Disturbance Permit from the Building Inspections Department and no submittal will be required for this regulation.

Coordination with each utility will be needed to establish the necessary connections to the existing infrastructure.

The developer will be required to install the approved, on-street parking illustrated on Torbert Blvd.

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

Opelika Utilities Board Report

Report to be submitted.

Opelika Power Services Report

This is inside the Opelika Power Service territory.

Drawing Name: M:\2020\20-0321 BC Stone - Torbert Blvd Triangle - Opelika.Dwg 20-0321 Conditional Use.dwg Last Modified: May 03, 2022 - 7:44am by retribland

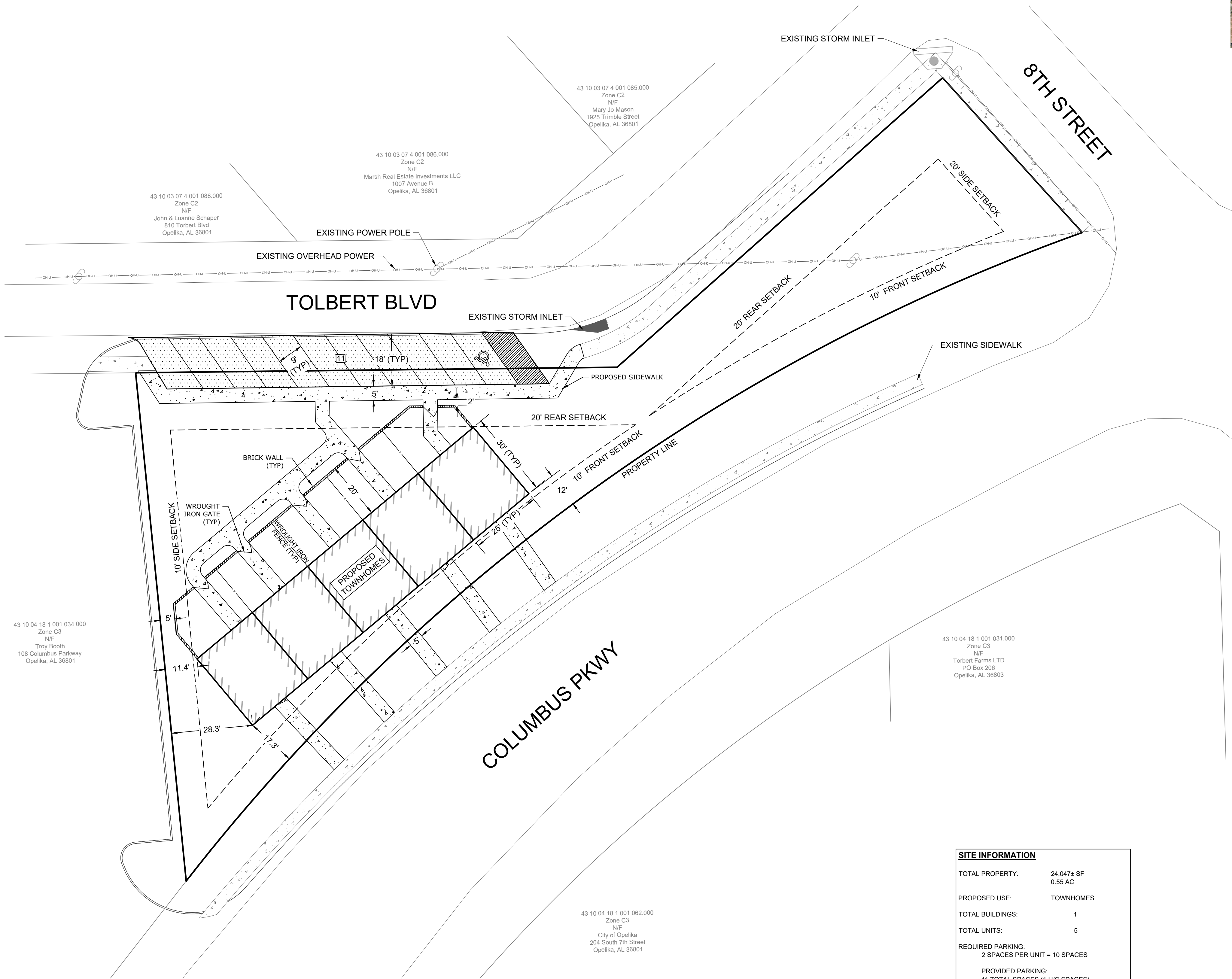
PAYMENT DISCLAIMER FOR FIELD CHANGES

ANY CONSTRUCTION WORK CHANGES TO THESE ENGINEERED PLANS COMPLETED WITHOUT ENGINEER'S PRIOR WRITTEN APPROVAL SHALL BE DONE AT CONTRACTOR'S EXPENSE. THIS LIMITATION INCLUDES CHANGES OR MODIFICATIONS REQUESTED BY LOCAL AUTHORITIES AND OR PERMITTING AGENCIES.

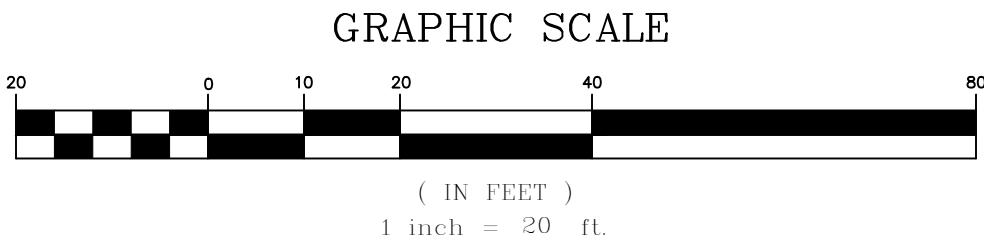
NOTICE TO CONTRACTORS

CONTRACTOR SHALL CAREFULLY EXAMINE ALL DOCUMENTS AND THE CONSTRUCTION SITE TO OBTAIN FIRST HAND KNOWLEDGE OF EXISTING CONDITIONS. CHANGE ORDERS WILL NOT BE ISSUED NOR WILL EXTRA MONEYS BE PAID FOR CONDITIONS WHICH CAN BE DETERMINED BY SITE EXAMINATION AND OR BY DOCUMENT EXAMINATION PRIOR TO BIDDING THE PROPOSED WORK.

811 Know what's below.
Call before you dig.



SITE INFORMATION	
TOTAL PROPERTY:	24,047± SF 0.55 AC
PROPOSED USE:	TOWNHOMES
TOTAL BUILDINGS:	1
TOTAL UNITS:	5
REQUIRED PARKING:	2 SPACES PER UNIT = 10 SPACES
PROVIDED PARKING:	11 TOTAL SPACES (1 H/C SPACES)
CURRENT ZONING:	C-3/GC-S
SETBACKS:	FRONT: 10' REAR: 20' SIDE: 10' SIDE ON STREET: 20'



BARRETT-SIMPSON, INC.
Civil Engineers & Land Surveyors

708 12th ST. PHENIX CITY, AL 36867 (PH: 334-397-2423)
223 S 9th ST. OPELIKA, AL 36801 (PH: 334-744-7090)
121 W BROAD ST. EUFaula, AL 36072 (PH: 334-487-4257)

BC STONE

TORBERT BLVD
OPELIKA, AL

REVISIONS:

1	

© 2022 BARRETT-SIMPSON, INC.
These drawings are protected under The Copyright Act of 1976 and may not be reproduced in any form without the expressed written permission of Barrett-Simpson, Inc.

PROPOSED SITE PLAN

DRAWN BY: R. STROCKLAND
DESIGNED BY: E. NIGRAM
REVIEWED BY: C. ROGERS
APPROVED BY: B. RICE

DATE: MAY 4, 2022

PROJECT NUMBER: 20-0321

SHEET NUMBER: C1

Drawing Name: M:\2020\20-0321 BC Stone - Torbert Blvd Triangle - Opelika.Dwg 20-0321 Conditional Use.dwg Last Modified: May 03, 2022 - 7:44am by retribland

PAYMENT DISCLAIMER FOR FIELD CHANGES

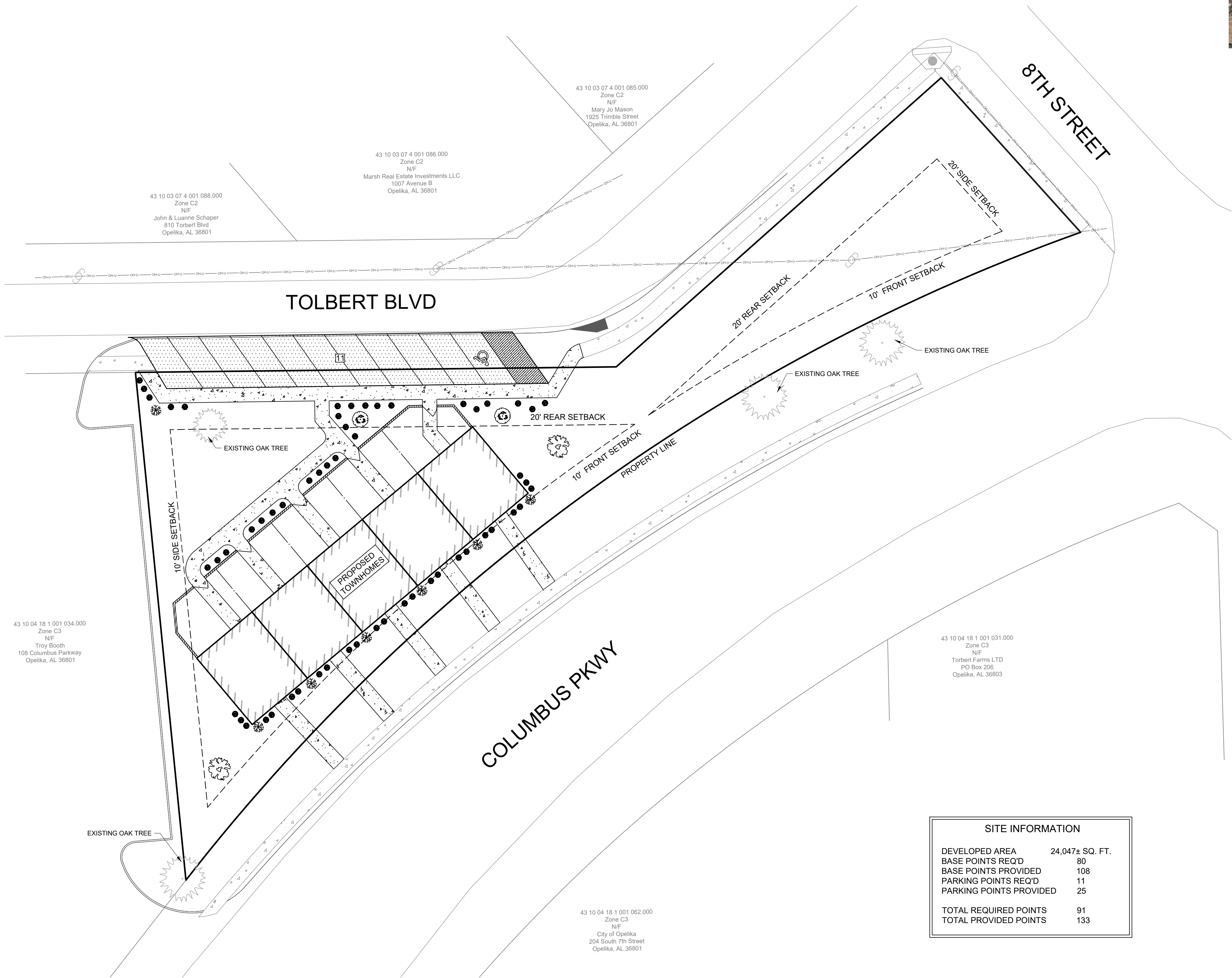
ANY CONSTRUCTION WORK CHANGES TO THESE ENGINEERED PLANS COMPLETED WITHOUT ENGINEER'S PRIOR WRITTEN APPROVAL SHALL BE DONE AT CONTRACTOR'S EXPENSE. THIS LIMITATION INCLUDES CHANGES OR MODIFICATIONS REQUESTED BY LOCAL AUTHORITIES AND OR PERMITTING AGENCIES.

NOTICE TO CONTRACTORS

CONTRACTOR SHALL CAREFULLY EXAMINE ALL DOCUMENTS AND THE CONSTRUCTION SITE TO OBTAIN FIRST HAND KNOWLEDGE OF EXISTING CONDITIONS. CHANGE ORDERS WILL NOT BE ISSUED NOR WILL EXTRA MONEYS BE PAID FOR CONDITIONS WHICH CAN BE DETERMINED BY SITE EXAMINATION AND OR BY DOCUMENT EXAMINATION PRIOR TO BIDDING THE PROPOSED WORK.

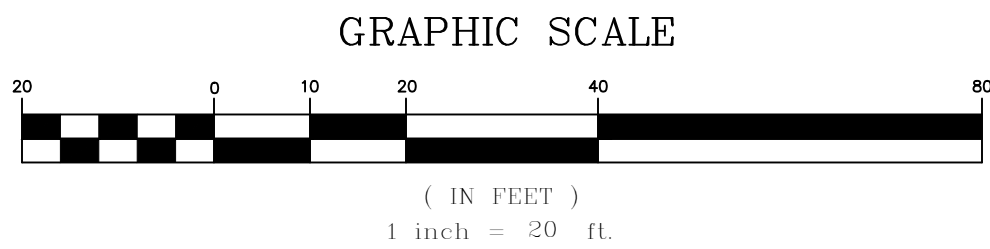
811

Know what's below.
Call before you dig.



SITE INFORMATION	
DEVELOPED AREA	24,047± SQ. FT.
BASE POINTS REQ'D	80
BASE POINTS PROVIDED	108
PARKING POINTS REQ'D	11
PARKING POINTS PROVIDED	25
TOTAL REQUIRED POINTS	91
TOTAL PROVIDED POINTS	133

LANDSCAPE PROPOSED					
	SHRUBS (1 pt)	UNDERSTORY (5 pts)	MEDIUM (8 pts)	CANOPY (11 pts)	TOTAL
BASE POINTS	40	30	16	22	108
PARKING POINTS	20	5	0	0	25
TOTAL LANDSCAPE	60	35	16	22	133



BARRETT-SIMPSON, INC.
Civil Engineers & Land Surveyors

708 12th ST. PHENIX CITY, AL 36867 (PH: 334-397-2423)
223 S 9th ST. OPELIKA, AL 36801 (PH: 334-744-7090)
121 W BROAD ST. EUFaula, AL 36072 (PH: 334-487-4257)

BC STONE

TORBERT BLVD
OPELIKA, AL

REVISIONS:

1	

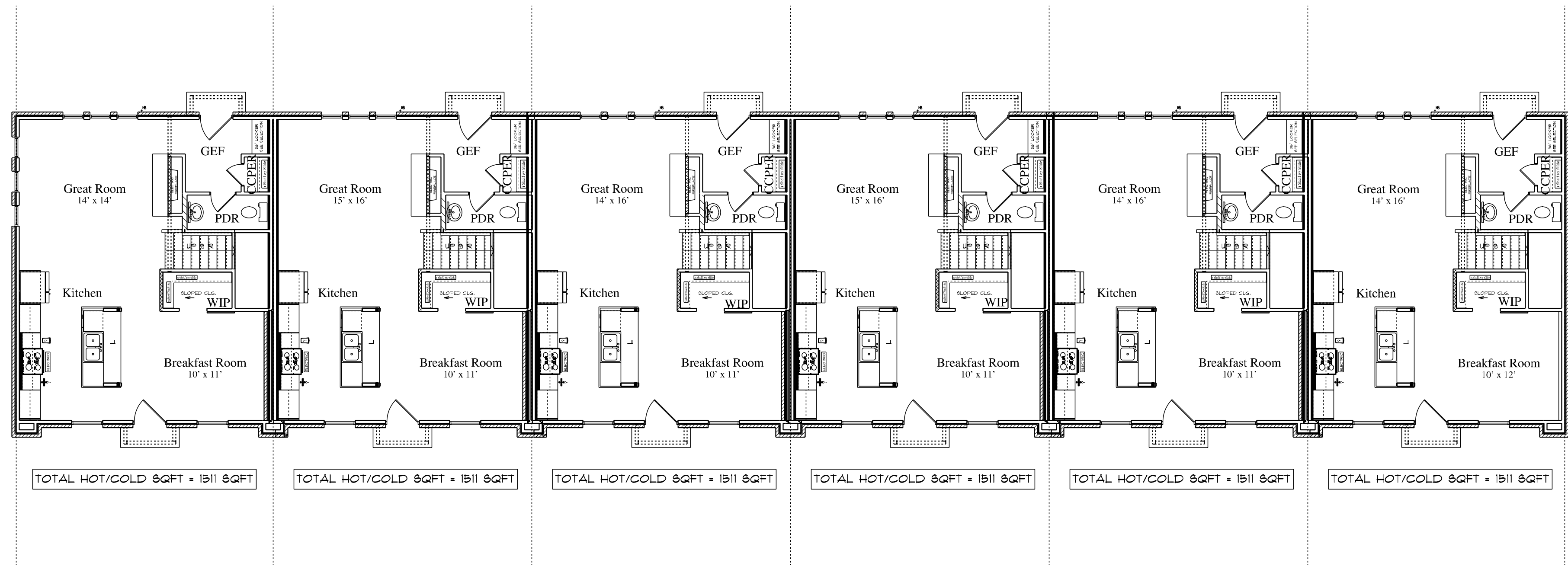
PROPOSED LANDSCAPE
PLAN

DRAWN BY: R. STROUDLAND
DESIGNED BY: E. NIGRAM
REVIEWED BY: C. ROGERS
APPROVED BY: B. RICE

DATE: MAY 4, 2022

PROJECT NUMBER: 20-0321

SHEET NUMBER: C2



MAIN FLOOR

	2x4 Wall Brick
	2x6 Wall Brick
	2x4 Wall Siding/ Stone
	2x6 Wall Siding/ Stone
	2x4 Wall Partition Non-Load Bearing
	2x6 Wall Partition Non-Load Bearing
	2x4 Wall Partition Load Bearing
	2x6 Wall Partition Load Bearing



	2x4 Wall Brick
	2x6 Wall Brick
	2x4 Wall Siding/ Stone
	2x6 Wall Siding/ Stone
	2x4 Wall Partition Non-Load Bearing
	2x6 Wall Partition Non-Load Bearing
	2x4 Wall Partition Load Bearing
	2x6 Wall Partition Load Bearing

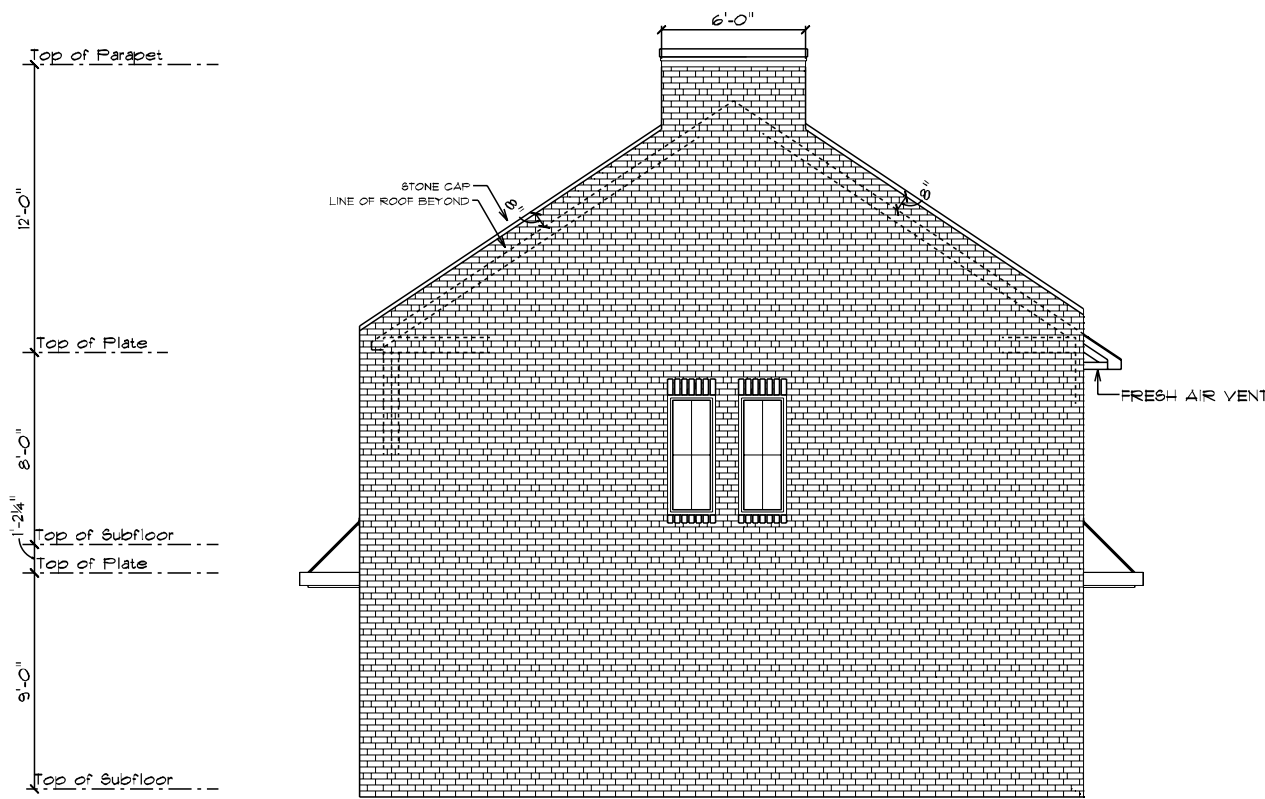
SECOND FLOOR



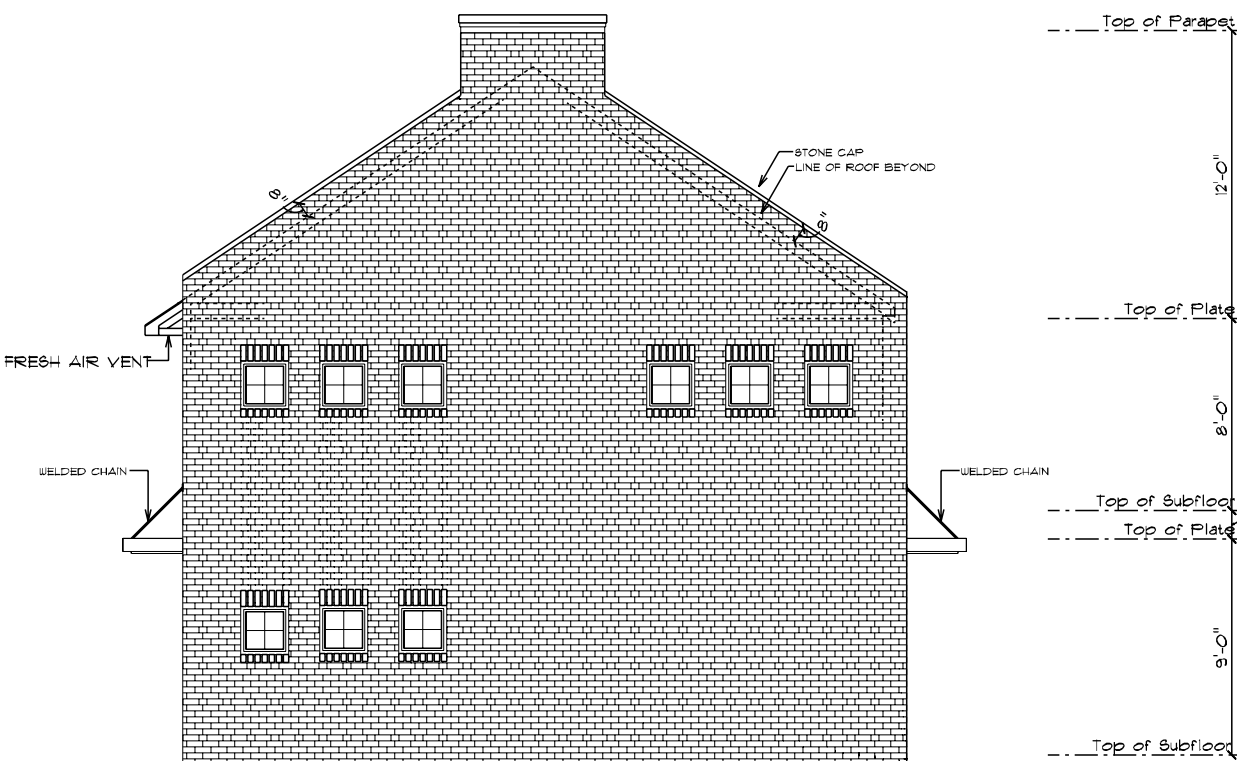
REAR ELEVATION
SCALE: 1/8" = 1'-0"



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



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



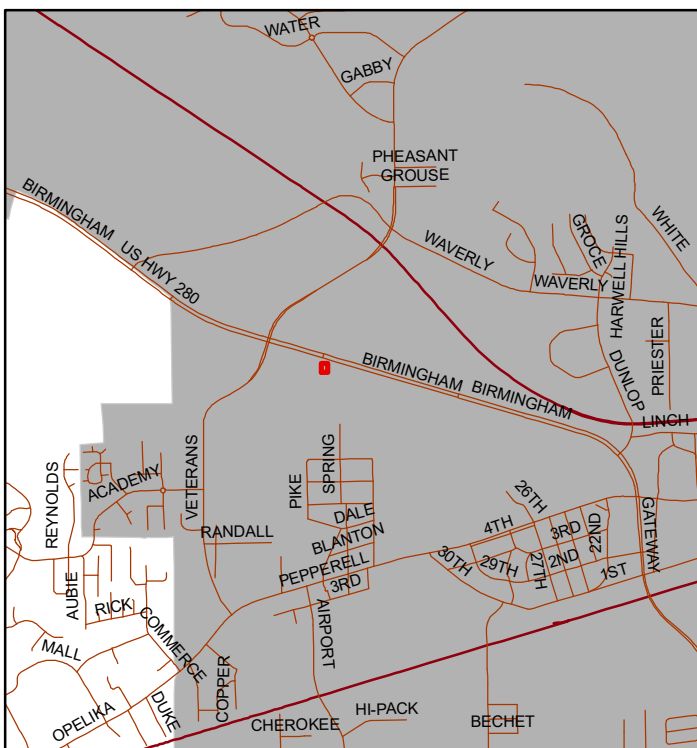
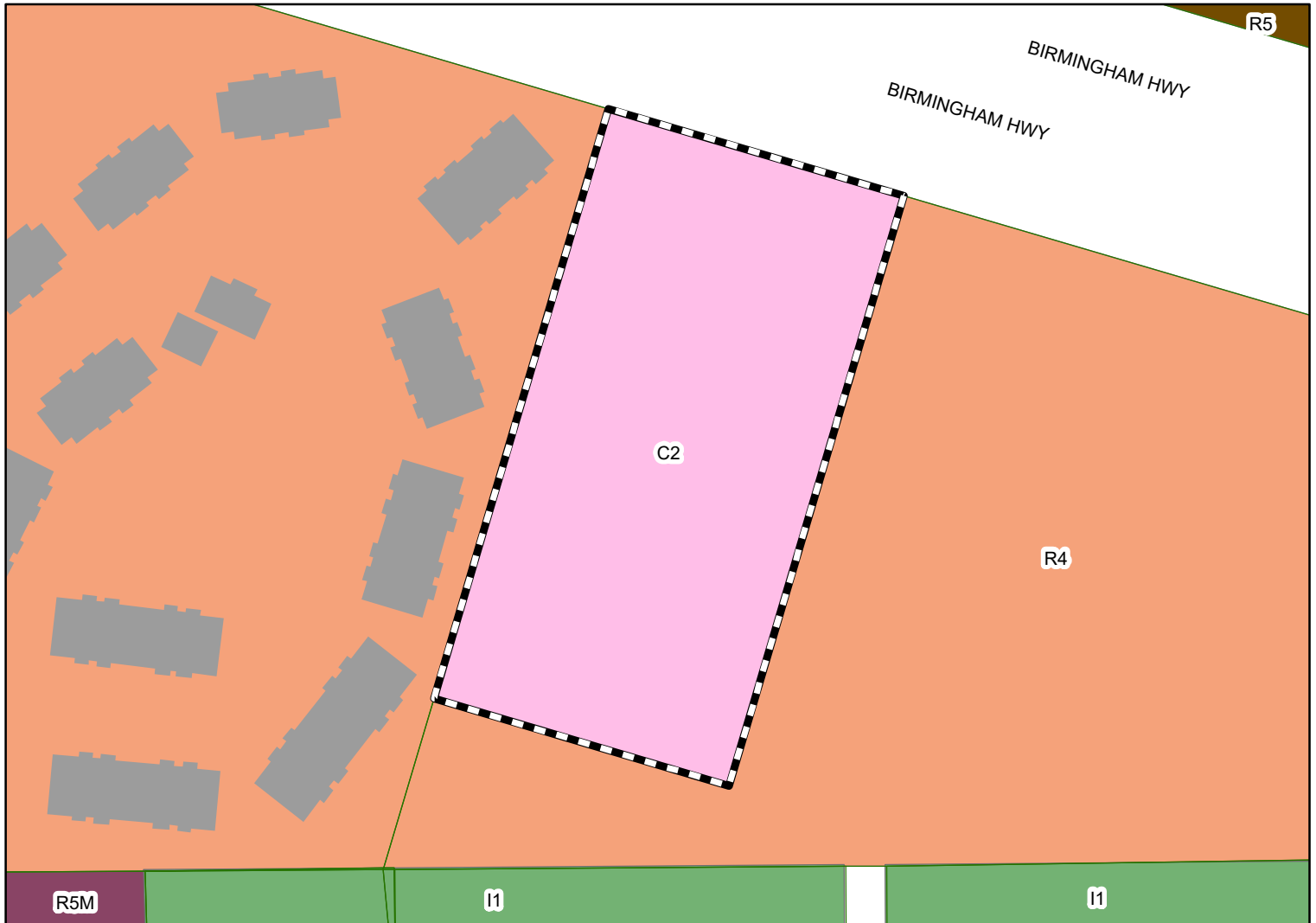
LEFT ELEVATION
SCALE: 1/8" = 1'-0"

FRESH AIR VENT - WALL	FRESH AIR VENT - SOFFIT	BATH VENT - WALL	DRYER VENT - WALL	HOOD VENT 6in - WALL	HOOD VENT 10in - WALL
A16	UEV6	DWV4BK	DWV4BK	DWV6BK	DWV10BK

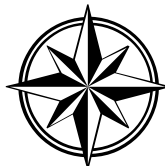


Page 1 of 3

CLIMATE CONTROL MINIWAREHOUSE 3500 BLOCK BIRMINGHAM HIGHWAY CONDITIONAL USE, F-9



The applicant is approved for miniwarehouses, but desires to increase square footage and decrease parking spaces. The property is in a 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 verification by an independent professional qualified to verify such information.

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: June 28, 2022

Agenda Item #: F-9

Action Requested: Conditional Use - Climate-controlled mini-warehouses – 530 units
Increase the number of mini-warehouse units

Location of Property 3455 Birmingham Highway

Property Owner(s): J & G Properties LLC
Jay Toland, authorized representative

Current Land Use: Undeveloped

Current Zoning: C-2, GC-P

**Surrounding Zoning Districts
And Land Uses:**

North	R-5	Undeveloped
South	R-4	Undeveloped
East	R-4	Undeveloped
West	R-4	Ski Lodge Apartments

Proposal

The applicant was granted conditional use approval at the March 22, 2022 Planning Commission (PC) meeting for a 410 unit, two-story climate controlled mini-warehouse business. (The original conditional use approval was granted at the March 2019 PC meeting; the 2019 approval expired and the request was resubmitted and approved at the March 2022 PC meeting.) At the June 28th PC meeting, the applicant is revising the site plan increasing the number of mini-warehouse units and adding parking spaces. The increase changes the site plan and Planning Commission approval is required.

A comparison of the March 2019 site plan to the June 2022 plan provides the following: (See 2019 and 2022 site plans page 3). The March 2019 site plan shows four buildings consisting of 410 climate control mini-warehouse units with a total 70,140 square feet (sf) of mini-warehouse space. The revised June 2022 plan has two climate control buildings that contain 530 units that total 80,270 sf of mini-warehouse space. The size of mini-warehouse storage units is 5x10, 10x10, and 10x15. The changes from the 2019 site plan to the 2022 plan is an additional 120 warehouse units and 10,130 square feet of storage space. Most of the 10,130 sf increase in warehouse space comes from combining the four buildings into two buildings. Also, the two buildings removes the need for a north to south driveway in the middle of the property and removes the central-square area labeled as a loading/unloading area. The driveway and loading/unloading area were replaced with more warehouse space.

The revised June 2022 site plan meets minimum off-street parking spaces. The site plan provides 53 parking spaces for the 530 units (1 ps per 10 units). The warehouse units are access from one 26-foot-wide two-lane driveway that runs between the two buildings; a T-intersection is provided at the south end of the building so vehicles can turn around exit the property.

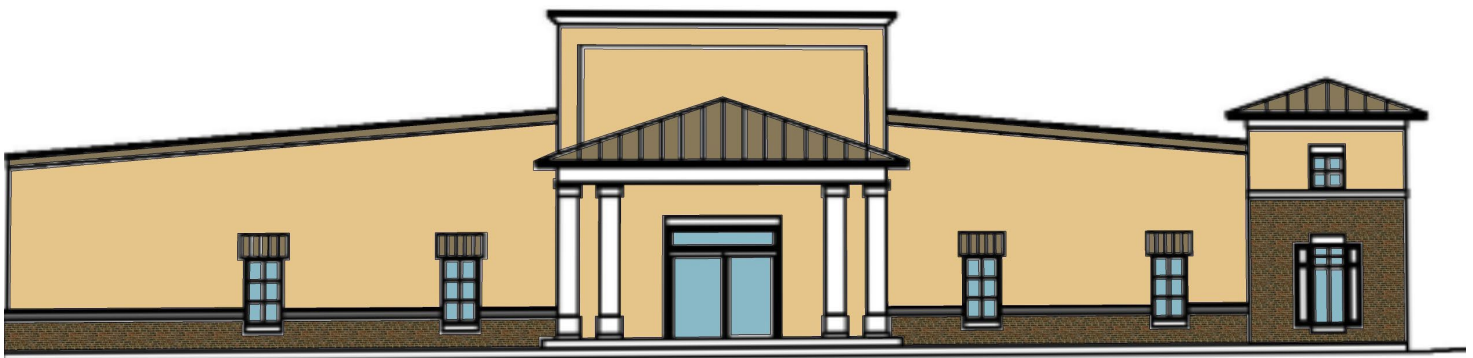
The revised landscape plan meets minimum base and parking lot requirements. The 15' buffer along Hwy 280 and a residential buffer along the north, south and west property lines are shown as required. The residential buffer option selected as allowed in the Landscape Regulations is a staggered row of evergreens at least 8 feet wide. Ski Lodge Apartments are located on the adjacent property north of this development; the adjacent north property is zoned I-1 (Institutional); the west adjacent property is zoned residential. The buffer planted must provide a nearly impervious visual barrier in three growing seasons.

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

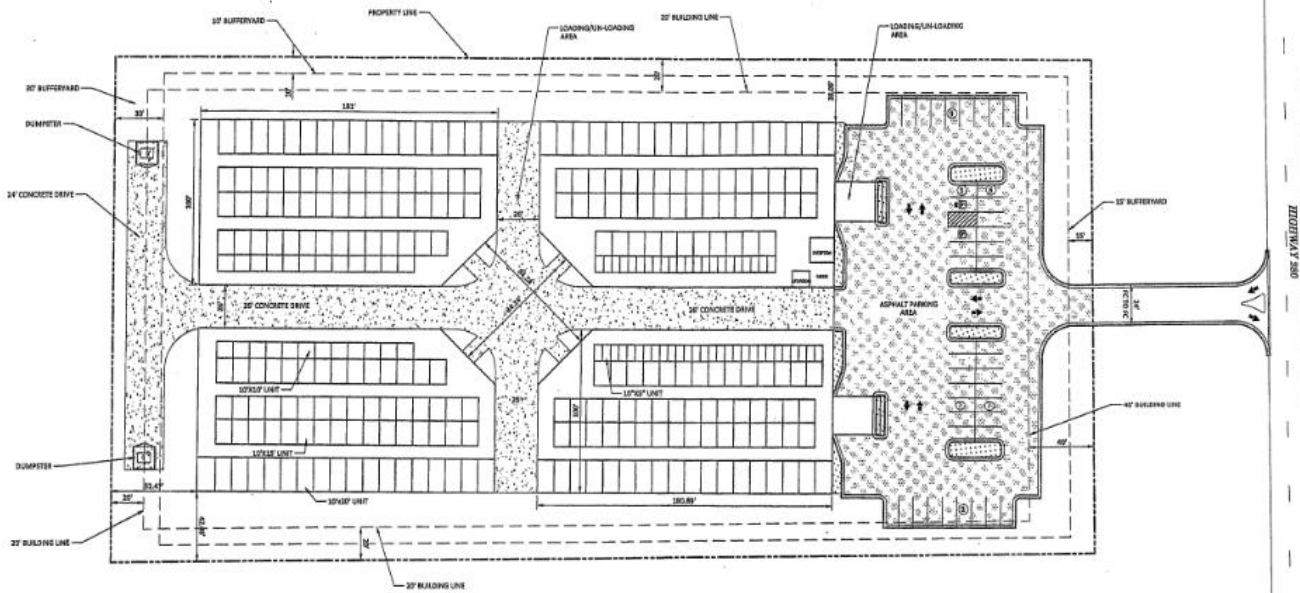
Recommendation

Staff recommends approval subject to the following recommendation:

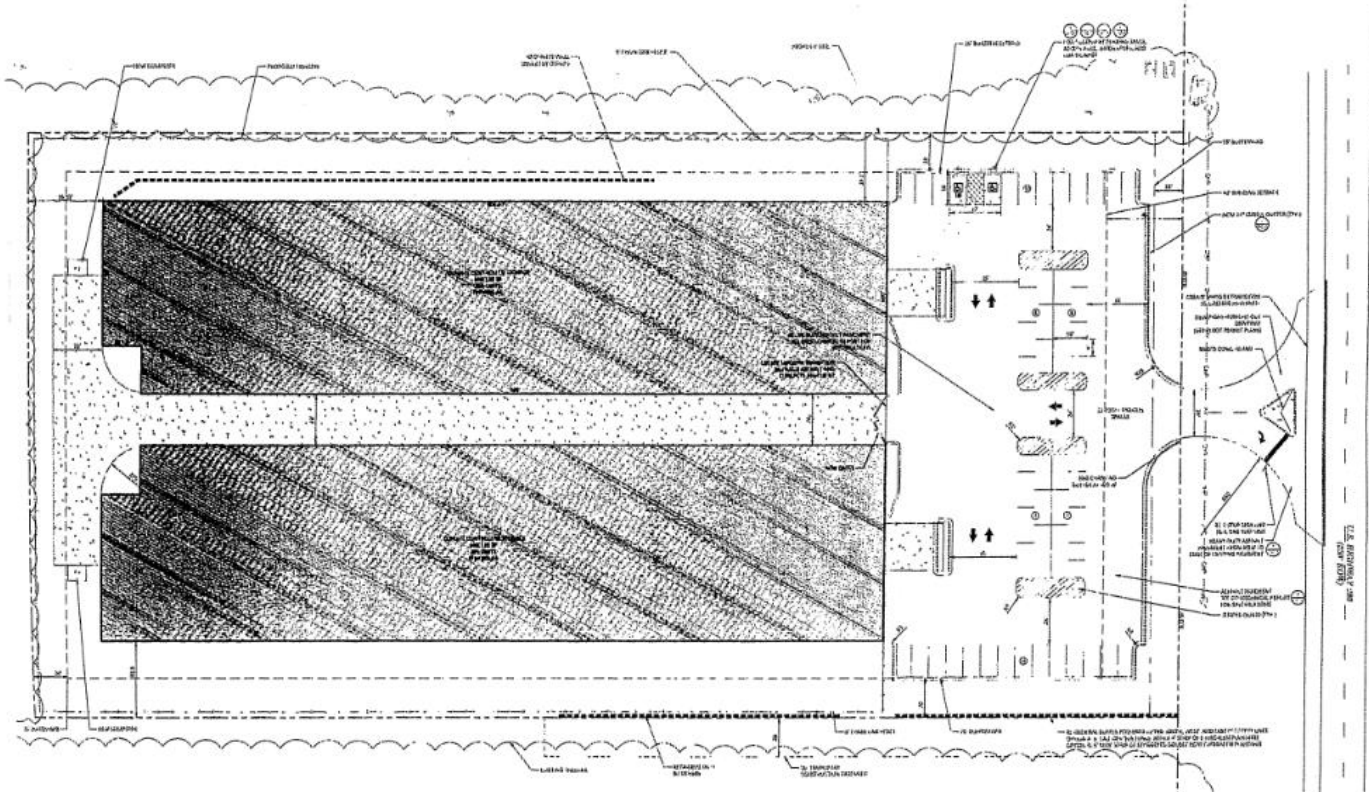
1. Add a residential buffer along the north, south, and west property lines as provided in Section IX Landscape Regulations; buffer must run the entire property line length.
2. The east and west side elevations must match the front elevation (brick & EIFs) for at least 72 feet on each side.



March 2019



June 2022



Engineering Department Report

The Engineering Department has no other comments or concerns with this proposed conditional use application and the previous comments for this application are still in effect.

Opelika Utilities Board Report

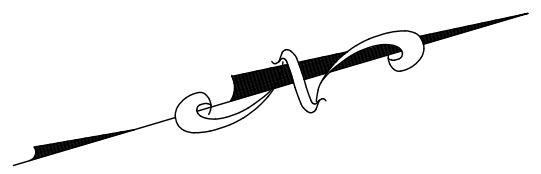
Report to be submitted.

Opelika Power Services Report

This is inside the Opelika Power Service territory.

	PROPERTY LINE
— X —	EXISTING FENCE LINE
— GAS —	EXISTING GAS LINE
— OHP —	EXISTING OVERHEAD POWER LINE
== == ==	EXISTING STORM WATER LINE
— SS —	EXISTING SANITARY SEWER LINE
— W —	EXISTING WATER LINE
— UG/E —	EXISTING UNDERGROUND POWER LINE
— FOC —	EXISTING FIBER OPTIC LINE
— UG/T —	EXISTING UNDERGROUND TELEPHONE LINE
— CATV —	EXISTING CABLE TV LINE
	EXISTING CONCRETE
	PROPOSED STANDARD DUTY ASPHALT
	PROPOSED HEAVY DUTY ASPHALT
	PROPOSED CONCRETE
— GAS —	PROPOSED GAS LINE
— OHP —	PROPOSED OVERHEAD POWER LINE
— UG/E —	PROPOSED UNDERGROUND POWER LINE
— SS —	PROPOSED SANITARY SEWER LINE
— W —	PROPOSED DOMESTIC WATER LINE
— FW —	PROPOSED FIRE WATER LINE
== == ==	PROPOSED STORM WATER PIPE
	PROPOSED ELECTRICAL TRANSFORMER

1. ALL DIMENSIONS USED TO SHOW THE LAYOUT OF THE PROPOSED FEATURES ARE SHOWN AT THE FACE OF CURB OR OUTSIDE FACE OF BUILDING.
2. SEE ARCHITECTURAL PLANS FOR ACTUAL DOOR LOCATIONS AND OTHER BUILDING SPECIFICS. THERE SHALL BE A 5'x5' LANDING AT ALL EXTERIOR DOOR LOCATIONS SLOPED NO GREATER THAN 2% IN ALL DIRECTIONS.
3. A SEPARATE SIGN PERMIT IS REQUIRED FOR ANY ONSITE SIGNAGE.
4. ALL WORK WITH ALDOT ROW SHALL BE IN ACCORDANCE WITH ALDOT SPECIFICATIONS.
5. ALL TRAFFIC CONTROL SIGNS AND STRIPING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
6. ALL ADA RAMPS, PARKING SPACES, SIGNAGE, AND STRIPING, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST ADA STANDARDS FOR ACCESSIBLE DESIGN. ALL RAMPS SHALL HAVE A 1:12 MAX. SLOPE AND A 2% MAX. CROSS SLOPE. ALL ADA PARKING SPACES SHALL HAVE NO MORE THAN 2% SLOPE IN ANY DIRECTION INCLUDING THE PARKING SPACE AREA AND HATCHED AREA. ALL SIDEWALKS SHALL HAVE A 5% MAX. RUNNING SLOPE AND A 2% MAX. CROSS SLOPE.



Engineer

 **PINNACLE**
DESIGN GROUP, INC.

106B W Veterans Blvd
Auburn, AL 36832
334-703-8860
www.pinnacle-inc.net

Client

TD DEVELOPMENT, LLC

ROB DIBENEDETTO
2667 Danbury Dr.
Auburn, AL 36830
334-332-8105

SITE DEVELOPMENT PLANS FOR
280 STORAGE
3500 BLOCK OF US HWY 280
OPELIKA, AL

DATE	DESCRIPTION	DATE
2	SUBMITTAL TO CITY	2-2-22
1	EARTHWORK BALANCE	1-10-22
No.	Revision/Issue	Date

Sheet Title

SITE PLAN

Scale 1" = 20'

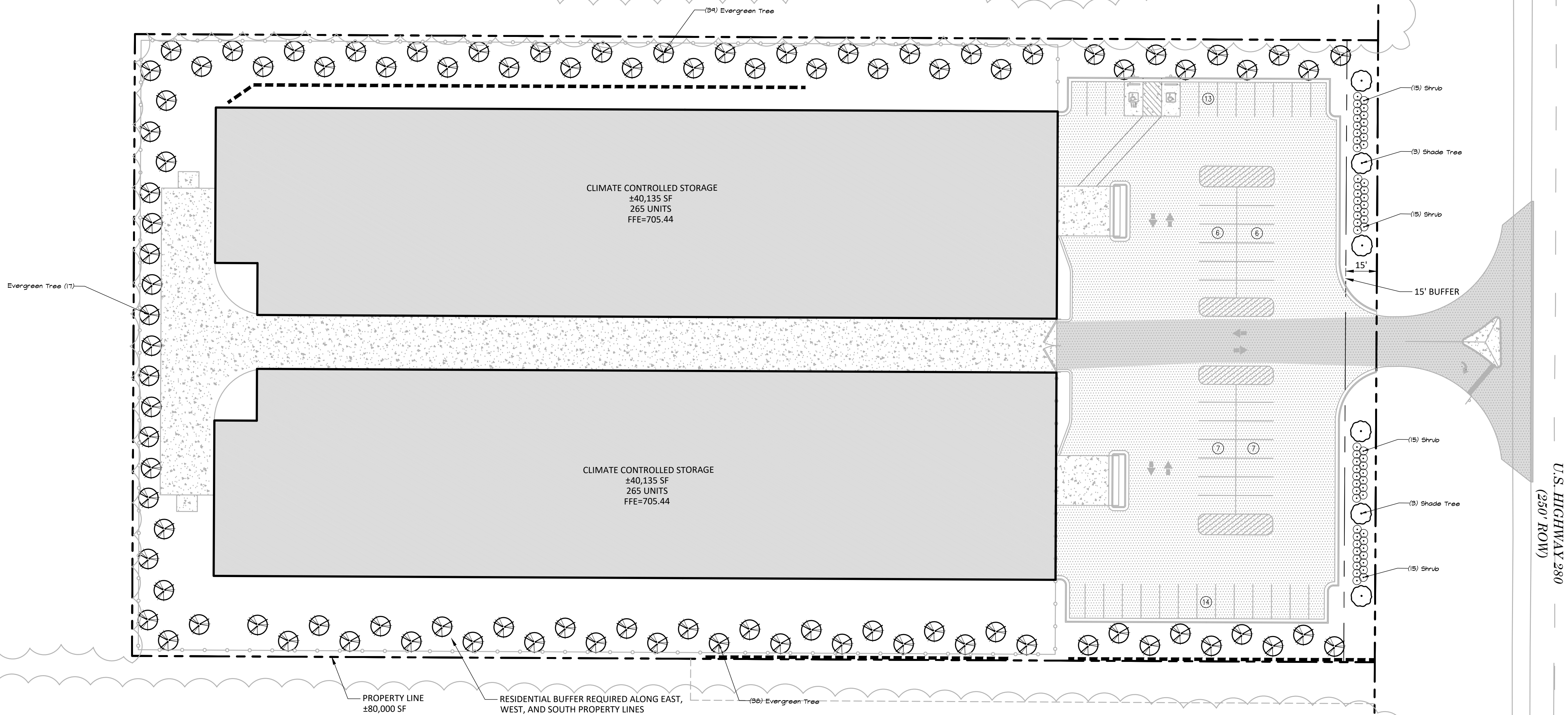
C-20

[illegible]

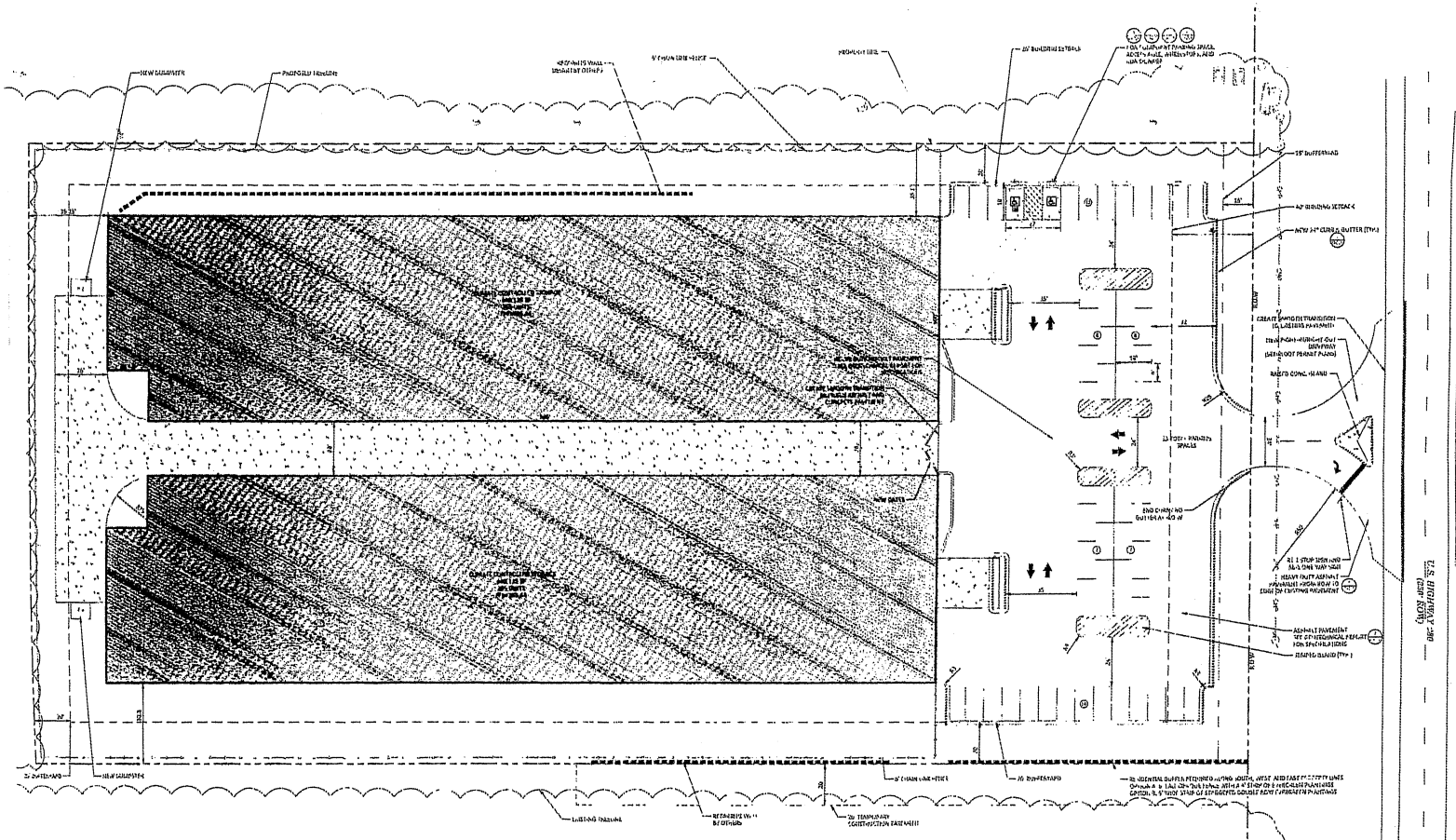
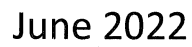
PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	QTY	UNIT POINTS	TOTAL POINTS
	Generic evergreen tree / Evergreen Tree	15 gal	94	11	1,034
	Generic shade tree A / Shade Tree	15 gal	6	8	48
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY	UNIT POINTS	TOTAL POINTS
	Generic shrub / Shrub	5 gal	60	1	60

BASE POINTS REQUIRED: 360
PARKING LOT POINTS REQUIRED: 53
LANDSCAPING REQUIRED WITHIN 15' BUFFER ALONG US-280
RESIDENTIAL LANDSCAPE BUFFER REQUIRED ALONG NORTH, EAST, AND WEST PROPERTY LINES



HIGHWAY 280





AGENDA ITEM #

9

**APPLICATION FOR
CONDITIONAL USE APPROVAL
PLANNING DEPARTMENT**

700 FOX TRAIL
OPELIKA, AL 36801

2943

PC DEADLINE: 6/17/22 PC MEETING: 6/28/22

PROJECT NAME: 280 Storage
SITE ADDRESS: 3500 Block of US Highway 280
PROPERTY OWNER: J & G Properties, LLC

APPLICANT/ AUTHORIZED REPRESENTATIVE: David Slocum, P.E.
MAILING ADDRESS: 106B W. Veterans Blvd. Auburn, AL 36830
PHONE NUMBER: (334) 703-8860 **FAX NUMBER:**
EMAIL ADDRESS: dslocum@pinnacle-inc.net

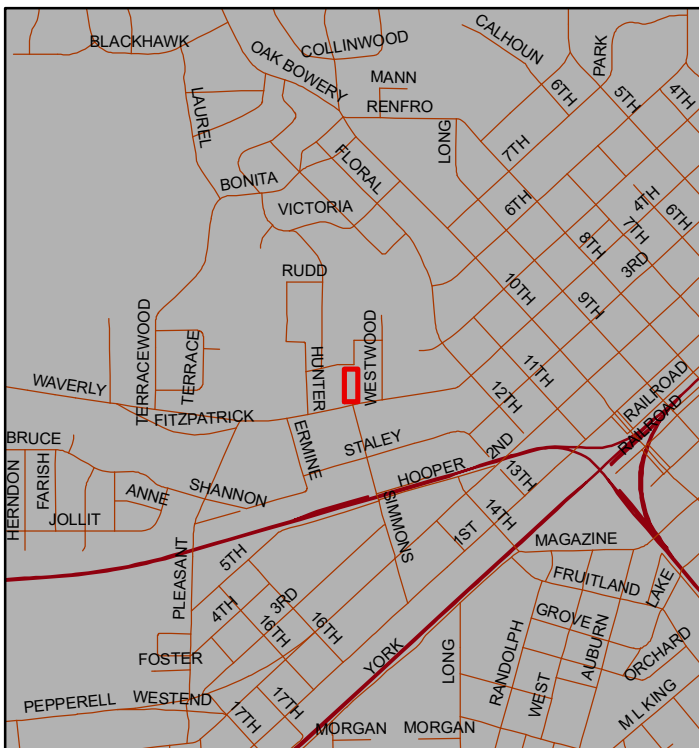
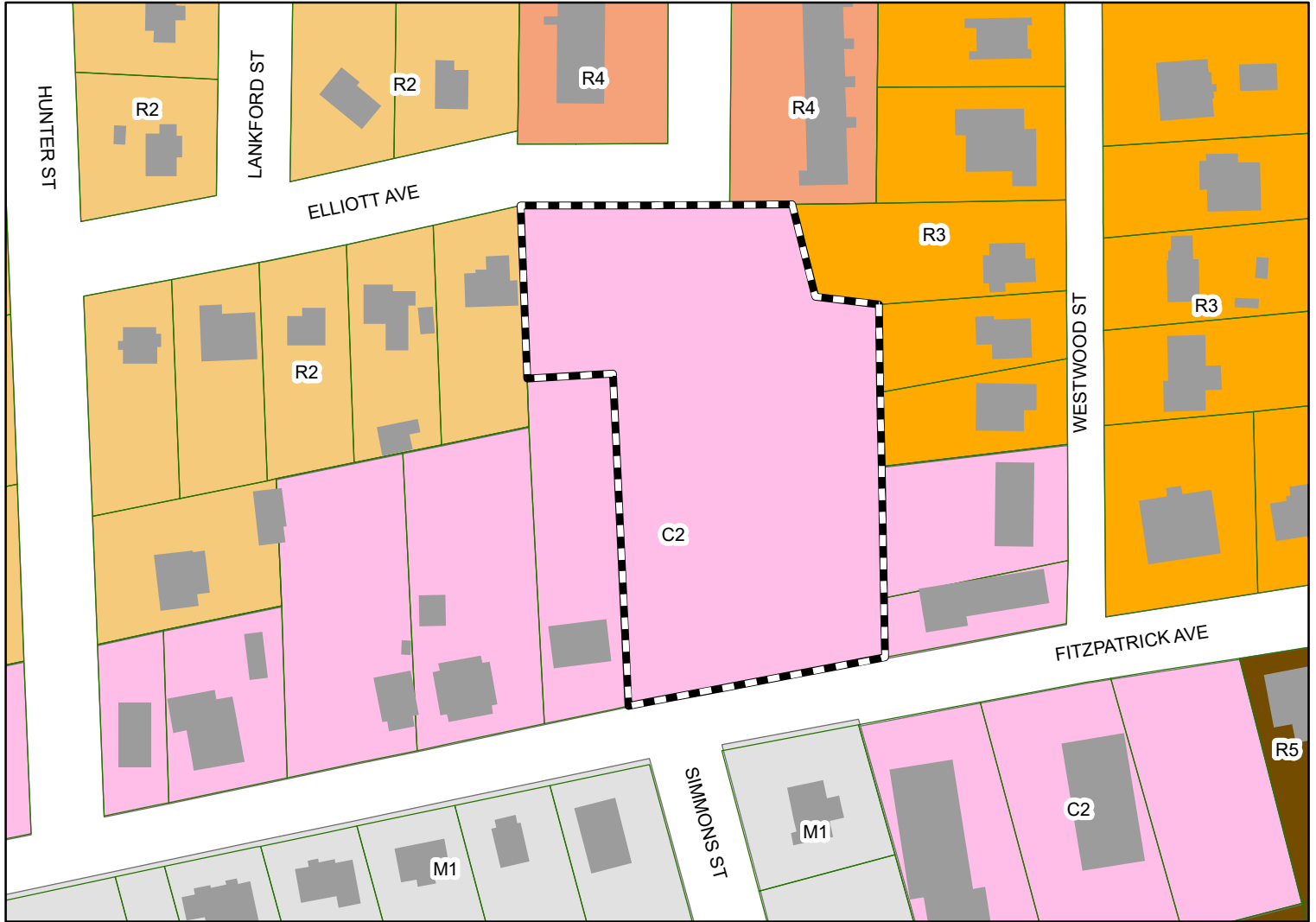
PARCEL INFORMATION

Current Land Use: Vacant **Current Zoning:** C2
Description of Proposed Use: Climate-controlled storage
Adjacent Zoning Districts: North: R5 South: R4/I1 East: R4 West: R4

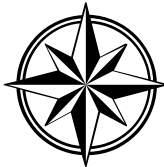
READ. THE FOLLOWING GENERAL USE STANDARDS, (E) PARAGRAPH (1-5) OF SUBSECTION 8.17 CONDITIONAL USES; E. General Use Standards.

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

COTTAGE CONDOMINIUM UNITS 1100-1190 FITZPATRICK AVENUE CONDITIONAL USE, F-10



The applicant is requesting approval for 18 condominium units. The property is in a C-2 zoning district.



Subject Property

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

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: June 28, 2022

Agenda Item #: F-10

Action Requested: The Cottages at Providence - 18 Cottages (single family home condominium units)

Location of Property: 1110 – 1190 Fitzpatrick Avenue

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

Current Land Use: Undeveloped

Current Zoning: C-2

**Surrounding Zoning Districts
And Land Uses:**

North	R-4	Multi-family Residential
South	C-2 & M-1	Commercial
East	C-2 & R-3	Commercial & Residential (Single family and Duplex)
West	C-2 & R-2	Residential (Single family)

Proposal

This agenda item was granted conditional use approval at the May 2019 Planning Commission (PC) meeting and then a one-year extension of the conditional use approval was granted at the April 2020 PC meeting to the May 25, 2021 Planning Commission meeting. The one-year extension has passed and the conditional use approval has expired. The applicant is now resubmitting for conditional use approval. Planning staff's report below is nearly the same as presented at the May 2019 PC meeting except for necessary edits because the site plan was revised from 19 condo units to 18 units.

The applicant is requesting conditional use approval for 18 cottages (single family home condominiums) in a C-2 zoning district; 19 cottages were proposed on the original site plan. The “storm water detention pond” shown at the northwest corner of site plan replaced a cottage. The proposed development is located on 1.99 acres with frontage on Fitzpatrick Avenue and Elliot Avenue. The applicant proposes to only use the access on Fitzpatrick Avenue. The density of the proposed development is 9 units per acre. The allowable density in C-2 is 16 units per acre. The density of residential in this area ranges from 2.5 units per acre for the residential to the west, 5.7 units per acre for the duplex to the east, and 18.5 units per acre for the townhomes to the north. The proposed development provides a transition between the various areas and the commercial uses fronting on Fitzpatrick Avenue.

Examples of the cottage-style single-family homes are attached. The units' range in size from one bedroom to three-bedroom units. All units will exceed 800 square feet with most being over 1,000 square feet. The units are approximately 15 feet from each other. They meet the minimum setbacks from the adjacent property lines. An area on the northeast side between a cottage and dumpster is labeled "proposed park or pool". The applicant is not certain about the use of this area, but most likely will be designated as a park area for condo owners.

Two parking spaces are required for each unit; 36 parking spaces required. (2 x 18 units = 36 ps). The applicant has provided 56 spaces that includes 3 handicap accessible spaces. (Three handicap parking spaces is required for 56 parking spaces.)

A landscape plan was submitted but will need to be revised. The site is 1.99 acres which requires 194 base landscaping points. The parking lot requires 57 parking lot points. This totals 251 total points. The parking lot points will need to be moved closer to the parking lot than currently shown. The existing plan shows four crepe myrtle trees. Additional trees should be planted on the open island near the dumpster and at the south end of each row of parking. The site also requires a residential landscape buffer along the residentially zoned properties. The applicant appears to have selected Option A which is a four (4) foot landscape buffer with a six (6) foot tall opaque fence and a single row of evergreen shrubs. The landscaping requirements allow trees planted for residential or parking lot buffers to count towards the overall points, but do not allow the shrubs from either buffer to be applied towards the overall point requirement. This prevents most of the Cleyera from the residential bufferyard from being counted. This would necessitate an additional 117 points.

The applicant has not listed the exterior building materials for the development. Staff recommends that the materials meet the gateway corridor overlay requirements to include wood, stone, stucco, brick, hardi-board, or other approved material. The site plan shows a "dumpster enclosure." Staff recommends dumpster screened by an opaque fence or evergreen plantings.

Recommendation

Staff recommends conditional use approval subject to the following conditions:

1. Cladding material shall use the approved materials in the gateway corridor.
2. Screen the dumpster using an opaque fence and/or solid hedge of evergreen shrubs.
3. Revise the landscape plan to meet the requirements of the Zoning Ordinance including islands in parking lot with at least one tree and shrubs.
4. Each unit must exceed 800 square feet in heated/cooled space.
5. Install underground utilities.

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 determined that the projected traffic in and out of this facility will not exceed the standards required for a traffic study or turn lanes.

The current Bicycle and Pedestrian Master Plan has indicated that this section of roadway requires an 8-10 ft paved multipurpose path. This path will be required to be installed across the entire lot with the development.

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

Opelika Utilities Board Report

Report to be submitted.

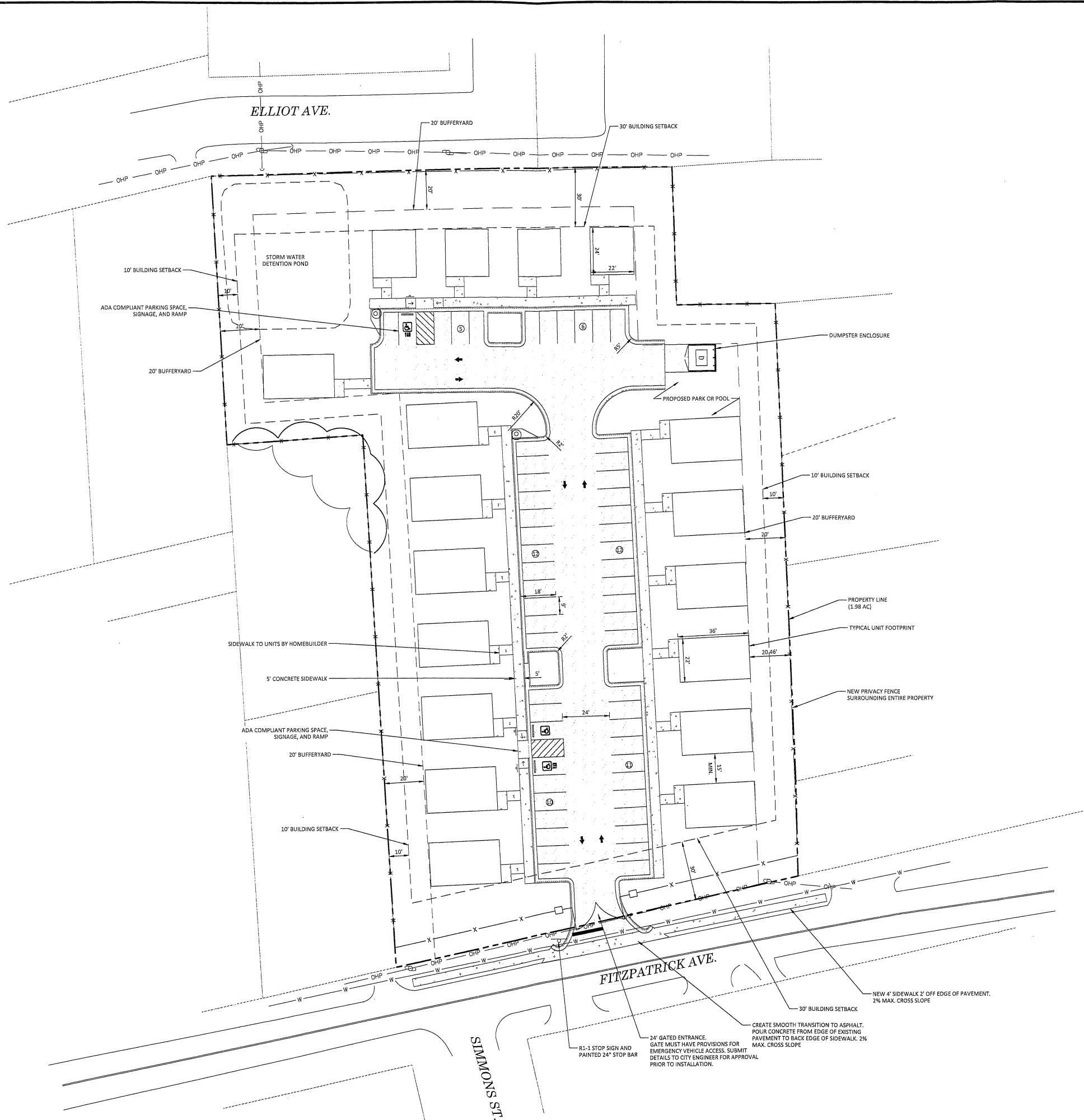
Opelika Power Services Report

This is inside the Opelika Power Service territory.

- LEGEND
- PROPERTY LINE
 - X- EXISTING FENCE LINE
 - GAS EXISTING GAS LINE
 - OHP EXISTING OVERHEAD POWER LINE
 - EXISTING STORM WATER LINE
 - SS EXISTING SANITARY SEWER LINE
 - W EXISTING WATER LINE
 - UG/E EXISTING UNDERGROUND POWER LINE
 - FOC EXISTING FIBER OPTIC LINE
 - UG/T EXISTING UNDERGROUND TELEPHONE LINE
 - CATV EXISTING CABLE TV LINE
 - EXISTING CONCRETE
 - PROPOSED STANDARD DUTY ASPHALT
 - PROPOSED HEAVY DUTY ASPHALT
 - PROPOSED CONCRETE
 - GAS PROPOSED GAS LINE
 - OHP PROPOSED OVERHEAD POWER LINE
 - UG/E PROPOSED UNDERGROUND POWER LINE
 - SS PROPOSED SANITARY SEWER LINE
 - W PROPOSED DOMESTIC WATER LINE
 - FW PROPOSED FIRE WATER LINE
 - PROPOSED STORM WATER PIPE
 - PROPOSED ELECTRICAL TRANSFORMER

GENERAL SITE NOTES

- ALL DIMENSIONS USED TO SHOW THE LAYOUT OF THE PROPOSED FEATURES ARE SHOWN AT THE FACE OF CURB OR OUTSIDE FACE OF BUILDING.
- SEE ARCHITECTURAL PLANS FOR ACTUAL DOOR LOCATIONS AND OTHER BUILDING SPECIFICS.
- A SEPARATE SIGN PERMIT IS REQUIRED FOR ANY ONSITE SIGNAGE.
- ALL WORK WITHIN THE CITY OF OPELIKA RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CURRENT CITY OF AUBURN SPECIFICATIONS.
- ALL TRAFFIC CONTROL SIGNS AND STRIPING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
- ALL ADA RAMPS, PARKING SPACES, SIGNAGE, AND STRIPING, SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN. ALL RAMPS SHALL HAVE A 1:12 MAX. SLOPE AND A 2% MAX. CROSS SLOPE. ALL ADA PARKING SPACES SHALL HAVE NO MORE THAN 2% SLOPE IN ANY DIRECTION INCLUDING THE PARKING SPACE AREA AND HATCHED AREA.
- ALL SIDEWALKS SHALL HAVE NO MORE THAN 5% RUNNING SLOPE AND 2% CROSS SLOPE.

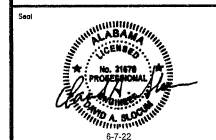


Engineer
PINNACLE
DESIGN GROUP, INC.
1068 W. Veterans Blvd
Auburn, AL 36832
334-703-8860
www.pinnacle-inc.net

Client
YELLOWFIN CONSTRUCTION, LLC
BRAD MCGILL
P.O. Box 88
Auburn, AL 36831
334-707-7187

Project Name

**SITE DEVELOPMENT PLANS FOR
THE COTTAGES AT PROVIDENCE
FITZPATRICK AVE.
OPELIKA, AL**



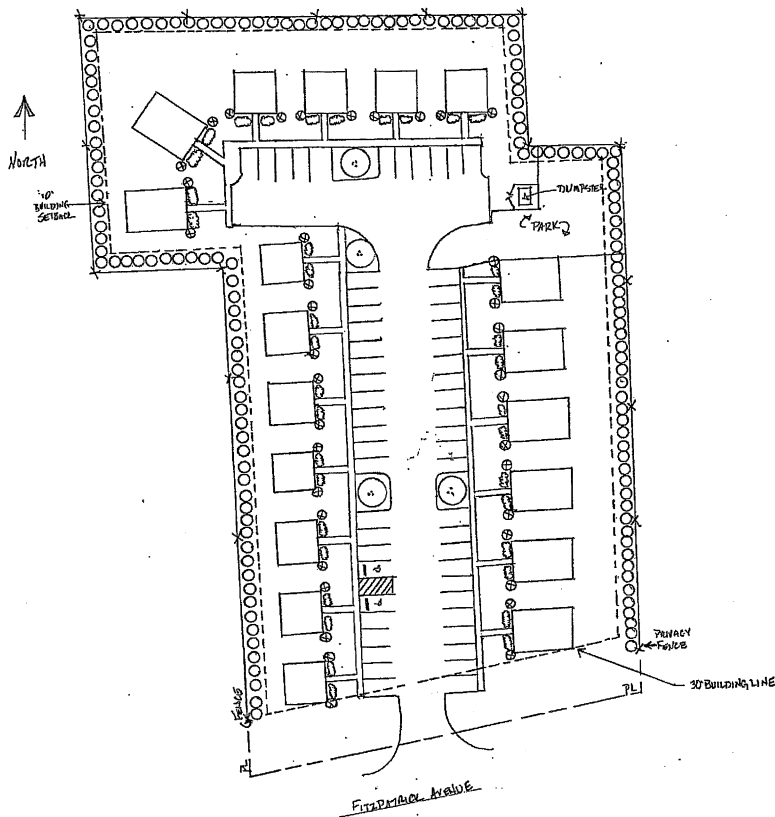
No.	Revision/Issue	Date
1	BUILDING REVISIONS	6-7-22

Sheet Title
SITE PLAN



Project No. 078.001
Date 6-27-19
Scale 1"=20'

Sheet No. **C-2.0**



PROPOSED LANDSCAPE: 285 points total

Shrubs (3gal)	265 points
○ Cleyera	151
⊗ Camellia sasanqua	38
□ Japanese boxwood	76

Trees (Understory) 6'-8' tall	20 points
○ 'Natchez' Crape myrtle	4

PROPERTY INFORMATION:

Existing Use: Vacant
 Proposed Use: Cottages (Condominium Flat)
 Zoning: C-2
 Adjacent Zoning: R-1 (N), M-1 (S), R-3 & CDD (E)
 R-2 & CDD (W)

AREA CALCULATIONS:

Parcel Area: 1.99 AC
 Max. ISR: NR
 Proposed ISR: 0.35 - 30, 553 SF

BUILDING INFORMATION:

Allowed building height: 75FT.
 Proposed building height: +/- 20FT.
 Proposed building floors: 2

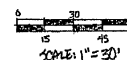
REQUIRED SETBACKS:

Front: 30FT.
 Rear: 30FT.
 Side: 10FT.

PARKING INFORMATION:

Proposed # of Dwelling Units: 19
 Required Parking: 38 spaces (2/DU)
 Proposed Parking: 57 spaces

PLAN PREPARED BY:
 OUTDOOR CONCEPTS
 AUBURN, AL

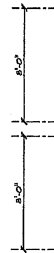


73800 Architectural Title Block - www.hugobry.com

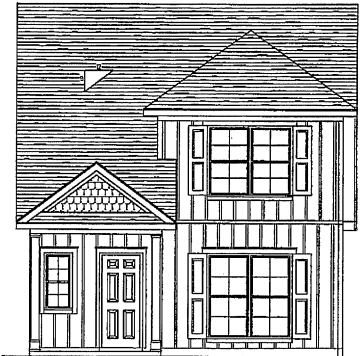
REVISIONS	BY

PROPOSED LANDSCAPE PLAN:
 YELLOWFIN COTTAGES
 FITZPATRICK AVENUE
 OPELKA, AL

BY	DATE
CHKD	DATE
DATE	DATE
SCALE	1" = 30' - 0"
JOB NO.	
SHEET	
OF	1/1
SHEETS	



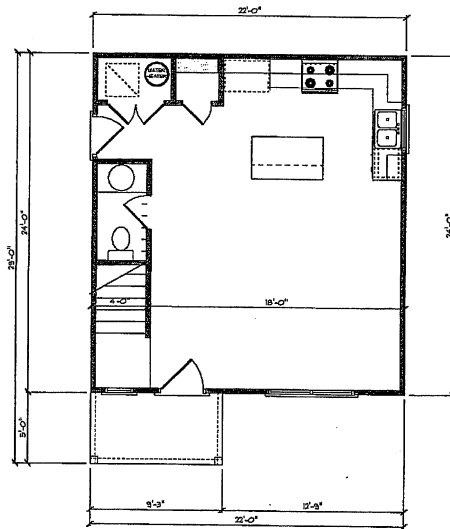
SCALE: $1/4" = 1'-0"$



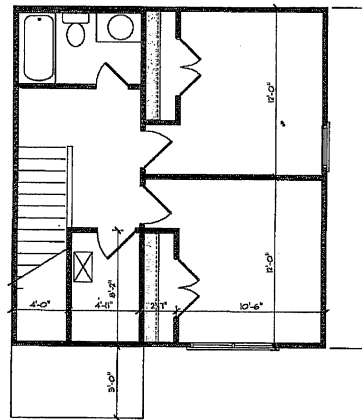
SCALE: 1/4" = 1'-0"



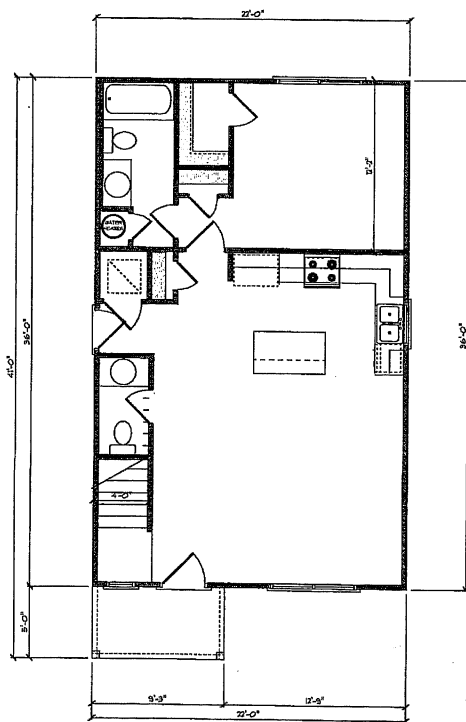
SCALE: 1/4" = 1'-0"



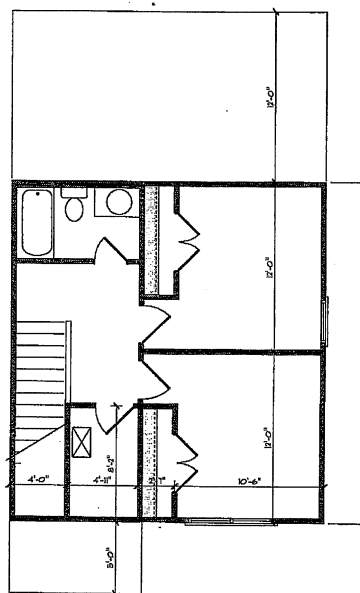
SCALE: 1/4" = 1'-0"



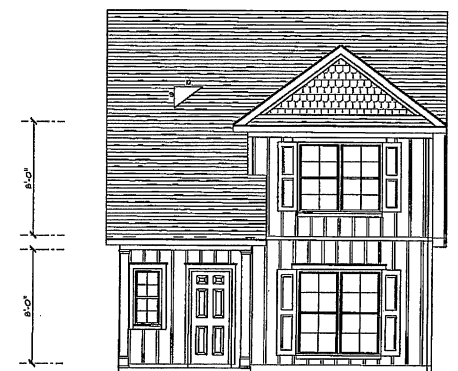
SCALE: $1/4" = 1'-0"$



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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

2946

PC DEADLINE: 6-7-22 PC MEETING: 6-28-22SITE ADDRESS: 1110-1190 Fitzpatrick Ave.PROPERTY OWNER: Hayley Investments, LLCAPPLICANT/ AUTHORIZED REPRESENTATIVE: David SlocumMAILING ADDRESS: 106B W Veterans Blvd. Auburn, AL 36832PHONE NUMBER: 336-703-8860 FAX NUMBER: _____EMAIL ADDRESS: dslocum@pinnacle-inc.net**PARCEL INFORMATION**Project name: Villages at Providence Address/Location: 1110-1190 Fitzpatrick Ave.Current Land Use: Vacant Current Zoning: C-2, GC-SAdjacent Zoning Districts: North: R-4 South: C-2, M-1 East: C-2, R-3 West: C-2, R-2Description of Proposed Use: Cottages (Condo Plat)**AUTHORIZATION TO ACT AS APPLICANT** (if applicable)

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

Property Owner's Signature: [Signature] Date: 5-27-22**STATE OF ALABAMA,
COUNTY OF LEE**

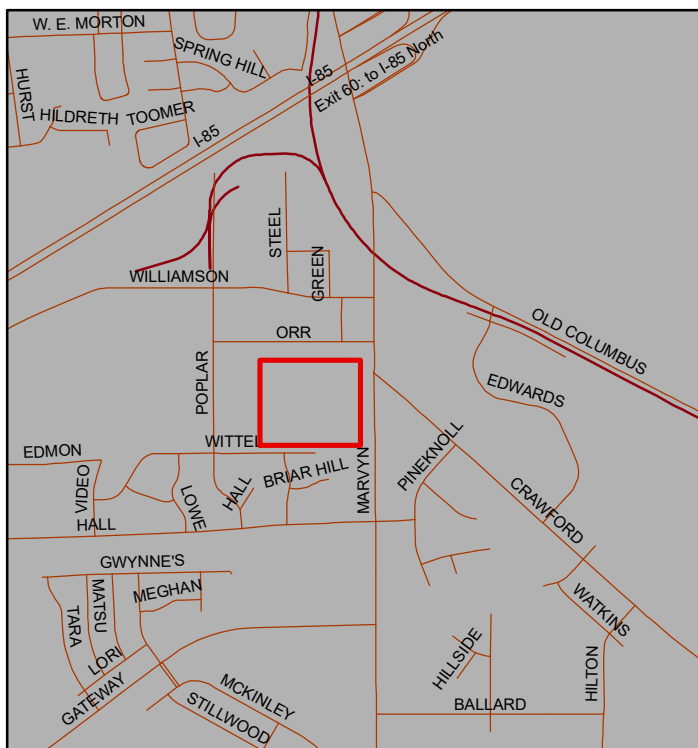
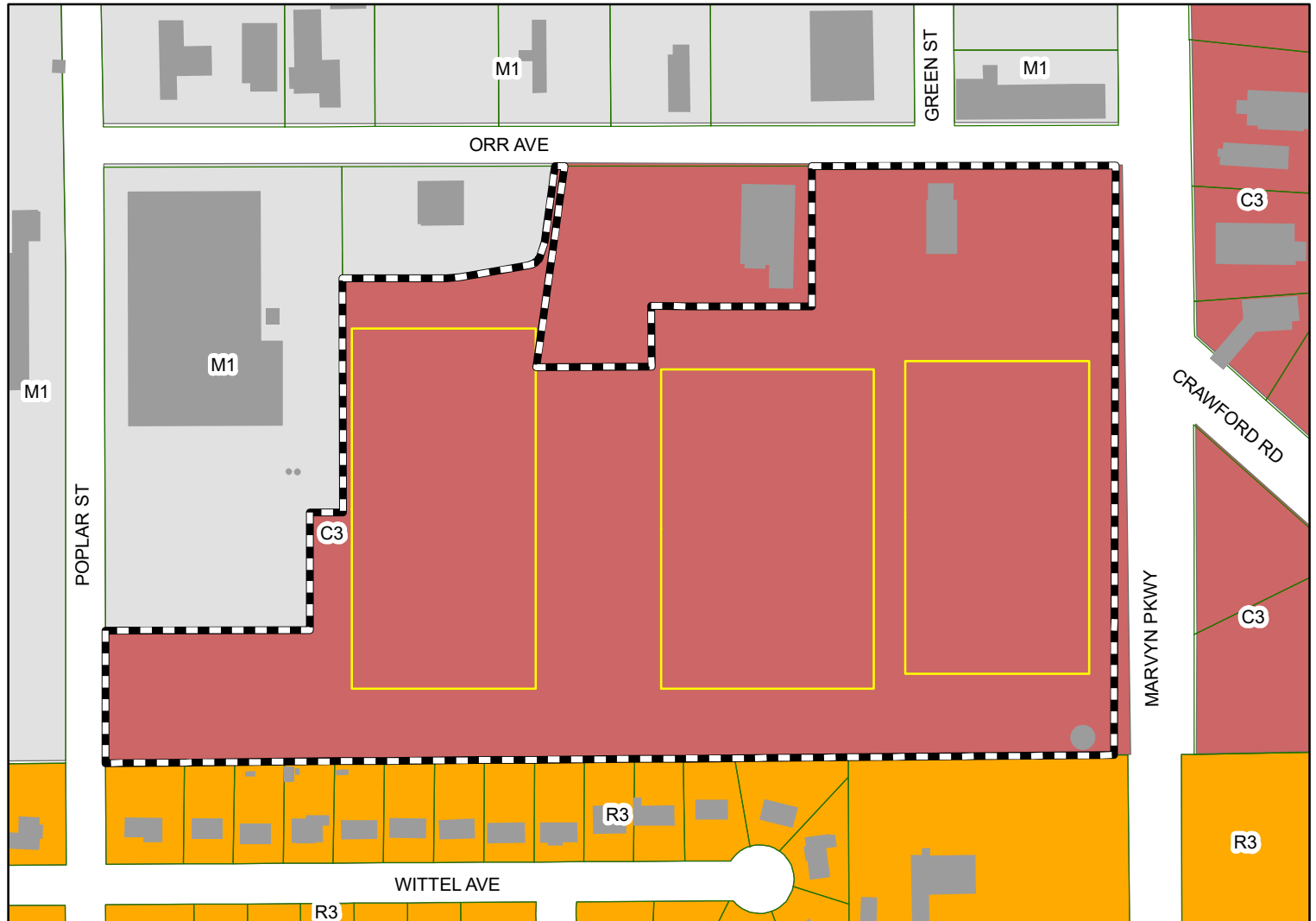
I, Thomas Casson, a Notary Public in and for said County and State, hereby certify that Richard Hayley, whose name is signed to the foregoing document, and who is known to me or acknowledged before me on this day, that being informed of the contents of said document, did execute the same voluntarily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

Given my hand and seal of office this 27 day of May, 2022.[Signature]
Notary PublicMy Commission Expires: 8-7-22

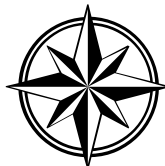
DISTRIBUTION WAREHOUSES

95 ORR AVENUE

CONDITIONAL USE, F-11



The applicant is requesting approval for three warehouses that total 485,000 square feet. The warehouses are accessed from Orr Avenue. The property is 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 verification by an independent professional qualified to verify such information.

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: June 22, 2022

Agenda Item #: F-11

Action Requested: Conditional Use – Distribution Warehouses

Location of Property: 95 Orr Avenue

Property Owner(s): Tree Designation, LLC
Howard Porter, authorized representative

Current Land Use: Undeveloped

Current Zoning: C-3, GC-S

**Surrounding Zoning Districts
And Land Uses:**

North	M-1	Commercial
South	R-3	Residential & church
East	C-2	Commercial & undeveloped
West	C-2	Commercial

Proposal

The applicant is requesting conditional use approval for three distribution warehouses. This development was approved at the November 2020 Planning Commission (PC) meeting as an office warehouse or office showroom & warehouse for 165,000 square feet (sf)) and two distribution warehouses that total 180,000 sf. At the November 2020 meeting, the development plan was to construct office warehouse/showroom-type tenant spaces and customers could view products, place orders, and have products shipped. Also, ‘dark stores’ were proposed for tenant spaces. ‘Dark stores’ receives orders from customers and on the same day delivers those products to customers. Adjacent to the proposed office warehouse/showroom building was a 8.8-acre lot for a distribution warehouse.

Since the November 2020 conditional use approval, the market has changed and now distribution warehouse space is in demand. The applicant is requesting the three proposed buildings (485,000 sf) be distribution warehouse space except for 3,000 sf of office space. (The applicant’s existing tenants are requesting the office space in two of the warehouse buildings.) Most products in the three distribution warehouses are related to the automobile industry (Hyundai, Kia) warehousing auto products/parts or raw material until the manufacturer (or tier 1 supplier) requests a product shipped. The auto industry typically uses temporary warehouse space instead of constructing a warehouse. The applicant expects from 30 to 50 employees on two shifts at the three warehouse buildings.

The revised site plan shows the three distribution warehouses accessed from two locations on Orr Avenue. (No access proposed from Marvyn Parkway.) The adjacent properties to the south are single family homes in a R-3 zoning district (residential). The landscape plan shows a residential buffer as required along the south property line; the existing berm with trees and/or vegetation is along the south property line that will remain preserved serving as the buffer; the berm was installed years ago when manufacturing occupied the property.

The landscape plan shows Building 3 (140,000 sf) on the corner of Orr Avenue and Marvyn Parkway. The front entrance and truck docks face Orr Avenue. The landscape buffer between Building 3 and Marvyn Parkway is 30 trees: 13 red maple trees, 15 crape myrtle and 2 white oaks. The street trees visually buffers Building 3 from Marvyn Parkway. The 40 parking spaces near Building 3 and the Orr Avenue entrance is buffered on all sides with 22 tree and 44 shrubs. A total of 15 red maples and 74 shrubs are between Building 2 and Building 3. A buffer is shown between Building 1 and the north adjacent lot that faces Orr Avenue. The buffer consists of 10 trees and 32 shrubs. Other landscaping is shown on or near the property lines. The landscape plan needs to show total base points and total parking lot points required and obtained.

The proposed use is considered a 'truck terminal'. Semi-truck parking is provided at the warehouse loading docks for a short stay as products/material are delivered for storage or trucks loaded to ship to a manufacturer. Building 1 has 9 semi-truck parking spaces (ps) for trucks, and 40 parking spaces (ps) for employees or temporary staff that load or unload semi-trucks. Building 2 and 3 has 66 semi-truck parking/docking locations and 44 ps for employees.

Recommendation

This M-1 zoned property has been vacant since the former Ampex and Quantegy occupied the property. Quantegy closed in 2005 and most buildings on the 23 acre property have been removed.

Staff recommends approval subject to the following:

- 1. All products/raw materials must be stored inside an enclosed building. No storage allowed outside a building.**
- 2. Provide on landscape plan total base points and total parking lot points required based on the developed area and provide the total number of base & parking lot points as shown on the landscape plan.**

Engineering Department Report

There is no public infrastructure involved in in this subdivision so no infrastructure plans will be required. The applicant has also established an erosion and sediment control permit for this area so no other submittal will be required for this regulation. Coordination with each utility will be needed to establish the necessary connections to the existing infrastructure.

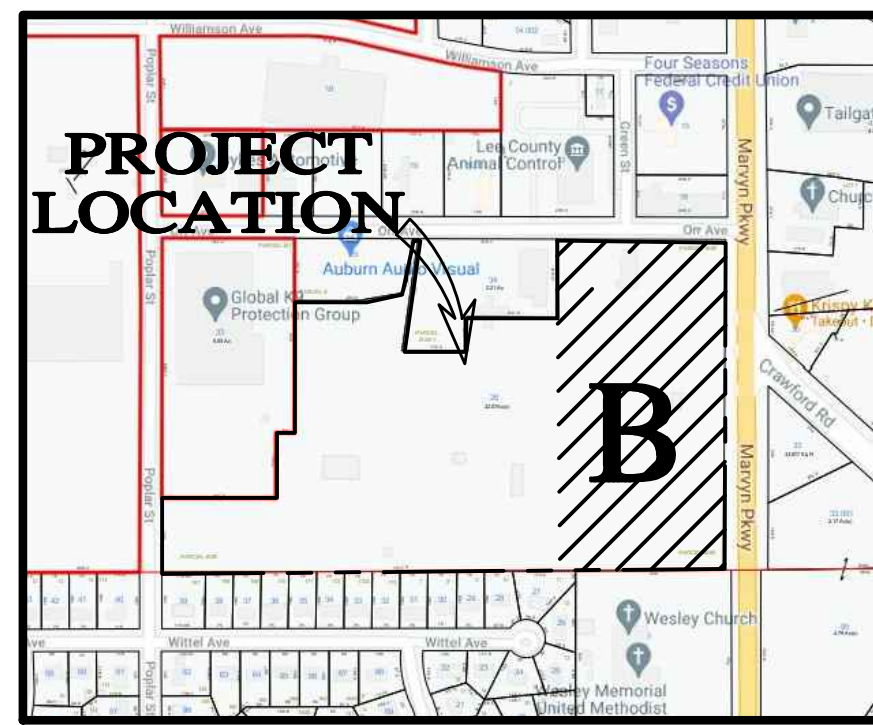
The Engineering Department has no other comments or concerns with this proposed conditional use application.

Opelika Utilities Board Report

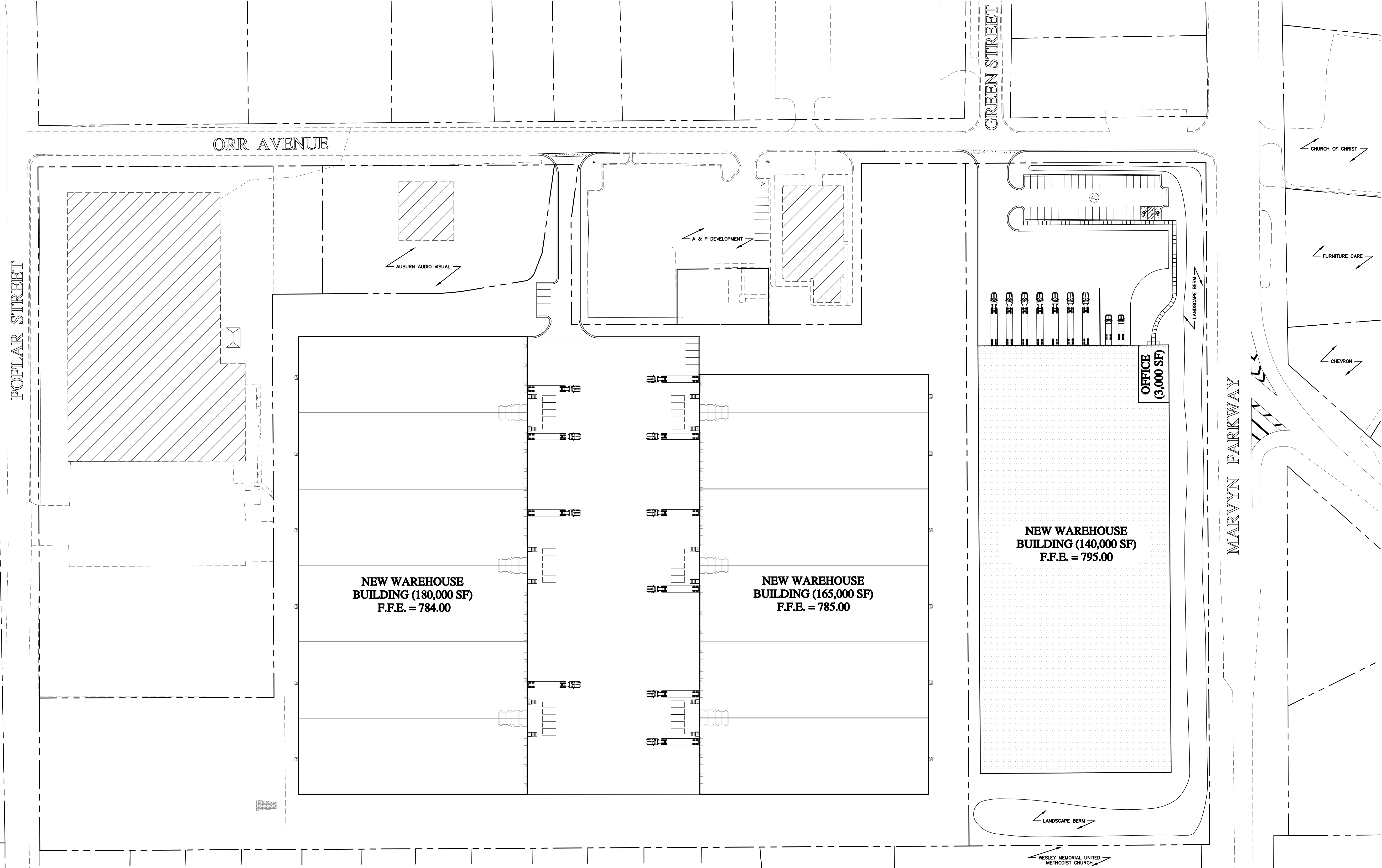
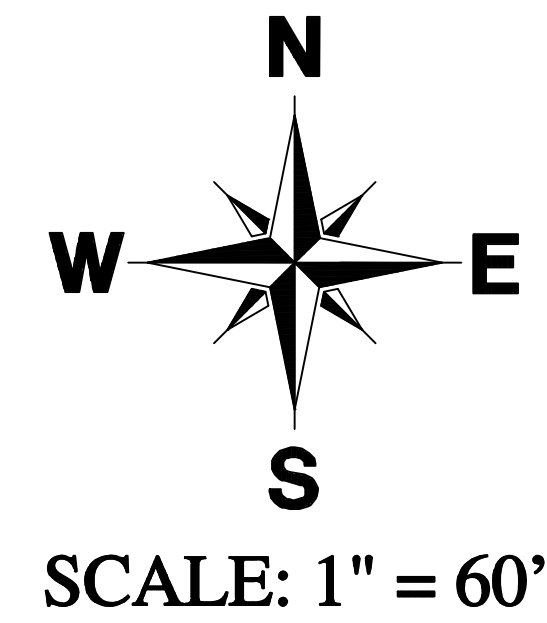
Report to be submitted.

Opelika Power Services Report

This is inside the Opelika Power Service territory.



EXISTING ZONING	C-3 (COMMERCIAL DEVELOPMENT)	IMPERVIOUS SURFACE AREA-A IMPERVIOUS SURFACE RATIO-A	487,782 S.F. 0.66
PROPOSED USE - A	WAREHOUSE	GROSS FLOOR AREA-A	345,000 SF
PROPOSED USE - B	WAREHOUSE	FLOOR AREA RATIO (FAR)-A	0.47
LOT SIZE -A	16.91 ACRES ± (736,663 ± S.F.)	IMPERVIOUS SURFACE AREA-B IMPERVIOUS SURFACE RATIO-B	192,781 S.F. 0.69
LOT SIZE - B	6.47 ACRES ± (281,791 ± S.F.)	GROSS FLOOR AREA-B FLOOR AREA RATIO (FAR)-B	140,000 SF 0.50
TOTAL PARKING PROVIDED -A	40		
TOTAL PARKING PROVIDED -B	40		
ACCESSIBLE PARKING PROVIDED-B	2 SPACES		
TYPICAL STANDARD PARKING SPACE DIMENSIONS:	9' WIDE X 18' LONG		

[illegible]

ORR DISTRIBUTION CENTER

WAREHOUSE NO. 3 SITE PLAN

PFI, LTD

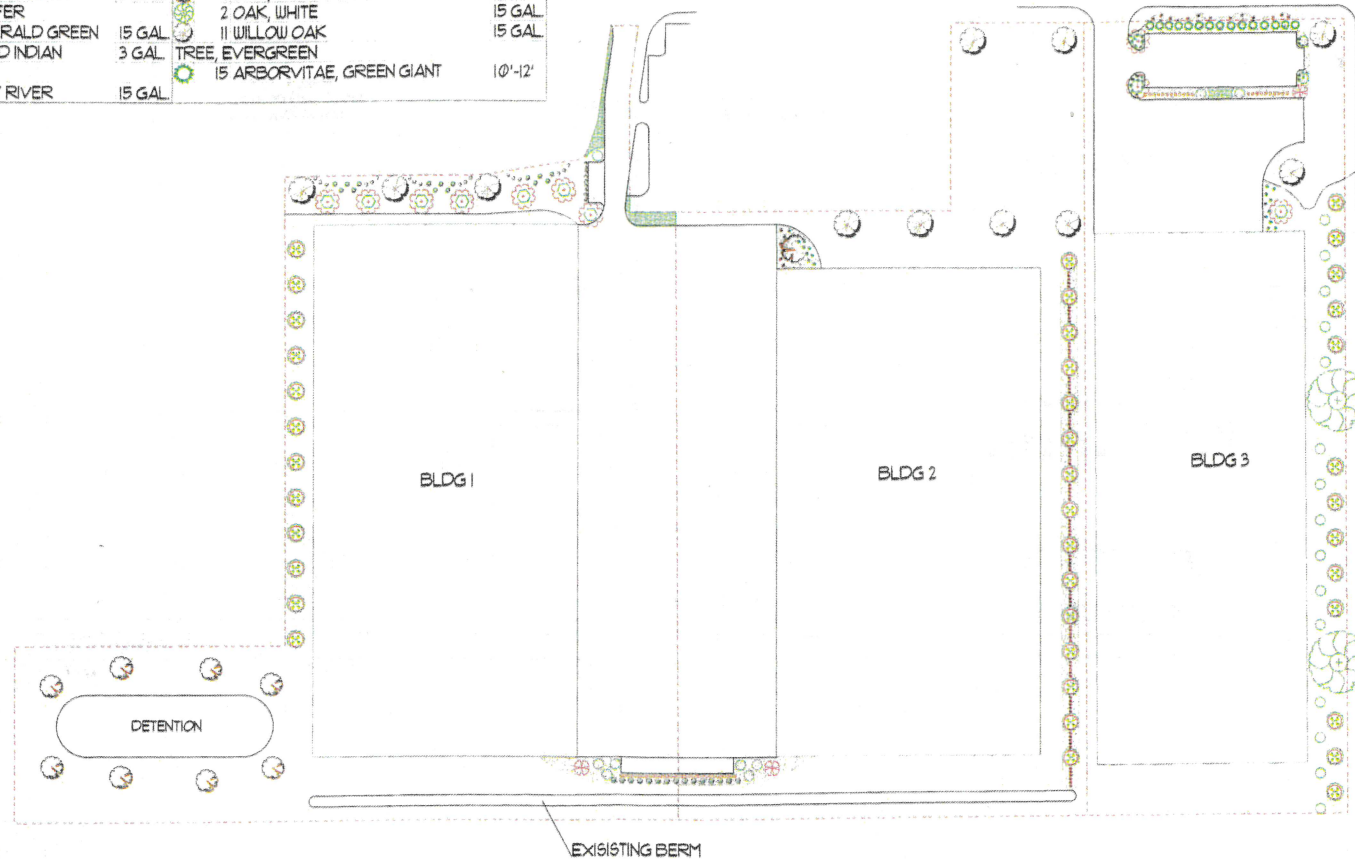
DATE:
05/24/22

SCALE:
1" = 50'

HYDRO
ENGINEERING
SOLUTIONS
A DIVISION OF HYDRO, LLC

PO. BOX 2889
2124 MOORE'S MILL ROAD
AUBURN, ALABAMA 36830
PHONE: (334)-466-0894
FAX: (334)-466-0989

LEGEND					
QTY	COMMON NAME	SIZE	QTY	COMMON NAME	SIZE
SHRUB, EVERGREEN BROADLEAF			10	CRAPE MYRTLE MYRTLE	15 GAL
94 AZALEA, PINK		3 GAL	3	MAGNOLIA, SAUCER	15 GAL
55 HOLLY, NEEDLEPOINT		3 GAL	40	MAPLE, RED	15 GAL
27 LOROPETALUM, PURPLE DIAMOND		3 GAL	27	MYRTLE, CRAPE WHITE	15 GAL
15 VARIEGATED PITTOSPORUM		3 GAL	1	OAK, SHUMARD RED	15 GAL
SHRUB, EVERGREEN CONIFER			2	OAK, WHITE	15 GAL
15 ARBORVITAE, EMERALD GREEN		15 GAL	11	WILLOW OAK	15 GAL
47 HAWTHORN, HYBRID INDIAN		3 GAL	TREE, EVERGREEN		
TREE, DECIDUOUS			15	ARBORVITAE, GREEN GIANT	10'-12'
8 BIRCH, DURA HEAT RIVER		15 GAL			



Revision #: 0

Date: 5/21/2022

Scale:

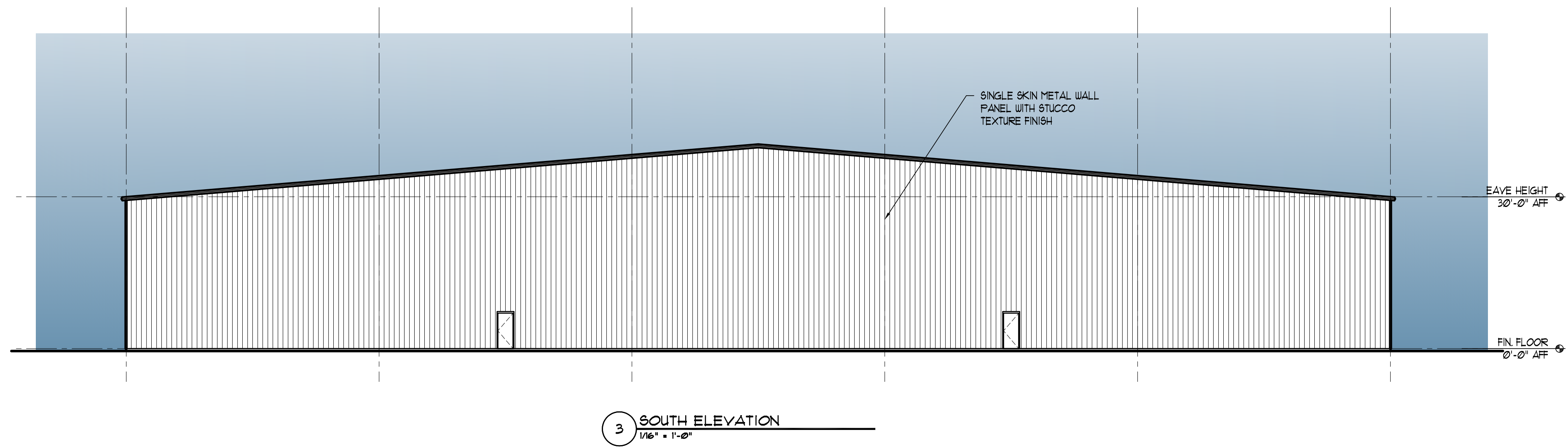
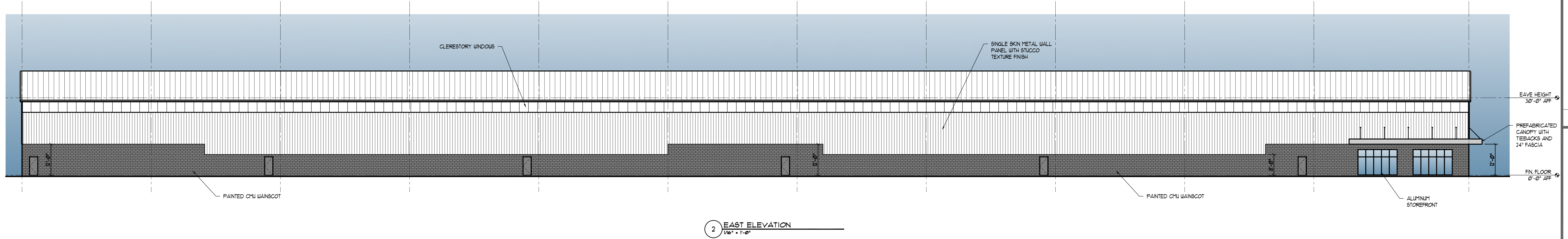
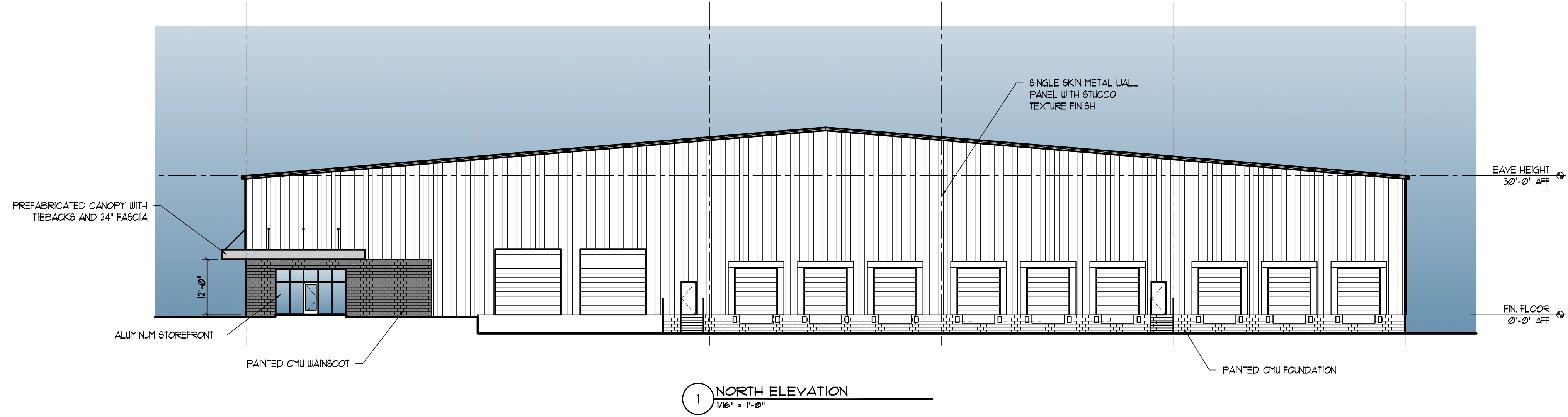
1" = 60'

Landscape Plan: 1

Orr Distribution

Landscape Design by: Colin Lassitter

Outdoor Concepts





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

2939



PC DEADLINE: 6/17/22 PC MEETING: 6/28/22

SITE ADDRESS: 95 Orr Avenue, Opelika AL 36804

PROPERTY OWNER: PFI, Ltd.

APPLICANT/ AUTHORIZED REPRESENTATIVE: Howard J. Porter, Jr.

MAILING ADDRESS: 495 Lee Road 14, Auburn, AL 36830

PHONE NUMBER: (334)319-3107

FAX NUMBER: N/A

EMAIL ADDRESS: hporter@portercompanies.com

PARCEL INFORMATION

Project name: Orr Distribution Center Phase 2 Address/Location: 95 Orr Avenue

Current Land Use: Light Industrial

Current Zoning: C-3 Commercial

Adjacent Zoning Districts: North: M-1 South: R-3 East: C-3 West: C-3

Description of Proposed Use: Distribution Warehouse

AUTHORIZATION TO ACT AS APPLICANT (if applicable)

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

Property Owner's Signature: *Howard J. Porter, Jr.*

Date: 6/3/2022

STATE OF ALABAMA,

COUNTY OF LEE

I, Phillip E. Rawson, a Notary Public in and for said County and State, hereby certify that Howard Porter, 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.

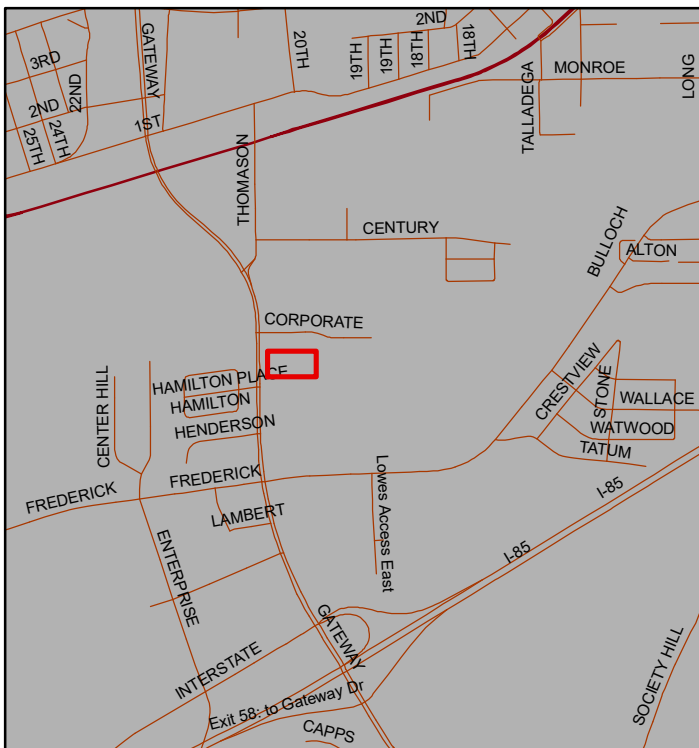
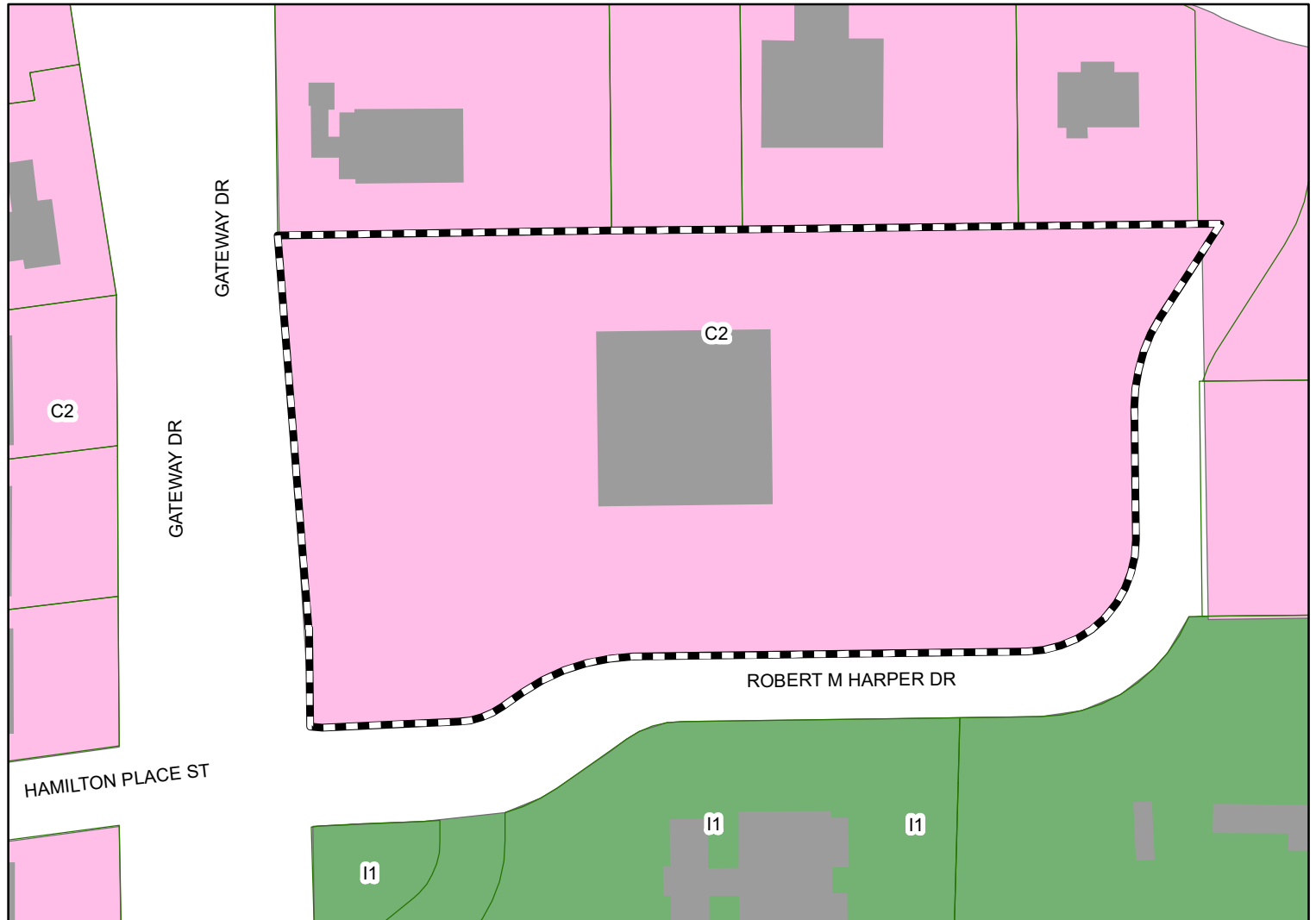
Given my hand and seal of office this 3 day of June 2022

Phillip E. Rawson
Notary Public

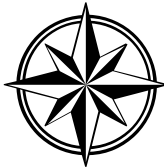
My Commission Expires: 09-22-2025



GATEWAY CAR WASH 2015 GATEWAY DRIVE CONDITIONAL USE, F-12



The applicant is requesting conditional use approval for an automatic car wash. This item was approved in 2018 but the conditional use approval expired. The property is in a 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 verification by an independent professional qualified to verify such information.

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: June 28, 2022

Agenda Item #: F-12

Action Requested: Conditional Use – Express Tunnel Car Wash (automatic car wash)

Location of Property: 2015 Gateway Drive

Property Owner(s): Bush Properties, Inc.
Foresite Group, Inc, authorized applicant/architect

Current Land Use: Property in front of office building

Current Zoning: C-2, GC-P (pending rezoning from I-1)

**Surrounding Zoning Districts
And Land Uses:**

North:	C-2, GC-S	Herring (office), Holly (Daycare), Ray (office)
South:	I-1	Lee County Justice Center
East:	C-2, GC-P	pending rezoning & Office
West:	C-2, GC-P	Office

This conditional use was approved at the December 2018 and March 2021 Planning Commission meetings. Over a year has elapsed since approval and a building permit has not been requested. Therefore, the conditional use approval has expired. The applicant is now reapplying for conditional use approval again for the Express Tunnel Car Wash. The plans presented today are the same as presented at the December 2018 and March 2021 PC meetings with minor changes of added rug areas and proposed exit gate. The staff report below that includes staff recommendations for approval is the same as presented at the December 2018 and March 2021 meetings. Planning staff has no additional comments or recommendations. The December 2018 and March 2021 Planning Commission Minutes are at the start of this report for review.

March 2021 Planning Commission Minutes

6. Brett Basquin, 2015 Gateway Drive, C-2, GC-S, Express tunnel car wash

Mr. Mosley reported this conditional use was approved at the December 2018 Planning Commission meeting. Over a year has elapsed since approval and a building permit has not been requested. Therefore, the conditional use approval has expired. The applicant is now reapplying for conditional use approval again for the Express Tunnel Car Wash. The plans presented today are the same as presented at the December 2018 PC meeting. The staff report below that includes staff recommendations for approval is the same as presented at the December 2018 meeting. Planning staff has no additional comments or recommendations. The December 2018 Planning Commission Minutes are on page 2 for your review.

The applicant is requesting conditional use approval to construct an automatic car wash (automobile maintenance) in a C-2, GC-P zoning district. The site is in front of the large office building that houses the Alabama Medicaid office. The site would be accessed from Robert M Harper Drive.

The site plan shows a 6,000 square foot (sf) building on a 5.04-acre lot. The building is designed to meet the 40-foot gateway frontage setback on the north end of the property. However, the additional right-of-way at the south end reduces the setback to 30 feet. The applicant is asking for relief from the Planning Commission, so the building will appear to be straight. The parking area 32 parking spaces, although most of these will be used for vacuum areas or prep areas.

The development area is 1.67 acres. The landscape plan meets minimum requirements (166 total pts. required, 176 total points obtained, 33 parking lot points). A 15-foot front parking lot buffer is required along Gateway Drive. This will need to meet the planting requirements in 10.6 D. 2 b including a buffer with trees and shrubbery provided between the plantings. Staff also feels that adding some evergreen shrubs or fence to the buffer to the north will help provide a better transition between the automotive use and the doctors office adjacent. This should be placed between stacking for carwash and the property line.

The applicant has proposed an elevation that will make the carwash appear similar to a small strip building. The materials include stone, simulated stucco (efis), glass and faux wood panels.

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

If outdoor pole lighting or wall pack lighting are proposed, then lights must comply with the City's lighting requirements. In addition, it may be necessary to reduce light glare by installing light fixture shields and/or redirecting light direction if light is excessive on public streets.

Recommendation

While staff believes the use is appropriate at this location, there are some issues that need to be addressed prior to recommending approval. These include:

- 1. Dumpster must be screened from adjoining properties.*
- 2. All mechanical must be screened from the public right-of-way.*
- 3. Add accessible parking space to the site.*
- 4. Revise front buffer to meet the requirements for section 10.6 D 2 b.*
- 5. Add evergreen shrubs or opaque privacy fence to northern buffer between outside stacking lane and adjacent property to transition uses. Shrubs reach 6 feet within 2 growing seasons.*

Mr. Mosley reported for Engineering, the developer 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.

Mr. Mosley reported for the Opelika Utilities Board, water service is accessible to this use by a water main in the R.O.W. of Gateway Drive.

Mr. Mosley 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.

Mr. Hilyer made a motion to grant conditional use approval with staff recommendations.
Ms. Cannon seconded the motion.

Mr. Silberman asked is the brick shown on the drawing artificial? Is that an artificial facing?

Mr. Mosley stated yes sir, you see this a lot on buildings where it might not be appropriate to show what is actually inside. Giving it a change in materials will make it feel like they are keeping the same spacing and give the feeling of a window or a storefront without actually letting you see inside.

Mr. Silberman asked does that meet the material requirements for the Gateway Corridor?

Mr. Mosley stated that would be an allowable material there.

Ayes: Silberman, Councilman Lofton, Hilyer, Lee, Cannon, Cherry, and Whatley.

Nays: None.

Abstention: None.

December 2018 Planning Commission Minutes

Foresite Group, Inc., 2015 Gateway Drive, C-2, GC-P pending rezoning, Gateway Car Wash

Mr. Mosley reported the applicant is requesting conditional use approval to construct an automatic car wash (automobile maintenance) in a C-2, GC-P zoning district. The site is in front of the large office building that houses the Alabama Medicaid office. The site would be accessed from Robert M. Harper Drive.

The site plan shows a 6,000 square foot (sf) building on a 5.04-acre lot. The building is designed to meet the 40-foot gateway frontage setback on the north end of the property. However, the additional right-of-way at the south end reduces the setback to 30 feet. The applicant is asking for relief from the Planning Commission, so the building will appear to be straight. The parking area 32 parking spaces, although most of these will be used for vacuum areas or prep areas.

The development area is 1.67 acres. The landscape plan meets minimum requirements (166 total pts. required, 176 total points obtained, 33 parking lot points). A 15-foot front parking lot buffer is required along Gateway Drive. This will need to meet the planting requirements in 10.6 D. 2 b including a buffer with trees and shrubbery provided between the plantings. Staff also feels that adding some evergreen shrubs or fence to the buffer to the north will help provide a better transition between the automotive use and the doctor's office adjacent. This should be placed between stacking for carwash and the property line.

The applicant has proposed an elevation that will make the carwash appear similar to a small strip building. The materials include stone, simulated stucco (efis), glass and faux wood panels.

A private dumpster is shown in the rear yard; staff recommends that the dumpster be enclosed with an opaque fence at a height, so the dumpster is not visible outside the enclosure. If outdoor pole lighting or wall pack lighting are proposed, then lights must comply with the City's lighting requirements. In addition, it may be necessary to reduce light glare by installing light fixture shields and/or redirecting light direction if light is excessive on public streets.

Recommendation:

While staff believes the use is appropriate at this location, there are some issues that need to be addressed prior to recommending approval. These include:

6. Dumpster must be screened from adjoining properties.
7. All mechanical must be screened from the public right-of-way.
8. Add accessible parking space to the site.

9. *Revise front buffer to meet the requirements for section 10.6 D 2 b.*
10. *Add evergreen shrubs or opaque privacy fence to northern buffer between outside stacking lane and adjacent property to transition uses. Shrubs reach 6 feet within 2 growing seasons.*

Mr. Parker reported the Engineering Department recommends conditional use of this application.

The Engineering Department requires a grading, drainage, utility, erosion control, and post construction detention plan be submitted to the Engineering and Public Works Departments for review and approval for a Land Disturbance Permit. All other utilities will need to be contacted by the applicant to make sure all designs are approved, and requirements met.

Chairman Cherry opened the public hearing.

No comments.

Chairman Cherry closed the public hearing.

Mayor Fuller made a motion to grant conditional use approval with staff recommendations.

Dr. Menefee seconded the motion.

Ms. Cannon asked about the variance request for 10 feet.

Mr. Mosley stated the wavier in setback is due to the south side of the R.O.W. running at an angle and that this will allow the building to be parallel to the road. Access will be from Robert M. Harper Drive.

Ayes: Cherry, Fuller, McEachern, Council Member Canon, Silberman, Cannon, Vaughn, Menefee

Nays: None

Abstention: None

Proposal:

The applicant is requesting conditional use approval to construct an automatic car wash (automobile maintenance) in a C-2, GC-P zoning district. The site is in front of the large office building that houses the Alabama Medicaid office. The site would be accessed from Robert M Harper Drive.

The site plan shows a 6,000 square foot (sf) building on a 5.04-acre lot. The building is designed to meet the 40-foot gateway frontage setback on the north end of the property. However, the additional right-of-way at the south end reduces the setback to 30 feet. The applicant is asking for relief from the Planning Commission, so the building will appear to be straight. The parking area 32 parking spaces, although most of these will be used for vacuum areas or prep areas.

The development area is 1.67 acres. The landscape plan meets minimum requirements (166 total pts. required, 176 total points obtained, 33 parking lot points). A 15-foot front parking lot buffer is required along Gateway Drive. This will need to meet the planting requirements in 10.6 D. 2 b including a buffer with trees and shrubbery provided between the plantings. Staff also feels that adding some evergreen shrubs or fence to the buffer to the north will help provide a better transition between the automotive use and the doctor's office adjacent. This should be placed between stacking for carwash and the property line.

The applicant has proposed an elevation that will make the carwash appear similar to a small strip building. The materials include stone, simulated stucco (efis), glass and faux wood panels.

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

If outdoor pole lighting or wall pack lighting are proposed, then lights must comply with the City's lighting requirements. In addition, it may be necessary to reduce light glare by installing light fixture shields and/or redirecting light direction if light is excessive on public streets.

Recommendation

While staff believes the use is appropriate at this location, there are some issues that need to be addressed prior to recommending approval. These include:

- **Dumpster must be screened with approved fencing and landscaping from adjoining properties.**
- **All mechanicals must be screened from the public right-of-way.**
- **Add accessible parking space to the site.**
- **Revise front buffer to meet the requirements for section 10.6 D 2 b.**
- **Add evergreen shrubs or opaque privacy fence to northern buffer between outside stacking lane and adjacent property to transition uses. Shrubs reach 6 feet within 2 growing seasons.**

Engineering Department Report

The developer has previously submitted a site development plan that has been approved. This approval remains active.

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

Opelika Utilities Board Report

Report to be submitted.

Opelika Power Services Report

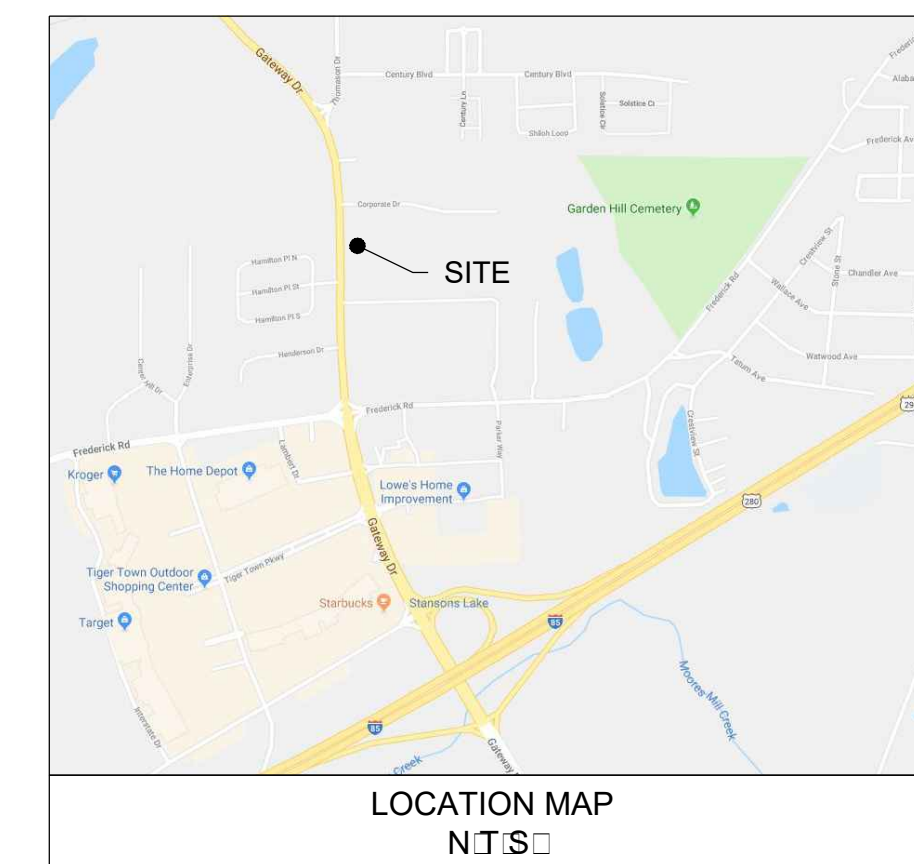
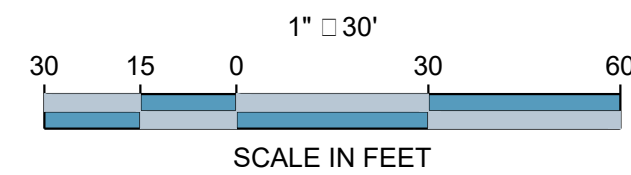
This is inside the Opelika Power Service territory.

2015 GATEWAY DR
OPELIKA, LEE COUNTY, AL 36801

SITE AREA	5.04 AC
PERVIOUS AREA	2.86 AC
IMPERVIOUS AREA	2.18 AC

PROPOSED BUILDING AREA	☐ - 5,358 SF
EXISTING BUILDING AREA	☐ - 10,050 SF

1 ☐ THE SITE IS CURRENTLY ZONED C-2 AND IS WITHIN THE GATEWAY
CORRIDOR OVERLAY DISTRICT ☐



FORESITE
group

Foresite Group, LLC
2010 Magnolia Ave.
Suite 100
Birmingham, AL 35205

o | 205.397.0370
f | 844.272.0997
w | www.fg-inc.net

CONTACT: HUNTER CHAMBLISS

GATEWAY DR. EXPRESS
TUNNEL CAR WASH

2015 GATEWAY DR.
OPELIKA, LEE COUNTY, AL 36801
SECTION 24, TOWNSHIP 19 N, RANGE 26 E

SEAL:

REVISIONS	DATE
PROJECT MANAGER:	NRS
DRAWING BY:	CM
JURISDICTION:	Opelika, AL
DATE:	02/23/2021
SCALE:	1" = 30'
TITLE:	

CONDITIONAL USE SITE PLAN

JOB/FILE NUMBER:

1233.001

GENERAL LANDSCAPE NOTES:

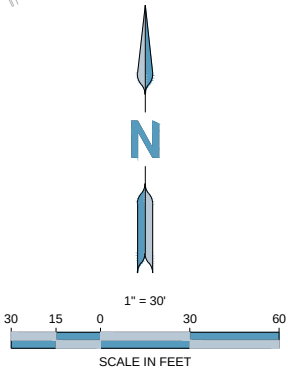
1. WARRANTY: ALL PLANTS SHALL BE WARRANTED TO REMAIN ALIVE, HEALTHY, AND IN THRIVING CONDITION FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE
2. PLANTS SHALL MEET DOT SPECIFICATIONS AND AMERICAN STANDARD FOR NURSERY STOCK STANDARDS.
3. PLANTS SHALL BE SPECIMEN QUALITY. PLANTS SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF.
4. HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO THE MAIN BODY OF THE PLANT AND NOT FROM BRANCH TIP TO TIP. IF A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE AS LARGE AS THE MAXIMUM SIZE SPECIFIED.
5. SHADE TREES SHALL BE STRAIGHT UNLESS OTHERWISE SPECIFIED
6. PLANTS SHALL BE SUBJECT TO REVIEW BY OWNER'S REPRESENTATIVE. OWNER'S REPRESENTATIVE SHALL BE THE SOLE JUDGE OF THE QUALITY AND ACCEPTABILITY OF MATERIALS AND PLACEMENT.
7. PLANTING PLANS INDICATE DIAGRAMMATIC LOCATIONS ONLY. SITE ADJUSTMENTS OF PLANTING DESIGN AND RELOCATION OF PLANT MATERIAL INSTALLED PRIOR TO OWNER REPRESENTATIVE'S APPROVAL SHALL BE DONE WITHOUT PENALTY OR ADDITIONAL COST TO OWNER. STAKE PLANT LOCATIONS AT SITE AND OBTAIN OWNER REPRESENTATIVE'S APPROVAL PRIOR TO PLANT INSTALLATION.
8. PLACE PLANTS UPRIGHT AND TURNED SO THAT THE MOST ATTRACTIVE SIDE IS VIEWED.
9. BE FAMILIAR WITH UNDERGROUND UTILITIES BEFORE DIGGING. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGE OF UTILITY LINES.
10. PROVIDE SHOVEL-CUT TRENCH AT SHRUB BEDS IN LAWN AREAS UNLESS OTHERWISE NOTED.
11. PROVIDE 3" THICKNESS MULCH AT ALL PLANTS AND PLANTING BEDS. MULCH MUST BE 3" THICK AT TIME OF FINAL WALK-THROUGH. MULCH IN SHRUB AND TREE PLANTING BEDS SHALL BE PINE STRAW UNLESS OTHERWISE NOTED. MULCH IN GROUNDCOVER BEDS TO BE SHREDED HARDWOOD UNLESS OTHERWISE NOTED.
12. MAINTENANCE WORK SHALL BE PERFORMED UNTIL DATE OF FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE.
13. CONTRACTOR'S PRICES SHALL INCLUDE ALL LABOR AND MATERIAL NECESSARY TO COMPLETE THE WORK, I.E. MULCH, PLANTING, SOIL MIX, WOOD AND WIRE STAKING MATERIAL, ETC.
14. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWING SHALL BE FURNISHED. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE OWNER'S REPRESENTATIVE ASSUMES NO LIABILITY FOR OMISSION OR ERRORS. HIS ESTIMATES ARE ONLY AN AID FOR CLARIFICATION OF UNITS AND A CHECK FOR THE CONTRACTOR TO COMPARE WITH HIS OWN ESTIMATES. DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF OWNER'S REPRESENTATIVE. NO EXTRA COMPENSATION SHALL BE ALLOWED FOR EXTRA QUANTITIES NECESSARY TO COMPLETE THE WORK.
15. WHERE LANDSCAPING AREAS ADJOIN GRASSED RIGHTS-OF-WAY, SUCH AREAS SHALL BE CONSIDERED PART OF THE LANDSCAPED AREA FOR PURPOSES OF MAINTENANCE, AS OF COMPLETION OF SITE IMPROVEMENTS, THE PROPERTY OWNER SHALL HAVE AN IMPLIED EASEMENT OF THE RIGHT-OF-WAY EXTENDING FROM THE SITE TO THE ROAD PAVEMENT IN ORDER TO COMPLETE THE REQUIRED MAINTENANCE.
16. A MAINTENANCE INSPECTION OF TREES WILL BE PERFORMED AFTER TWO FULL GROWING SEASONS FROM THE DATE OF THE FINAL CONSTRUCTION INSPECTION. PROJECT OWNERS AT THE TIME OF THE MAINTENANCE INSPECTION ARE RESPONSIBLE FOR ORDINANCE COMPLIANCE.
17. CONTRACTOR TO DESIGN-BUILD IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE OF NEW PLANT MATERIAL. IRRIGATION HEADS TO BE INSTALLED FLUSH WITH GRADE.

U.S. HIGHWAY NO. 280
(A.K.A. GATEWAY DRIVE)
(A PUBLIC RIGHT-OF-WAY)
(ROW VARIES)

TRAFFIC SIGNAL
POLE

UNDERGROUND TRAFFIC
CONTROL VAULT

(SEE P. 8, 11, PAGE 167)
30" GAS EASEMENT



LANDSCAPE REQUIREMENTS:

SQUARE FOOTAGE OF DISTURBED AREA: 117450.30 SF (2.70 ACRES)

BASE POINTS REQUIRED: 233
BASE POINTS OBTAINED: 317

PARKING LOT POINTS REQUIRED: 128
PARKING LOT POINTS OBTAINED: 143

ROAD FRONTAGE BUFFER OF 6': YES

RESIDENTIAL BUFFER YARD REQUIRED: NO

PARKING LOT BUFFERS REQUIRED: NO

NOTE: AT LEAST 3 DIFFERENT SPECIES.

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	POINTS	QTY	BASE POINTS	PARKING LOT POINTS
	QUERCUS ALBA / WHITE OAK	B & B	2.5" CAL	11	6	--	66
	QUERCUS PHellos / WILLOW OAK	B & B	2.5" CAL	11	9	88	11
	ULMUS PARVIFOLIA 'DRAKE' / DRAKE ELM	B & B	2.5" CAL	11	18	132	66
	LAGERSTROEMIA X 'NATCHEZ' / CREPE MYRTLE	B & B	1.5" CAL	5	13	65	--
	ILEX X / NELLIE R. STEVENS HOLLY	B & B	1.5" CAL		15	SCREENING BETWEEN CARWASH AND NORTHERN NEIGHBOR	
	BETULA NIGRA / RIVER BIRCH	B & B	1.5" CAL	8	4	32	
	LAUREL / KALMIA (MOUNTAIN LAUREL)	B & B	2 GAL		55	--	--
TOTAL: 317						TOTAL: 143	

ENGINEER:

FORESITE
group

Foresite Group, LLC
2010 Magnolia Ave.
Suite 100
Birmingham, AL 35205
o | 205.397.0370
f | 844.272.0997
w | www.fg-inc.net

DEVELOPER:

CHAMBLISS OF ALABAMA, INC.
221 COMMERCIAL BLVD., SUITE 202
LAUDERDALE BY THE SEA, FL 33308

CONTACT: HUNTER CHAMBLISS

PROJECT:

GATEWAY CENTER

2015 GATEWAY DR.
OPELIKA, LEE COUNTY, AL 36801
SECTION 24, TOWNSHIP 19 N, RANGE 26 E

SEAL:

REVISIONS

DATE

PROJECT MANAGER:

TLR

DRAWING BY:

JFG

JURISDICTION:

OPELIKA, AL

DATE:

11/15/2019

SCALE:

1" = 30'

TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

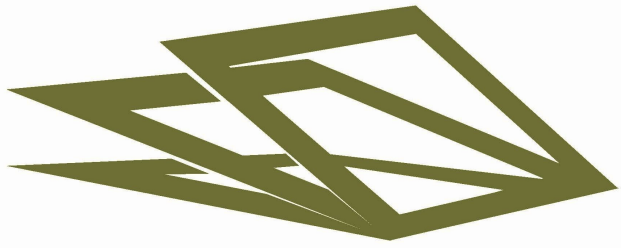
L-1

COMMENTS:

<NOT RELEASED FOR CONSTRUCTION>

JOB/FILE NUMBER:

1233.001



TREY LUCAS
ARCHITECTURE

o: 404.378.7431
c: 404.307.0771
e: treylucas@treylucas.com
www.treylucas.com

Chambliss Group Car Wash
2015 Gateway Dr.
Opelika, AL 36693

DESIGN DEVELOPMENT

DATE	REVISION	NUMBER

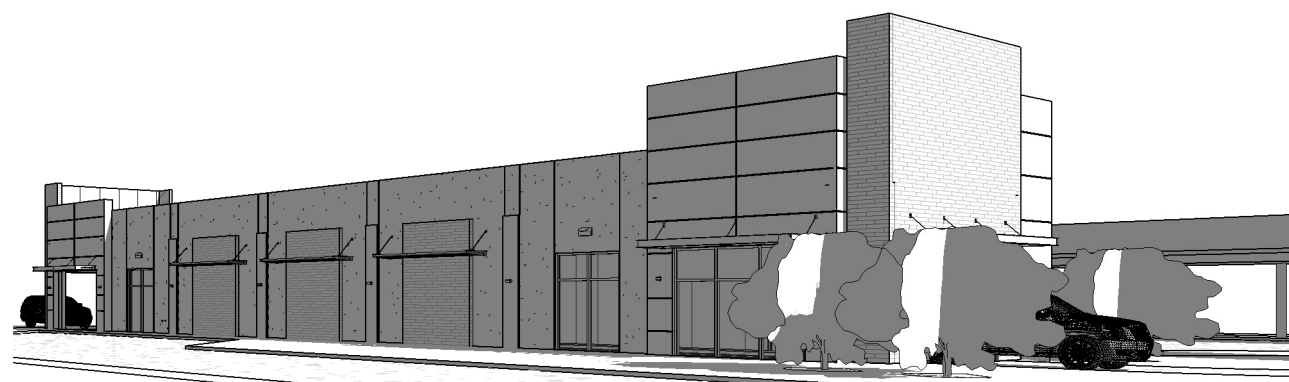
10/25/2019

RENDERINGS

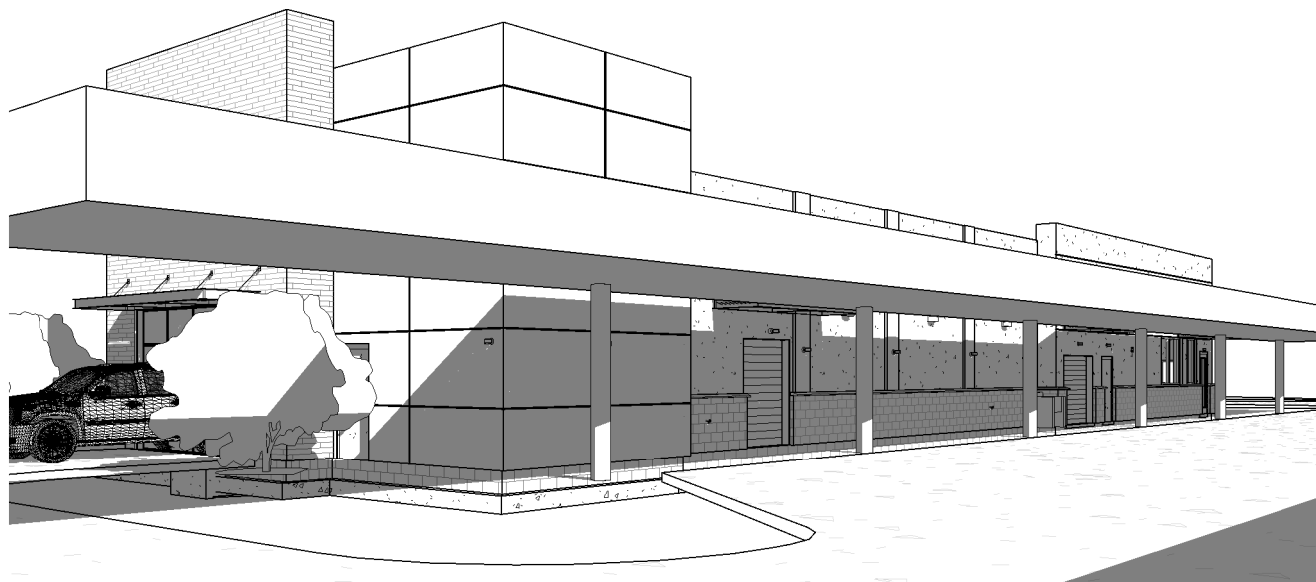
Project Number	Project Number
Date	10/25/2019
Drawn By	III
Checked By	Checker

3d

Scale



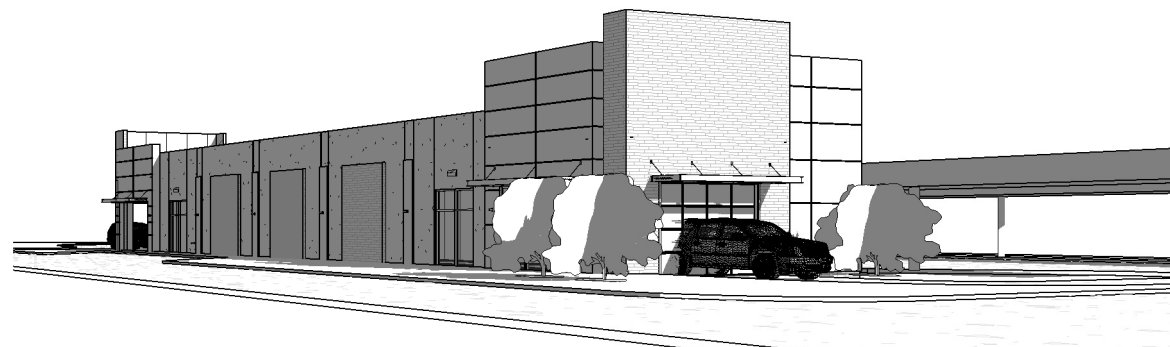
5 3D View 4



2 3D View 1

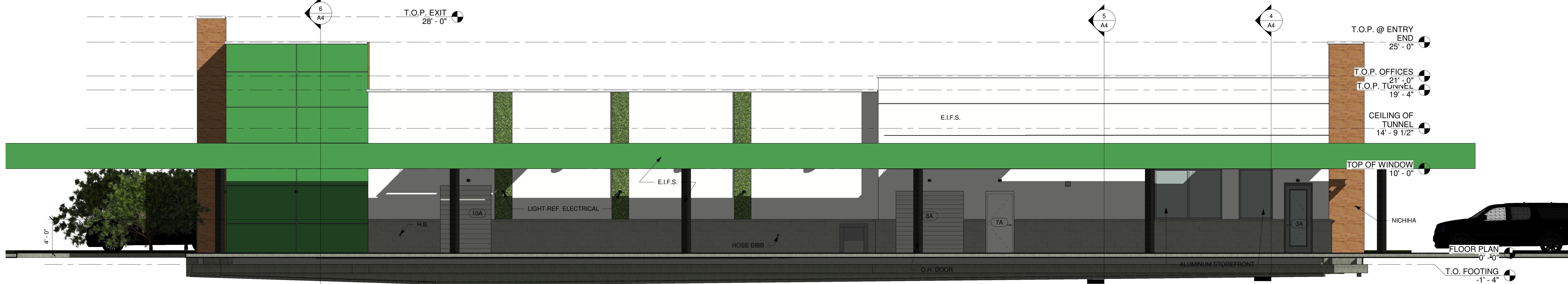


4 3D View 3

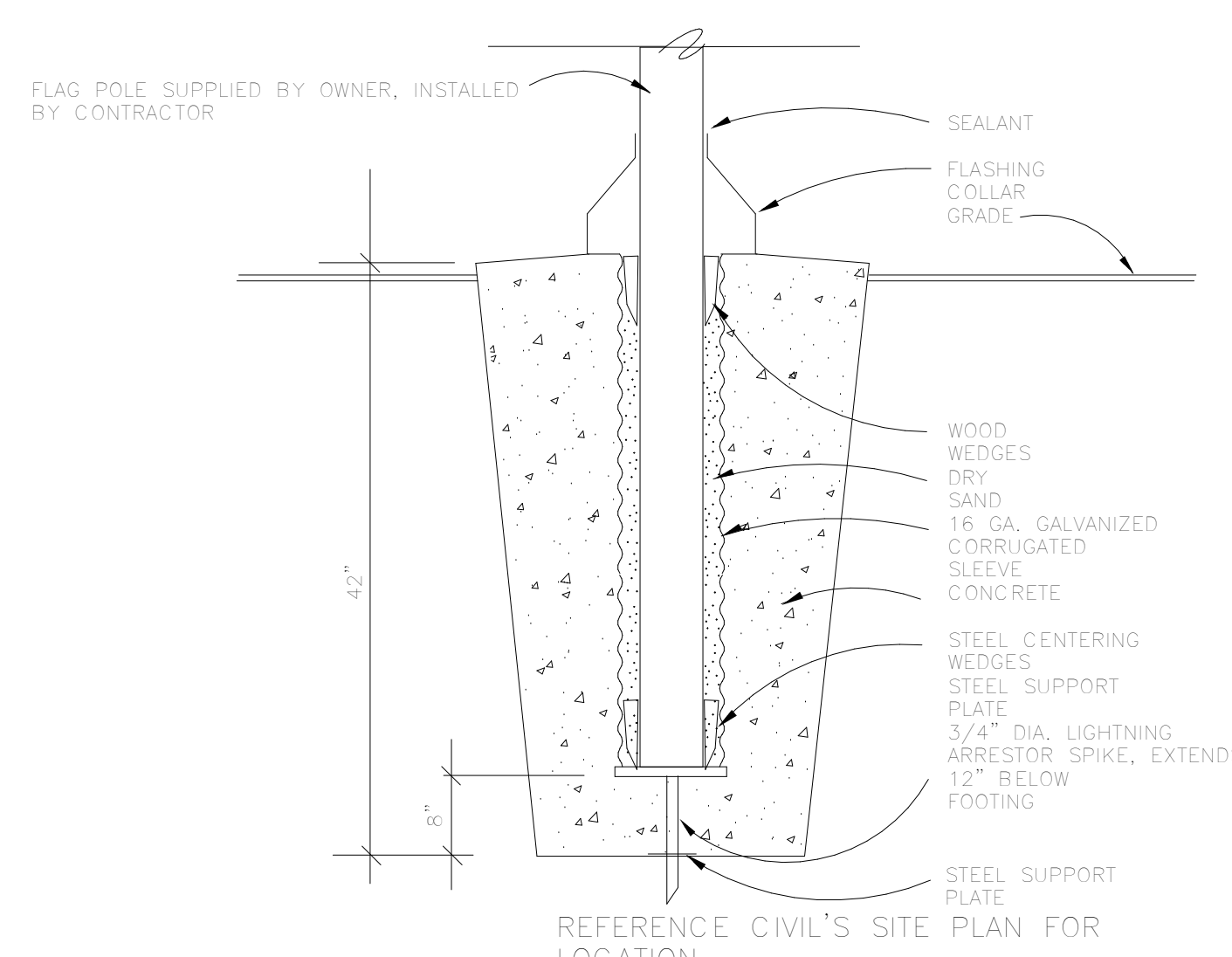


3 3D View 2

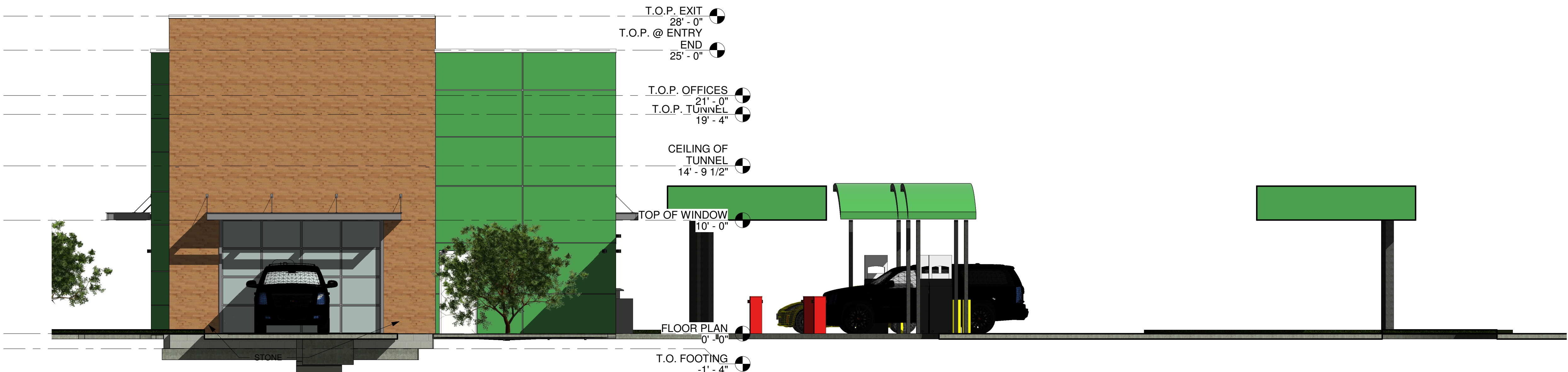




3 EQUIPMENT/OFFICE SIDE
3/16" = 1'-0"



6 FLAG POLE
1" = 1'-0"



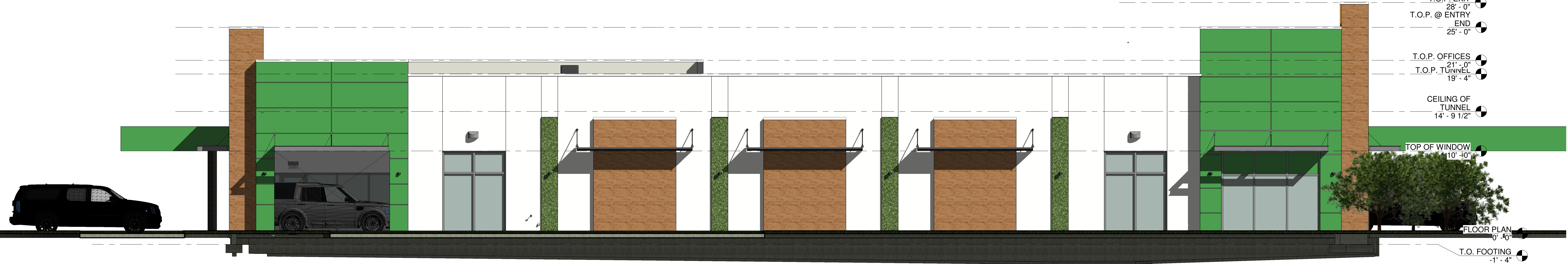
4 EXIT END
3/16" = 1'-0"

EXTERIOR ELEVATIONS NOTES
1. ALL AWNINGS ARE OWNER FURNISHED AND OWNER INSTALLED (O.F.O.I.).
2. THE GENERAL CONTRACTOR SHOULD PROVIDE A PRICE FOR AN ADD ALTERNATE FOR ALL AWNINGS ON THE BUILDING.
3. AWNINGS AND SIGNAGE ARE UNDER SEPARATE PERMIT. REFERENCE VENDORS DRAWINGS.

EXTERIOR FINISHES					
MARK	MATERIAL	COLOR	MANUFACTURER	PRODUCT #	REMARKS
P-1	PAINT	TBD	SHERWIN WILLIAMS	-	E.I.F.S.
P-2	PAINT	TBD	SHERWIN WILLIAMS	-	H.M. DOORS AND FRAMES
P-3	PAINT	TBD	SHERWIN WILLIAMS	-	BOLLARDS
S-1	STAIN	TBD	SHERWIN WILLIAMS	-	STAIN WITH 2 COATS POLYURETHANE
CMU	CMU	GREY	-	-	RUNNING BOND
	MORTAR	TBD	LAFARGE	-	TYPE N WITH DRY-BLOCK MORTAR ADMIXTURE
E.I.F.S.	EXTERIOR INSULATED FINISH SYSTEM	Pantone Green: 7488L	DRYVIT/STO	-	-
NICH	NICHHA	Vintagewood Spruce	-	-	-
ALUM 1	STOREFRONT	CLEAR ANODOZIED	KAWNEER/YKK	KAWNEER 451	INSTALL CLOSURE PLATES ON BACK OF ALL JAMB PIECES
COPING	METAL COPING	TBD	KYNAR 500, 24 GA. 20 GA. WIDER THAN 16"	-	GALVANIZED, PRE-FINISHED
TRIM	CONCRETE TRIM	-	JAMES HARDIE	5/4x8" RUSTIC	-



2 ENTRY END
3/16" = 1'-0"



1 TUNNEL SIDE
3/16" = 1'-0"

Chambliss Group Car Wash
2015 Gateway Dr.
Opelika, AL 36693

DESIGN DEVELOPMENT

DATE	REVISION	NUMBER

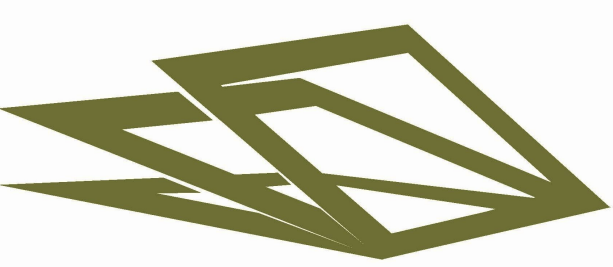
10/25/2019

EXTERIOR ELEVATIONS

Project Number	Project Number
Date	10/25/2019
Drawn By	III
Checked By	III

A3

Scale As indicated



TREY LUCAS
ARCHITECTURE

o: 404.378.7431
c: 404.307.0771
e: trey@treylucas.com
www.treylucas.com

Chambliss Group Car Wash
2015 Gateway Dr.
Opelika, AL 36693

DESIGN DEVELOPMENT

DATE	REVISION	NUMBER
------	----------	--------

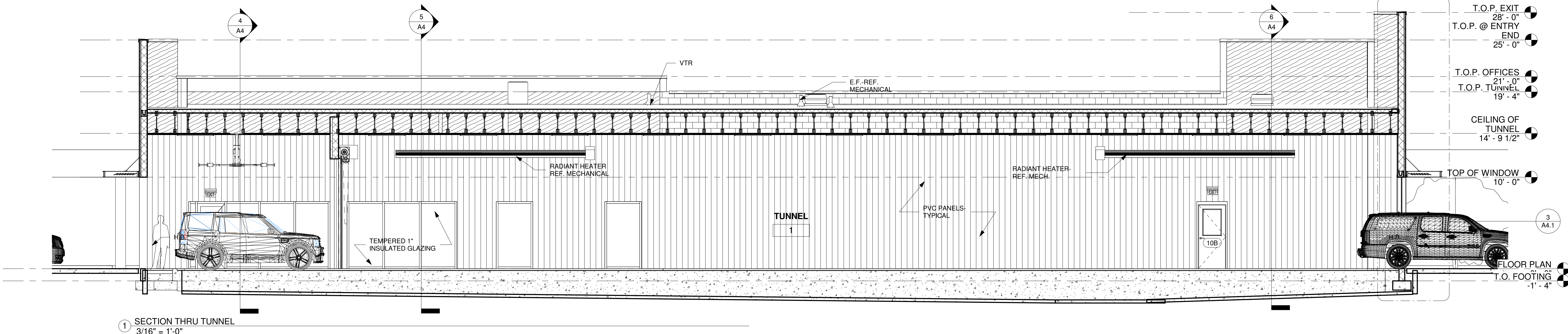
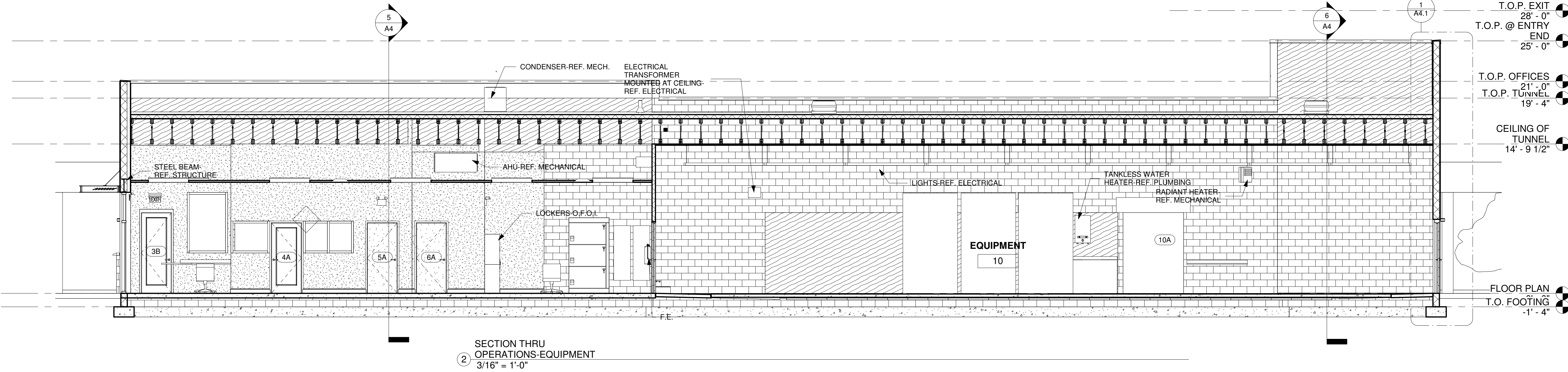
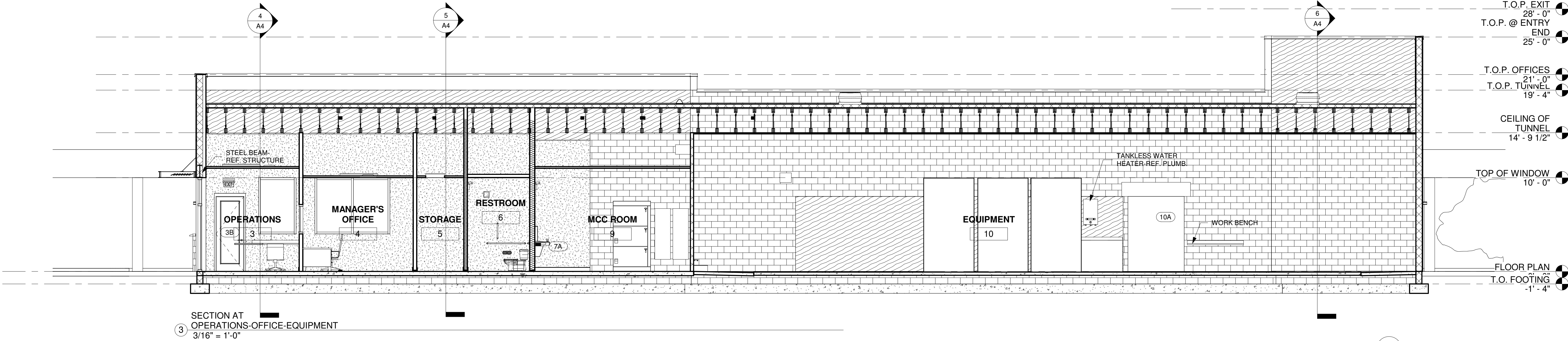
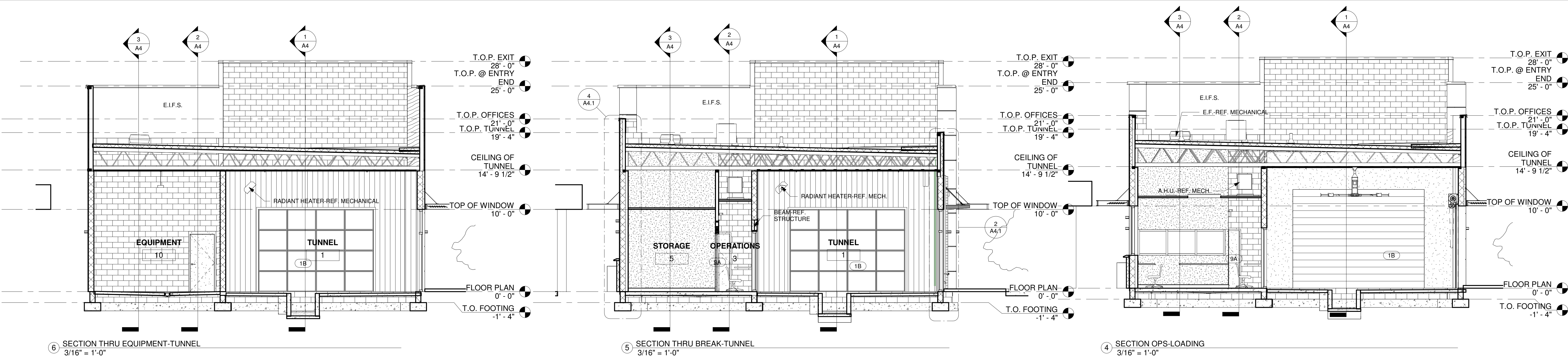
10/25/2019

BUILDING
SECTIONS

Project Number	Project Number
Date	10/25/2019
Drawn By	III
Checked By	Checker

A4

Scale 3/16" = 1'-0"





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

2942



PC DEADLINE: 06/07/2022 PC MEETING: 06/28/2022

SITE ADDRESS: 2015 Gateway Drive

PROPERTY OWNER: Bush Properties, Inc.

APPLICANT/ AUTHORIZED REPRESENTATIVE: Foresite Group, LLC

MAILING ADDRESS: 2101 Magnolia Ave S #100, Birmingham, Al 35205

PHONE NUMBER: 205-397-0370 **FAX NUMBER:** 844-272-0997

EMAIL ADDRESS: nspence@fg-inc.net

PARCEL INFORMATION

Project name: Gateway Car Wash Address/Location: 2015 Gateway drive

Current Land Use: Office Building Current Zoning: C2

Adjacent Zoning Districts: North: C2 South: I1 East: C2 West: C2

Description of Proposed Use: Express tunnel car wash and vacuum stations

AUTHORIZATION TO ACT AS APPLICANT (if applicable)

I, _____, the subject of this
conditional use applicatio Authorization to act as applicant provided on separate document to act as my
representative before th _____ sent me before the
Board of Zoning Adjustm _____

Property Owner's Signature: _____ Date: _____

**STATE OF ALABAMA,
COUNTY OF LEE**

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

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

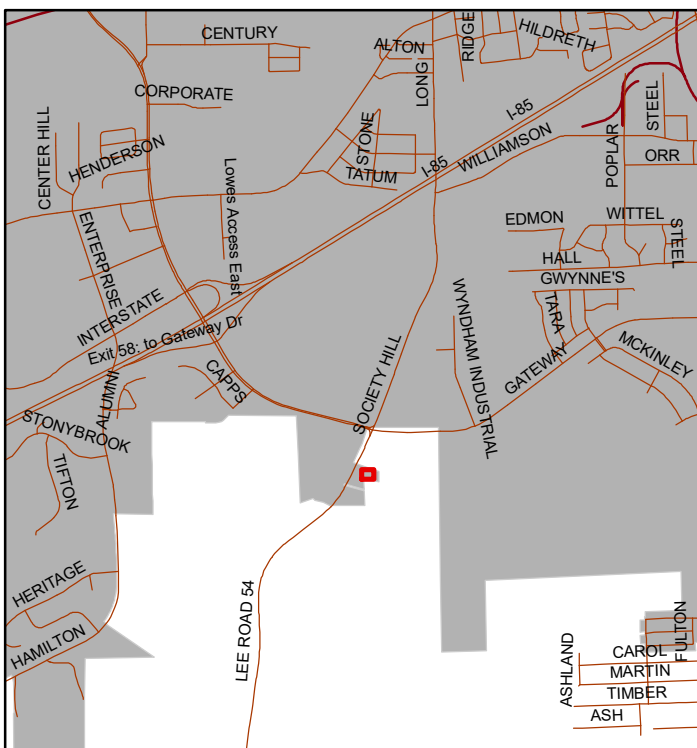
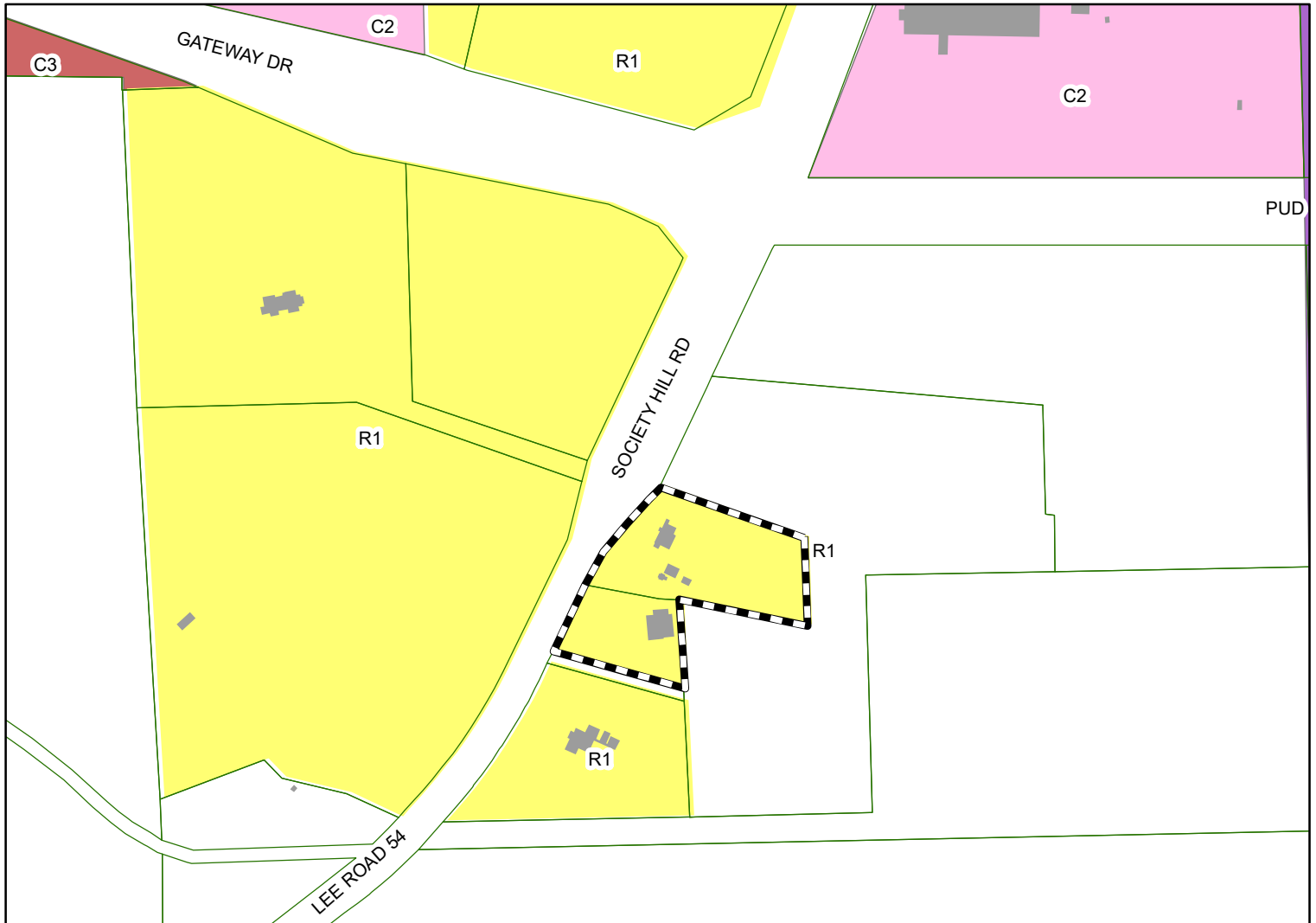
Notary Public

My Commission Expires: _____

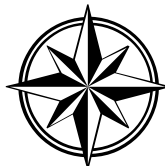
CONTRACTORS'S OFFICE - NO EQUIPMENT AND MATERIAL YARD

3373 SOCIETY HILL ROAD

REZONING & CONDITIONAL USE, G-13,14



The applicant is requesting rezoning from R-1 to C-2, GC-P. A contractor's office without equipment and material yard is proposed for the 3.1 acre parcel. Conditional use approval is subject to City Council approving the rezoning.



Subject Property

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

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: June 28, 2022

Agenda Item #: G-13

Action Requested: Amendment to the Future Land Use Map and Rezoning:
3.1 acres at 3373 Society Hill Road
(a) Amendment to Future Land Use map - from low density residential to office-retail, gateway corridor overlay-primary
(b) Rezoning - from R-1 to C-2, GC-P

Property Owner(s): William P. Johnston, Jr., John B. Kirkland, and Edwin Whatley
Brandon S. Hays, authorized representative

Current Zoning: R-1

Proposed Zoning: C-2, GC-P

Existing Land Use: Undeveloped

**Surrounding Zoning Districts
And Land Uses:**

North	Out-of-City-limits
South	R-1, GC-P Single family home
East	Out-of-City-limits
West	R-1, GC-P Undeveloped

Amendment to the Future Land Use Map

The 2030 Future Land Use Map (FLUM) shows the 3.1-acre rezoning property at 3373 Society Hill Road in a “low density residential” land use category. This section of Society Hill Road is near the intersection of Gateway Drive and all properties are zoned R-1 (rural/ (agricultural). The GC-P overlay district is also along this section of Society Hill Road. The rezoning property is less than a mile from a regional commercial area at Exit 62 on I-85 that includes Tiger Town. For several years, it’s been expected that undeveloped properties near the Gateway Drive & Society Hill Road intersection will develop commercial or multi-family. The proposed R-1 to C-2, GC-P rezoning request requires an amendment to the 2030 FLUM concerning land use category. The proposed amendment to the Future Land Use map from a “low density residential” land use to “light commercial” is consistent with the nearby existing commercial uses. If the rezoning request is approved the 2030 FLUM should be amended so the 3.1 acre rezoning property is in the “light commercial” land use category.

Staff Recommendation

Staff recommends the Future Land Use map amended from a “low density residential” land use category to a “light commercial” land use category if the rezoning is approved.

Rezoning

The applicant is requesting to rezone 3.1 acres from R-1 to C-2, GC-P. The applicant desires an “office for contractor without equipment and material yard”. The C-2 zone is defined as an “office-retail” land use and typically all business activities are inside a building in the C-2 zone; a contractor’s office without outside equipment and storage yard is compatible with the C-2 zoning district. An “office for contractor with equipment and material yard” is prohibited in the C-2, GC-P. Other land uses in the C-2, GC-P that need outside storage are required to obtain conditional use approval from the Planning Commission.

The adjacent properties on the north and east sides of the rezoning property are out of the Opelika city limits; there is no zoning in this area of Lee County. The adjacent properties are primarily rural; the land uses are Wilhite Trailer Sales and undeveloped property. The adjacent properties on the south and west sides are zoned R-1 (rural, agricultural). The adjacent land uses are a single family home to the south and a 15-acre undeveloped lot across Society Hill Road.

Staff believes rezoning to C-2, GC-P will be compatible with the adjacent properties. Land uses zoned C-2, GC-P zone primarily take place inside a building. The applicant is requesting an office for contractor with no equipment or material yard.

Staff Recommendation

Planning Staff recommends the Planning Commission send a positive recommendation to the City Council to rezone the property from R-1 to C-2, GC-P.

Engineering Department Report

The Engineering Department has no comments or concerns with the proposed rezoning request.

Opelika Utilities Board Report

Report to be submitted.

Opelika Power Services Report

This is outside of the Opelika Power Service territory.

GENERAL LANDSCAPE NOTES:

1. WARRANTY: ALL PLANTS SHALL BE WARRANTED TO REMAIN ALIVE, HEALTHY, AND IN THRIVING CONDITION FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE
2. PLANTS SHALL MEET DOT SPECIFICATIONS AND AMERICAN STANDARD FOR NURSERY STOCK STANDARDS.
3. PLANTS SHALL BE SPECIMEN QUALITY. PLANTS SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF.
4. HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO THE MAIN BODY OF THE PLANT AND NOT FROM BRANCH TIP TO TIP. IF A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE AS LARGE AS THE MAXIMUM SIZE SPECIFIED.
5. SHADE TREES SHALL BE STRAIGHT UNLESS OTHERWISE SPECIFIED
6. PLANTS SHALL BE SUBJECT TO REVIEW BY OWNER'S REPRESENTATIVE. OWNER'S REPRESENTATIVE SHALL BE THE SOLE JUDGE OF THE QUALITY AND ACCEPTABILITY OF MATERIALS AND PLACEMENT.
7. PLANTING PLANS INDICATE DIAGRAMMATIC LOCATIONS ONLY. SITE ADJUSTMENTS OF PLANTING DESIGN AND RELOCATION OF PLANT MATERIAL INSTALLED PRIOR TO OWNER REPRESENTATIVE'S APPROVAL SHALL BE DONE WITHOUT PENALTY OR ADDITIONAL COST TO OWNER. STAKE PLANT LOCATIONS AT SITE AND OBTAIN OWNER REPRESENTATIVE'S APPROVAL PRIOR TO PLANT INSTALLATION.
8. PLACE PLANTS UPRIGHT AND TURNED SO THAT THE MOST ATTRACTIVE SIDE IS VIEWED.
9. BE FAMILIAR WITH UNDERGROUND UTILITIES BEFORE DIGGING. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGE OF UTILITY LINES.
10. PROVIDE SHOVEL-CUT TRENCH AT SHRUB BEDS IN LAWN AREAS UNLESS OTHERWISE NOTED.
11. PROVIDE 3" THICKNESS MULCH AT ALL PLANTS AND PLANTING BEDS. MULCH MUST BE 3" THICK AT TIME OF FINAL WALK-THROUGH. MULCH IN SHRUB AND TREE PLANTING BEDS SHALL BE PINE STRAW UNLESS OTHERWISE NOTED. MULCH IN GROUND COVER BEDS TO BE SHREDDED HARDWOOD UNLESS OTHERWISE NOTED.
12. MAINTENANCE WORK SHALL BE PERFORMED UNTIL DATE OF FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE.
13. CONTRACTOR'S PRICES SHALL INCLUDE ALL LABOR AND MATERIAL NECESSARY TO COMPLETE THE WORK, I.E. MULCH, PLANTING, SOIL MIX, WOOD AND WIRE STAKING MATERIAL, ETC.
14. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWING SHALL BE FURNISHED. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE OWNER'S REPRESENTATIVE ASSUMES NO LIABILITY FOR OMISSION OR ERRORS. HIS ESTIMATES ARE ONLY AN AID FOR CLARIFICATION OF UNITS AND A CHECK FOR THE CONTRACTOR TO COMPARE WITH HIS OWN ESTIMATES. DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF OWNER'S REPRESENTATIVE. NO EXTRA COMPENSATION SHALL BE ALLOWED FOR EXTRA QUANTITIES NECESSARY TO COMPLETE THE WORK.
15. WHERE LANDSCAPING AREAS ADJOIN GRASSED RIGHTS-OF-WAY, SUCH AREAS SHALL BE CONSIDERED PART OF THE LANDSCAPED AREA FOR PURPOSES OF MAINTENANCE. AS OF COMPLETION OF SITE IMPROVEMENTS, THE PROPERTY OWNER SHALL HAVE AN IMPLIED EASEMENT OF THE RIGHT-OF-WAY EXTENDING FROM THE SITE TO THE ROAD PAVEMENT IN ORDER TO COMPLETE THE REQUIRED MAINTENANCE.
16. A MAINTENANCE INSPECTION OF TREES WILL BE PERFORMED AFTER TWO FULL GROWING SEASONS FROM THE DATE OF THE FINAL CONSTRUCTION INSPECTION. PROJECT OWNERS AT THE TIME OF THE MAINTENANCE INSPECTION ARE RESPONSIBLE FOR ORDINANCE COMPLIANCE.
17. CONTRACTOR TO DESIGN-BUILD IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE OF NEW PLANT MATERIAL. IRRIGATION HEADS TO BE INSTALLED FLUSH WITH GRADE.

NORTHERN PARCEL LANDSCAPE REQUIREMENTS (MET WITH EXISTING LANDSCAPING):

SQUARE FOOTAGE OF DISTURBED AREA: 20,072 SF (0.46 ACRES)
BASE POINTS = $[(20,072 \text{ SF} - 10,000) / 500] + 40 = 61$
BASE POINTS REQUIRED: 61
BASE POINTS OBTAINED WITH EXISTING: 232

PARKING LOT POINTS REQUIRED: 6
PARKING LOT POINTS OBTAINED WITH EXISTING: 11

PLANT SCHEDULE NORTHERN

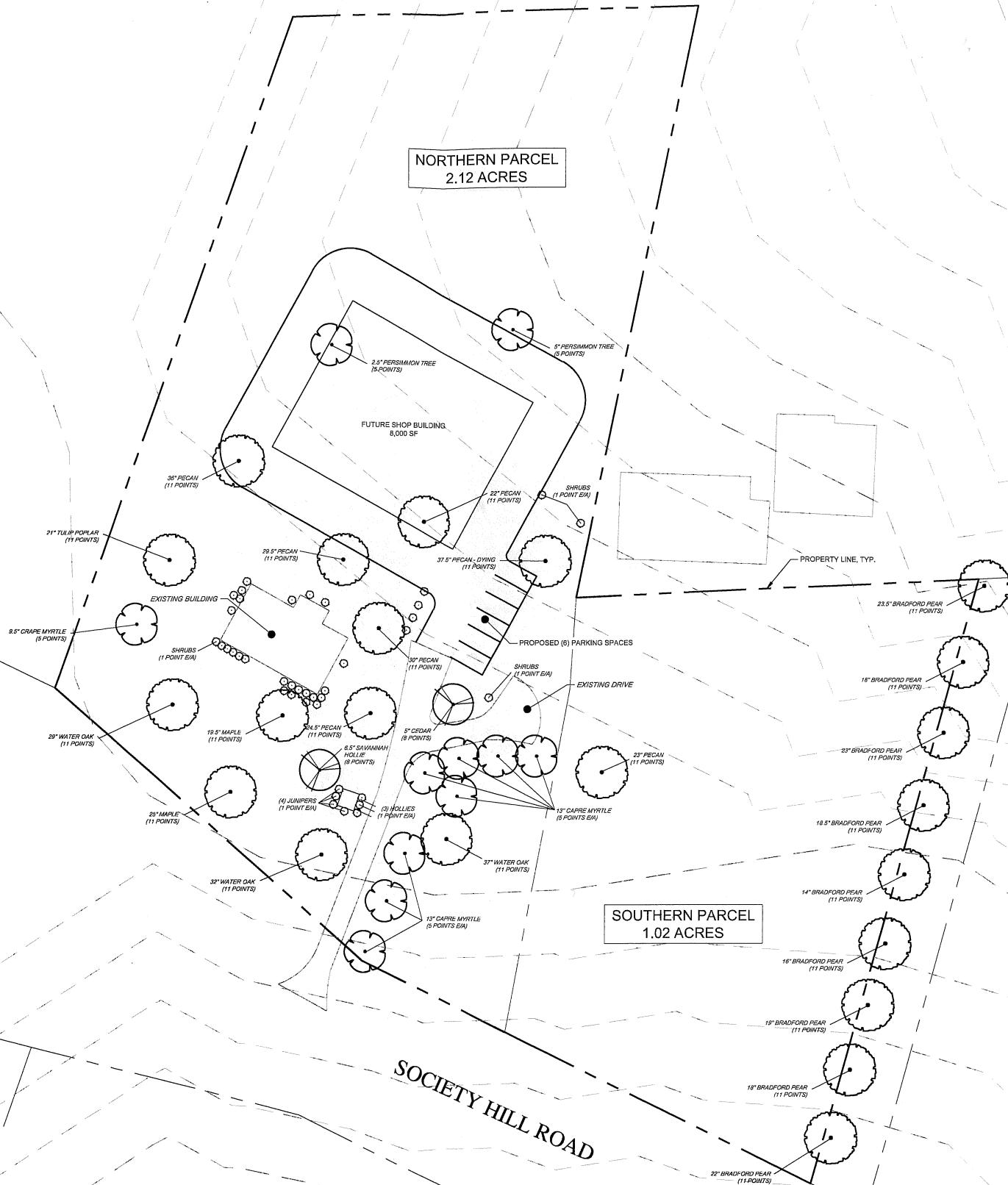
TREES	QTY	BOTANICAL / COMMON NAME	CONT	BASE POINTS	PARKING LOT POINTS
	12	EXISTING LARGE TREE	EXISTING	121	11
	2	EXISTING MEDIUM TREE	EXISTING	16	--
	11	EXISTING UNDERSTORY TREE	EXISTING	55	--
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	
	40	EXISTING SHRUB	EXISTING	48" o.c.	40
				TOTAL: 232	TOTAL: 11

SOUTHERN PARCEL LANDSCAPE REQUIREMENTS (MET WITH EXISTING LANDSCAPING):

SQUARE FOOTAGE OF DISTURBED AREA: 0 SF (0 ACRES)
BASE POINTS = $[(0 \text{ SF} - 10,000) / 500] + 40 = 20$
BASE POINTS REQUIRED: 20
BASE POINTS OBTAINED WITH EXISTING: 110

PLANT SCHEDULE SOUTHERN

TREES	QTY	BOTANICAL / COMMON NAME	CONT	BASE POINTS
	10	EXISTING LARGE TREE	EXISTING	110
				TOTAL: 110



ENGINEER:

FORESITE
group

Foresite Group, LLC
2128 Moores Mill Rd.
Suite C
Auburn, AL 36830
p | 334.887.6064
f | 334.887.6024
w | www.foresitegroup.net

DEVELOPER:

BRANDON HAYS
995 FAIRVIEW DRIVE
AUBURN, AL 36830
(205) 568-0551

CONTACT:

PROJECT:

AS-BUILT LANDSCAPE PLAN

3373 SOCIETY HILL RD
OPELIKA, AL, 36804

SEAL:

REVISIONS

DATE

PROJECT MANAGER:

AY

DRAWING BY:

JS

JURISDICTION:

CITY OF OPELIKA

DATE:

07 JUNE 2022

SCALE:

1" = 30'

TITLE:

LANDSCAPE PLAN

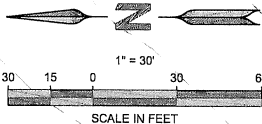
SHEET NUMBER:

L-1

COMMENTS:

JOB/FILE NUMBER:

1582.011





REZONING APPLICATION
 PLANNING DEPARTMENT
 700 FOX TRAIL
 OPELIKA, AL 36801

2941



PC DEADLINE: 06/07/22 PC MEETING: 6/28/22

PROPERTY OWNERS/
 AUTHORIZED REPRESENTATIVE: Brandon S. Hays
 MAILING ADDRESS: 2920 Wyndham Industrial Dr. #5, Opelika, AL 36804
 PHONE NUMBER: 205.568.0551 Email: brandon@hartbrookdev.com

PARCEL INFORMATION

Site Address: 3373 Society Hill Rd, Opelika, AL 36804
 Description of proposed use: Contractors office without equipment yard

Tax Parcel Number: 09-07-25-0-000-008.003; 09-07-25-0-000-008.007
 Adjacent Zoning Districts: North: R1, C2 South: R1 East: PUD West: R1

Current Land Use: <u>Single-Family Home</u>	Number of APO: <u>5</u> x \$7.00 = \$ <u>35</u>
Current Zoning: <u>R1</u>	(Adjacent Property Owners)
Proposed Zoning: <u>C2</u>	Fee: <u>\$125.00</u>
	TOTAL = \$160

PAID: _____

I hereby request my property located at (street address) 3373 Society Hill Rd, Opelika, AL 36804,
 Tax Map parcel number 09-07-25-0-000-008.003; 09-07-25-0-000-008.007 be rezoned from
R1 to C2. 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:

06/07/22

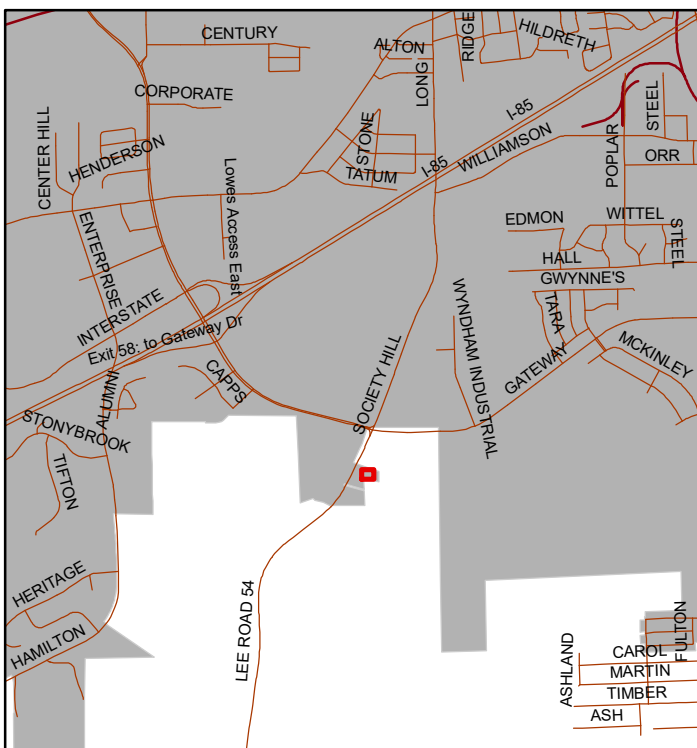
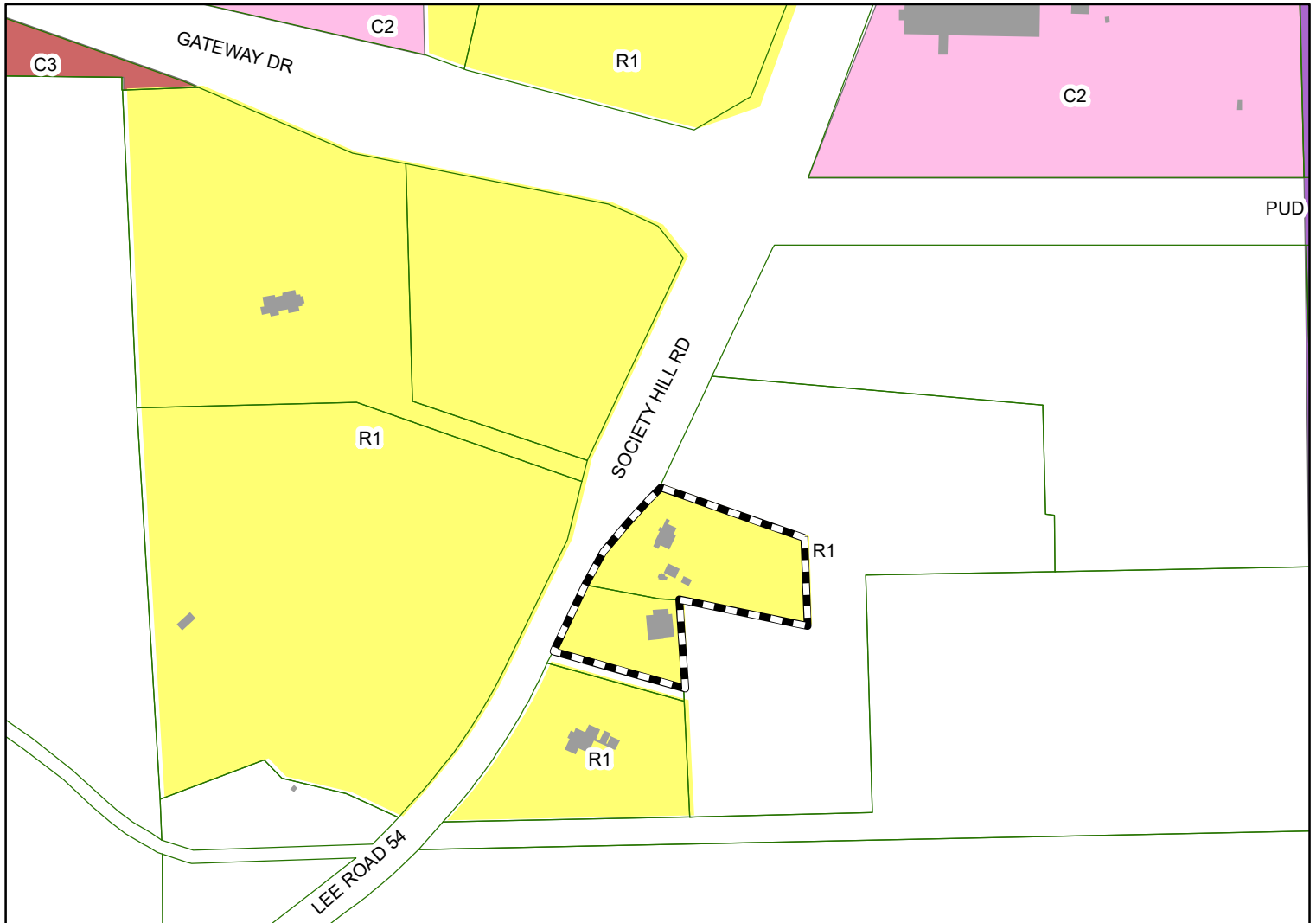
(PRINT NAME) Brandon Hays

DATE

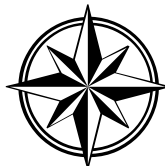
CONTRACTOR'S OFFICE - NO EQUIPMENT AND MATERIAL YARD

3373 SOCIETY HILL ROAD

REZONING & CONDITIONAL USE, G-13,14



The applicant is requesting rezoning from R-1 to C-2, GC-P. A contractor's office without equipment and material yard is proposed for the 3.1 acre parcel. Conditional use approval is subject to City Council approving the rezoning.



Subject Property

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

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: June 28, 2022

Agenda Item #: G-14

Action Requested: Conditional Use – Office of Contractor without Equipment Yard

Location of Property: 3373 Society Hill Road

Property Owner(s): William P. Johnston, Jr., John B. Kirkland, and Edwin Whatley
Brandon S. Hays, authorized representative

Current Land Use: Single family home

Current Zoning: R-1 current zoning (C-2, GC-P zone pending rezoning approval;
See rezoning request agenda item #13)

**Surrounding Zoning Districts
And Land Uses:**

North	Out-of-City-limits
South	R-1, GC-P Single family home
East	Out-of-City-limits
West	R-1, GC-P Undeveloped

Proposal

The applicant is requesting conditional use approval for a “office of contractor without equipment and material yard” that is in the Gateway Corridor Overlay district¹. Approval of the conditional use is subject to the City Council approving rezoning the applicant’s property from R-1 to C-2, GC-P (office-retail, gateway corridor overlay district – primary)

The business office is for a site construction company that has 20 employees; office space for 5 employees is at the Society Hill location. There are three full time employees in the office and office space is available for two employees part time. The other 15 employees drive from their home to the job site each morning.

The site plan shows an existing 2,500 square foot (sf) single family home. The applicant plans to renovate the home into a contractor’s office. Six parking spaces are shown for office personnel. One parking space must be handicap accessible parking. The site plan shows in the rear yard a proposed 8,000-sf building that will be constructed used as a maintenance & repair shop for the contractor’s equipment and machines. A full-time employee is not assigned to the maintenance/repair shop; the

¹ see rezoning request agenda item #13

shop is only occupied when equipment or machine need repair or maintenance. No building material is stored at the Society Hill location; orders for material are delivered to the job site.

Minimum landscape requirements are met by preserving existing trees on the property. The Landscape Regulations encourages the preservation of existing “significant trees” (6” diameter or larger) that count toward base point requirements instead of planting new tree. The landscape plan shows 22 significant trees with diameters ranging from 6” to 37” will be preserved. Forty existing shrubs near the office will also be preserved.

Recommendation

Staff recommends conditional use approval subject to City Council approving the rezoning request from R-1 to C-2, GC-P.

Engineering Department Report

Because of the limited size of the site, the developer will be required to obtain a Land Disturbance Permit from the Building Inspections Department and no submittal will be required for this regulation.

Coordination with each utility will be needed to establish the necessary connections to the existing infrastructure.

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

Opelika Utilities Board Report

Report to be submitted.

Opelika Power Services Report

This is outside of the Opelika Power Service territory.

GENERAL LANDSCAPE NOTES:

1. WARRANTY: ALL PLANTS SHALL BE WARRANTED TO REMAIN ALIVE, HEALTHY, AND IN THRIVING CONDITION FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE
2. PLANTS SHALL MEET DOT SPECIFICATIONS AND AMERICAN STANDARD FOR NURSERY STOCK STANDARDS.
3. PLANTS SHALL BE SPECIMEN QUALITY. PLANTS SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF.
4. HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO THE MAIN BODY OF THE PLANT AND NOT FROM BRANCH TIP TO TIP. IF A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE AS LARGE AS THE MAXIMUM SIZE SPECIFIED.
5. SHADE TREES SHALL BE STRAIGHT UNLESS OTHERWISE SPECIFIED
6. PLANTS SHALL BE SUBJECT TO REVIEW BY OWNER'S REPRESENTATIVE. OWNER'S REPRESENTATIVE SHALL BE THE SOLE JUDGE OF THE QUALITY AND ACCEPTABILITY OF MATERIALS AND PLACEMENT.
7. PLANTING PLANS INDICATE DIAGRAMMATIC LOCATIONS ONLY. SITE ADJUSTMENTS OF PLANTING DESIGN AND RELOCATION OF PLANT MATERIAL INSTALLED PRIOR TO OWNER REPRESENTATIVE'S APPROVAL SHALL BE DONE WITHOUT PENALTY OR ADDITIONAL COST TO OWNER. STAKE PLANT LOCATIONS AT SITE AND OBTAIN OWNER REPRESENTATIVE'S APPROVAL PRIOR TO PLANT INSTALLATION.
8. PLACE PLANTS UPRIGHT AND TURNED SO THAT THE MOST ATTRACTIVE SIDE IS VIEWED.
9. BE FAMILIAR WITH UNDERGROUND UTILITIES BEFORE DIGGING. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGE OF UTILITY LINES.
10. PROVIDE SHOVEL-CUT TRENCH AT SHRUB BEDS IN LAWN AREAS UNLESS OTHERWISE NOTED.
11. PROVIDE 3" THICKNESS MULCH AT ALL PLANTS AND PLANTING BEDS. MULCH MUST BE 3" THICK AT TIME OF FINAL WALK-THROUGH. MULCH IN SHRUB AND TREE PLANTING BEDS SHALL BE PINE STRAW UNLESS OTHERWISE NOTED. MULCH IN GROUND COVER BEDS TO BE SHREDDED HARDWOOD UNLESS OTHERWISE NOTED.
12. MAINTENANCE WORK SHALL BE PERFORMED UNTIL DATE OF FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE.
13. CONTRACTOR'S PRICES SHALL INCLUDE ALL LABOR AND MATERIAL NECESSARY TO COMPLETE THE WORK, I.E. MULCH, PLANTING, SOIL MIX, WOOD AND WIRE STAKING MATERIAL, ETC.
14. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWING SHALL BE FURNISHED. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE OWNER'S REPRESENTATIVE ASSUMES NO LIABILITY FOR OMISSION OR ERRORS. HIS ESTIMATES ARE ONLY AN AID FOR CLARIFICATION OF UNITS AND A CHECK FOR THE CONTRACTOR TO COMPARE WITH HIS OWN ESTIMATES. DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF OWNER'S REPRESENTATIVE. NO EXTRA COMPENSATION SHALL BE ALLOWED FOR EXTRA QUANTITIES NECESSARY TO COMPLETE THE WORK.
15. WHERE LANDSCAPING AREAS ADJOIN GRASSED RIGHTS-OF-WAY, SUCH AREAS SHALL BE CONSIDERED PART OF THE LANDSCAPED AREA FOR PURPOSES OF MAINTENANCE. AS OF COMPLETION OF SITE IMPROVEMENTS, THE PROPERTY OWNER SHALL HAVE AN IMPLIED EASEMENT OF THE RIGHT-OF-WAY EXTENDING FROM THE SITE TO THE ROAD PAVEMENT IN ORDER TO COMPLETE THE REQUIRED MAINTENANCE.
16. A MAINTENANCE INSPECTION OF TREES WILL BE PERFORMED AFTER TWO FULL GROWING SEASONS FROM THE DATE OF THE FINAL CONSTRUCTION INSPECTION. PROJECT OWNERS AT THE TIME OF THE MAINTENANCE INSPECTION ARE RESPONSIBLE FOR ORDINANCE COMPLIANCE.
17. CONTRACTOR TO DESIGN-BUILD IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE OF NEW PLANT MATERIAL. IRRIGATION HEADS TO BE INSTALLED FLUSH WITH GRADE.

NORTHERN PARCEL LANDSCAPE REQUIREMENTS (MET WITH EXISTING LANDSCAPING):

SQUARE FOOTAGE OF DISTURBED AREA: 20,072 SF (0.46 ACRES)
BASE POINTS = $[(20,072 \text{ SF} - 10,000) / 500] + 40 = 61$
BASE POINTS REQUIRED: 61
BASE POINTS OBTAINED WITH EXISTING: 232

PARKING LOT POINTS REQUIRED: 6
PARKING LOT POINTS OBTAINED WITH EXISTING: 11

PLANT SCHEDULE NORTHERN

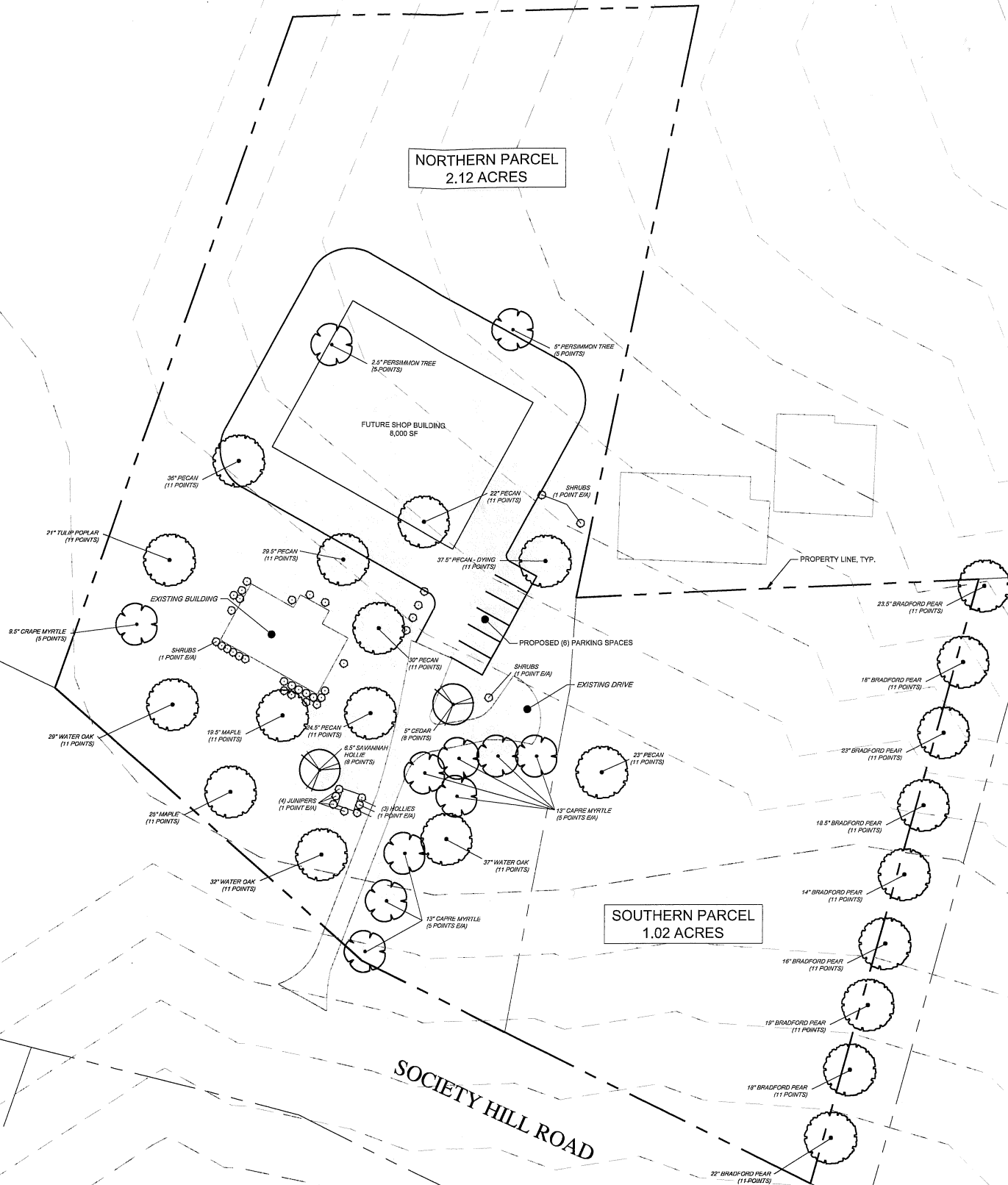
TREES	QTY	BOTANICAL / COMMON NAME	CONT	BASE POINTS	PARKING LOT POINTS
	12	EXISTING LARGE TREE	EXISTING	121	11
	2	EXISTING MEDIUM TREE	EXISTING	16	--
	11	EXISTING UNDERSTORY TREE	EXISTING	55	--
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	
	40	EXISTING SHRUB	EXISTING	48" o.c.	40
				TOTAL: 232	TOTAL: 11

SOUTHERN PARCEL LANDSCAPE REQUIREMENTS (MET WITH EXISTING LANDSCAPING):

SQUARE FOOTAGE OF DISTURBED AREA: 0 SF (0 ACRES)
BASE POINTS = $[(0 \text{ SF} - 10,000) / 500] + 40 = 20$
BASE POINTS REQUIRED: 20
BASE POINTS OBTAINED WITH EXISTING: 110

PLANT SCHEDULE SOUTHERN

TREES	QTY	BOTANICAL / COMMON NAME	CONT	BASE POINTS
	10	EXISTING LARGE TREE	EXISTING	110
				TOTAL: 110



ENGINEER:

FORESITE
group

Foresite Group, LLC
2128 Moores Mill Rd.
Suite C
Auburn, AL 36830
p | 334.887.6064
f | 334.887.6024
w | www.foresitegroup.net

DEVELOPER:

BRANDON HAYS
995 FAIRVIEW DRIVE
AUBURN, AL 36830
(205) 568-0551

CONTACT:

AS-BUILT LANDSCAPE PLAN

3373 SOCIETY HILL RD
OPELIKA, AL, 36804

PROJECT:

SEAL:

REVISIONS

DATE

PROJECT MANAGER:

AY

DRAWING BY:

JS

JURISDICTION:

CITY OF OPELIKA

DATE:

07 JUNE 2022

SCALE:

1" = 30'

TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

L-1

COMMENTS:

JOB/FILE NUMBER:

1582.011





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

2040



PC DEADLINE: 06/07/2022 PC MEETING: 06/28/2022

SITE ADDRESS: 3373 Society Hill Rd, Opelika, AL 36804

PROPERTY OWNER: William P. Johnston, Jr.; John B. Kirkland; Edwin Whatley

APPLICANT/ AUTHORIZED REPRESENTATIVE: Brandon Hays

MAILING ADDRESS: 2920 Wyndham Ind. Dr. #5, Opelika, AL 36804

PHONE NUMBER: 205-568-0551

FAX NUMBER:

EMAIL ADDRESS: brandon@hartbrookdev.com

PARCEL INFORMATION

Project name: 3373 Society Hill Road Address/Location: 3373 Society Hill Rd. Opelika, AL 36804

Current Land Use: Single family residential

Current Zoning: R1

Adjacent Zoning Districts: North: R1, C2 South: R1 East: PUD West: R1

Description of Proposed Use: Contractor's office without equipment yard

AUTHORIZATION TO ACT AS APPLICANT (if applicable)

I, William P. Johnston, Jr., being owner of the property which is the subject of this conditional use application hereby authorize Brandon S. Hays, 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:

6-7-22

STATE OF ALABAMA,

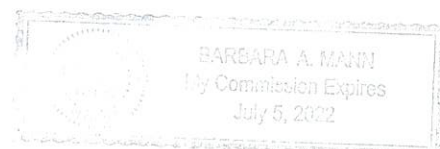
COUNTY OF LEE

I, Barbara A. Mann, a Notary Public in and for said County and State, hereby certify that William Johnston, 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 June, 2022

Notary Public

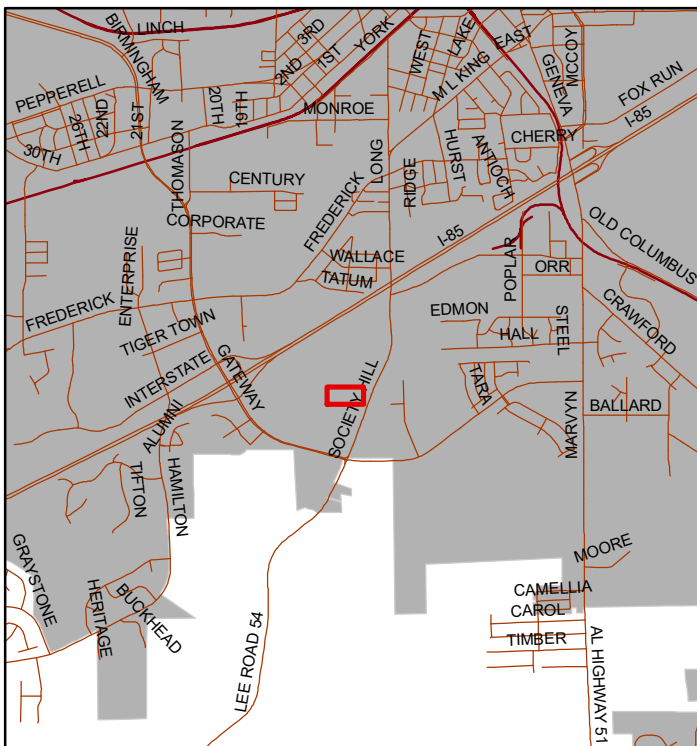
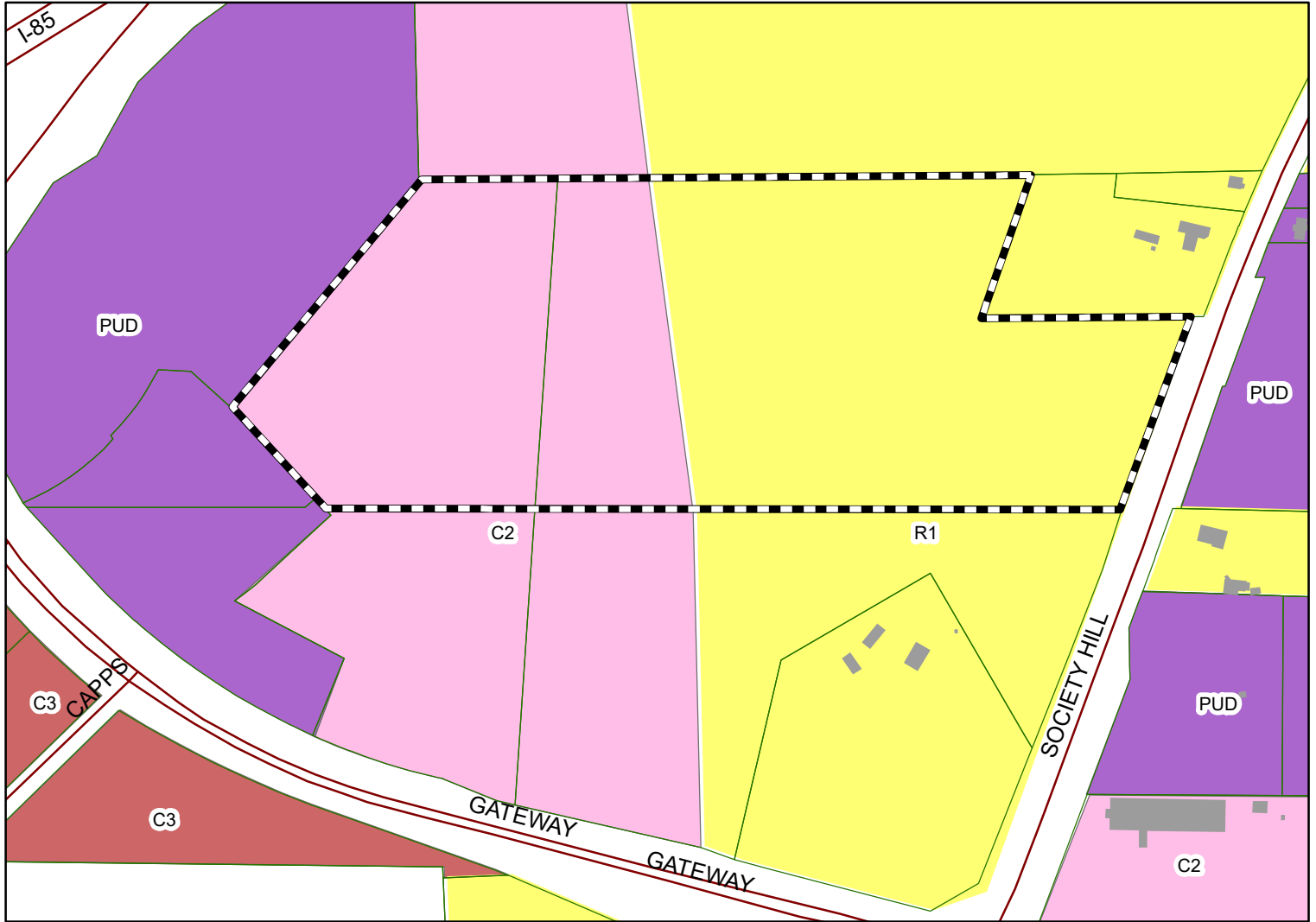
My Commission Expires: 07-05-2022



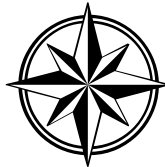
CAPPS FARM REZONING

2900 BLOCK OF SOCIETY HILL ROAD

C-2 & R-1 TO C-2, H-15



The applicant is requesting to rezone 40 acres to C-2. Conditional use approval is subject to rezoning the property to C-2.



Subject Property

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

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: June 28, 2022

Agenda Item #: H-15

Action Requested: Amendment to the Future Land Use Map and Rezoning: 40 acres
(a) Amendment to Future Land Use map - from low density residential to light commercial
(b) Rezoning - from R-1 to C-2

Location of Property: 2800 block Society Hill Road

Property Owner(s): Capps Family Partners, LTD
Blake Rice, authorized representative

Current Zoning: C-2, & R-1

Proposed Zoning: C-2 (office-retail)

Existing Land Use: Undeveloped

**Surrounding Zoning Districts
And Land Uses:**

North	R-1	Undeveloped
South	R-1	Undeveloped
East	PUD	Opelika-Auburn News (Wyndham PUD)
West	PUD	Undeveloped

This rezoning agenda item was removed from the City Council agenda before the 2nd reading and before Council's vote on the rezoning request. The applicant is required to resubmit the rezoning request to the Planning Commission. There are no revisions to the rezoning or original plans that were submitted at the February 22, 2022 Planning Commission meeting. The staff report below has not changed from the staff report submitted at the February 22, 2022 Planning Commission Meeting.

Amendment to the Future Land Use Map

The 2030 Future Land Use Map (FLUM) shows 22 acres of a 40 acre property in a low density residential land use category. (The remaining 18 acres is in a light commercial category.) The adjacent properties on the north and south sides are also in a low density land use category; these adjacent lots are primarily undeveloped except for one single family home on 4.6 acres. The adjacent properties on the east and west side are in a mixed use land use category; the east side is

the Opelika-Auburn News office building in the Wyndham Gate PUD; the west side property is part of a rezoning approved about two years ago to PUD for a commercial development.

Staff Recommendation

The rezoning request to a C-2 zone requires an amendment to the 2030 FLUM concerning ‘land use category.’ The applicant’s plan is to construct 242 townhomes. If the rezoning request is approved, staff recommends the 2030 Future Land Use map be amended for the 40 acre rezoning property from a “low density residential” land use category to a “light commercial” land use category.

Rezoning

The applicant is requesting to rezone 40 acres from R-1 to C-2. A total of 242 townhome rental units are proposed for the rezoning property. An 18 acre portion of the townhome property is currently zoned C-2. The rezoning property is adjacent to a R-1 (low density residential) zone on the north and south sides; the R-1 adjacent properties are undeveloped except for a single family home on 4.6 acres on the north side. On the adjacent east and west side is PUD (commercial) zoned properties. On the east side across Society Hill Road, the adjacent PUD property is the Opelika-Auburn News office property on 8.6 acres. The west side PUD is accessed from Gateway Drive adjacent to Exit 58 on I-85; the commercial PUD was approved in 2020 and phase one construction has begun: a QT gas station with convenience store & limited truck stop. In phase 2, restaurants are planned for lots adjacent to QT. The adjacent PUD property next to the townhome development is labeled ‘entertainment’.

Recommendation

Staff believes the rezoning to C-2 for townhomes would not have a significant negative impact on the surrounding area. The townhome density at 6 dwellings per acre is much lower than the maximum 16 dwelling units allowed in a C-2. (The low density is due to topography challenges and two ponds (2.5 acres) on the property.) An 18 acre portion of the 40 acre rezoning property is currently zoned C-2. The 40 acre townhome development is primarily adjacent to undeveloped land on all sides except a single family home on 4.6 acres, and the Opelika-Auburn News office across Society Hill Road. The townhomes will be compatible with the O-A News office and a mini-warehouse & U-Haul truck rental business about 300 feet south of the townhome property. The development is conveniently located about one mile from Exit 58 on I-85 near Tiger Town; Exit 58 provides a broad range of retail stores, grocery stores, and entertainment uses to serve residential demands. **Staff recommends Planning Commission send a positive recommendation to the City Council to rezone the property from R-1 to C-2.**

Engineering Department Report

The Engineering Department has no comments or concerns with the proposed rezoning request.

Opelika Utilities Board Report

Report to be submitted.

Opelika Power Services Report

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

NOTES

- North Reference:
-Broad Metro, LLC Plat No. 1, Plat Book 42, Page 41 & 42, Probate Office, Lee County, Alabama.
- Basis for Exhibit:
-Deed Book 2069, Page 335, Probate Office, Lee County, Alabama.
- Other Sources for Exhibit:
-Broad Metro, LLC Plat No. 1, Plat Book 42, Page 41 & 42, Probate Office, Lee County, Alabama.
-Elaine Subdivision, Plat Book 10, Page 221, Probate Office, Lee County, Alabama.
-Helen Mitchell Subdivision, Plat Book 18, Page 160, Probate Office, Lee County, Alabama.
- The purpose of this exhibit is to show the areas to be Zoned C2 (40 Acres)
- 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.

ZONING EXHIBIT OF
THE COTTAGES AT SOCIETY HILL
BEING A PART OF SECTION 24, TOWNSHIP 19 NORTH, RANGE 26 EAST,
OPELIKA, LEE COUNTY, ALABAMA



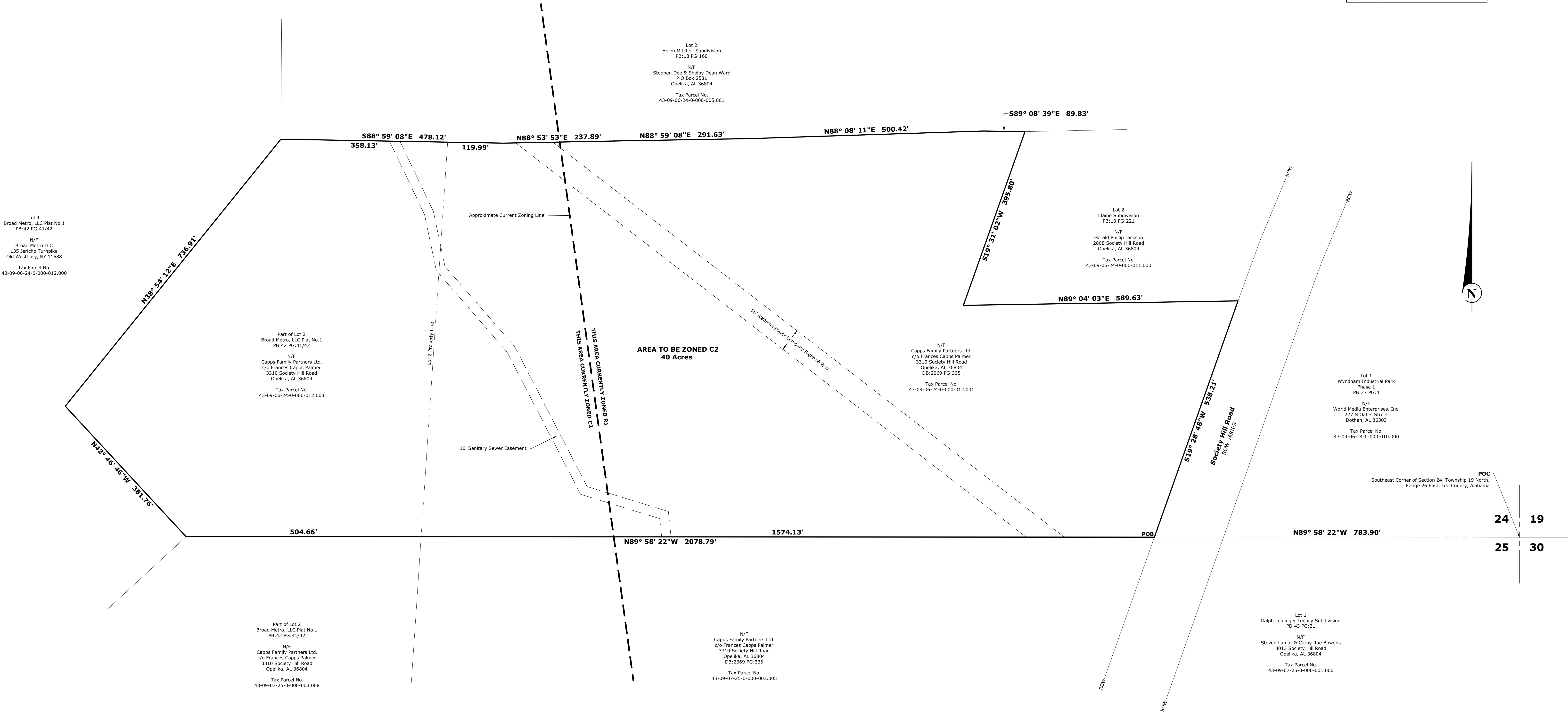
I, Jeffrey S. Ham, hereby certify that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge, information, and belief.

Jeffrey S. Ham, PLS
Alabama License No. 21775

Date

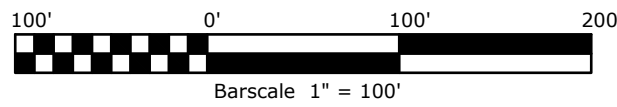
1/31/2022

THIS IS NOT A PROPERTY BOUNDARY SURVEY.
This drawing is for information purposes only. The purpose of this exhibit is to show areas owned by Capps Family Partners, LLC to be rezoned.



LEGEND

DB: Deed Book
PB: Plat Book
PG: Page
ROW Right - of - Way
N/F Now or Formerly



PROPERTY DESCRIPTION

A tract or parcel of land located in Section 24, Township 19 North, Range 26 East, Lee County, Alabama and being more particularly described as follows: Commence at the southeast corner of said Section 24; thence N89°58'22"W 783.90 feet to the west right-of-way limit of Society Hill Road, the point of beginning; thence leaving said right-of-way limit N89°58'22"W 2078.79 feet to the east line of Lot 1 of Broad Metro, LLC Plat No. 1 as recorded in Plat Book 42, Page 41 and 42, Probate Office, Lee County, Alabama; thence N42°46'46"W 381.76 feet along the east line of said Lot 1; thence N38°54'12"E 736.91 feet along the east line of said Lot 1 to the southwest corner of Lot 2 of Helen Mitchell Subdivision as recorded in Plat Book 18, Page 160, Probate Office, Lee County, Alabama; thence along the south line of said Lot 2 the following bearings and distances:

S88°59'08"E 478.12 feet;
N88°53'53"E 237.89 feet;
N88°59'08"E 291.63 feet;
N88°08'11"E 500.42 feet;
S89°08'39"E 89.83 feet;

to the northwest corner of Lot 2 of Elaine Subdivision as recorded in Plat Book 10, Page 221, Probate Office, Lee County, Alabama; thence S19°31'02"W 395.80 feet to the southwest corner of Lot 2 of said Elaine Subdivision; thence N89°04'03"E 589.63 feet along the south line of said Lot 2 to the west right-of-way limit of Society Hill Road; thence S19°28'48"W 538.21 feet along said right-of-way limit to the point of beginning.



REZONING APPLICATION
 PLANNING DEPARTMENT
 700 FOX TRAIL
 OPELIKA, AL 36801

2934



PC DEADLINE: 6/7/22 PC MEETING: 6/28/22

PROPERTY OWNERS/
 AUTHORIZED REPRESENTATIVE: Capps Family Partners, LTD/Blake Rice, Barrett-Simpson, Inc.
 MAILING ADDRESS: 223 S. 9th St. Opelika, AL 36801
 PHONE NUMBER: 334-745-7026 Email: brice@barrett-simpson.com

PARCEL INFORMATION

Site Address: Society Hill Rd., north of Gateway Dr.

Description of proposed use: Townhomes

Tax Parcel Number: 43-09-06-24-0-000-012.001 & 43-09-06-24-0-000-012.003

Adjacent Zoning Districts: North: C-2/R-1 South: C-2/R-1 East: PUD West: PUD

Current Land Use: Vacant

Current Zoning: C-2/R-1

Proposed Zoning: C-2

Number of APO: 5 x \$7.00 = \$35.00
 (Adjacent Property Owners)

Fee: \$125.00

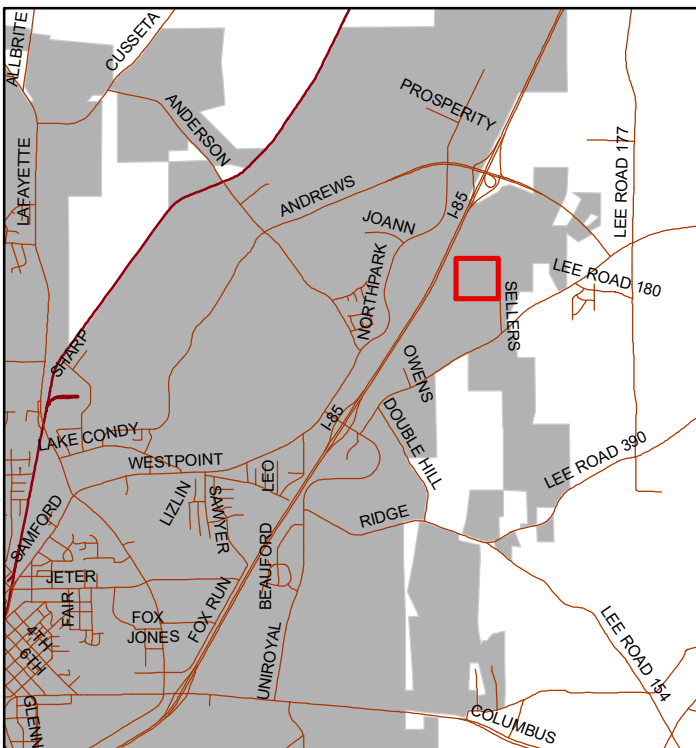
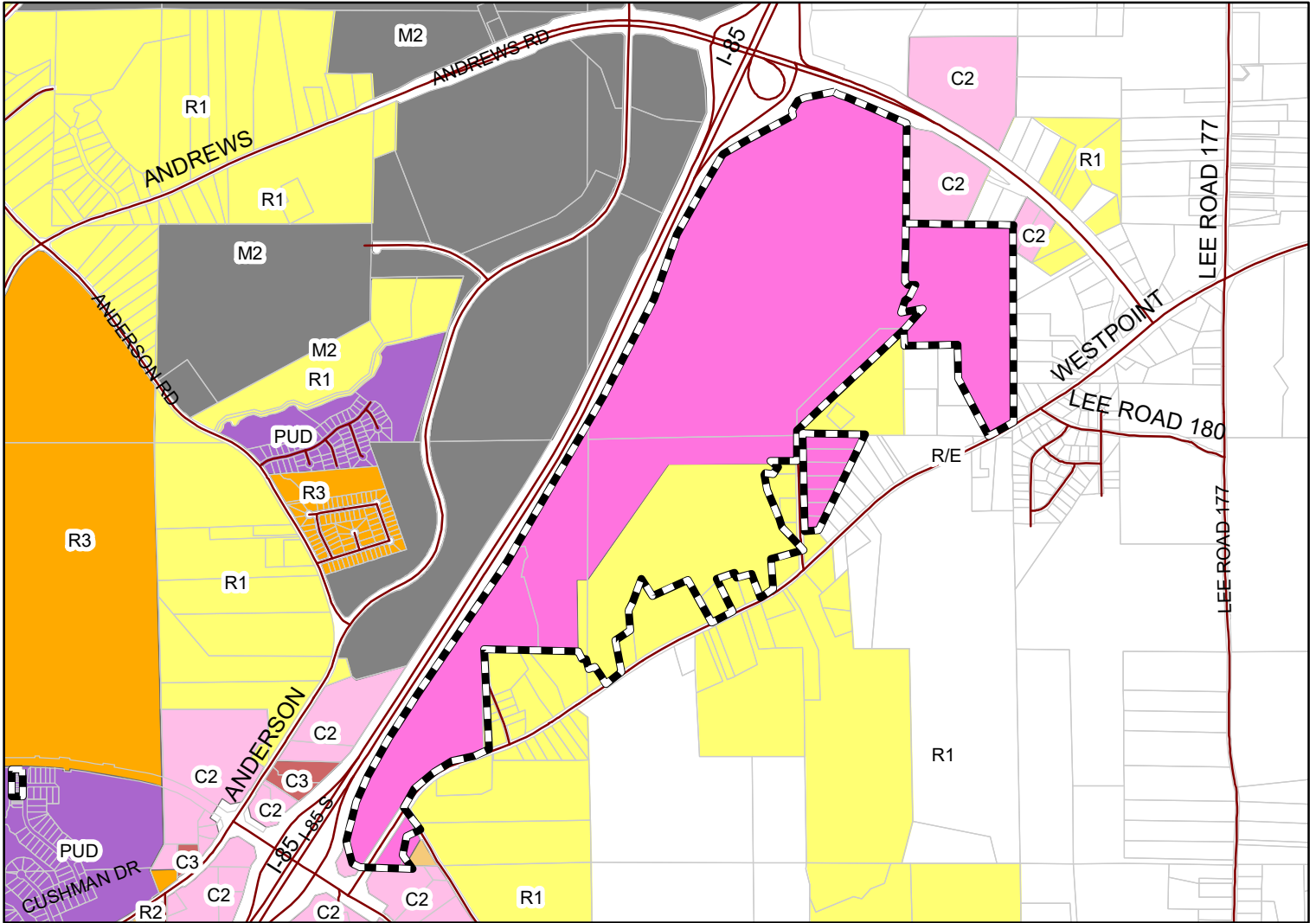
TOTAL = \$160.00

PAID: _____

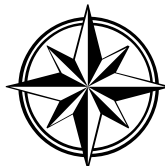
I hereby request my property located at (street address) Society Hill Rd.,
 Tax Map parcel number 43-09-06-24-0-0000-012.001 & 43-09-06-24-0-000-012.003 be rezoned from
 _____ to _____. A copy of the tax area map, a survey of the property, a copy of the deed
 for the property, and the names and addresses 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: <u>Blake Rice</u>	DATE <u>5/23/22</u>
(PRINT NAME) <u>Blake Rice, Barrett-Simpson, Inc.</u>	

**CELEBRATE ALABAMA IMPROVEMENT DISTRICT SUBDIVISION
EXIT 64 AND 66 OF INTERSTATE 85
PRELIMINARY AND FINAL APPROVAL**



The applicant is requesting approval for a four lot subdivision. The subdivision is located in a R/E zoning district (Retail-Entertainment).



Subject Property

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

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: June 28, 2022

Subdivision: Celebrate Alabama Subdivision

Agenda Item #: I-16

Action Requested: Preliminary and Final Approval

Location of Property: Highway 29 (WestPoint Pkwy.)/I-85

Property Owner(s): Opelika Investments
Allen Tucker, Harmon Engineering, authorized rep.

Current Land Use: Vacant

Current Zoning: RE (Retail Entertainment)

Staff Comments

The applicant is requesting preliminary and final plat approval for a 4-lot subdivision. The subdivision creates four (4) parcels A-1, A-2, A-2A, and A-3. It also shows Parcels B and C as if they are part of this subdivision, but they do not appear to be modified. The applicant notes that A-2 will be residential.

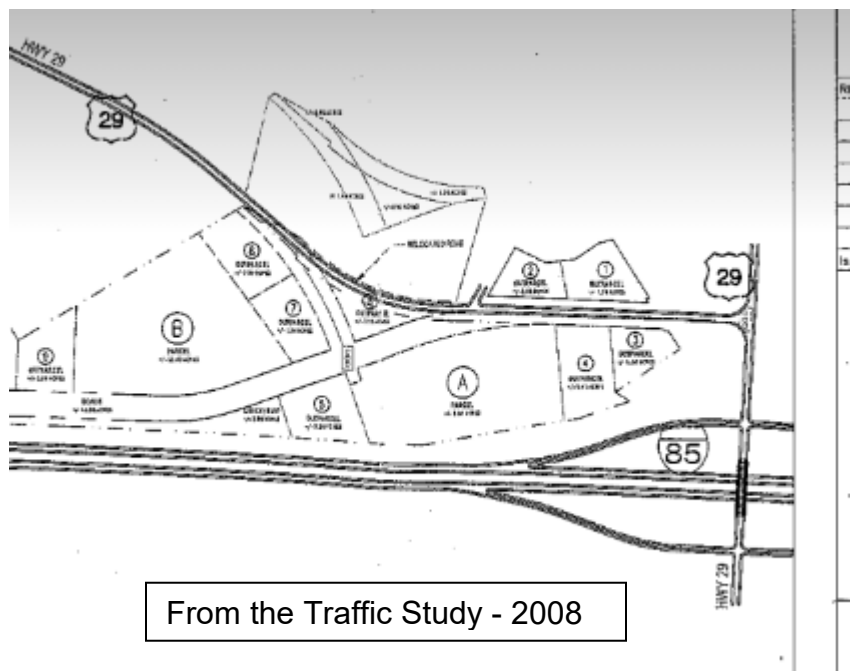
The subject property is zoned R/E and subject to the approved zoning and master development plan for the R/E zone. The existing master development plan is a mixed use commercial and entertainment development with a variety of uses intended to create a regional draw to the development. Subdivisions for this property were previously approved by the Opelika Planning Commission in 2008 and 2011. The 2011 plat does not appear to be referenced with this new plat. The lot lines, lot numbers, and other information from that plat should be referenced. This would likely require the lots be renumbered consistent with that plat.

Parcel B is still currently shown by the Lee County Tax Assessor as individual lots from the previous Prescott Subdivision. Staff is unsure if these lots were ever formally combined

together. Lee County also still shows 3214 West Point Parkway (PARCEL 03-07-35-0-000-006.000) as a separate parcel owned by a different property owner. This needs to be clarified.

The site would include a four-lane boulevard spine road that extends through the project with all uses taking access from it. The spine road is dotted in through a portion of the development, although in a different configuration than originally proposed through the master plan. It appears that Parcels A-2, A-2A, and A-3 would be required to take access from existing street (West Point Parkway/US Highway 29 or Sellers Drive) for the purpose of this plat. All of the lots do show frontage along the spine road, however, the spine road would not be constructed prior to the subdivision. Parcel A-3 shows a “proposed” road connecting to the spine road. This could be confusing if the road is not being constructed at this time. The label should either state future right-of-way or this could be potentially better explained through a plat note. From the written report of the project master development plan, “Access to and from the Celebrate Alabama at Opelika project will be provided essentially via a four-lane divided boulevard style highway (spine road) constructed entirely by the developer and extending the full length of the site from Andrews Road at the I-85 interchange south to the Highway 29 interchange with I-85. All of the project’s multifaceted use components will be accessed from this main spine road.” This would not be consistent with the master development plan.

The configuration of the spine road as shown is also inconsistent with the master development plan. The approved plan showed West Point Parkway from I-85 realigned to enter directly into the development. From the Celebrate Alabama Traffic Study January 2008, “West Point Parkway would be realigned to tie into the proposed roadway as a “T” intersection approximately 1,900 feet north of Uniroyal Road.” The spine road as shown on the



proposed plat would simply “T” into the existing West Point Parkway without realignment. On the opposite end of the proposed plat, the spine road simply stops prior to reaching Andrews Road.

The proposed plat does not identify any uses. It is difficult to determine whether these lots are consistent from use perspective with the master development plan. The lots do not appear to line up with proposed developments, but the subdivision regulations do require non-residential lots to note the use and type.

The large property contains many different drives, utilities, and structures. The City of Opelika has installed a large sewer line along I85. The easement for this line needs to be shown. There are multiple overhead power lines crossing the property. Easements for these need to be shown if there are any. There also appear to be a few structures including buildings and billboards that are not shown on the plat. If there are easements related to any of this infrastructure or structures, they should be shown.

There are several natural features including streams, ponds, wetlands, and flood plain on the property. The flood plain data does not correspond with the previous plat or the shape of the current FIRM. There are also some ponds and watercourses that appear to be missing from the plat. There are areas listed as mitigation/conservation areas. A note should be included on the plat stating more specifically what these are, and any general restrictions associated with them. The stream buffer on the plat also needs to be labelled.

There are also several notes, linework, and certifications that need to be reviewed and cleaned up.

This plat was originally submitted to the City of Opelika for administrative review. Both the Code of Alabama and City of Opelika Subdivision Regulations allow plats to be approved without Planning Commission approval provided that the plat does not require public infrastructure and it is compliance with the municipalities master plan, zoning ordinance and subdivision regulation. When the Celebrate Alabama master development plan was approved, it became part of the both the City of Opelika Master Plan/Comprehensive Plan and Zoning

Ordinance and Map. The approved plan became the zoning and the future land use for the property much like a Planned Unit Development. Section 3.2 General Requirements of the City of Opelika Subdivision Regulations A. Conformity to the Elements of the Opelika Comprehensive Plan specifically states, “All proposed subdivisions shall conform to the City Zoning Ordinance, Subdivision Regulations, and to all elements of the city’s Comprehensive Plan.” There are many aspects of this plat that do not currently meet the subdivision regulations that can be corrected. However, there are some issues especially related to access and use that are not in compliance with the Celebrate Alabama master development plan, the City of Opelika Master Plan, Zoning Ordinance, and Subdivision Regulations. This includes both access and use. Staff does not see how the proposed plat can be brought into compliance with those currently adopted plans and regulations.

Recommendation

Based on previously stated conflicts with the Subdivision Regulations including compliance with the City of Opelika Master Plan and Zoning Ordinance, **staff recommends denial of preliminary and final plat.**

Planning Comments:

1. This plat does not reference the Celebrate Alabama Subdivision Recorded 06/16/2011 book 33 page 112
2. Show old lot lines from that plat (Lot 1 and 2).
3. It appears that should be some pins associated with the previously mentioned plat as well.
4. New lots should reference the previous plat.
5. Are Parcels B and C part of this plat?
6. Parcel B is still shown by the county as individual property lines.
7. Confirm ownership of property between S and T. County shows parcel owned by a different owner. Show the building located on this property if part of the plat. PARCEL 03-07-35-0-000-006.000
8. All structures including buildings and billboards shall be shown.
9. Notes need to be consistent across all pages.
10. Correct certifications and signature blocks.
11. County Engineer does not need to sign unless there is property not within the city limits.
12. Record courses & distances should be shown along with measured courses and distances where they differ.
13. Lot lines should have set pins not calculated points.
14. Label the purpose/use/type of lots.
15. The proposed access is not in compliance with the master development plan or written report.
16. Spine road does not appear to be consistent with the master development plan.
17. Proposed road on Lot A-3 should be relabeled, unless the road will be constructed with this plat.

18. Show all easements and add standard Opelika easement notes.
19. Show all missing watercourses, ponds, wetlands, and flood plain correctly.
20. Note any restrictions to mitigation/conservation areas noted on the plat.
21. Standardize linework throughout the plat.

Engineer's Report

I16. Celebrate Alabama S/D

The Engineering Department has no additional comments.

OPELIKA UTILITIES

I16. Celebrate Alabama S/D

Water service is accessible to this subdivision by a water main in the right-of-way of U.S. Highway 29.

Opelika Power Services

I16. Celebrate Alabama S/D

This subdivision is outside the Opelika Light and Power service territory

State of Alabama
Lee County

I, _____ owner of the real property shown on this plat, hereby joins in the statement of James Stothard and certify that it was and is its purpose to subdivide the lands so plotted as shown.

In witness whereof, I have hereunto set my hand on this the _____ day of _____, 2018.

Owner _____ Date _____

State of Alabama
Lee County

I, the undersigned authority, a Notary Public in and for said county, in said state, certify that _____ owner of the real property shown on this plat, signed 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 as such executor and with full authority executed the same, on the day the same bears date.

In witness whereof, I have hereunto set my hand and seal on this the _____ day of _____, 2018.

Notary Public: _____ My commission expires: _____

Approved by the Opelika City Planning Commission, Opelika, Alabama:
Chairman: _____ Date: _____

Approved by the Opelika City Planner, Opelika, Alabama:
Planner: _____ 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: _____

I further certify the survey and plat meets the Current Standards of Practice as set forth by the Alabama State Board of Licensure for Professional Engineers and Land Surveyors in Rule 330-X-14-05(G) on January 2011 to best of my knowledge, information and belief.

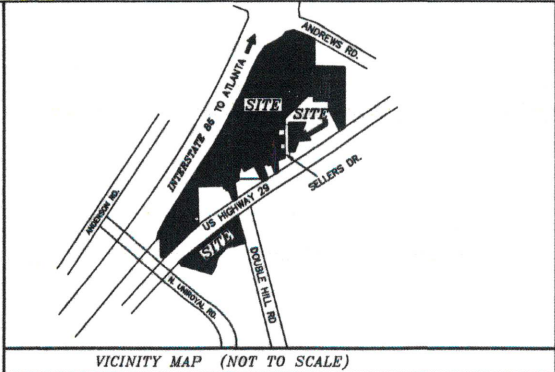
This the 24 day of June, 2022
James Stothard
James Stothard, Alabama PLS No. 11282

STATE OF _____
COUNTY OF _____

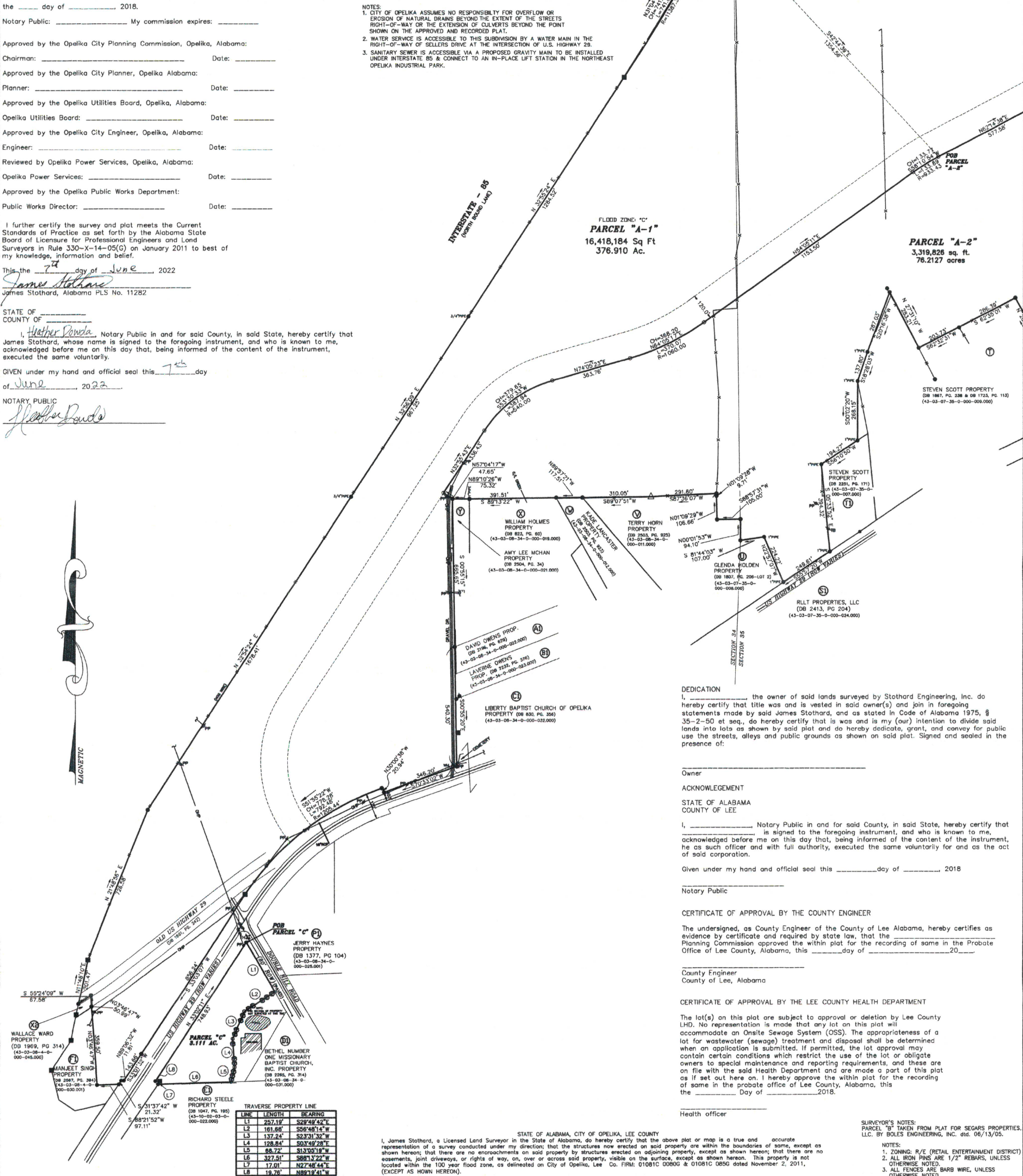
I, Heather Panda, Notary Public in and for said County, in said State, hereby certify that James Stothard, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the content of the instrument, executed the same voluntarily.

GIVEN under my hand and official seal this 7th day of June, 2022.

NOTARY PUBLIC
Heather Panda



- NOTES:
1. CITY OF OPELIKA ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL DRAINS BEYOND THE EXTENT OF THE STREETS RIGHT-OF-WAY OR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED PLAT.
 2. WATER SERVICE IS ACCESSIBLE TO THIS SUBDIVISION BY A WATER MAIN IN THE RIGHT-OF-WAY OF SELLERS DRIVE AT THE INTERSECTION OF U.S. HIGHWAY 29.
 3. SANITARY SEWER IS ACCESSIBLE VIA A PROPOSED GRAVITY MAIN TO BE INSTALLED UNDER INTERSTATE 85 & CONNECT TO AN IN-PLACE LIFT STATION IN THE NORTHEAST OPELIKA INDUSTRIAL PARK.



DEDICATION
I, _____ the owner of said lands surveyed by Stothard Engineering, Inc. do hereby certify that title was and is vested in said owner(s) and join in foregoing statements made by said James Stothard, and as stated in Code of Alabama 1975, § 35-2-50 et seq., do hereby certify that it is and is my (our) intention to divide said lands into lots as shown by said plat and do hereby dedicate, grant, and convey for public use the streets, alleys and public grounds as shown on said plat. Signed and sealed in the presence of:

Owner _____

ACKNOWLEDGEMENT

STATE OF ALABAMA
COUNTY OF LEE

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

GIVEN under my hand and official seal this _____ day of _____, 2018

Notary Public _____

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

The undersigned, as County Engineer of the County of Lee Alabama, hereby certifies as evidence by certificate and required by state law, that the Planning Commission approved the within plat for the recording of same in the Probate Office of Lee County, Alabama, this _____ day of _____, 20____.

County Engineer
County of Lee, Alabama

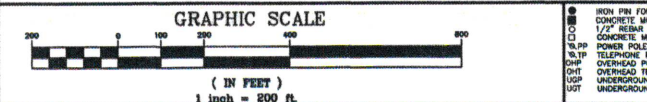
CERTIFICATE OF APPROVAL BY THE LEE COUNTY HEALTH DEPARTMENT

The lot(s) on this plat are subject to approval or deletion by Lee County LHD. 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 if set out here on. I hereby approve the within plat for the recording of same in the probate office of Lee County, Alabama, this the _____ Day of _____, 2018.

Health officer _____

SURVEYOR'S NOTES:
PARCEL "B" TAKEN FROM PLAT FOR SEGARS PROPERTIES, LLC. BY BOLES ENGINEERING, INC. dtd. 06/13/05.

- NOTES:
1. ZONING: R/E (RETAIL ENTERTAINMENT DISTRICT)
 2. ALL IRON PINS ARE 1/2" REBARS, UNLESS OTHERWISE NOTED.
 3. ALL FENCES ARE BARB WIRE, UNLESS OTHERWISE NOTED.



REVISIONS:	
NO.	DATE: BY: DESCRIPTION:
1	05/16/22 JS CHANGE TRACT "A-2"
2	05/24/22 JS CHANGE TRACTS "A-1" & "A-3"

PROJECT NO. LEA08-13D	CADFILE: C:/PROJECTS/GRANAR29/LEA08-13D
DATE: 01/13/22	SCALE: 1"=200'
DESIGN BY: JS	CHECKED BY: NO
DRAWN BY: FC/JS	

I, James Stothard, a Licensed Land Surveyor in the State of Alabama, do hereby certify that the above plat or map is a true and accurate representation of a survey conducted under my direction; that the structures now erected on said property are within the boundaries of same, except as shown hereon; that there are no encroachments on said property by structures erected on adjoining property, except as shown hereon; that there are no easements, joint driveways, or rights of way, on, over or across said property, visible on the surface, except as shown hereon. This property is not located within the 100 year flood zone, as delineated on City of Opelika, Lee Co. FIRM: 01081C D080G & 01081C D085G dated November 2, 2011, (EXCEPT AS SHOWN HEREON).

STATE OF ALABAMA, CITY OF OPELIKA, LEE COUNTY

I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA.

NOT A VALID OR RECORDABLE PLAT OR MAP UNLESS SIGNED ACROSS SEAL WITH ORIGINAL SIGNATURE OF SURVEYOR.

REFERENCES: DEED BOOK 1539, PAGE 38
DEED BOOK 2183, PAGE 82 & DEED BOOK 1119, PAGE 146, DEED BOOK 2172, PAGE 524, DEED BOOK 745, PAGE 137 & DEED BOOK 2278, PAGE 817

BEARING BASIS: NORTH BASED ON A UNRECORDED PLAT FOR MICHAEL GUY, MARY JANE GUY & HARRY JANE PERRY GUY BY JAMES STOTHARD, PLS NO. 11282 dtd. 12/28/06.

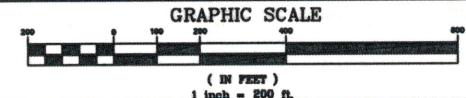
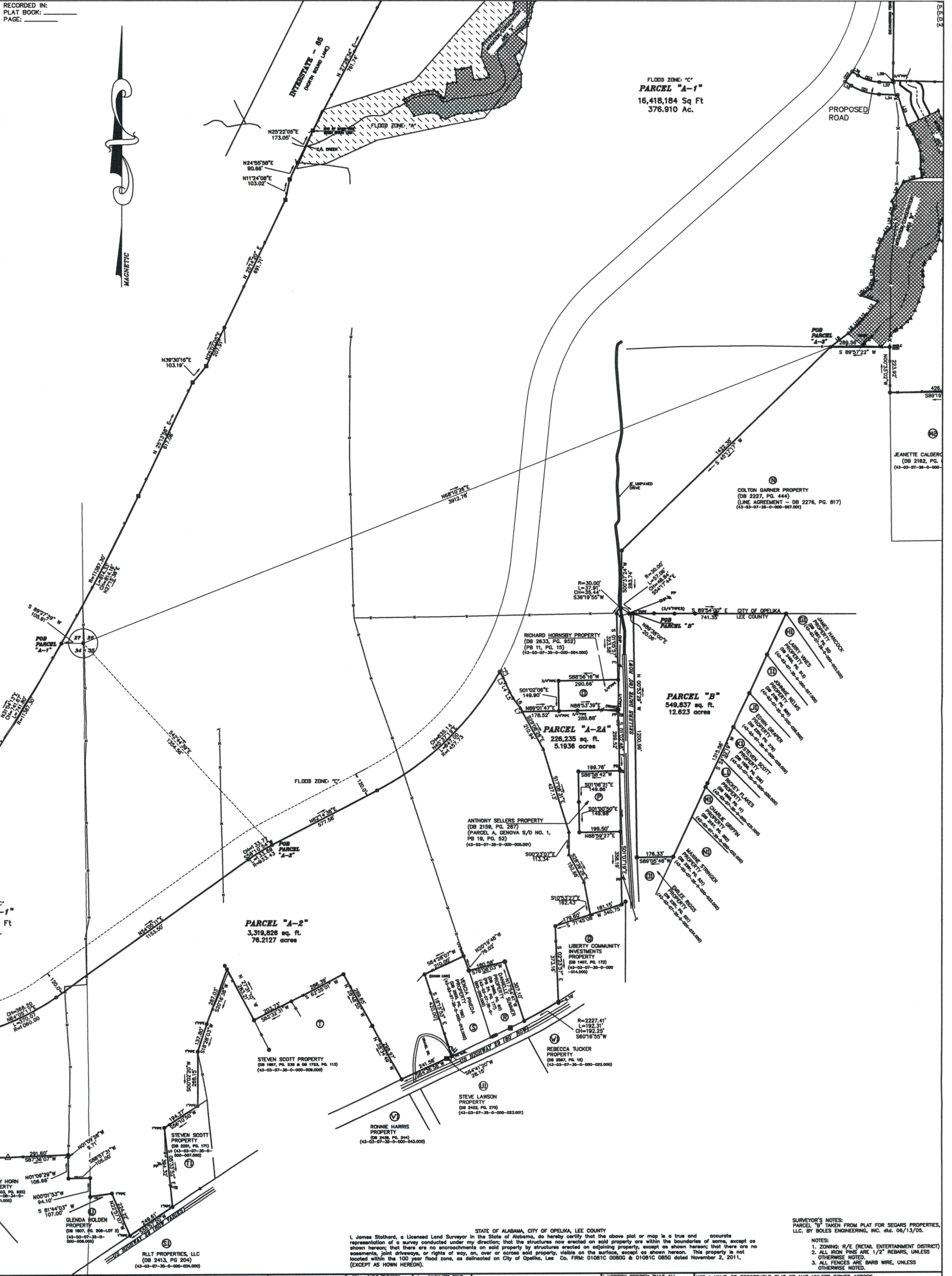
(GEORGIA & ALABAMA)

BOUNDARY SURVEY OF THE **CELEBRATE ALABAMA IMPROVEMENT DISTRICT SUBDIVISION** FOR **OPELIKA INVESTMENT PROPERTIES, LLC**

LOCATED IN: SECTIONS 26, 27, 34 & 35, TOWNSHIP 20 NORTH, RANGE 27 EAST, CITY OF OPELIKA, LEE COUNTY, ALABAMA



RECORDED IN:
PLAT BOOK:
PAGE:



REVISIONS:	
NO.	DATE: BY: DESCRIPTION:
1	05/16/22 JS CHANGE TRACT "A-2"
2	05/24/22 JS CHANGE TRACTS "A-1" & "A-2"

CITY	CABLE TELEVISION
CONCRETE MONUMENT FOUND	CONCRETE MONUMENT SET
1/2" REBAR 5/8" SET	CONCRETE MONUMENT SET
POWER POLE	POWER POLE
OVERHEAD POWER	OVERHEAD POWER
UNDERGROUND POWER	UNDERGROUND POWER
UNDERGROUND TELEPHONE	UNDERGROUND TELEPHONE
UNDERGROUND CABLE TELEVISION	UNDERGROUND CABLE TELEVISION

IRON PIN FOUND	IRON PIN FOUND
NOT TO SCALE	NOT TO SCALE
WATER PIPELINE	WATER PIPELINE
NATURAL GAS PIPELINE	NATURAL GAS PIPELINE
WATER MAIN	WATER MAIN
WATER METER	WATER METER
WATER METER	WATER METER
WATER METER	WATER METER
WATER METER	WATER METER

STATE OF ALABAMA, CITY OF OPELIKA, LEE COUNTY

I, James Stothard, a Licensed Land Surveyor in the State of Alabama, do hereby certify that the above plat or map is a true and accurate representation of a survey conducted under my direction; that the structures now erected on said property are within the boundaries of same, except as shown hereon; that there are no encroachments on said property by structures erected on adjoining property, except as shown hereon; that there are no easements, joint driveways, or rights of way, on, over or across said property, visible on the surface, except as shown hereon. This property is not located within the 100 year flood zone, as delineated on City of Opelika, Lee Co. FIRM: 01081C 0080G & 01081C 085G dated November 2, 2011, (EXCEPT AS SHOWN HEREON).

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF ONE FOOT IN 3,000.

FEET AND AN ANGULAR ERROR OF 3.2

PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 3,000.

FEET, ANGLES AND DISTANCES WERE MEASURED WITH HIGH PRECISION TOTAL STATION, AND DIRECT ANGLE READING 5.0"

FIELD THIS COMPLETED ON JULY 28, 2022.

I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR THE PRACTICE OF LAND SURVEYING IN THE STATE OF ALABAMA.

NOT A VALID OR RECORDABLE PLAT OR MAP UNLESS SIGNED ACROSS SEAL WITH ORIGINAL SIGNATURE OF SURVEYOR.

REFERENCES: DEED BOOK 1539, PAGE 38 DEED BOOK 2183, PAGE 82 & DEED BOOK 1119, PAGE 146, DEED BOOK 2172, PAGE 524, DEED BOOK 745, PAGE 137 & DEED BOOK 2276, PAGE 817.

BEARING BASIS: NORTH BASED ON AN UNRECORDED PLAT FOR MICHAEL GUY, MARY JANE GUY & MARY JANE PERRY GUY BY JAMES STOTHARD, PLS NO. 11282 dtd. 12/28/08.

2 of 4

SHEET

DATE: 07/13/22

SCALE: 1" = 200'

DESIGN BY: JS

DRAWN BY: FC/JS

CHECKED BY: NO

PROJECT NO. LEAD-130

CAD FILE: C:\PROJECTS\CELEBRATE

BOUNDARY SURVEY OF THE **CELEBRATE ALABAMA IMPROVEMENT DISTRICT SUBDIVISION** FOR **OPELIKA INVESTMENT PROPERTIES, LLC**

LOCATED IN: SECTIONS 26, 27, 34 & 35, TOWNSHIP 20 NORTH, RANGE 27 EAST, CITY OF OPELIKA, LEE COUNTY, ALABAMA

STOTHARD ENGINEERING, INC.

1008 COLQUITT ST.

LAGAN, GA 30241

PHONE: 706-884-3379

FAX: 706-884-3557

www.stothard-engineering.com

stothard@stothard-engineering.com

CIVIL ENGINEERING

LAND SURVEYING

(GEORGIA & ALABAMA)

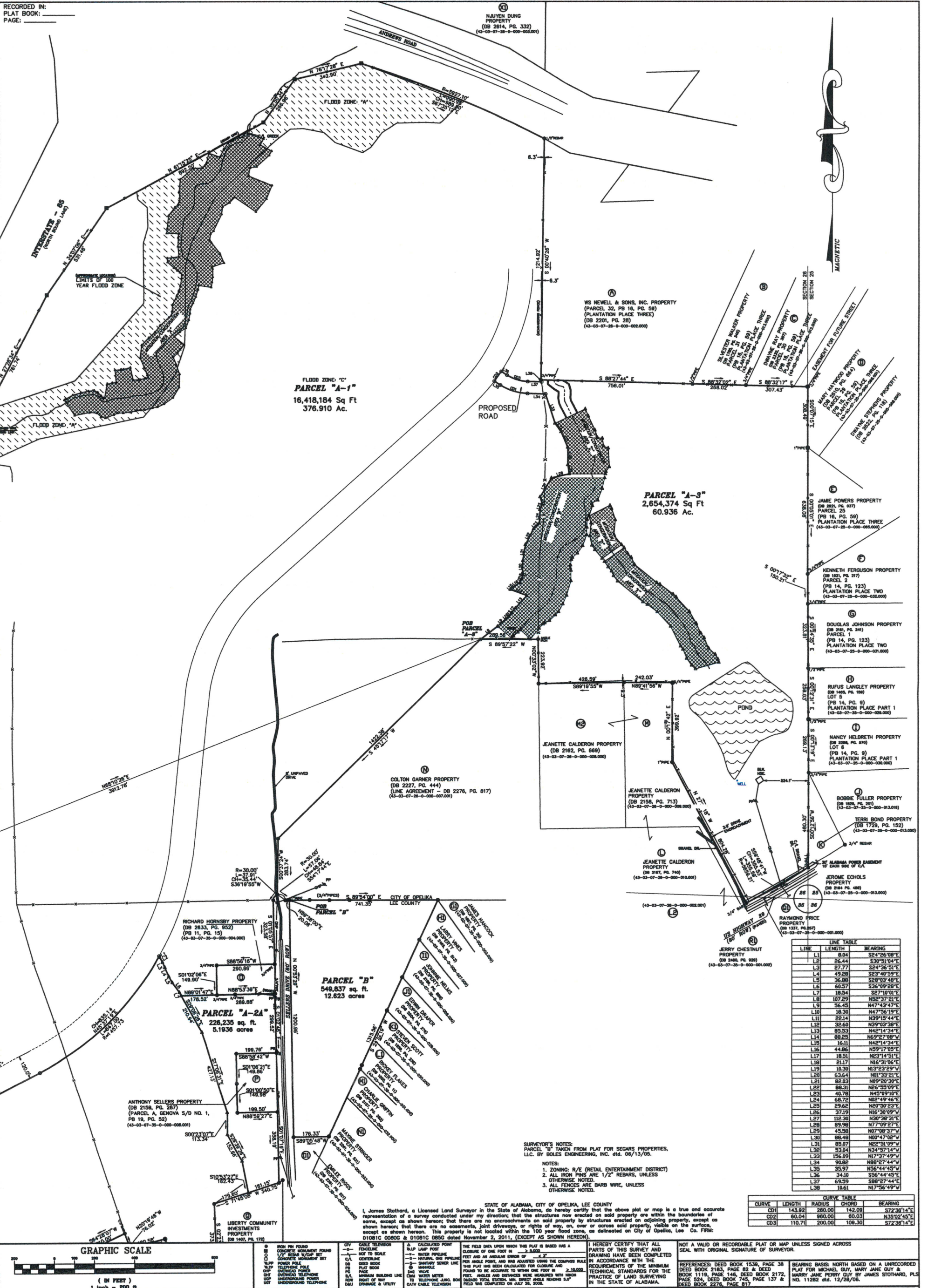
SEAL OF JAMES STOTHARD

REGISTERED PROFESSIONAL LAND SURVEYOR

11282 S

NOV 28 2022

RECORDED IN:
PLAT BOOK:
PAGE:





APPLICATION FOR SUBDIVISION APPROVAL

PLANNING DEPARTMENT 2967
700 FOX TRAIL
OPELIKA, AL 36801



DEADLINE: 6/7/22 MEETING: 6/28/22

SITE ADDRESS: Section 26, 27, 34 & 35 T20N, R27E, Exit 64 and 66 I-85
PROPERTY OWNER: Opelika Investment Properties LLC
APPLICANT/AUTHORIZED REPRESENTATIVE: Harmon Engineering & Contracting Co., Inc.
MAILING ADDRESS: PO Box 230 LaFayette, AL 36862
PHONE NUMBER: 334-864-9135 **FAX NUMBER:** 334-864-8046
EMAIL ADDRESS: allen@he-inc.co

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: Celebrate Alabama Improvement District Subdivision

Current Land Use: un-developed

Current Zoning: R/E (Retail Entertainment District)

Proposed use of the Subdivision: Residential, Commercial, Entertainment

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

Number of Lots: 4 x \$3.00 = \$ 12

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

Fee: \$75.00

TOTAL = \$75.87

PAID _____

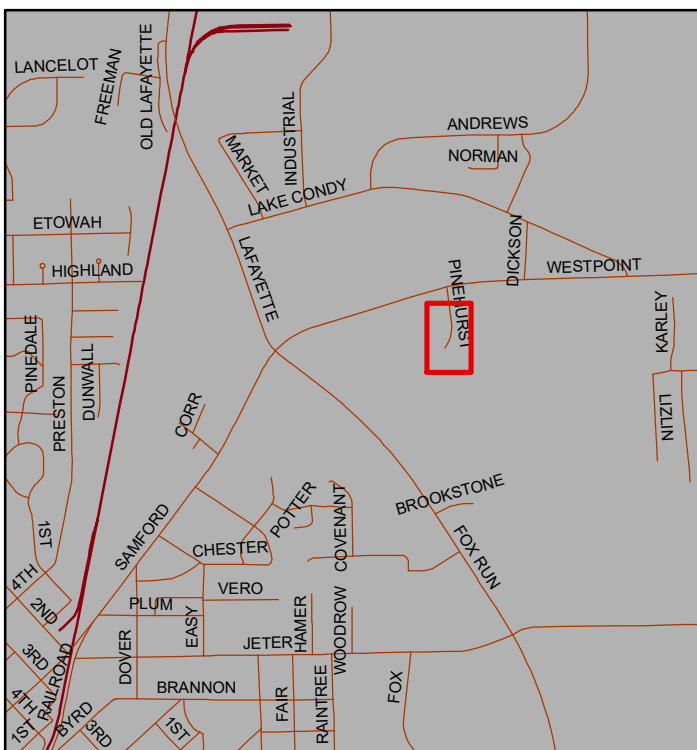
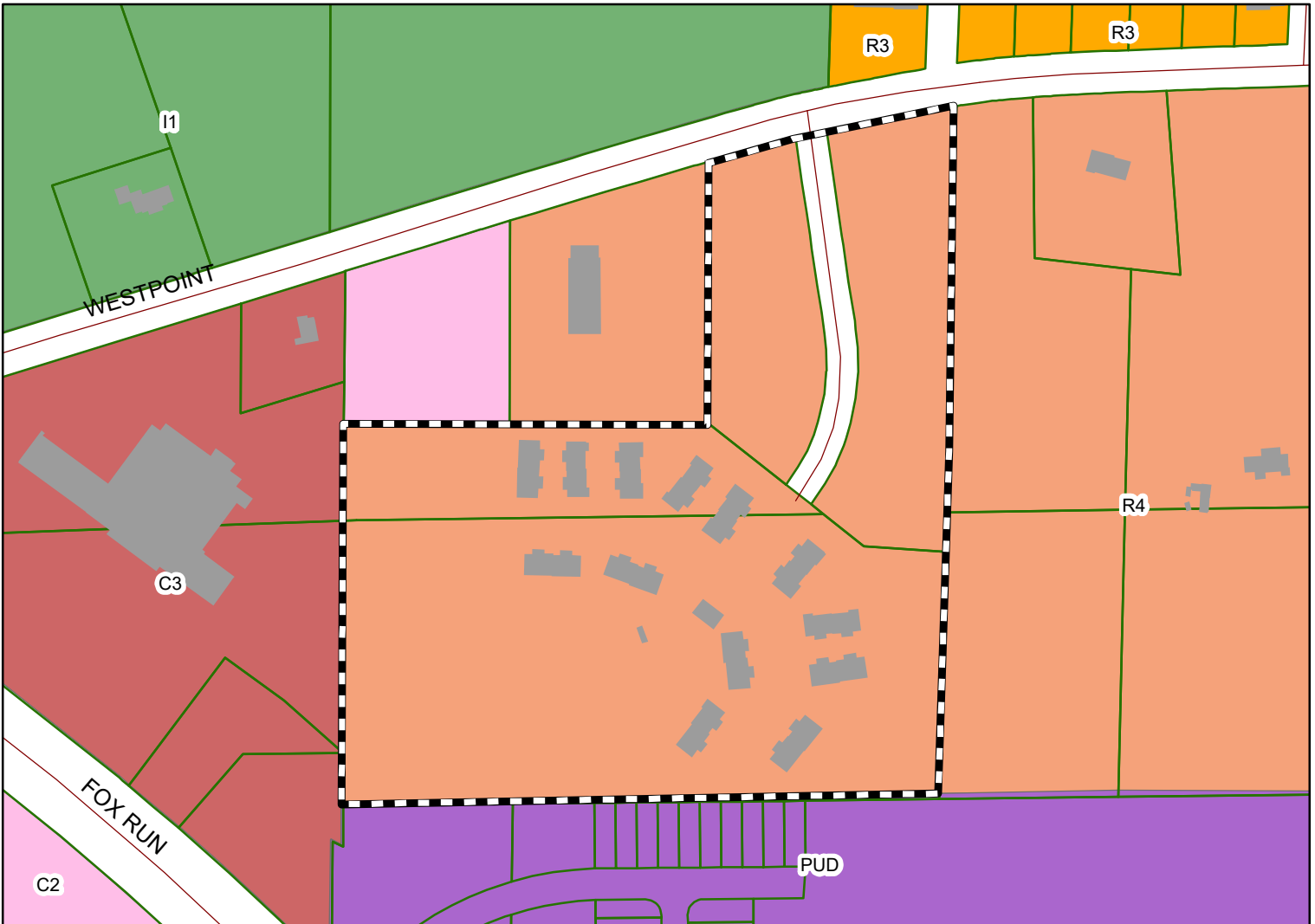
I, the undersigned, hereby request the Opelika Planning Commission review the Subdivision Plat for (name of subdivision) Celebrate Alabama Improvement Dist Subdivision. I understand that I must provide certain information as noted in Section 4.2, Section 4.3, and/or Section 4.4 of the Opelika Subdivision 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) Allen Tucker

DATE

PINEHURST APARTMENTS ADDITION WEST POINT PARKWAY CONDITIONAL USE APPROVAL, I-16



The applicant is requesting to add 36 apartment units to Pinehurst Apartments (104 existing units) constructed in 1995. The property is located in a R-4 zoning district. This agenda item was tabled at the February 27th PC meeting.



Subject Property

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

City of Opelika
Planning Commission
Planning Department Report

Meeting Date: June 28, 2022 (tabled on February 22, 2022 and April 26, 2022)

Agenda Item #: J-17

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

Location of Property: 1500 Pinehurst Drive

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

Current Land Use: Multi-family residential

Current Zoning: R-4

**Surrounding Zoning Districts
And Land Uses:**

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

This item was first tabled at the February 22, 2022 PC meeting. Applicant requesting to table agenda item at the June 28th PC meeting.

Proposal

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

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

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

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

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

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

² An opaque fence not less than six (6) feet in height, with horizontal or vertical openings not greater than three (3) inches per one (1) linear foot AND a four (4) foot wide strip of Evergreen plantings, which will grow to at least six (6) feet in height within three full growing seasons planted on the inside of the fence or; A staggered double row of Evergreen plantings at least six (6) feet in width, which will grow to at least six (6) feet in height and spaced in a manner which after three (3) years will provide an impervious visual barrier or; Natural, undisturbed forest at least twenty (20) feet in width that provides a nearly impervious visual barrier due to the dense nature of the plants and/or trees. If this option is chosen, the City Horticulturist shall determine whether the barrier is satisfactory through a site inspection prior to plan approval. Barriers shall be erected during construction to ensure the area is protected from damage due to construction.

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

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

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

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

Engineering Department Report

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

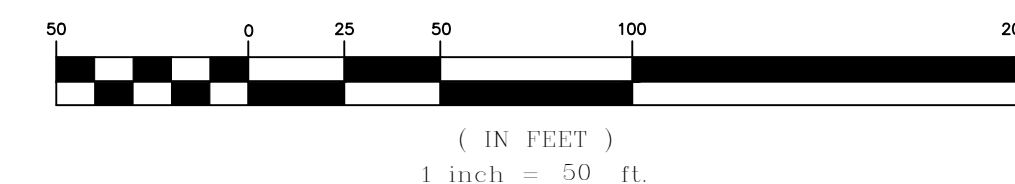
The Engineering Department has no other comments or concerns with this proposal and recommends conditional use.

Opelika Utilities Board Report

Report to be submitted.

Opelika Power Services Report

This is inside the Opelika Power Service territory.



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

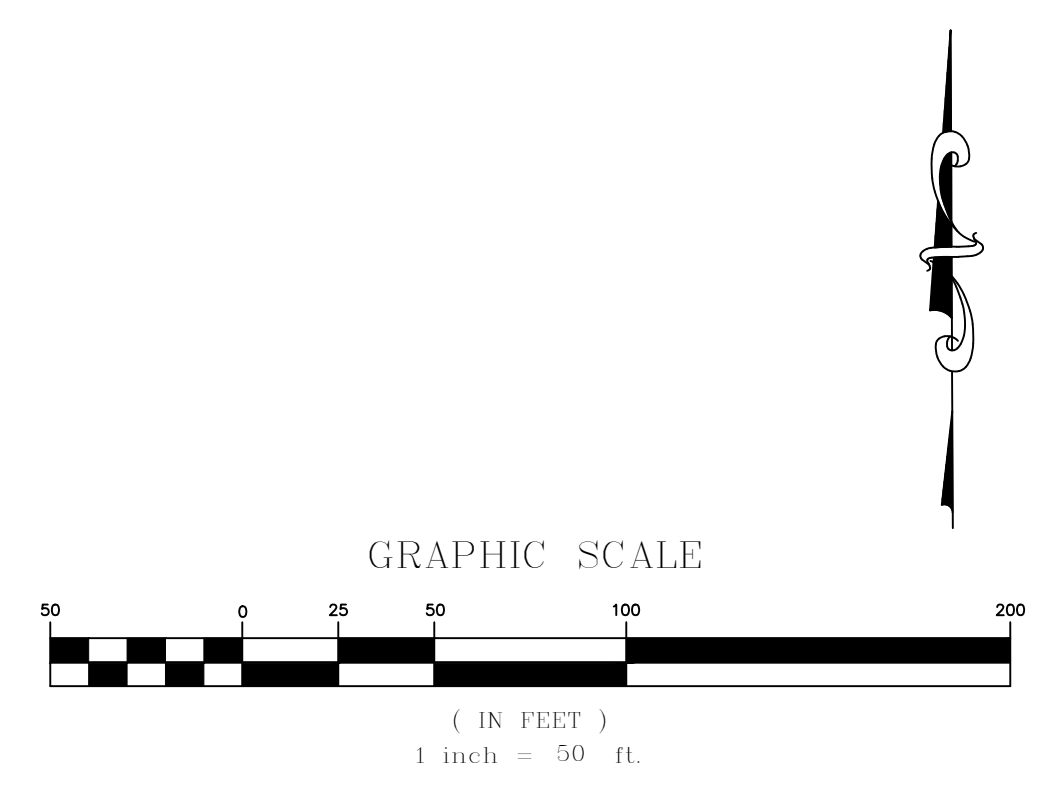
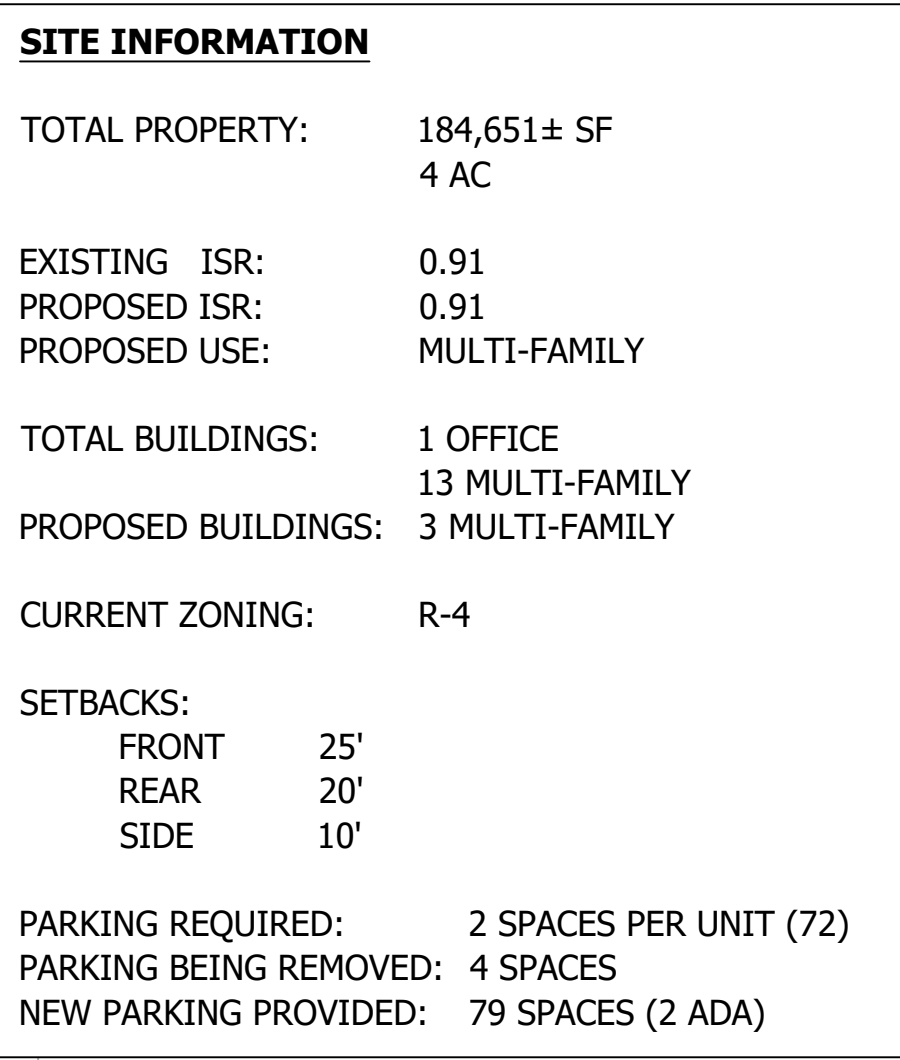


面

PINEURST APARTMENTS
OPELIKA

© 2022 BARRETT-SIMPSON, INC.
These drawings are protecte
under The Copyright Act of 1976
and may not be reproduced in
any form without the express
written permission of Barrett-
Simpson, Inc.

C1



BROOKHAVEN

PINEURST APARTMENTS
OPELIKA

PROPOSED SITE LAYOUT

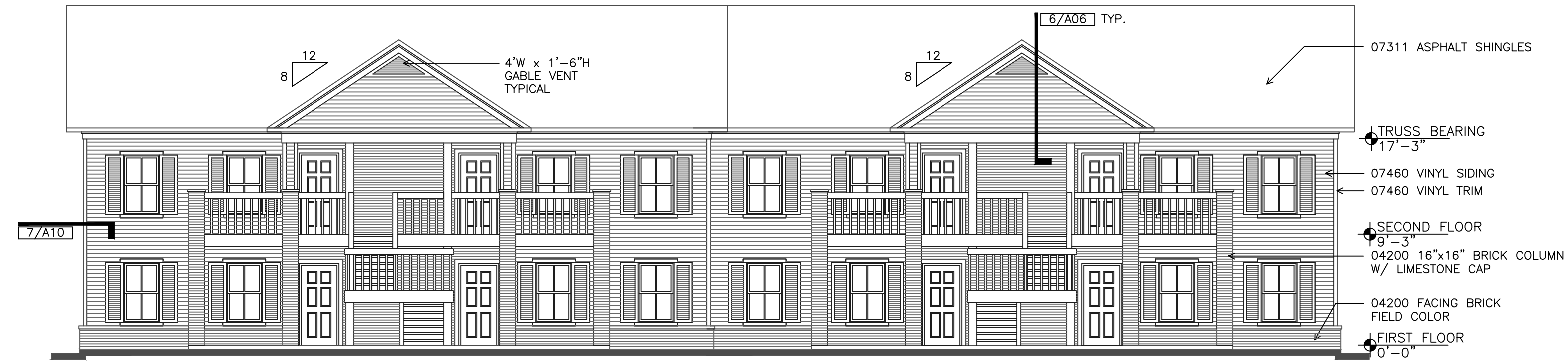
DRAWN BY: BSI
DESIGNED BY: BSI
REVIEWED BY: BSI
APPROVED BY: BSI

DATE 24 JANUARY 2022

PROJECT NUMBER 21-0206

SHEET NUMBER

C1



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



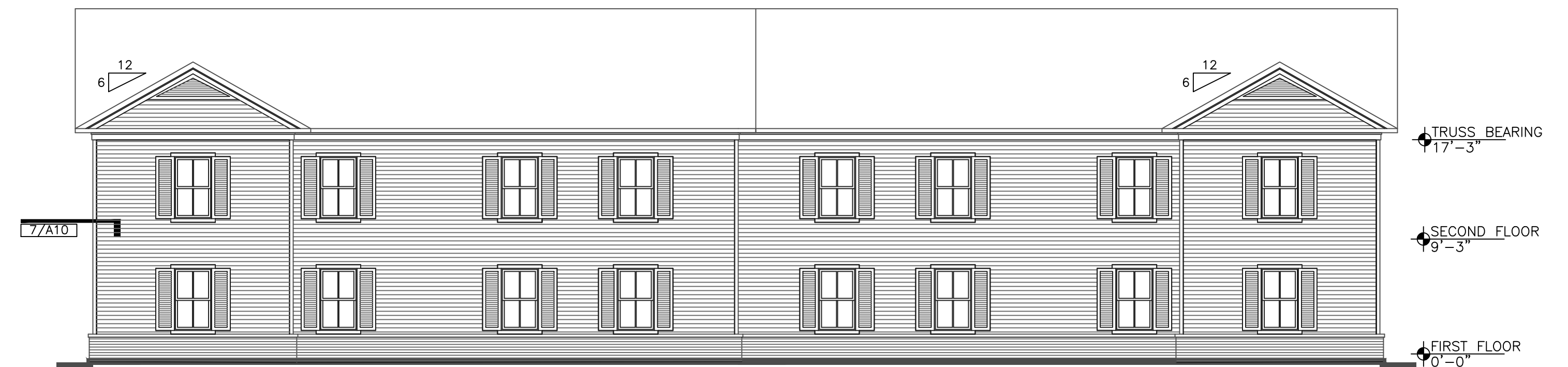
2 SIDE ELEVATION—BUILDING "A2" (SHOWN), TYPE "A1" (SIMILAR OPPOSITE HAND)
A07 1/8"=1'-0"



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



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



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



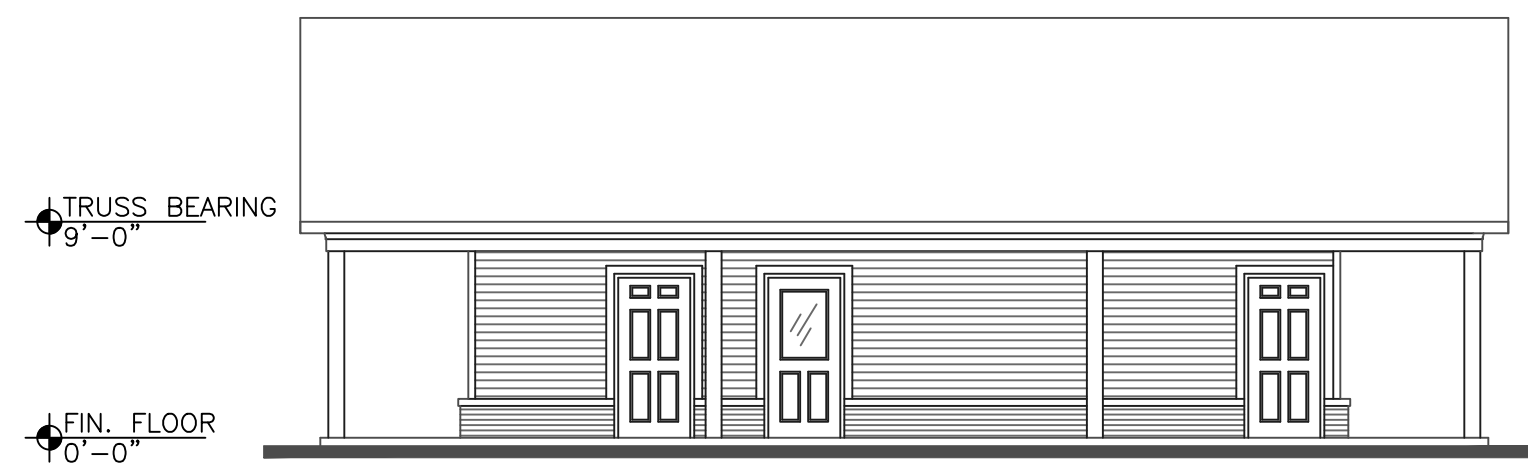
6 SIDE ELEVATION—BUILDING "C2" (SHOWN), TYPE "C1" (SIMILAR OPPOSITE HAND)
A07 1/8"=1'-0"



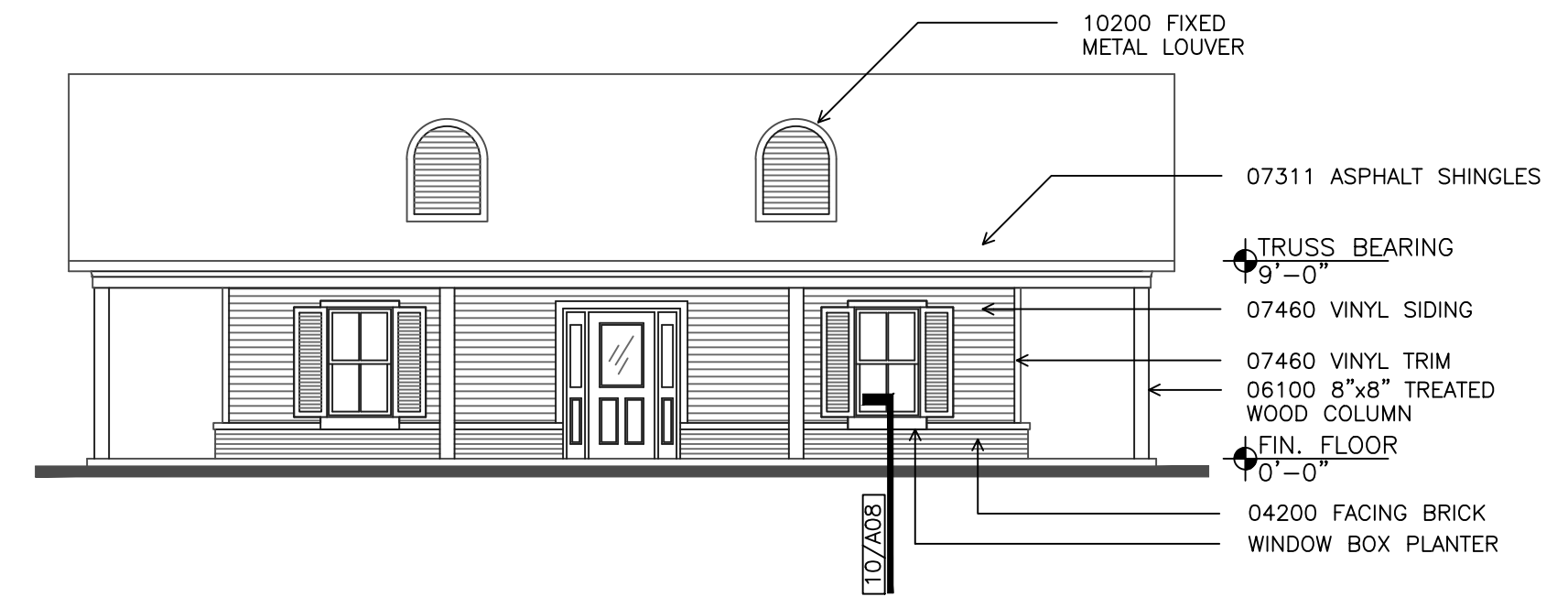
7 REAR ELEVATION BUILDING TYPE "C1" (SHOWN), TYPE "C2" (SIMILAR OPPOSITE HAND)
A07 1/8"=1'-0"



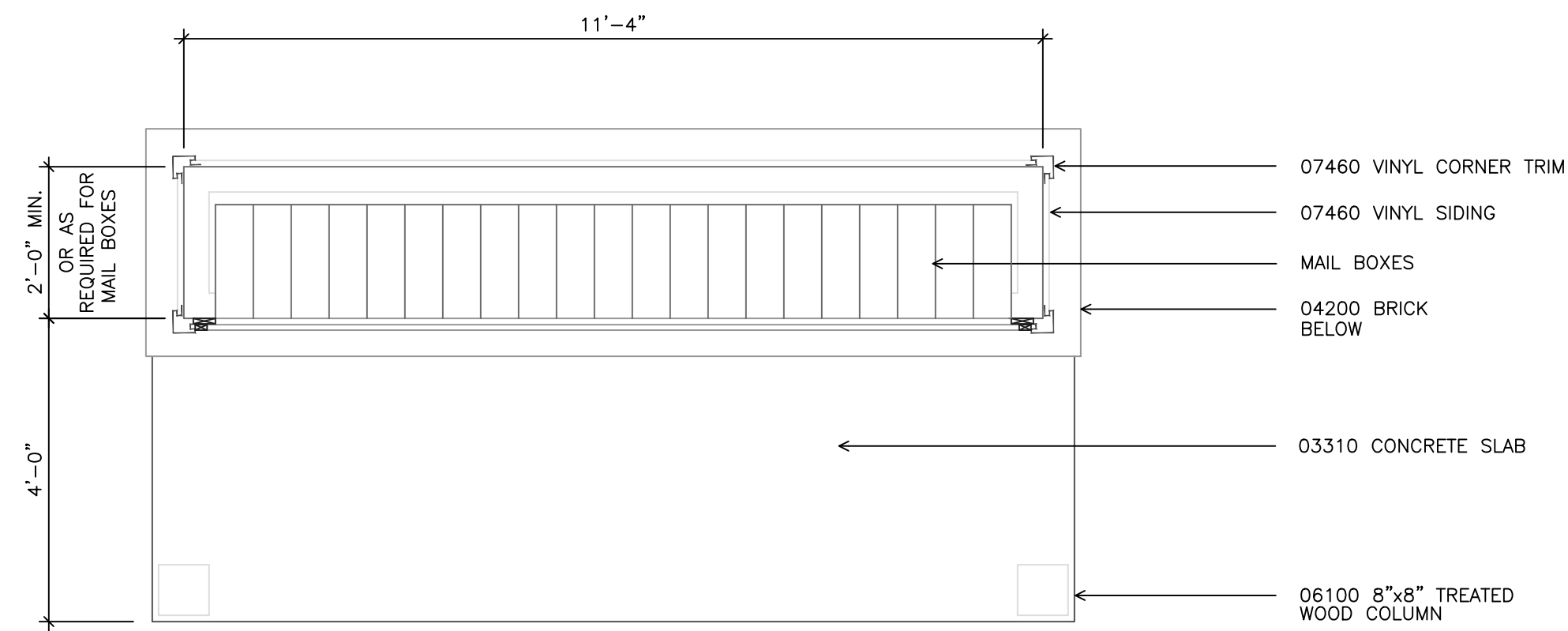
1 CLUBHOUSE SIDE ELEVATION
A08 1/8" = 1'-0"



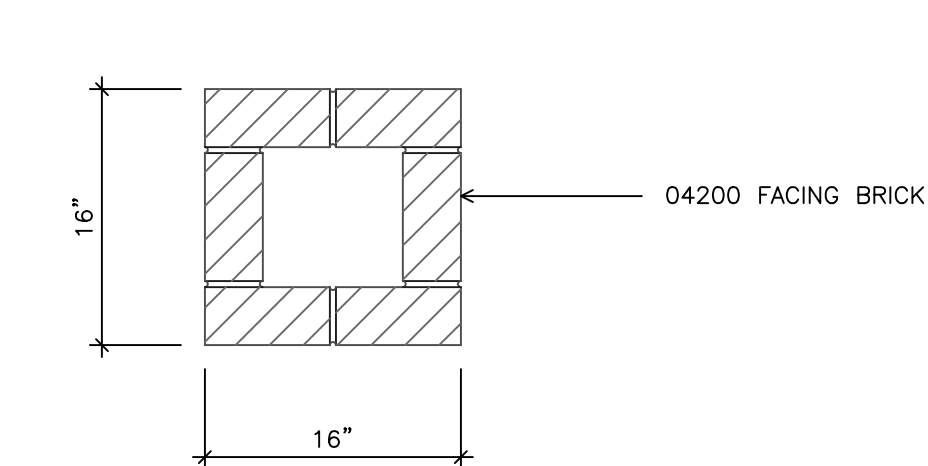
2 CLUBHOUSE REAR ELEVATION
A08 1/8" = 1'-0"



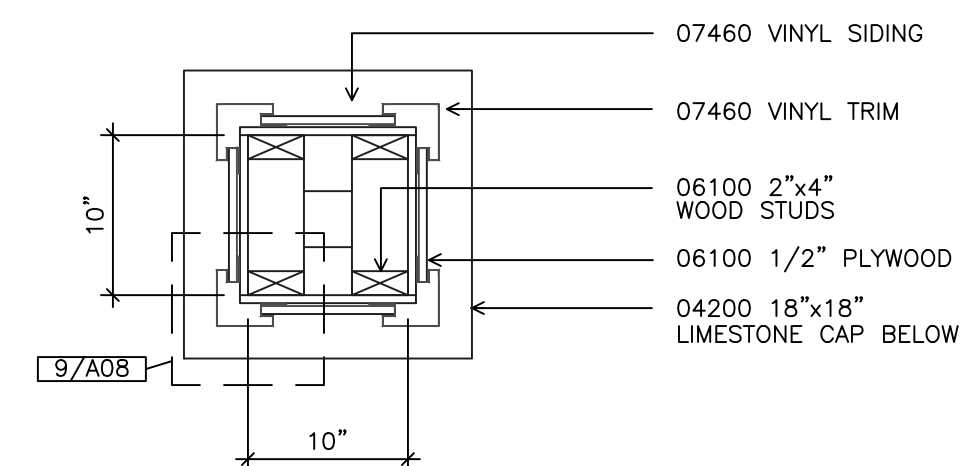
3 CLUBHOUSE FRONT ELEVATION
A08 1/8" = 1'-0"



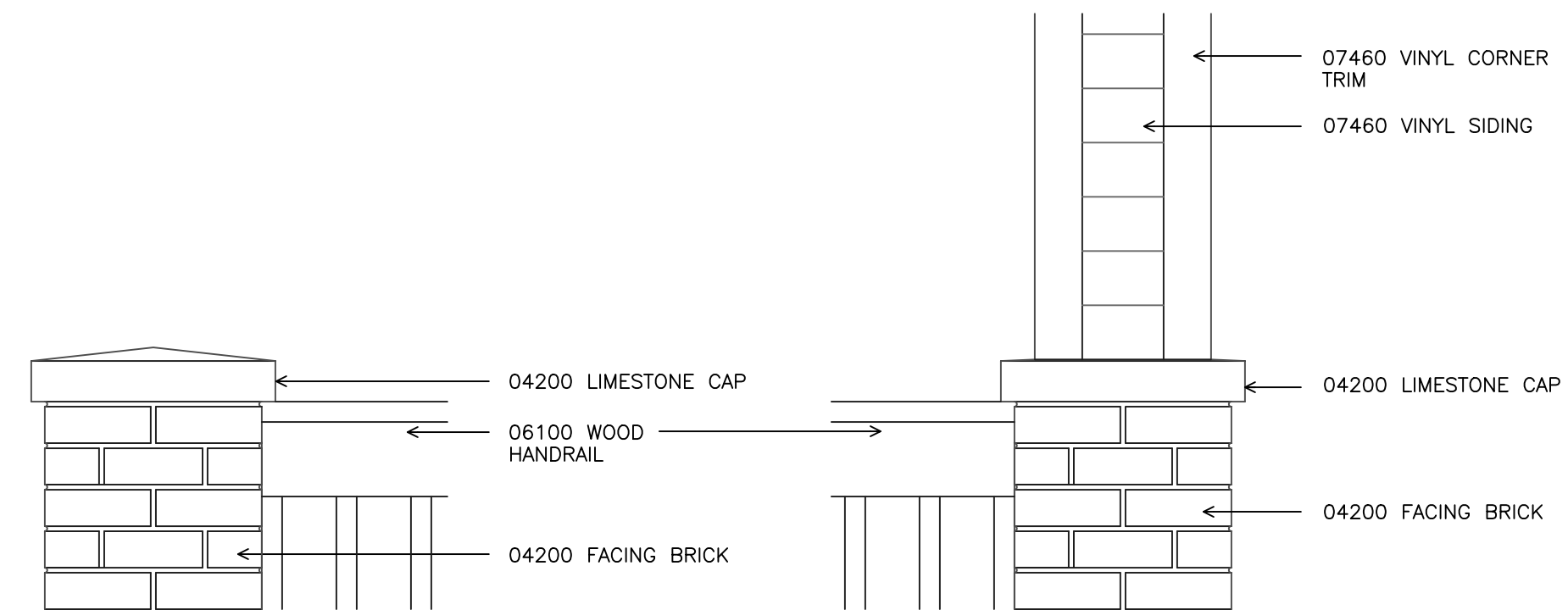
4 MAILBOX KIOSK
A08 1/2" = 1'-0"



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

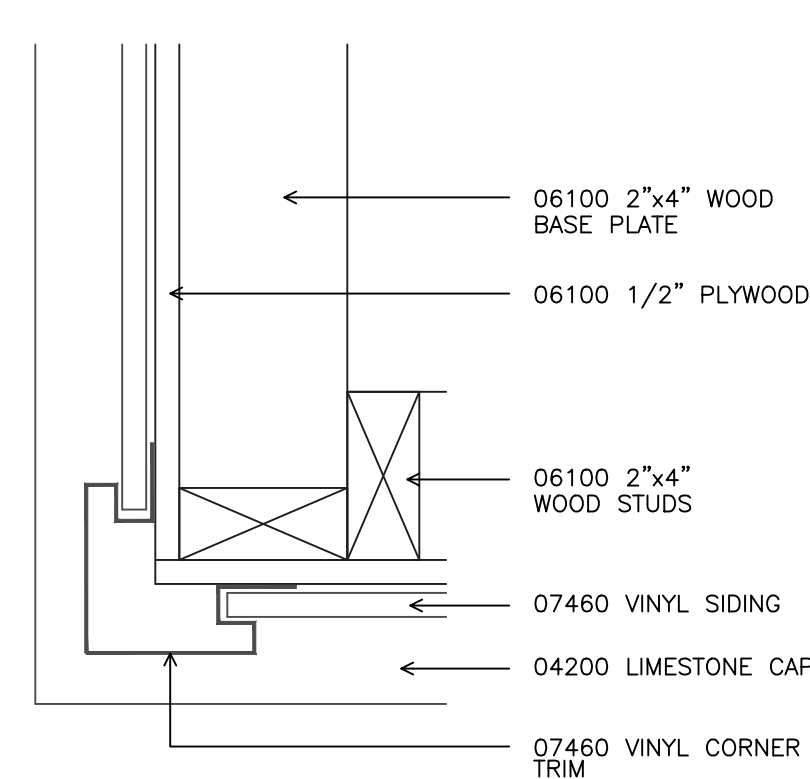


6 BRICK COLUMN PLAN
A08 1" = 1'-0"

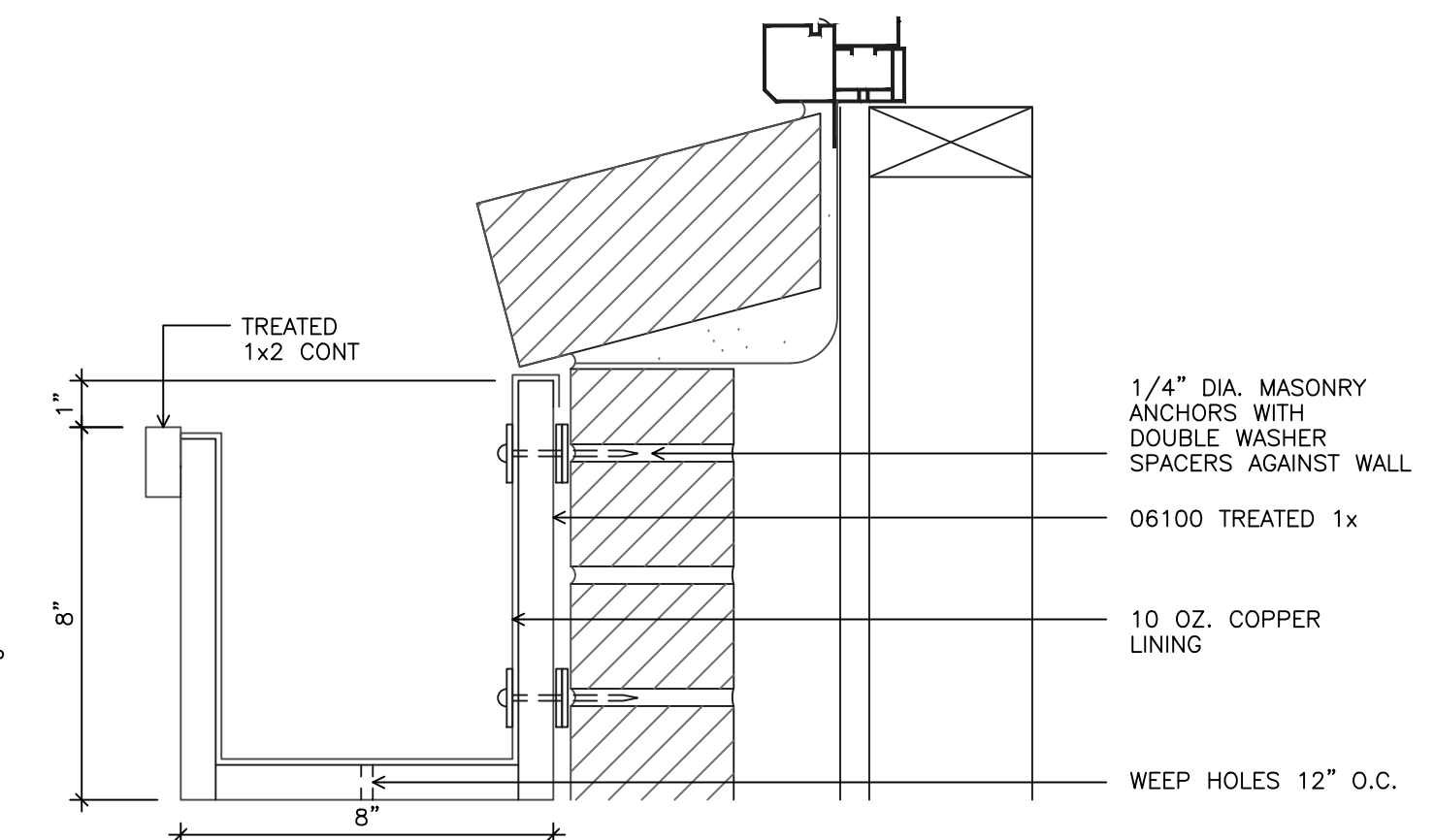


7 BRICK COLUMN ELEVATION
A08 1" = 1'-0"

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



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



9 PLANTER
A10 3" = 1'-0"



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

2734

PC DEADLINE: 02/01/2022 PC MEETING: 02/22/2022

PROJECT NAME: Pinehurst Apartments Addition

SITE ADDRESS: 375 West Point Parkway; Opelika, AL

PROPERTY OWNER: Brookhaven Property Group, LLC

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

MAILING ADDRESS: 223 S 9th Street; Opelika, AL 36801

PHONE NUMBER: 334-745-7026

FAX NUMBER:

EMAIL ADDRESS: brice@barrett-simpson.com

PARCEL INFORMATION

Current Land Use: Multifamily

Current Zoning: R-4

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

Adjacent Zoning Districts: North: R-4 South: PUD East: R-4 West: C-3

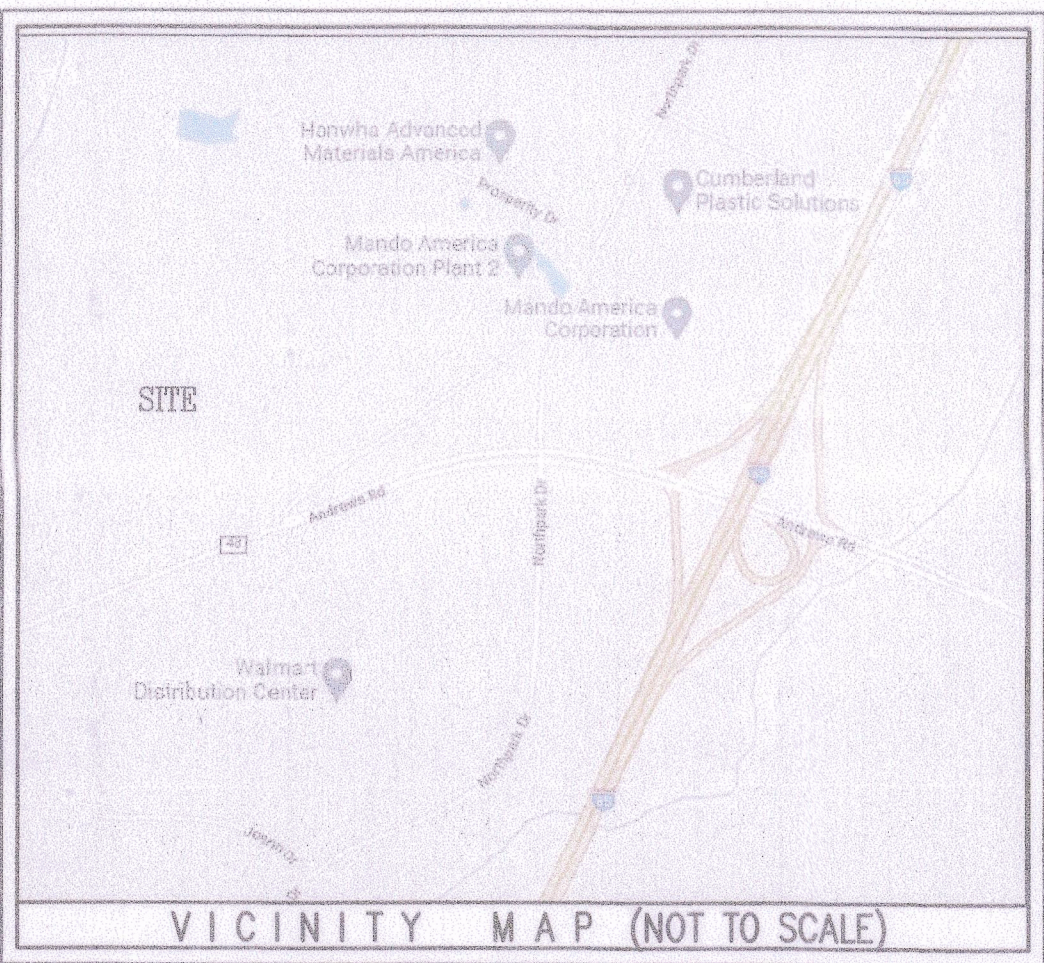
READ THE FOLLOWING GENERAL USE STANDARDS, (E) PARAGRAPH (1-5) OF SUBSECTION 8.17 CONDITIONAL USES; E. General Use Standards.

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

City of Opelika
Planning Commission
Planning Department Report

Administrative Plats Recorded May 2022

Name and Recorded Date	Description
NB Opelika Plat #1 3/30/22	Century Blvd and Legacy Circle, subdividing from one lot into two lots.
Halawakee Hills Subdivision 5/4/22	Lee Road 994 (end of Shealy Road) subdividing into two lots.
Boardwalk Mobile Home Estates 5/18/22	U.S. Hwy 29 – PJ- subdivide MHP from Storage shed property, two lots



APPROVED

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

[Signature]
City Planner

3/21/2022
Date

[Signature]
City Engineer

3/28/2022
Date

[Signature]
Public Works Director

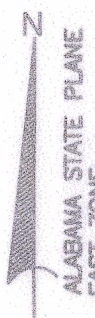
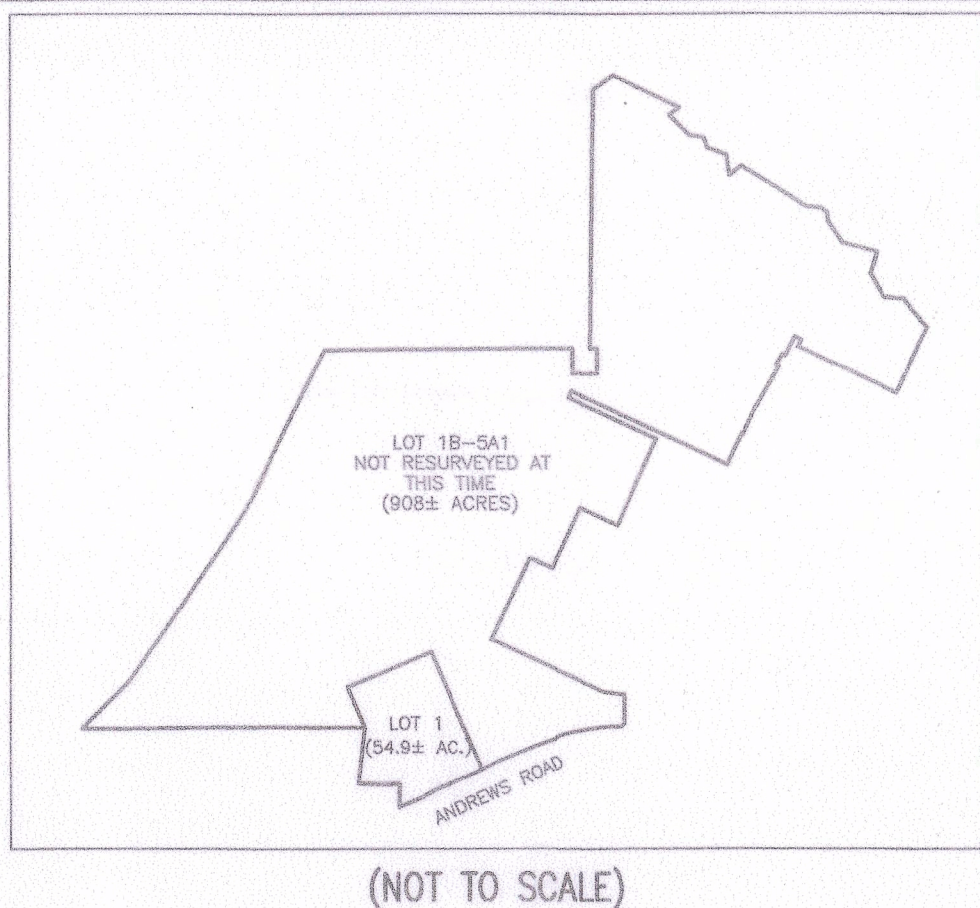
3/28/2022
Date

[Signature]
Opelika Power Services

3/29/2022
Date

[Signature]
Opelika Utilities

3/29/2022
Date



Map of

NB ALA OPELIKA PLAT 1

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

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

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

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

March 2022

Scale: 1"=100'

Office Checked	Drawn By	Field Staked	Project Number	Closure Checked
SVSC	SV/JP		200000	SV
				200000

LEGEND

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

OPELIKA INDUSTRIAL
DEVELOPMENT AUTHORITY
P.O. BOX 965
OPELIKA, AL. 36803
(BOOK 2352, PG. 158)

OPELIKA INDUSTRIAL
DEVELOPMENT AUTHORITY
P.O. BOX 965
OPELIKA, AL. 36803
(BOOK 2352, PG. 158)

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

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

S 89°42'27" W 499.24'(A)

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

S 89°39'51" W 2653.60'(A)

LOT 1
(54.90 AC.±)
(2,391,445 SF.±)

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

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

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

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

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

REBECCA RITHERIDGE SAGBUS
2215 ANDREWS ROAD
OPELIKA, AL. 36801
(BOOK 2013, PG. 45)

STATE OF ALABAMA)
LEE COUNTY)

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

[Signature]
By
Its CHAIRMAN

STATE OF ALABAMA)
LEE COUNTY)

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

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

[Signature]
NOTARY PUBLIC
My Commission Expires: 10-20-25

STATE OF ALABAMA)
LEE COUNTY)

I, Shawn Yuhasz, a registered Land Surveyor of Montgomery, Alabama, hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the state of Alabama, to the best of my knowledge, information and belief.

[Signature]
Shawn Yuhasz, PLS
REG. 31152-S
Date 03/28/22

LEGAL DESCRIPTION

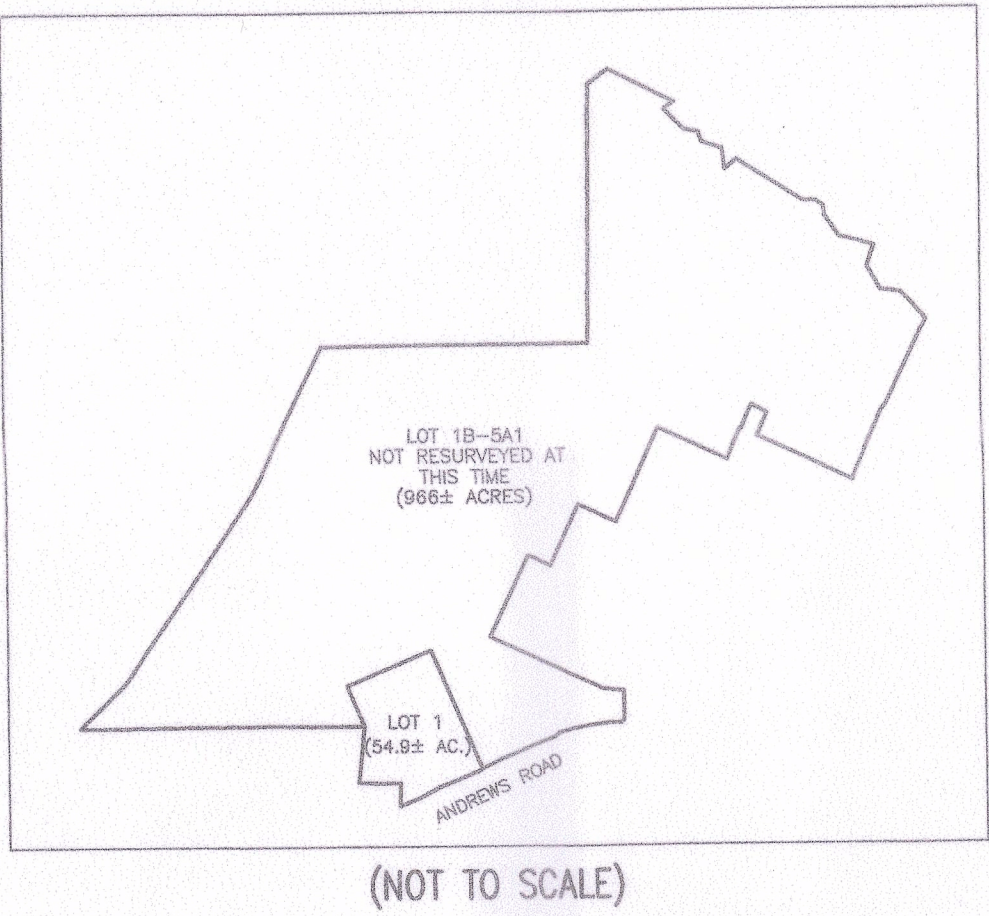
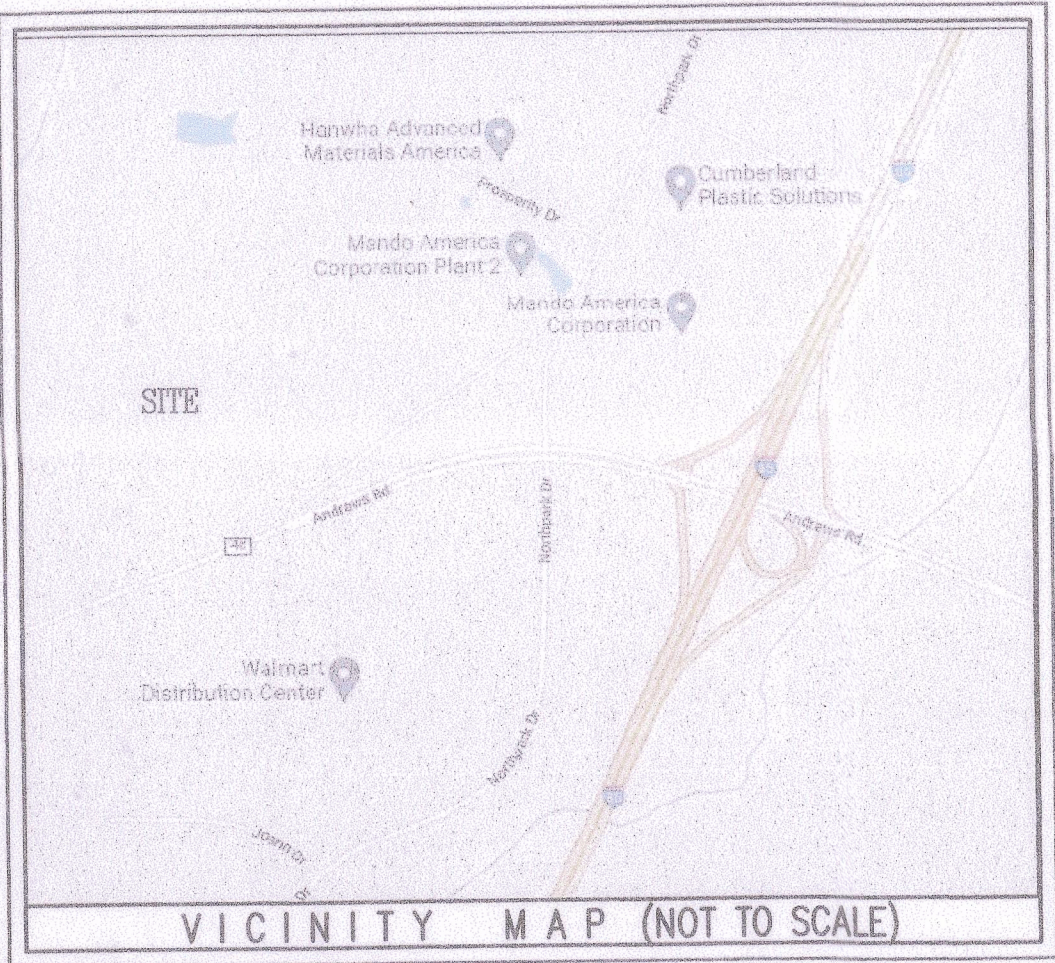
COMMENCE AT A FOUND 1 1/2" IRON PIPE AT THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 20 NORTH, RANGE 27 EAST, LEE COUNTY, ALABAMA; SAME ALSO BEING THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 20 NORTH, RANGE 27 EAST, LEE COUNTY, ALABAMA; THENCE RUN SOUTH 89°39'51" WEST ALONG THE SOUTH LINE OF SAID SECTION 22 AND THE NORTH LINE OF SAID SECTION 27 A DISTANCE OF 2653.60 FEET TO A FOUND CONCRETE MONUMENT (McCRORY) AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 22 AND THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 27; THENCE CONTINUE ALONG SAID SECTION LINE SOUTH 89°42'27" WEST 499.24 FEET TO A FOUND 1" IRON PIPE AT THE NORTHEAST CORNER OF LOT 4-A OF PHILLIPS SUBDIVISION REDVISION OF LOT 4, PHILLIPS SUBDIVISION AS RECORDED IN PLAT BOOK 12, PAGE 113 IN THE OFFICE OF THE JUDGE OF PROBATE OF LEE COUNTY, ALABAMA; SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN NORTH 22°51'09" WEST 600.85 FEET TO A POINT; THENCE RUN NORTH 67°08'51" EAST 1261.41 FEET TO A POINT; THENCE RUN SOUTH 23°02'42" EAST 1778.69 FEET TO A POINT LYING ON THE NORTH RIGHT-OF-WAY LINE OF ANDREWS ROAD (RIGHT-OF-WAY WIDTH VARIES); THENCE RUN ALONG SAID RIGHT-OF-WAY AS FOLLOWS: SOUTH 63°29'13" WEST 92.16 TO A FOUND 5/8" REBAR; SOUTH 68°04'49" WEST 588.16 FEET TO A FOUND CONCRETE MONUMENT; SOUTH 60°46'49" WEST 264.43 FEET TO A FOUND 5/8" REBAR; SOUTH 68°04'49" WEST 304.65 FEET TO A POINT ON THE EAST LINE OF LOT 2 OF PHILLIPS SUBDIVISION AS RECORDED IN PLAT BOOK 11, PAGE 21 IN THE OFFICE OF THE JUDGE OF PROBATE OF LEE COUNTY, ALABAMA; THENCE RUN NORTH 00°51'09" EAST ALONG SAID EAST LINE 320.23 FEET TO A FOUND 1" IRON PIPE AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE RUN ALONG THE NORTH LINE OF SAID LOT 2 SOUTH 88°40'09" WEST 241.22 FEET TO A FOUND 1" IRON PIPE AT THE NORTHEAST CORNER OF LOT 2 OF PHILLIPS-THOMAS SUBDIVISION AS RECORDED IN PLAT BOOK 18, PAGE 74 IN THE OFFICE OF THE JUDGE OF PROBATE OF LEE COUNTY, ALABAMA; THENCE RUN NORTH 67°38'02" WEST ALONG THE NORTH LINE OF SAID LOT 2 A DISTANCE OF 332.58 FEET TO A FOUND 1" IRON PIPE AT THE NORTHWEST CORNER OF SAID LOT 2; SAID POINT ALSO LYING ON THE EAST LINE OF THE AFOREMENTIONED LOT 4-A OF PHILLIPS SUBDIVISION REDVISION OF LOT 4, PHILLIPS SUBDIVISION; THENCE RUN NORTH 06°18'09" EAST ALONG SAID EAST LINE 773.04 FEET TO THE POINT OF BEGINNING.

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

GENERAL SURVEYOR'S NOTES

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

14-1552-08 12-08-2022



(NOT TO SCALE)



Map of
NB ALA OPELIKA PLAT 1

Being a Replat of Lot 1B-5A1, as recorded in
Northeast Opelika Industrial Park, twelfth Revision
as recorded in the Office of the Judge of Probate of
Lee County, Alabama in Plat book 33, at Page 160

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

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

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

Office Checked	Drawn By	Field Sketch	Project Number	Closure Checked
BY/SG	SY/UP		202008	BY 2/26/22

March 2022 Scale: 1"=600'

2,391,445 S.F. ± / 54.90 AC. ±



Halawakee Hills Subdivision 2
RESUBDIVISION OF LOT 2
(Plat Book 16 Page 124)

The subject property is located in Flood Zone A, 100 year flood and X-Other Areas (is not in Flood Hazard Area) according to Federal Emergency Management Agency Flood Insurance Rate Map for the Lee County, Alabama 010250 0085 G with an effective date of November 2, 2011

SURVEYOR'S CERTIFICATE AND DESCRIPTION OF LAND PLATTED

I, Martin T. Blethen, a Professional Land Surveyor in the State of Alabama, state that this is a plat of an actual field survey of Parcel 1, through 3, inclusive of Halawakee Hills Subdivision 2, more particularly described as follows:

I further state that this survey and plat meets the Current Standards of Practice as set forth by the Alabama State Board of Land Surveyors for Professional Land Surveyors, effective January 1, 2011, and I am not aware of any other survey of the same land in the State of Alabama.

This the 24th day of January, 2022.
46-172
Recorded in the Public Records of the County of Lee, Alabama, Book 16, Page 124.
Martin T. Blethen, Professional Land Surveyor, No. 14728
Alabama License No. 14728

DEDICATION

I, Charles D. Jones, the owner of said lands surveyed by Martin T. Blethen, P.L.S., do hereby certify that this was and is vested in said owner and possessor of said lands in accordance with the provisions of the Alabama Code, Title 35, Chapter 24, Section 24-2-50 et seq., do hereby certify that it was and is my intention to divide said lands into lots as shown by said plat and do hereby dedicate, grant, and convey for public use the streets, alleys and public grounds as shown on said plat.

Charles D. Jones
Charles D. Jones
Owner

STATE OF ALABAMA
COUNTY OF LEE

ACKNOWLEDGMENT

I, Charles D. Jones, Notary Public in and for said County, in said State, hereby certify that Charles D. Jones, whose name is signed to the foregoing instrument, and who is known to me, personally appeared before me on this day that, being informed of the content of the instrument, executed the same voluntarily.

GIVEN under my hand and official seal this 24th day of April, 2022.

Charles D. Jones
Notary Public
my commission expires: March 23, 2024

CERTIFICATE OF APPROVAL BY THE TALLAPOOSA RIVER ELECTRIC COOPERATIVE
The undersigned, as authorized by the Tallapoosa River Electric Cooperative hereby approved the within plat for the recording of same in the Probate Office of Lee County, Alabama, this 22nd day of April, 2022.

Tom M. Mott
(Electric utility authorized signature) REC

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

The undersigned, as County Engineer of the County of Lee, Alabama, hereby certifies as evidence by the approval of the within plat that the same has been approved by the Alabama State Board of Land Surveyors for Professional Land Surveyors, effective January 1, 2011, and I am not aware of any other survey of the same land in the State of Alabama.

John A. Hanks
County of Lee, Alabama
Health Officer

CERTIFICATE OF APPROVAL BY THE LEE COUNTY HEALTH DEPARTMENT

The lot(s) on this plat are subject to approval or objection by the Lee County Health Department. The approval or objection of the Lee County Health Department is not a condition of the recording of the plat. The Lee County Health Department is not responsible for the accuracy of the survey or the legal description of the land. The Lee County Health Department is not responsible for the accuracy of the survey or the legal description of the land.

CERTIFICATE OF APPROVAL BY THE LEE COUNTY PLANNING DIRECTOR
The within plat of Halawakee Hills Subdivision 2, Lee County, Alabama, is hereby approved by the Lee County Planning Director, this the 22nd day of April, 2022.

John A. Hanks
Lee County Planning Director
County of Lee, Alabama

Approved by Opelika Power Services (OPS), Opelika, AL

Devin Capwell Date: 4/15/2022

Approved by the Opelika City Engineer, Opelika, AL

City Engineer: Devin Capwell Date: 4/15/2022

Approved by the Opelika City Planner, Opelika, AL

Planner: Devin Capwell Date: 4/15/2022

Approved by the Opelika Utilities Board, Opelika, AL

Date: 4-15-2022

Approved by the Opelika Public Works Department

Director: Devin Capwell Date: 4-15-2022

NOTES:

- Exemptions are privately maintained.
- All structures, including fences, are prohibited on easements.
- Access to easements shall not be restricted.
- 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, maintaining, and repairing poles, lines, wires, and other facilities. Easement to be ten (10) feet wide, being five feet on each side of the front and side lot lines.

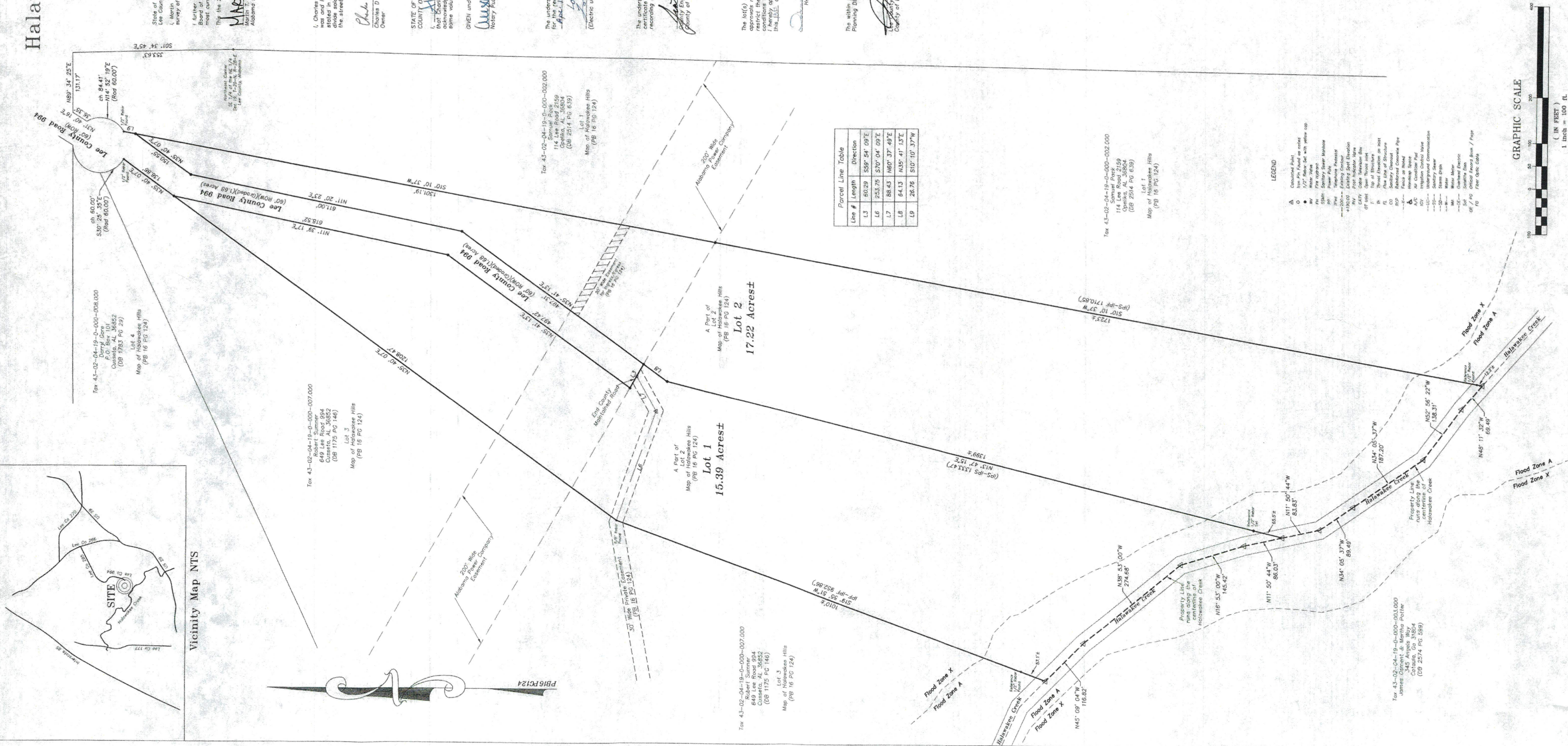
SHEET TITLE:

PLAT

Charles D. Jones
560 Lee County Road 994
Cusseta, Alabama 36852

MARTIN T. BLETHEN, PLS
24 WINDSONG RIDGE
WETUMPKA, ALABAMA 36093
TEL: (334) 799-6786

DESIGNED BY: MTB
DATE: 17 Feb 2022
SCALE: 1" = 100'
email: martinblethen@yahoo.com
CHECKED BY: MTB
FILENAME: Deon
SHEET 1 OF 1



- 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:
 - Deed Book 2636, Page 152, Probate Office, Lee County, Alabama.
 - Hodnett Subdivision, Plat Book 11, Page 99, Probate Office, Lee County, Alabama.
 - ALTA/NSPS Land Title Survey for Boardwalk Development Group, LLC, by Barrett-Simpson, Inc. dated July 2, 2021.
 - According to the FEMA FIA NFIP Flood Insurance Rate Map (FIRM), Map Number 01081C0085G, effective date November 2, 2011. The subject property is located in a Zone X (No Shading) (areas determined to be outside the 0.2% annual chance floodplain) flood hazard area.
 - This survey was made without the benefit of an attorney's title opinion of title commitment. The surveyor's search of public records was limited to those matters affecting the boundaries of the subject property only. There may be matters of record, such as conveyances, easements, rights-of-way, etc., that affect the title to the subject property which are not known to the surveyor and not disclosed by this survey.
 - There was no attempt in the field to determine the location of or the extent of possible encroachments beneath the surface.
 - This drawing becomes void if any alterations or changes are made by others.
 - This drawing may not be altered or added to without permission from Barrett-Simpson, Inc.
 - Development Data:
 - Total Number of Tracts: 2
 - Area of Largest Tract: Lot 1 - 7.07 Acres (308,113 Sq. Ft.)
 - Area of Smallest Tract: Lot 2 - 3.85 Acres (167,608 Sq. Ft.)
 - Total Acreage: 10.92 Acres (475,721 Sq. Ft.)
 - 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.

BOARDWALK MOBILE HOME ESTATES

BEING A PART OF SECTION 29, TOWNSHIP 20 NORTH, RANGE 28 EAST
LEE COUNTY, ALABAMA

BEULAH UTILITIES DISTRICT APPROVAL

The undersigned, as authorized by the Beulah Utilities District hereby approved the within plat for recording of the same in the Probate Office of Lee County, Alabama this 16 day of May, 2022.

James W. White
Beulah Utilities District, Authorized Agent

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, Boardwalk Storage-Opelika, LLC, as the owner of said lands surveyed by Barrett-Simpson Inc., do hereby certify that title was and is vested in said owner and join in the foregoing statement made by said Barrett-Simpson Inc., and stated in Code of Alabama 1975, § 35-2-50 et seq., do hereby certify that it was and is my intention to divide said lands into tracts as shown by said plat and do hereby dedicate, grant, and convey for public use the streets, alleys and public grounds only when noted on said plat.

Rajen Sheth
Boardwalk Storage-Opelika, LLC

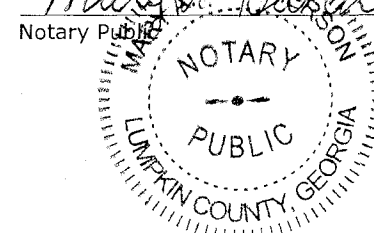
ACKNOWLEDGEMENT

State of Georgia
Lumpkin County

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

Given under my hand this 14 day of April, 2022.

Mary A. Hutchinson
Notary Public



My Commission Expires 3/4/25

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 it set herein.

Debra S. Pugh
Lee County Health Officer
Authorized Signature

Date: 5/17/22

LEE COUNTY PLANNING

Approved by the Lee County Planning Commission, Lee County, Alabama:

Planning Director: *John A. Ham* Date: 5/17/22

CERTIFICATE OF APPROVAL BY THE COUNTY ENGINEER

The undersigned, as County Engineer of the County of Lee, Alabama, hereby certifies as evidence by certificate and required by state law, that the Opelika Planning Commission approved the within plat for the recording of same in the Probate Office of Lee County, Alabama, this 17 day of May, 2022.

Jonathan A. Ham
County Engineer
County of Lee, Alabama

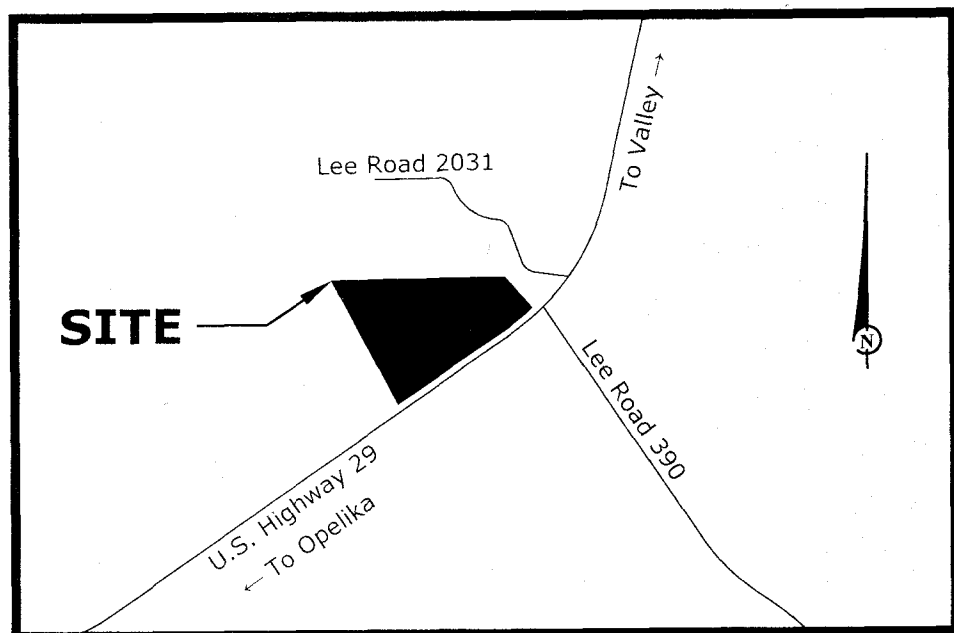
46 134
Recorded in the Above
Plat Book & Page
05-18-2022 08:54:46 AM
8111 English - Probate Judge
Book/Pat: 46/134
Term/Cashier: CNP12001 / ES
Tract: 26817, 403412, 532706
Recorded: 05-18-2022 08:56:05
PLA PLAT
Total Fees: \$ 20.00

Legend

- | | | | |
|------|--|--------|--------------------------------------|
| ● | Iron Pin Found and Type | SS | Sewer Line w/ Sanitary Sewer Manhole |
| ○ | 1/2" Rebar Set - Orange Cap Stamped AL CA718 LSF000600 | ⊕ | Sewer Clean Out |
| — | Overhead Utility Line w/Pole | ⊕ | Grate Inlet |
| — | Guy Wire | ⊕ | Handicap Parking |
| ⊕ | Electric Box / Meter | (TYP.) | Typical |
| ⊕ | Communication Box / Pedestal | ROW | Right-of-Way |
| ⊕ | AC Unit | (R) | Record Bearing/Distance |
| ⊕ | Water Meter (WM) | POC | Point of Commencement |
| ⊕ | Water Valve (WV) | POB | Point of Beginning |
| ⊕ | Fire Hydrant (FH) | DB | Deed Book |
| ⊕ | Irrigation Control Valve | PC | Plat Cabinet |
| ⊕ | Awning | PG | Page |
| ⊕ | Asphalt | RCP | Reinforced Concrete Pipe |
| ⊕ | Concrete | HDPE | High Density Polyethylene Pipe |
| RCP | Reinforced Concrete Pipe | POB | Point of Beginning |
| HDPE | High-Density Polyethylene Pipe | Sign | Sign |
| CMP | Corrugated Metal Pipe | ELEV. | Elevation |
| DIP | Ductile Iron Pipe | INW. | Invert |
| N/F | Now or Formerly | FFE | Finish Floor Elevation |

Vicinity Map

Not to scale



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

DEVELOPER
Boardwalk Storage-Opelika LLC
5400 Laurel Springs Pkwy
Suite 301
Suwanee, GA 30024

SURVEYORS CERTIFICATE

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

Jonathan A. Ham
Jonathan A. Ham, PLS
Alabama License No. 34761



Date: 5/21/22

OPELIKA CERTIFICATES

Accepted by the Opelika City Planner, Opelika, Alabama:

Planner: *Cheryl* Date: 5/1/22

Approved by the Opelika City Engineer, Opelika, Alabama:

City Engineer: *Stephanie Marie Stephens* Date: 4/21/2022

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

Public Works Director: *John A. Ham* Date: 4/21/2022

Accepted by the Opelika Utilities, Opelika, Alabama:

Opelika Utilities: *John A. Ham* Date: 4-22-22

Accepted by the Opelika Power Services, Opelika, Alabama:

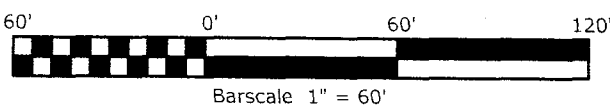
Opelika Power Services: *John A. Ham* Date: 4-22-2022

PROJECT NO. 21-0159

SCALE: 1" = 60'

FIELD BY: APD
DRAWN BY: JAH

FIELD DATE: 05/27/21
DRAWN DATE: 01/27/22



BARRETT-SIMPSON, INC.
Engineers & Land Surveyors

706 12th STREET, PHENIX CITY, AL 36868 (PH 334-297-2423, FAX 334-297-2445)
121 W. BROAD STREET, EUPALIA, AL 36027 (PH 334-687-4257, FAX 334-687-8820)
223 SOUTH 9TH STREET, OPELIKA, AL 36801 (PH 334-745-7026, FAX 334-745-4387)