

**CITY OF OPELIKA
PLANNING COMMISSION MEETING
FEBRUARY 24, 2015
3:00 P.M.
PUBLIC WORKS FACILITY
700 FOX TRAIL**

The City of Opelika Planning Commission held its regular monthly meeting February 24, 2015 in the Planning Commission Chambers, located at the Public Works Facility, 700 Fox Trail. Certified letters mailed to all adjacent property owners for related issues.

MEMBERS PRESENT: Lewis Cherry, Ira Silberman, Keith Pridgen, John McEachern
Mayor Fuller, David Canon, Michael Hilyer

MEMBERS ABSENT: Arturo Menefee, Lucinda Cannon

STAFF PRESENT: Gerald Kelley, Planning Director
Martin Ogren, Assistant Planning Director
Rachel Dennis, Planning and Zoning Technician
Scott Parker, Engineering Director
Josh Hawkins, Opelika Utilities Board
Brian Kriel, Opelika Power Services
Guy Gunter, City Attorney

CALL TO ORDER: Chairman Pridgen called the meeting to order at 3:01

I. Approval of January 27, 2015 Minutes

Mayor Fuller made a motion for approval of the January 27, 2015 Minutes as written.
Council Member Canon seconded the motion.

Ayes: Cherry, Silberman, McEachern, Fuller, Council Member Canon, Hilyer

Nays: None

Abstention: None

III. Update on Previous Planning Commission cases.

Mr. Kelley reported the City Council held the second reading of the East Alabama Paving Rezoning.

A. PLATS – (preliminary and preliminary & final) - Public Hearing

1. May Subdivision, First Revision, 3 lots, 2607 Rocky Brook Road, James Miller, preliminary and final approval

Mr. Ogren reported the applicant is requesting preliminary and final plat approval for a three lot subdivision.¹ The applicant lives in a single family home on Lot 1 (3 acres). Lot 2 is 4.4 acres with access to Morris Avenue and Rocky Brook Road. The purpose of the subdivision is to create Lot 3 (3 acres) so the applicant's relative can construct and reside in a single family home on Lot 3. Lot 3 has an existing 52.8 foot access to Rocky Brook Road. The plat provides the minimum required 60 foot wide access to Rocky Brook for Lot 3 by decreasing the west property line of Lot 1 seven feet and the south property line 3 feet. Planning staff recommends a shared driveway for Lot 1 and Lot 3. The property is located in the Saugahatchee Watershed. If no public sewer is available then the minimum lot size in the Saugahatchee Watershed is 3 acres.

Staff recommends preliminary and final plat approval subject to a 20 foot wide access easement provided for Lot 1 and Lot 3 for a shared driveway. Change the zoning designation on the plat from R-3 to "R-2 and R-3"

¹ This report has been revised. The lot area of Lot 1 and Lot 2 are revised so each lot meets the 3 acre minimum lot size requirement for a subdivision in the Saugahatchee Watershed.

Mr. Parker reported the division of this property limits the road frontage for Lot 3 to Rocky Brook Road to 60-feet to the south of the existing residence. If another access is needed for Lot 3 it will not meet the access spacing requirements of the Opelika Public Works Manual to have a minimum of 100-feet between turnouts. It is recommended that the existing driveway on Lot 1 be shared with Lot 3 by including a permanent access easement along a section of this driveway for both lots.

There are no other comments or objections by the Engineering Department for this preliminary and final plat approval.

Mr. Hawkins reported water service is accessible to this subdivision by a water main in the R.O.W. of Rocky Brook Rd. and Morris Ave. This subdivision is within the Saugahatchee Lake Watershed Protection Area, and must meet the design requirements that are described in the Subdivision Regulations.

Mr. Kriel reported this subdivision is in both the Opelika Power and Tallapoosa River territories. An electronic copy of the plat shall be submitted to OPS to determine which entity will serve which lot.

Chairman Pridgen opened the public hearing.

No comments.

Chairman Pridgen closed the public hearing.

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

Mr. Hilyer seconded the motion.

Ayes: Cherry, Silberman, McEachern, Fuller, Council Member Canon, Hilyer

Nays: None

Abstention: None

2. Wyndham Gates Subdivision, Phase 2, 149 lots, Gateway Drive, Gregory Dewberry, Preliminary approval

Mr. Ogren reported the applicant is requesting preliminary plat approval for Phase 2 of the Wyndham PUD development that consists of 149 single-family homes or "cottages". In January 2008 phase 1 was approved consisting of 158 lots; in April 2009 phase 1A was approved consisting of 38 lots. Single family cottages are constructed on most lots in phase 1 and 1A. At the September 23, 2014 meeting the Planning Commission sent a positive recommendation to City Council for amendments to the Wyndham PUD master plan. At the December 14, 2014 meeting the City Council approved the amendments as recommended by the Planning Commission. Phase 2 will be developed based on the amendments to the master plan. Basically, phase 2 will be a continuation of phase 1 and phase 1A. The minimum lot size for the 149 lots is 7,000 square feet and minimum lot width is 70 feet. The building setbacks are 20' front, 5' side and 20' rear. Phase 2 includes an access street to Gateway Drive between Lot 264 and Lot 266. Underground utilities are required and a sidewalk installed on at least one side of all streets are required.

Staff recommends preliminary plat approval.

Mr. Parker reported the Engineering Department has no objection to the preliminary plat approval of this subdivision.

The Engineering and Public Works Department have meet with the developer, engineer, and contractor regarding the construction of this phase. Once the required performance bonds have been submitted, and this plat is approved by the Commission, the contractor is clear to begin construction. There were comments made as to a proposed phasing and having multiple of Final Plat approvals of this development to begin constructing lots as the infrastructure is completed. These phases will be monitored and inspected by the Engineering and Public Works Department and there will be no reason this should not be required as long as all the inspections and bonding requirements of the Opelika Subdivision Manual is met.

Mr. Hawkins reported water service is accessible to this subdivision by a water main in the R.O.W. of Gwynne's Way and Lori Ln.

Mr. Kriel reported this location is in both the Opelika Power and Alabama Power territories. An electronic copy of the plat shall be submitted to OPS to determine which entity will serve which lot.

Chairman Pridgen opened the public hearing.

No comments.

Chairman Pridgen closed the public hearing.

Mr. Silberman made a motion to grant preliminary plat approval with staff recommendation.

Mr. Cherry seconded the motion.

Mayor Fuller asked if the street light poles are metal.

Mr. Silberman amended the motion to include all light poles installed must be metal.

Mr. Cherry seconded the amendment.

Ayes: Cherry, Silberman, McEachern, Fuller, Council Member Canon, Hilyer

Nays: None

Abstention: None

3. NE Industrial Park Subdivision, 2 lots, 4801 Northpark Drive, Jim McCrory, preliminary and final approval

Mr. Kelley reported the applicant is requesting preliminary and final plat approval to subdivide a fifty (50) acre tract out of the Northeast Opelika Industrial Park for a manufacturing facility to be announced on February 17, 2015. This tract is adjacent to Pharmavite LLC.

Plat satisfies all requirements of the Subdivision Ordinance and is outside the Halawakee Floodplain area as shown on Flood Insurance Rate Map.

Staff Recommendation: Approve Preliminary and Final Plat

The Engineering Department has no objection to the preliminary and final plat approval of this subdivision.

The right of way of Northpark Drive has been derived from a preliminary design and should be sufficient for permanent property lines of the two lots that were created. The property that is being vacated from the northwest corner of lot 1B-5A3 is a result of an existing cul-de-sac that is to be removed as the roadway proceeds to the east. The proposed increase in ROW dimensions is due to a proposed cul-de-sac for the new roadway extension. All other easements and property lines are interpreted to be accurate.

Mr. Hawkins reported water service is accessible to this subdivision by a water main in the R.O.W. of North Park Dr.

Mr. Kriel reported this subdivision is outside the Opelika Power Services territory.

Chairman Pridgen opened the public hearing.

No comments.

Chairman Pridgen closed the public hearing.

Council Member Canon made a motion to grant preliminary and final plat approval with staff recommendations.

Mr. McEachern seconded the motion.

Ayes: Cherry, Silberman, McEachern, Fuller, Council Member Canon, Hilyer

Nays: None

Abstention: None

4. WP Properties Opelika LLC Subdivision, 1 lot, North 30th Street, WP Properties Opelika LLC, preliminary and final approval

Mr. Ogren reported the applicant is requesting preliminary and final plat approval to combine two lots (lot line erasure) into one 26.6 acre lot. The two lots are Parcel 3 (15.8 acres) and Parcel 4 (10.8 acres). The property is owned by West Point Stevens; the northern portion of the plat was a baseball field. The entire 26.6 acre parcel is undeveloped. The 26.6 acre parcel needs to be labeled "Parcel 3-4". The applicant is also requesting rezoning the northern portion of Parcel 3. Agenda item #12 is the rezoning request.

Staff recommends preliminary and final plat approval subject to the combined lots labeled "Parcel 3-4".

Mr. Parker reported there is an existing sanitary sewer line that cuts across the southeast corner of the property. If this is an active utility, a 20-foot sanitary sewer easement will be needed to be dedicated and put on the plat.

The Engineering Department has no other comments or objection to the Preliminary and Final plat approval.

Mr. Hawkins reported water service is accessible to this subdivision by a water main in the R.O.W. of 30th St.

Mr. Kriel reported this subdivision is in the Opelika Power Services territory.

Chairman Pridgen opened the public hearing.

No comments.

Chairman Pridgen closed the public hearing.

Mr. Hilyer stated the sewer locations are in progress.

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

Mr. Hilyer seconded the motion.

Ayes: Cherry, Silberman, McEachern, Fuller, Council Member Canon, Hilyer

Nays: None

Abstention: None

5. Pride of Pepperell Subdivision, 2 lots, Phase 1- Redivision of Lot 5, 2300 block of First Avenue, Barrett-Simpson, preliminary and final approval

Mr. Ogren reported the applicant is requesting preliminary and final plat approval for a two lot subdivision located adjacent to the former West Point Stevens manufacturing plant. The subdivision involves creating Lot 5A (3.5 acres) from Lot 5 (41.6 acres). A farmers market is planned for Lot 5A (*Agenda item #6 is the conditional use request for the farmers market*). The remaining portion of Lot 5 (38.1 acres) is reserved for future development. Lot 5A exceeds the minimum 20,000 square foot lot size requirement and 150 foot lot width for this lot located in a C-2, GC zoning district.

Staff recommends preliminary and final plat approval.

Mr. Parker reported the Engineering Department has no other comments or objection to the Preliminary and Final plat approval.

Mr. Hawkins reported Water service is accessible to this subdivision by a water main in the R.O.W. of 30th St.

Mr. Kriel reported this subdivision is in the Opelika Power Services territory.

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

Mayor Fuller made a motion for preliminary and final approval with staff recommendations.

Mr. Silberman seconded the motion.

Ayes: Cherry, Silberman, McEachern, Fuller, Council Member Canon, Hilyer

Nays: None

Abstention: None

B. CONDITIONAL USE – Public hearing

6. Barrett Simpson Inc., 2300 block of First Avenue, C-2, GC, Farmers market

Mr. Ogren reported the applicant is requesting conditional use approval to construct a farmers market (produce market) on First Avenue near the former West Point Stevens manufacturing plant. The applicant's current farmers market is on Pepperell Parkway. The business is growing and needs to construct a larger building with more parking. The proposed farmers market fronts along Gateway Drive, First Avenue, and 22nd Street but the only access to the market is First Avenue. Two driveways are shown on First Avenue. The bridge on Gateway Drive/Hwy 280 is located in front of the farmer's market property; the bridge prohibits access to the market property from Gateway Drive. There are plans to improve public safety at the intersection of 22nd Street and First Avenue; 22nd Street will be realigned so 22nd Street forms a 90 degree intersection with First Avenue.

The site plan shows a 13,200 square foot building on a 3.5 acre lot. The customer sales and service area is 5,500 square feet. The plan shows 80 off-street parking spaces including one handicap spaces; 55 parking spaces is the minimum off-street parking requirement. Four handicap parking spaces are required if 76 to 100 parking spaces are provided. The site plan needs to be revised to add four handicap spaces. Elevations of the exterior walls are provided in your packet. The front wall elevation facing Gateway Drive and the 'left side' facing First Avenue is about 70% wood (rough sawn board & batten). The 'rear' elevation facing 22nd Street is at least 50% board and batten and the remaining material is metal (brown). The right side elevation facing north is 100% metal (brown). The landscape plan meets minimum requirements; a total of 31 trees and 100 shrubs will be planted. The site meets the maximum 70% Impervious Surface Ratio (ISR); the ISR is 59%. A 10' x 30' private dumpster area is shown on the site plan. The dumpster must be enclosed with an opaque fence on all sides and an opaque double gate. Outdoor lighting will consist of security lights on the building only; light poles in the parking lot are not proposed.

Staff recommends approval subject to the site plan revised showing four handicapped parking spaces.

Mr. Parker reported there is an existing sanitary sewer line that runs north and south across the western third of Lot 5A. If this is an active utility, a 20-foot sanitary sewer easement will be needed to be addressed. There are two access driveways proposed on the site plan and they have been measured as 190-feet apart. The spacing does not meet the required minimum spacing of 200-feet between driveways for a Major Collector street and 1st Avenue is classified as a major collector in the Opelika Public Works Manual. It is also recommended that the western access driveway be a shared if in the future there are any additional developments on the western portion of the lot.

If the issues listed above are satisfactorily addressed, the Engineering Department can then recommend Conditional Use Approval.

Mr. Hawkins reported water service is accessible to this location by a water main in the R.O.W. of First Ave.

Mr. Kriel reported this location is in the Opelika Power Services territory.

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

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

Council Member Canon asked if the detention pond will be shallow.

Blake Rice stated we have not prepared any preliminary designs at this time. However, there is an existing large drainage flume on the property. The pond will be designed to send most of the water to this existing flume.

Mr. Cherry asked about exterior lighting.

Blake Rice stated according to my client there will be exterior flood lights but no lighting structures/poles in the parking lot.

Ayes: Cherry, Silberman, McEachern, Fuller, Council Member Canon, Hilyer

Nays: None

Abstention: None

~~7. Barrett Simpson Inc., 1100 block of Preston Street, M-1, GC, Portable toilet company~~ **WITHDRAWN**

8. Barrett Simpson Inc., 1900 block of Century Park Blvd., R-5, 56 duplex residential units

Mr. Kelley reported the applicant is requesting to build twenty (28) duplexes for a total of fifty-six (56) units called Shiloh. This development is to be an exact duplicate of adjacent senior residential housing in Solstice. A market for senior affordable housing continues in high demand.

Streets will be private but built to city standards. Public utilities will serve the development. Landscape requirements are met. Building materials all brick.

Staff Recommendation: Approve Conditional Use Permit

Mr. Parker reported this proposed development meets all access spacing requirements established in the Public Works Manual. The proposed streets within the development will be privately maintained.

Sanitary sewer access that is required is north of Century Boulevard. A proposed plan to cross the City street will need to be approved by the Engineering and Public Works Departments.

If the issues listed above are satisfactorily addressed, the Engineering Department can then recommend Conditional Use Approval

Mr. Hawkins reported water service is accessible to this location by a water main in the R.O.W. of Century Park Blvd.

Mr. Kriel reported this location is in the Opelika Power Services territory.

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

Mr. Hilyer made a motion to grant conditional use approval with staff recommendations requiring sidewalks for the development as shown on the color rendering.
Mayor Fuller seconded the motion.

Ayes: Cherry, Silberman, McEachern, Fuller, Council Member Canon, Hilyer

Nays: None
Abstention: None

9. Rodney Jones, 3810 Pepperell Parkway, Suite 2, C-3, GC, Lounge and pool room

Mr. Ogren reported the applicant is requesting conditional use approval to open a lounge and pool room business. The previous business was a pool room but no alcohol was served. The new business owner/applicant desires to add a lounge (beer, wine & liquor served). Hours of operation are 11 AM to 9:30 PM, Tuesday through Sunday. The lounge and pool room total floor space is 1,665 square feet; the customer sales and service area is 1,000 square feet. The floor plan in your packet shows two pool tables, nine tables for customers, and a kitchen area. The applicant will serve snacks and microwavable foods; a stove/oven will not be used to cook meals. The minimum off-street parking requirements for a lounge with 1,000 square feet of customer sales and service is 24 spaces. The commercial property provides 89 parking spaces for five tenants. Off-street parking is adequate. The applicant is aware of chapter 23 of the Opelika Municipal Codes concerning Poolrooms and Billiard Parlors.

Staff recommends approval as submitted.

Mr. Parker reported the Engineering Department has no comments or objections to the proposed conditional use.

Mr. Hawkins reported water service is accessible to this location by a water main in the R.O.W. of Pepperell Pkwy.

Mr. Kriel reported Opelika Power Services presently serves this location.

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

Mr. Hilyer made a motion grant conditional use approval with staff recommendations.
Mayor Fuller seconded the motion.

Ayes: Cherry, Silberman, McEachern, Fuller, Council Member Canon, Hilyer

Nays: None
Abstention: None

10. Jobie Watson, 1900 Market Street, M-1, GC, Outdoor storage & display of products

Mr. Kelley reported Included in this staff report are PC Minutes from 2009 and 2013 for your review and a conditional use application which states that a "Conditional use approval shall expire in one year after approval date." (Application Requirements, Item 6)

Mr. Watson currently displays approximately 4,000 sq. ft. in outdoor storage of piping products behind the front yard setback on Lafayette Parkway.

Staff reports and minutes from 2009 and 2013 indicate no outdoor storage is permitted as a "condition" for Conditional Use Approval.

*REVISED STAFF REPORT: After Planning Commission (PC) discussion at the Work Session on February 17, 2015 the PC is inclined to allow limited outdoor storage for Mr. Watson rather than approximately 4,000 sq. ft. A site visit by Mr. Pridgen occurred on Friday, February 20th.

Mr. Watson confirmed he is not a contractor at the Work Session.

Furthermore, staff found an error among various drafts in the Matrix Table between COM-MERCIAL CATEGORY and STORAGE CATEGORY of Section 7.3 in the Zoning

Ordinance when substantial changes were made to the Gateway Corridor (GC) regulations in June, 2014.

Therefore, since Mr. Watson is storing their piping products on the same lot (on premise) as the business; his request for a conditional use for outdoor storage in Gateway Corridor is legitimate.

However, the PC in review of the Conditional Use Request may place "conditions" on outdoor storage such as location on site, area size, type/size of outdoor storage products, buffering, etc.

Since the Work Session, some piping has been either relocated or moved to the rear of the existing building and closer to Market St. New pictures will be provided by Mr. Watson and staff at the regular PC meeting on February 24th.

A revised outdoor storage piping products plan is available for review by PC on February 24, 2015.

STAFF RECOMMENDATION: To staff's knowledge, no outdoor storage has ever been approved in an M-1, GC since the Gateway Corridor District was established in 1995. Mr. Watson while relocating the outdoor products on site, has only decreased 200 sq. ft. from 4,000 sq. ft. to 3800 sq. ft. from the previous outdoor storage location/area plan.

As previously stated, the PC may allow outdoor storage, but has the authority with conditions to determine location and area of outdoor storage.

For PC consideration; Staff recommends 1) an outdoor storage area not to exceed 2,000 sq. ft. located at the northwest corner of the property parallel to the side property line, perpendicular to Lafayette Parkway behind the 40' front yard setback; 2) complete construction of the 1800 sq. ft. metal building adjacent to Market St. by April 30, 2015; 3) Abide by the condition set forth by the PC in the Conditional Use Approval on December 17, 2013 to install hardy plank above the existing stucco brick four (4) feet high and construct an 8' by 16' front porch on the west side of the existing building facing Lafayette Parkway by July 31, 2015.

PREVIOUS REPORT OF JANUARY 27, 2015

Staff Discussion: In December of 2013 the PC approved a front yard variance at 1900 Market St. and a conditional use for an all metal building (30' X 60') for material piping storage adjacent to Market St. Also. A porch addition to the existing building fronting US #431 (Lafayette Pkwy.) was proposed. The property is zoned M-1 and in the Gateway. Their one (1) year conditional use permit expired December 31, 2014. No improvements have occurred.

At this time the business has been quite successful and piping products are stored in the front yard behind the front yard setback of 40 feet. While Mr. Watson intends to build the metal building and store small piping products, he desires "front door" exposure to US #431 for the large pipes.

Staff recommended two choices: Either submit a conditional use request for a new building behind the 40' front setback from US #431 to accommodate all sizes of piping materials, or store the large piping products parallel to and directly behind the existing building. Staff informed Mr. Watson that a new all metal building would not be supported by Planning.

Mr. Watson desires to address the PC about his situation.

Mr. Watson purchased a building permit for the metal building parallel to Market St. on January 15, 2015.

Mr. Parker reported the Engineering Department has no comments or objections to the proposed conditional use.

Mr. Hawkins reported Opelika Utilities currently serves this location.

Mr. Kriel reported Opelika Power Services presently serves this location.

Chairman Pridgen opened the public hearing.

Jobie Watson, business owner, explained that delivery trucks maneuver into position to pick-up drainage pipes and the crush and run is installed the way the trucks turn and maneuver. The rolled or coil pipe has been relocated away from the front yard area and Lafayette Parkway. We also changed the way we are stacking the rolled/coil pipe so it's less intrusive. As soon as our building near Market Street is complete we will complete the front porch area. The front porch faces Lafayette Parkway. The porch will provide a store front appearance to the existing building. Mr. Watson said he does not think he can reduce the outside storage area in the front yard area to 2,000 sq. ft. The new site plan we submitted for this February 24, 2015 meeting shows the absolute smallest outside area that we need. The factory that makes the pipe and where we purchase the pipe is behind in production. As a result we only have three weeks of supplies in stock for our customers.

Chairman Pridgen stated the biggest discussion we had last week was about the coil pipe.

The Commission discussed concerns about how the storage was placed in the past and the outside storage of pipe is in the gateway corridor overlay zone.

Council Member Canon commented that we are very pro-business, however in this case we have experienced some uncertainty since the first PC approval a year ago. That approval included the construction of a new building along Market Street and a new front porch on the existing building facing Lafayette Parkway. We are just unsure of the timing when these approvals will be complete, and now we are considering where on the property pipe supplies should be stored. Therefore, I would like for us to consider conditional use approval for only one year. Then after a year everyone could see construction progress and see the outside storage location of pipe that has occurred.

Jobie Watson stated we are ready to construct the building along Market Street but we did not want to invest in the building until we are clear that we are allowed to have outside storage as we need to conduct business.

Mr. Cherry stated the way I understand it Mr. Watson is presenting on the site plan a location for outside storage that is further away from Lafayette Parkway. I believe we can live with that in the future. Mr. Watson also moved all the smaller pipe accessories. Mr. Cherry said he would be willing to go along with an outside storage area of 3800 sq. ft.

Mayor Fuller agreed with Mr. Cherry.

Mr. Silberman suggested landscaping added between Lafayette Parkway and the pipes, and also a concrete drive installed for the trucks maneuvering to pick-up pipe. Mr. Silberman said the landscaping and concrete drive area would provide a more positive appearance and a long term quality improvement to the business.

Chairman Pridgen asked Mr. Watson when the building will be completed.

Mr. Watson said in a month.

The Commission agreed to give 90 days [May 24, 2015] for completion of the building.

Mr. Kelley stated the porch will be completed by July 31, 2015.

Chairman Pridgen closed the public hearing.

Jobie Watson stated our plan is when the building along Market Street is complete then we will start constructing the front porch of the existing building.

Chairman Pridgen summarized that we are going to give you 90 days to complete construction on the building along Market Street. The outside storage of pipes will be stored only in the existing locations as marked and designated on the site plan. At this time we are okay with the crush and run for the trucks to maneuver to pick-up pipe. We are also looking at a 1 year conditional use approval to ensure the construction of the Market Street building and to observe in one year that the pipe is stored outside as shown on the site plan. Basically a one year conditional use approval allows us to see if business plans and activities are carried out to the standard that we have discussed today. After one year we may consider a hard surface for the trucks to maneuver if the crush and run

is not holding up. In concurrence with the new building along Market Street completed within 90 days [May 24, 2015] we are also allowing until the end of July to complete the façade (front porch) on the existing building facing Lafayette Parkway.

Chairman Pridgen closed the public hearing.

Mr. Hilyer made a motion to grant conditional use for outside storage for 1 year only [to February 24, 2016] and subject to the conditions provided by Chairman Pridgen.

Mr. McEachern seconded the motion.

Ayes: Cherry, Silberman, McEachern, Fuller, Council Member Canon, Hilyer

Nays: None

Abstention: None

C. AMENDMENT TO 2020 COMPREHENSIVE PLAN – Public Hearing

11. Amendment to the Future Land Use Map of the 2020 Comprehensive Plan – Amend land use category on parcels accessed from North 30th Street from institutional and low density residential to light commercial

Mr. Kelley reported the Planning Department prefers a land use category change in the 2020 Future Land Use Map of the Comprehensive Plan from Institutional and Residential to Light Commercial. A Light Commercial Land Use Category equates to three (3) zoning classifications; C-1 (Downtown), VC (Village Commercial), and C-2 (Retail/Office).

This land use change to a Light Commercial Category does not match the rezoning petition by WestPoint Home LLC for a C-3, GC zoning district (See Agenda Item 12)

STAFF RECOMMENDATION:

Staff prefers the Light Commercial Land Use Category of the 2020 Future Land Use Map of the Comprehensive Plan instead of the General Commercial Land Use Category. However, since the entire property is within the Gateway Corridor of Pepperell Parkway, the Planning Commission may approve any land use as a Conditional Use Approval set forth in Section 7.3; Specific District Regulations of the Opelika Zoning Ordinance.

If the PC desires to match the rezoning request for C-3 (Agenda Item 12) by the applicant, then the PC should approve the General Commercial Land Use Category in the 2020 Future Land Use Map.

The Engineering Department has no comments or objections to the proposed rezoning.

Mr. Parker reported the Engineering Department has no comments or objections to the proposed rezoning.

Mr. Hawkins reported no report.

Mr. Kriel reported no report.

Chairman Pridgen opened the public hearing for agenda item 11 and 12 together. Stating then we will come back and act on 11 and 12 separately.

Mr. Lanier stated we have had interest in the property and the potential buyer would like this to be a C-3 zone. They said the potential buyer may not be interested if we cannot get this C-3.

Chairman Pridgen said keep in mind that this area is in the Gateway Corridor.

Commission and Chairman discussed the location.

Chairman Pridgen closed the public hearing for 11 and 12.

Chairman Pridgen stated specifically item 11 a change to the comprehensive plan.

11. Amendment to the Future Land Use Map of the 2020 Comprehensive Plan – Amend land use category on parcels accessed from North 30th Street from institutional and low density residential to light commercial

Mayor Fuller made a motion for a General Commercial category for a resolution next month.

Mr. Silberman seconded.

Mr. Cherry stated there will still be limitation of the gateway corridor.

Ayes: Cherry, Silberman, McEachern, Fuller, Hilyer

Nays: None

Abstention: Council Member Canon

D. REZONING – Public Hearing

12. Lucius Lanier/WP Properties, North 30th Street, 15.5 acres, from I-1,GC, VC,GC, VR-1 to C-3,GC

Mr. Cherry made a motion for a positive recommendation to rezone from I-1,GC, VC,GC, VR-1 to C-3,GC to City Council.

Mayor Fuller seconded.

Ayes: Cherry, Silberman, McEachern, Fuller, Hilyer

Nays: None

Abstention: Council Member Canon

E. OTHER BUSINESS

13. Discussion allowing package liquor store in Gateway Corridor as conditional use

Mr. Kelley asked to table this until after adjournment this year of the General Assembly on liquor issues.

14. Discuss format for update of existing 2020 Comprehensive Plan to the new 2030 Comprehensive Plan

Mr. Kelley asked that we table this item until next month due to a meeting with the Mayor Fuller and Joey Motley.

With no further business on the agenda, Chairman Pridgen adjourned the meeting at 4:12 p.m.

Keith Pridgen, Chairman

Rachel Dennis, Secretary