

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

The City of Opelika Planning Commission held its regular monthly meeting March 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: Keith Pridgen, John McEachern Mayor Fuller, David Canon, Lucinda Cannon, Michael Hilyer

MEMBERS ABSENT: Arturo Menefee, Lewis Cherry, Ira Silberman

STAFF PRESENT: Gerald Kelley, Planning Director
Martin Ogren, Assistant Planning Director
Rachel Dennis, Planning and Zoning Technician
John Gwin, Assistant Engineer
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 February 24, 2015 Minutes

Mayor Fuller made a motion for approval of the February 24, 2015 Minutes as written. Council Member Canon seconded the motion.

Ayes: McEachern, Fuller, Council Member Canon, Cannon, Hilyer

Nays: None

Abstention: None

III. Update on Previous Planning Commission cases.

Mr. Kelley reported the City Council held the public hearing and first reading on the three areas that were looking to change zoning.

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

1. Hemmings Subdivision, 2nd Revision, 2 lots, 1819 Pepperell Parkway, Tom Bryan, preliminary and final approval

Mr. Kelley reported the applicant is requesting preliminary and final plat approval for one lot to be subdivided into two lots (Lot 1-A at 0.941 ac.) & (Lot 1-B at 1.194 ac). Lot 1-A does not meet front yard setback of 30 ft. which most likely occurred when Pepperell Parkway/West End Ct. Right-of Way was widened to 100 ft.

Both lots are in the Gateway and existing structures are legal non-conforming. Any future addition to either structure may require Board of Zoning Appeals consideration.

Staff Recommendation: Approve Preliminary and Final Plat

Mr. Gwin reported there are no 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 Pepperell Parkway.

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 to grant preliminary and final plat approval with staff recommendations.

Mr. Hilyer seconded the motion.

Ayes: McEachern, Fuller, Council Member Canon, Cannon, Hilyer

Nays: None

Abstention: None

B. CONDITIONAL USE – Public hearing

2. Parker Duffey, 2111 Marvyn Parkway, C-3, GC, Office and warehouse

Mr. Ogren reported the applicant is requesting conditional use approval for a business that provides party supplies and accessories at sporting events (tailgateguys.com). The business plans to occupy an existing 40,600 square foot (sf) warehouse building on 4.3 acres (A contract to purchase the property is pending.). A portion of the warehouse's front interior facing Marvyn Parkway will be renovated. The 2,500 sf renovation will be office space. A front door for the new office space will be added facing Marvyn Parkway but the exterior material of the building will not be affected. The exterior front wall will remain 50% EIFs and 50% painted metal.¹ A paved driveway and eight parking spaces will be constructed in the front yard area (shaded area on site plan). The driveway also serves as a customer pick-up area for supplies at an existing bay door. The site plan shows 21 parking spaces including one handicap parking space. Landscaping was planted after the January 2014 conditional use approval. A total of 14 trees and 24 shrubs are planted in the front yard area. Landscaping meets minimum requirements. The site meets the maximum 75% Impervious Surface Ratio (ISR); the ISR is 39%. If a private dumpster is used then all sides of the dumpster must be enclosed with an opaque fence including an opaque gate. Outside lighting for the property will consist of the existing security lights.

Staff recommends conditional use approval as submitted.

Mr. Gwin reported the Engineering Department has no objection to the Conditional Use of this development. Any changes to the access to Marvyn Parkway must be applied and approved by ALDOT.

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

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 to grant preliminary and final plat approval with staff recommendations.

Mr. McEachern seconded the motion.

Ayes: McEachern, Fuller, Council Member Canon, Cannon, Hilyer

Nays: None

Abstention: None

C. OTHER BUSINESS – RESOLUTION

3. Resolution for amendments to the Future Land Use Map of the 2020 Comprehensive Plan approved at February 24th meeting – Amendments to the land use category on parcels accessed from North 30th Street and Pepperell Parkway from institutional, commercial and low density residential to general commercial

¹ In January 2014 conditional use approval was granted for this same property (Bill Brown-Carlton Hundley, Warehouse for Lambert Storage). The building's exterior material was 100% metal. One condition required that at least 50% of the front exterior wall be recovered with a natural or an approved synthetic material. The property owner installed EIFs board on 50% of the front exterior wall.

Mr. Kelley reported reviewed Resolution #01-15.

RESOLUTION # 01-15

WHEREAS, WP Properties Opelika LLC submitted a rezoning request to the Planning Commission of the City of Opelika for approximately 16 acres located at the southwest corner of North 30th Street and Pepperell Parkway to rezone the property from I-1,GC, VR-1, and VC to C-3,GC ; and,

WHEREAS, the Planning Commission engaged in a study of the Future Land Use map of the 2020 Comprehensive Plan to consider if said rezoning request was consistent and appropriate with the designated land use categories as shown on the Future land Use map; and,

WHEREAS, on February 24, 2015 after proper notice was provided, the Planning Commission held a public hearing to consider public comments on proposed amendments to the Future Land Use map concerning the said 16 acres; and,

WHEREAS, at said public hearing the Planning Commission determined that it was necessary and desirable to reclassify the land use categories of the 16 acres from institutional and low density residential to general commercial so the land use categories would be consistent with the goals and purposes of the Comprehensive Plan; and,

WHEREAS, at the February 24, 2015 meeting the Planning Commission unanimously voted to amend the land use categories of the Future Land Use Map for the said 16 acres from institutional and low density residential to general commercial.

NOW THEREFORE BE IT RESOLVED by the Planning Commission of the City of Opelika, Alabama as follows:

1. That the Future Land Use map of the City of Opelika Comprehensive Plan as adopted on October 27, 2009 is further amended to reclassify the following described properties as General Commercial: Commencing at the Southeast corner of Section 15, Township 19 North, Range 26 East, Lee County, Alabama; thence North 00 Deg 15 Min 40 Sec West, a distance of 182.70 feet to a point on the southerly margin of the Westerly Railway of Alabama; thence North 00 Deg 15 Min 40 Sec West, a distance of 104.19 feet to a point on the northerly margin of the Westerly Railway of Alabama; thence along said Railway North 00 Deg 16 Min 39 Sec West, a distance of 26.00 feet; thence leaving said Railway North 00 Deg 16 Min 39 Sec West, a distance of 500.50 feet to the POINT OF BEGINNING of Parcel 3; from said POINT OF BEGINNING North 39 Deg 31 Min 49 Sec West, a distance of 1149.30 feet; thence North 02 Deg 52 Min 33 Sec East, a distance of 484.34 feet to a point on the southerly margin of US Highway No 29; thence along said southerly margin North 76 Deg 35 Min 52 Sec East, a distance of 238.40 feet; continue North 79 Deg 37 Min 04 Sec East, a distance of 219.00 feet to a point on the westerly margin of 30th Street ; thence along said westerly margin South 54 Deg 32 Min 48 Sec East, a distance of 76.40 feet; continue South 50 Deg 40 Min 45 Sec East, a distance of 91.17 feet; continue South 51 Deg 09 Min 46 Sec East, a distance of 92.40 feet; continue South 51 Deg 03 Min 27 Sec East, a distance of 91.91 feet; continue South 50 Deg 41 Min 01 Sec East, a distance of 50.00 feet; thence leaving said westerly margin South 39 Deg 07 Min 32 Sec West, a distance of 172.00 feet; thence South 50 Deg 40 Min 32 Sec East, a distance of 62.32 feet; thence South 00 Deg 17 Min 44 Sec East, a distance of 860.46 feet; thence South 00 Deg 16 Min 39 Sec East, a distance of 128.26 feet; thence South 00 Deg 16 Min 39 Sec East, a distance of 53.79 feet to the POINT OF BEGINNING; said described tract containing 15.858 Acres, more or less.
2. A copy of the said amendment to the Future Land Use map is filed at the Planning Department office and incorporated into and made a part of the Land Use Plan of the Comprehensive Plan of the City of Opelika.

ADOPTED and APPROVED this the _____ day of March, 2015.

Chairman of Opelika Planning Commission

Attest:

Secretary

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

Mayor Fuller made a motion to accept the resolution.

Mr. Hilyer seconded the motion.

Ayes: McEachern, Fuller, Council Member Canon, Cannon, Hilyer

Nays: None

Abstention: None

4. Update/Discussion on intergovernmental agreement with Lee County Commission concerning development of subdivisions outside the City limits

Mr. Kelley reported this agreement will go before the Lee County Commission on March 31, 2015. We have notified the developer and surveyors that the City will begin taking applications for subdivisions in the planning jurisdiction.

Mr. Hilyer made a motion to accept this new agreement to pass to city council.

Mayor Fuller seconded the motion.

Ayes: McEachern, Fuller, Council Member Canon, Cannon, Hilyer

Nays: None

Abstention: None

5. Discuss City of Opelika Master Plan-2030 via Committee Appointments and Schedule.

Mr. Kelley reported On March 13, 2015 Mayor Fuller, City Administrator Joey Motley, Planning Commission Chairman Keith Pridgen, and Planning Director Jerry Kelley met to discuss and outline a timetable to complete the 2030 Master Plan by December 31, 2015, and suggest composition of a 2030 Committee.

The purpose of the 2030 Plan is to anticipate the infrastructure needs, major construction projects, expensive equipment and development policy issues related to growth in 5 year intervals (2020/2025/2030). This will be determined based on population projections, provided by Planning Department, to assist Department Director's to use professional standards/future technology innovations etc. (your intuition/vision) applicable in their department to project what improvements may/shall be necessary for Opelika by 2030.

The 2030 Committee will be selected by each Planning Commissioner appointing one (1) person to the Committee. City Administrator, Joey Motley and Planning Commission Chairman Keith Pridgen will also serve on the Committee, plus an appointment from Eddie Smith, Council President; for a total of twelve (12) members. Diversity (race, gender, and age) shall be included as a preference for membership on the 2030 Committee. Time commitment is a MUST for 2030 Committee. The 2030 Committee shall meet on successive Wednesday's in May for one (1) hour, between 8:00am-9:00am in the Planning Commission Chambers. (MAY 6th 13th, 20th, 27th). Directors from ten (10) City Departments will present preliminary drafts during these sessions. (Police, Fire, Public Works, Solid Waste, Engineering, Library, Planning, Opelika Utilities, Opelika Power Services, and Parks & Recreation).

During June and July, Department Directors will prepare a final draft for the 2030 Committee to consider in early August and make a recommendation to the Planning Commission on August 25th. Planning Commission will hold public hearings on the 2030 Master Plan on September 22nd and October 27th. On November 17th, the Planning Commission will forward a recommendation to approve the City of Opelika Master Plan-2030 as a POLICY DOCUMENT to the City Council for consideration on December 15, 2015.

This timeline is a very ambitious schedule to complete in nine (9) months! Any suggestions by the Commission are welcome.

UPDATE: MARCH 23, 2010

As Commissioner's make their selection of individuals to serve on the Master Plan 2030 Committee, the following departments will make presentations on these dates:

MAY 6th- Engineering and Solid Waste (Deadline Submission to Planning is MAY 1st)
MAY 13th-Fire, Police, and Library (Deadline Submission to Planning is MAY 8th)
MAY 20th-OPS, Opelika Utilities, and Public Works (Deadline Submission to Planning is MAY 15th)
MAY 27th-Parks/Recreation and Planning (Deadline Submission to Planning is MAY 22nd)

COMMISSIONERS: PLEASE PROVIDE PLANNING STAFF (Rachel, Marty, or Jerry) THE NAMES/CONTACT INFORMATION OF YOUR SELECTED INDIVIDUAL COMMITTED TO SERVE ON THE MASTER PLAN 2030 COMMITTEE BY APRIL 3rd!!

Chairman Pridgen asked the Commissioners to get this done quickly by the end of next week.

6. Receive Carver-Jeter Plan

Mr. Kelley reported you all have not seen the document provided to City Council so this is your copy.

With no further business on the agenda, Chairman Pridgen adjourned the meeting at 3:15 p.m.

_____ Keith Pridgen, Chairman

_____ Rachel Dennis, Secretary