

**CITY OF OPELIKA
PLANNING COMMISSION MEETING
APRIL 22, 2014
3:00 P.M.
PUBLIC WORKS FACILITY
700 FOX TRAIL**

The City of Opelika Planning Commission held its regular monthly meeting April 22, 2014 in the Planning Commission Chambers, located at the Public Works Facility, 700 Fox Trail. Certified letters were mailed to all adjacent property owners for related issues.

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

MEMBERS ABSENT: None

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 3:00 p.m.

I. Approval of March 25th Minutes

Mayor Fuller made a motion to accept the March 25, 2014 minutes of the Planning Commission as written.

Mr. Silberman seconded the motion.

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

Nays: None

Abstention: None

II. Update on Previous PC cases

Mr. Kelley reported at the last council meeting was the second reading to definitions of liquor licenses establishments.

Temple Anderson's automobile car sales lot has been in violation to the conditions set by Planning Commission. He was made aware of this, after much conversation agreed to comply with the original conditions of the conditional use.

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

1. West Frederick Commons Subdivision, Redivision of Parcel A, 3 lots, Frederick Road & Corporate Drive, Michael Thompson, preliminary and final approval

Mr. Ogren reported the applicant is requesting preliminary and final plat approval for a three lot subdivision located on the corner of Frederick Road and Corporate Drive. Lot 1 and Lot 3 fronts along Frederick Road; both lots are one acre. Lot 2 is 2.52 acres. Each lot meets the minimum 20,000 square foot lot size requirements and minimum 150 foot lot width for a subdivision in the GC-1 zoning district. The plat shows that all three lots have access to Frederick Road and Corporate Drive from a designated "30 feet wide private shared drive and access easement."

On the plat the west property line is labeled "buffer". The "buffer" label needs to be changed to "30 foot undisturbed buffer and a 6 foot opaque fence." At the September 28, 2004, November 24, 2004, and March 28, 2006 meetings, the Planning Commission reviewed a subdivision plat for West Frederick Common. At the meetings, the Planning

Commission discussed a residential buffer and opaque fence with adjacent property owners along the west property line located in an R-3 zoning district. At the March 2006 meeting, the Planning Commission desired a 30 foot undisturbed buffer and an opaque fence along the west property line, but emphasized that the buffer decision would be decided during conditional use review.

Planning staff recommends preliminary and final plat approval subject to (1) the minimum 40 foot front yard setback line along Frederick Road and Corporate Drive, (2) correct the spelling of "Corporate Drive" (3) name the buffer along the west property line "30 foot undisturbed buffer and a 6 foot opaque fence."

Mr. Parker reported there has been an additional utility easement that was recently prepared and filed by the Engineering Department for water and AT&T that was not listed on the submitted plat. This easement was provided to the surveyor to be placed on the final submittal.

The Engineering Department has no comments or objections to 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 Frederick Road & Corporate Park Drive.

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

Chairman Pridgen opened the public hearing.

No comments were made from the audience.

Chairman Pridgen closed the public hearing.

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

Mayor Fuller seconded the motion.

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

Nays: None

Abstention: None

2. Tiger Town Subdivision, Resurvey Lot 21, 2 lots, Enterprise Drive, Maluff Family Properties, preliminary and final approval

Mr. Ogren reported the applicant is requesting preliminary and final plat approval for a two lot subdivision located on Enterprise Drive in Tiger Town adjacent to the Kroger gasoline pumps. Lot 21A is 41,800 square feet and Lot 21B is 25,400 square feet. The lots meet the minimum 20,000 square foot lot size requirement and 100 foot lot width for a subdivision in the Tiger Town PUD development. *(A restaurant is planned for Lot 21A.)*

Planning staff recommends preliminary and final approval subject to (1) plat tied to a section corner (2) add the minimum 30 foot front building line on the plat (3) add signature lines for "Public Works Director", "City Engineer", "Opelika Utilities Board", Opelika Power Services" (4) add a note on plat "No direct access to Enterprise Drive from Lot 21A and Lot 21B.

Mr. Parker reported the Engineering Department has no comments or objections to 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 Enterprise Drive.

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

Chairman Pridgen opened the public hearing.

No comments were made from the audience.

Chairman Pridgen closed the public hearing.

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

Mr. McEachern seconded the motion.

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

Nays: None

Abstention: None

3. Stonewall Farms-Colley Family Addition Subdivision, 2 lots, 4400 Stonewall Road, Colley Family Limited Partnership, preliminary and final approval

Mr. Ogren reported the applicant is requesting preliminary and final plat approval for a two (2) lot subdivision on Stonewall Road. Lot #9 is a flag lot of approximately twelve (12) acres with a sixty (60) foot access from Stonewall Road. Lot #10 is approximately ten (10) acres. Sewer disposal is by septic tank and absorption fields. Both lots exceed the minimum three (3) acre lot size in the watershed.

STAFF RECOMMENDATION: Approve

Mr. Parker reported the Engineering Department has no comments or objections to 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 Stonewall Road.

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

Chairman Pridgen opened the public hearing.

No comments were made from the audience.

Chairman Pridgen closed the public hearing.

Ms. Cannon made a motion for preliminary and final plat approval with staff recommendations.

Mr. Hilyer seconded the motion.

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

Nays: None

Abstention: None

4. The Bridge Church Subdivision, 2 lots, Highway 29 & Lee Road 270, Billy Bryan, preliminary and final approval

Mr. Kelley reported the applicant is requesting to table this item to the May 27th 2014 Meeting due to a possible change with the lot size.

Chairman Pridgen tabled this subdivision until the May 27, 2014 commission meeting.

5. Geneva Street Subdivision, 1 lot, Geneva Street, Andrew C. Story, Jr., preliminary and final approval

Mr. Kelley reported this is the third step in the redevelopment process of the property. The applicant is requesting preliminary and final plat approval to remove two (2) lot lines which pass through the building, and one (1) lot line between 802 and 804 Geneva St.

A major issue remaining is action by the Board of Zoning Appeals (BZA) to grant a 15 foot side yard variance at the southern end of the property. Currently the building is lying on the property line. A 20 foot side yard is required and the building code requires at least a 5 foot distance between the structure and the property line. The southern portion of the building to be demolished is approximately 10,000 sq. ft. A request for a variance will be considered by the BZA on May 13, 2014.

Staff Recommendation: Continue the public hearing until May 27th until BZA action on the variance.

REVISED STAFF REPORT AND RECOMMENDATION: An amended plat will be submitted on April 22nd showing a five (5) foot side yard setback at the southern property line. An application for a fifteen (15) foot side yard variance will be submitted on April 22nd to Board of Zoning Adjustments (BZA) for review on May 13th. **APPROVE PRELIMINARY AND FINAL PLAT SUBJECT TO BZA APPROVING A VARIANCE ON MAY 13, 2014.**

Mr. Parker reported the Engineering Department has no comments or objections to 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 Geneva Street

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

Chairman Pridgen opened the public hearing.
No comments were made from the audience.
Chairman Pridgen closed the public hearing.

Mr. Silberman made a motion for preliminary and final plat approval with staff recommendations subject to ZBA approval.

Mr. Cherry seconded the motion.

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

Nays: None

Abstention: None

B. CONDITIONAL USE - Public Hearing

6. Andrew C. Story, Jr., 804/806 Geneva Street, C-3, GC-2 & C-2, GC-2, Warehousing-recycling for auto industry

Mr. Kelley reported the second step in this process is conditional use permit consideration by the Planning Commission. Staff needs additional clarification on several points: landscaping, truck parking, fencing, and FOREMOST; information concerning the demolishing of the southern portion of the building and approval of a variance from the Board of Zoning Appeals (BZA) of fifteen feet (15) so a five (5) foot distance between the property line and the building is provided. This is a minimum distance to meet building code requirements. The building must be sprinkled.

STAFF RECOMMENDATION: Continue the request until May 27, 2014; after BZA decision on May 13, 2014.

REVISED STAFF REPORT AND RECOMMENDATION: After the PC work session on 4/15/14, a conference call occurred between Alexander Lee, Director of Business Development/CEO for CIRG METAL USA LLC., Brandon Bolt, Scott Parker and Jerry Kelley. The conversation dealt with topics raised at the work session. Staff recommended specific conditions which would be added for approval consideration by PC. Mr. Lee concurred with all recommendations, as follows:

1. Approval subject to BZA approval of a 15 foot side yard variance on the southern portion of the building at their meeting on 5/13/14.
2. Approval subject of Certificate of Appropriateness by Historic Commission on 5/8/14 for removal of two (2) single car garages at 802 and 804 Geneva and concrete paving at entrance and parking area for the facility.
3. Approval of four (4) tractor/trailer spaces behind the structure at 804 Geneva (future office).
4. No tractor/trailer parking adjacent to the weigh scales perpendicular to Geneva St.
5. Provide one (1) handicapped parking space.

6. Synthetic building material to cover metal shall be installed above the cinder block to the roof line on the single story portion of the building (see attachment).
7. Synthetic building material to cover metal shall be installed on the two story portion of the building extending northward to the northeast corner of the building along the same plane as on the one story portion of the building. New paint shall be applied to the remaining portion of the two story building to the roof line. New paint shall be applied to the northern portion of the building including the dock structure.

With these approvals by Planning Commission, Historic Commission, Board of Zoning Adjustments and City Council approving the rezoning petition on May 20, 2014, the transformation of this property will be a major improvement to the Geneva St. corridor, and allow for a viable business opportunity for this proposed warehouse of approximately 33,652 sq. ft.

STAFF RECOMMENDATION: APPROVE WITH CONDITIONS

Mr. Parker reported the design engineer provided a graphical illustration of how the trucks will enter, turn, back, weigh and exit the facility. This illustration is provided with this report and should be placed in the submittal packet for the Commissions information. Because of this explanation and description, the Engineering Department has no objections to the proposed access, and layout of the new concrete truck parking area.

A question needs to be addressed if handicap parking and access to the buildings should be placed in the parking scheme of this submittal. The Engineering Department recommends conditional use approval with a positive explanation of the handicap parking situation.

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

Mr. Kriel reported this use is presently served by Opelika Power Services.

Chairman Pridgen opened the public hearing.

Brandon Bolt, engineer, and Mr. Lee, business owner discussed the site plan with the Planning Commission. Mr. Lee indicated that on average 2 to 3 trucks would be accessing the property per day. Mr. Lee said he did not want to be limited to four parking spaces on the property, because during peak business times he will need to have more trucks on the property. However, Mr. Lee said he did not want to park the trucks in the front yard area near the entrance and scales but park the trucks near the building with the docks behind the office building. The parking spaces for the trucks "Truck Parking Area" is shown on the site plan.

Chairman Pridgen reiterated that this business is located in the Gateway Corridor Overlay District and the Historic District.

Mr. Lee said he would like to have the privilege to park up to six trailers. These individual trailers are sorted per destination.

Mr. Kelley suggested Mr. Lee give a maximum number of trailers that will be stored on the property.

Mr. Lee stated, "my maximum number is six."

Commissioners, Mr. Lee, and Brandon Bolt discussed the fence location, direction of trailer parking, the possible denial from the Historical Preservation Commission (HPC), handicap parking space and American Disability Act (ADA) requirements.

Nick Swindle, 1802 Walnut Hill Lane and business owner on Geneva Street, expressed concerns about who will be responsible for repairing the road and control the dust during construction.

Mr. Parker stated that the private driveways and parking spaces will be concrete pavement and the traffic count from the recycling business is not a dramatic increase for Geneva Street. .

Council Member Jones asked what are the hours of operation. Mr. Lee said the business would be open from 7AM to 4 PM M-F and as needed on Saturday. We do not manufacture anything. We process (bail) cardboard and obsolete parts from Kia and Hyundai and transport the bailed material to be recycled into a product.

Chairman Pridgen closed the public hearing.

Mayor Fuller made a motion for conditional use approval with staff recommendations, subject to ZBA approval, HPC approval, and limited to no more than 6 trailers.

Mr. Cherry seconded the motion.

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

Nays: None

Abstention: Hilyer

7. The Broadway Group, LLC, 1800 Columbus Parkway, C-3, GC-2, Retail store

Mr. Ogren reported the applicant is requesting conditional use approval for a new Dollar General retail store at the corner of North Uniroyal Road and Columbus Parkway (A subdivision of this same property was approved at the March PC meeting.). The store is accessed from North Uniroyal Road.

The site plan shows a 9,100 square foot building on a 1.1 acre lot. Fifty off-street parking spaces including two handicap spaces are provided; the minimum off-street parking requirement is 50. The building will be 100% brick on all sides (Elevations are provided in your packet). The landscape plan meets minimum requirements; a total of 13 trees and 89 shrubs will be planted. The site meets the maximum 75% Impervious Surface Ratio (ISR); the ISR is 67%. An 18' x 18' 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 requirements in this report.

Mr. Parker reported the access onto North Uniroyal, a City Street is 170-feet from the edge of pavement of the intersecting roadway, which meets the Public Works Manual requirement of 125-ft. The parking and handicap parking meets requirements as well as the access through the development.

The developer is aware that this development is in the FEMA regulated flood plain and that the elevation of the buildings will have to be increased and FEMA will need to be notified of this change. This requires additional permitting for the development that will be required to be illustrated prior to the opening of the business. With this condition, the Engineering Department recommends approval.

Mr. Hawkins reported water service is accessible to this Location by a water main in the R.O.W. of N. Uniroyal Road.

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

Chairman Pridgen opened the public hearing.

Paige Lewis representing The Broadway Group said they would like to remove two lighting poles: one on the corner and the other along the side of the building. The two poles are in an Alabama Power easement on the Uniroyal side.

Commissioner and staff discussed security, traffic safety, and lighting requirements.

Chairman Pridgen closed the public hearing.

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

Mr. Hilyer seconded the motion.

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

Nays: None

Abstention: None

C. TEXT AMENDMENTS TO ZONING ORDINANCE – Public Hearing

8. Amend the following from Section 7.3 Specific District Regulations, subsection A. District Regulations concerning the Gateway Corridor Overlay District: Notes: 1. Lighting Requirements, 5. For new construction on the Gateway Corridor Overlay – Exterior Material Construction (Continued from March 25th PC meeting)

Mr. Kelley reported 1. Gateway Corridor Overlay District - Lighting Requirements for Off-Street Parking and Vehicular Use Area (PVA)

A detailed lighting plan for all PVAs having 15 or more parking spaces or containing at least 5,000 square feet of PVA must be submitted with the construction and landscape plans.

A. The lighting plan shall be drawn on the border of the submitting professional and shall clearly define the property lines and the zoning classifications for all adjacent properties. The lighting plan shall provide the following information:

- (1) the type of lamp to be used in each fixture, including the manufacturer's name and part number, lamp wattage, lumen output, and a copy of the manufacturer's lamp specifications;
- (2) pole heights and locations;
- (3) the type of fixtures, including the manufacturer's name and model number, wattage, a picture of the fixture, and the IES file name;
- (4) point-to-point photometric calculations at intervals of not more than ten feet at ground level demonstrating that the plan will provide a uniform intensity of lighting on vehicular surfaces in conformance with the requirements of Section C below;
- (5) the area of each photometric calculation, including an extra calculation to identify the light level produced at the property line, and all data used in each calculation; and
- (6) the stamp of the qualified registered Alabama professional.

B. All exterior lighting fixtures shall be

- (1) located and fitted with appropriate cutoffs, if necessary, to prevent the light level on any adjoining roadway or residential property line from exceeding 1 foot candle;
- (2) aimed so that they do not exceed an angle of 45 degrees out from the base of the pole when using flood lights;
- (3) installed on poles 32 feet or less in height unless the PVA exceeds 25,000 square feet; in such cases, poles exceeding 32 feet, as measured from the finished grade to the bottom

of the fixture, may be used if it is demonstrated that all the requirements of this section can be met; and

(4) shielded so as to prevent glare on adjacent properties and rights of way.

C. PVA lighting shall be designed and installed in compliance with the following standards:

Illumination Requirements for PVAs as Measured at Ground Level:

TYPE OF PVA	Required Minimum Levels	Maximum/Minimum	Uniformity Ratio*
Nonresidential & Residential Surface PVAs	1 foot candle		10:1

Nonresidential &
Residential Surface
PVAs using LED source

0.4 foot candles

8:1

* The highest horizontal illuminance area, divided by the lowest horizontal illuminance point or area should not be greater than the ratio shown. The maximum/minimum ratio must be calculated only for the area within the PVA; maximum light level at the right of way and at property lines shall also be shown.

D. All required lighting shall be installed and approved prior to issuance of a certificate of occupancy. The registered professional who stamped the plans shall certify by letter that the installation complies with the approved plans. The letter shall specify fixtures, wattages, pole heights, and any special requirements such as rotation, angle, shielding or positioning of critical poles at property lines.

E. PVA lighting meeting the standards of Section 71.6. shall be utilized during all hours of operation between dusk and dawn.

Strikethrough = deletions

Bold Type = Additions

SECTION 7.3 SPECIFIC DISTRICT REGULATIONS

A. District Regulation.

NOTES:

5. For new construction in the GC-1 and GC-2 Overlay Districts: Fifty percent (50%) or more of the surface area of the façade to be used on new buildings shall be natural in appearance. Preference is given to materials such as wood, brick, stucco, or glass. Second choice of materials includes other siding that simulates natural materials. A statement shall be submitted to the Planning Department and Building Official for review. The use of simulated exterior materials must have Planning Commission approval. A natural material or approved simulated exterior material shall cover the wall (s) of a building(s) facing all public right-of-ways. The side or rear of a building visible to a gateway roadway shall be reviewed by the Planning Commission to determine the extent of utilizing the natural material or approved simulated exterior material. Trims, building details, dumpster gates, etc. may be made of a man-made material with Planning Commission approval.

5. For new construction in the Gateway Corridor Overlay District - EXTERIOR WALL CONSTRUCTION

A. Definitions

Residential buildings-shall mean those buildings utilized for a single family, two-family, and multiple family dwelling, related to accessory use as a primary residential unit.

Nonresidential building -shall mean those buildings utilized for use other than single family, two-family and multiple family dwelling related to accessory use as a primary non-residential building.

Masonry materials-shall mean and include that form of construction defined below and composed of clay brick, stone, decorative concrete block, rock or other materials of equal characteristics laid up unit set in mortar.

Brick- Includes kiln fired clay or shale brick manufactured to ASTM C216 or C652, Grade SW, can include concrete brick if the coloration is integral, may be painted, and it is manufactured to ASTM C1634; minimum thickness of two and one quarter inches when applied as a veneer, and shall not include under fired clay or shale brick.

Stone- Includes naturally occurring granite, marble , limestone, slate, river rock, and other similar hard and durable all weather stone that is customarily used in exterior building construction; may also include cast or manufactured stone product, provided that such product yields a highly textured stone-like appearance, its coloration is integral to the masonry material and shall not be painted on, and it is demonstrated to be highly durable and maintenance free; natural or manmade stone shall have a minimum thickness of one and one half (1 1/2") inches when applied as a veneer.

Decorative Concrete Block- Includes highly textured finish, such as split faced, indented, hammered, fluted, ribbed or similar architectural finish; coloration shall be integral to the masonry material and shall not be painted on; minimum thickness of three and five eighths inches when applied as a veneer; shall include light weight and featherweight concrete block or cinder block units.

Precast concrete panels- includes products often associated with Tilt Up Wall Construction but only allowed if post-constructed wall areas are then covered by defined masonry materials that can be laid up by unit set in mortar and meet the required percentages of coverage as defined in this ordinance.

The following materials shall not qualify nor be defined as "masonry construction" in meeting the minimum requirements for exterior construction of buildings, unless specifically approved by wavier from Planning Commission.

- Stucco, exterior plaster, adobe or mortar wash surface material
- Exterior insulation and finish systems (EIFS), acrylic matrix, synthetic plaster, or other similar synthetic material
- Cementitious fiber board siding (such as "Hardy Plank" or "Hardy Board")
- Glass

COLOR: All principal and accessory buildings shall be compatible with the architectural style, character, and appearance, including exterior color, which will harmonize and blend in with other buildings in the area. The use of novelty and primary colors are strongly discouraged and to be avoided. Color is intended to enhance the architecture uses of the building, not to detract attention to specific features or elements such as roof or parapet lines.

Residential: A minimum of 50% of the exterior wall construction for all single family detached, duplex, and attached condominium/townhome shall be constructed of masonry materials. The 50% coverage requirement shall be calculated by measuring all facades of the structure, excluding openings for windows, doors, and trim, and multiplying that figure by 50%. The builder of the structure shall be authorized to satisfy the 50% requirement by placing the masonry material on one or more facades of the structure, provided that the façade that faces the public street or private road that services the structure shall have a minimum of 75% of that façade covered with masonry material.

Multi-Family: A minimum of 50% of the exterior wall construction for all multiple-family dwellings shall be constructed of masonry materials. The 50% coverage requirement shall be calculated by measuring all facades of the structure, excluding openings for windows, doors, and trim, and by multiplying that figure by 50%. The builder of the structure shall be authorized to satisfy the 50% requirement by placing the masonry material on one or more facades of the structure, provided that the façade that faces the public street or private road that services the structure shall have a minimum of 75% of that façade covered with masonry material.

Commercial: A minimum of 50% of the exterior wall construction for all commercial structures shall be constructed of masonry material. The 50% coverage requirement shall be calculated by measuring all facades of the structure, excluding the openings for windows, doors, and trim and multiplying

that figure by 50%. The builder of the structure shall be authorized to satisfy the 50% requirement by placing the masonry materials on one or more facades of the structure, provided that the façade that faces the public street or private road that services the structure shall have a minimum of 75% of the façade covered with masonry and/or glass.

Manufacturing/Industrial: A minimum of 25% of the exterior wall construction for all manufacturing/industrial structures shall be constructed of masonry material. The 25% coverage requirement shall be calculated by measuring all facades of the structure, excluding the openings for windows, doors, and trim and multiplying that figure by 25%. The builder of the structure shall be authorized to satisfy the 25% requirement by placing masonry materials on one or more facades of the structure, provided that the façade that faces the public street that services the structure shall have a minimum of 50% of that façade covered with masonry and/or glass. Industrial Development Authority (IDA) properties are excluded from this regulation, but shall conform to IDA private covenants and restrictions.

Mr. Parker, Mr. Hawkins, Mr. Kriel had no reports.

9. Amend Section 7.3 Specific District Regulations, sub-section C. Use Categories (Continued from March 25th PC meeting)

Mr. Kelley reported

USES	DISTRICTS																
	R-1A	R-1	R-2	R-3	R-4	R-4M	R-5	R-5M	C-1	C-2	C-3	M-1	M-2	I-1	GC-1	GC	GC-2
Square Feet GLA	N	N	N	N	N	N	N	N	C	C	C	C	N	N	—E	C	C
All Other More Than 100,000	N	N	N	N	N	N	N	N	C	C	C	C	N	N	—E	C	C
Square Feet GLA	N	N	N	N	N	N	N	N	C	C	C	C	N	N	—E	C	E
Offices, Clinical, Research and Services Not Primarily Related To Goods or Merchandise																	
Operation Designed to Attract and Serve Customer or Clients on Premises such as Office of Attorney, Physicians, Other Professions, Insurance and Stock Brokers, Government Building, etc.	N	N	N	N	N	N	N	N	A	A	A	C	N	N	—A	A	A
Offices of Physicians or Dentist	N	N	N	N	N	N	N	N	A	A	A	C	N	N	—A	A	A
Banks	N	N	N	N	N	N	N	N	A	A	A	A	N	N	—A	A	A
Banks with Drive-in Windows	N	N	N	N	N	N	N	N	N	A	A	A	N	N	—A	A	A
Office of Contractor																	
With Equipment and Material Yard	N	N	N	N	N	N	N	N	N	N	N	A	A	N	—N	N	E
Without Equipment and Material Yard	N	N	N	N	N	N	N	N	A	A	A	A	A	N	—E	C	E
Automobile Related																	
Automobile Maintenance Establishment	N	N	N	N	N	N	N	N	N	C	C	A	A	N	—E	C	E
Automobile Repair	N	N	N	N	N	N	N	N	N	C	C	A	A	N	—N	N	E
Automobile Service Station	N	N	N	N	N	N	N	N	N	C	C	A	N	N	—N	C	E
Convenience Store with Gas Station/Automatic Car Wash	N	N	N	N	N	N	N	N	N	C	C	A	N	N	—E	C	E
Manufacturing, Processing, Creating Repairing, Renovating, Painting, Clearing Assembling of Goods, Merchandise and Equipment																	
All Operations Conducted Within Fully Enclosed Building	N	N	N	N	N	N	N	N	N	C	C	A	A	N	—E	C	E
Operations Conducted Within or Outside Fully Enclosed Building	N	N	N	N	N	N	N	N	N	C	C	A	A	N	—E	C	E
Social, Fraternal clubs and Lodges and Union Halls, and Similar Uses	C	C	N	N	C	C	C	C	A	A	A	N	N	C	—E	C	E

USES	DISTRICTS																
	R-1A	R-1	R-2	R-3	R-4	R-4M	R-5	R-5M	C-1	C-2	C-3	M-1	M-2	I-1	GC-1	GC-2	
Bowling Alleys and Skating Rinks	N	N	N	N	N	N	N	N	A	A	A	A	N	N	-E	C	E
Indoor Fitness Center	N	N	N	N	N	N	N	N	A	A	A	A	N	N	-E	C	E
Indoor/Outdoor Fitness Center	N	N	N	N	N	N	N	N	A	A	A	A	N	N	-E	C	E
Billiard and Pool Halls	N	N	N	N	N	N	N	N	A	A	A	A	N	N	-E	C	E
Movie Theater	N	N	N	N	N	N	N	N	A	A	A	A	N	N	-E	C	E
Activity Conducted Primarily Outside																	
Enclosed Buildings or Structure																	
Private Owned Outdoor Recreational Facilities such as Golf and Country Clubs, Swimming or Tennis Clubs, etc.	C	C	N	N	N	N	N	N	N	N	A	N	N	N	-E	C	E
Golf Driving Range, Miniature Golf, Skateboard Park, Bicycle Race Tract	C	C	N	N	N	N	N	N	N	C	A	N	N	N	-N	C	E
Horse Back Riding Stables	A	A	N	N	N	N	N	N	N	N	N	N	N	N	-N	N	N
Automobile or Motorcycle Racing Tracts	C	C	N	N	N	N	N	N	N	N	N	C	N	N	-N	N	N
Commercial Recreational Fishing	N	A	N	N	N	N	N	N	N	N	N	N	N	N	-N	N	N
Day Care Center	N	N	N	N	N	C	C	C	C	A	A	A	N	A	-E	C	E
Restaurants	N	N	N	N	N	N	N	N	A	A	A	A	A	A	-E	C	E
Lounge (Also called bar/nightclub)	N	N	N	N	N	N	N	N	C	C	C	C	N	A	-E	C	E
Car Wash																	
Self-Service, unattended, open bay	N	N	N	N	N	N	N	N	N	C	A	A	N	N	-N	N	E
Storage: Storage of goods not related to sale of use of those goods on the same lot where they are stored.																	
All storage within completely enclosed structures	N	N	N	N	N	N	N	N	N	C	C	A	A	N	-N	C	E
Storage inside or outside completely enclosed structure	N	N	N	N	N	N	N	N	N	C	C	A	A	N	-N	N	E
Mini warehouse	N	N	N	N	N	N	N	N	N	C	C	A	A	N	-N	N	N
Scrap Materials, Salvage Yard, Junkyard, Automobile Graveyard	N	N	N	N	N	N	N	N	N	N	C	C	C	N	-N	N	N

USES	DISTRICTS																
	R-1A	R-1	R-2	R-3	R-4	R-4M	R-5	R-5M	C-1	C-2	C-3	M-1	M-2	I-1	GC-1	GC	GC-2
Services and Enterprises Related to Animals	C	C	N	N	N	N	N	N	N	N	N	A	N	N	C	N	C
Veterinarian	C	C	N	N	N	N	N	N	N	N	N	A	N	N	C	N	C
Kennel	C	C	N	N	N	N	N	N	N	N	N	A	N	N	C	N	C
Agricultural, Mining, Quarrying Operation																	
Agricultural Operations with Livestock	C	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
excluding Livestock	A	A	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Mining or Quarrying, including on-site sale of products	C	C	N	N	N	N	N	N	N	N	N	C	N	N	N	C	N
Miscellaneous Public and Semi-Public Facilities																	
Post Office	N	N	N	N	N	N	N	N	C	C	A	A	N	N	C	C	C
Airport	C	C	N	N	N	N	N	N	N	N	N	A	N	N	N	C	C
Sanitary Land Fill	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Military Reserve or National Guard Center	N	N	N	N	N	N	N	N	N	N	N	A	N	A	N	N	N
Dry Cleaner	N	N	N	N	N	N	N	N	A	A	A	A	N	N	C	C	C
Laundromat	N	N	N	N	N	N	N	N	A	A	A	A	N	N	N	N	N
Open Air Markets																	
Farm and Craft Market	C	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Produce Market	C	C	N	N	N	N	N	N	C	N	A	N	N	N	N	N	N
Flea Market	N	N	N	N	N	N	N	N	N	N	C	C	N	N	N	N	N
Horticulture Sales w/Outdoor Display	C	C	N	N	N	N	N	N	N	C	C	C	N	N	N	N	N
Funeral Home	C	C	N	N	N	N	N	N	N	A	A	N	N	A	C	C	C
Cemetery	C	C	N	N	N	N	N	N	N	N	C	C	N	A	N	N	N
Mausoleum, Crematorium, Columbarium																	
Bus Station	N	N	N	N	N	N	N	N	N	C	A	A	N	N	N	C	C

USES	DISTRICTS																
	R-1A	R-1	R-2	R-3	R-4	R-4M	R-5	R-5M	C-1	C-2	C-3	M-1	M-2	I-1	GC-1	GC-2	
Commercial Greenhouse Operations																	
No on-premise sales	C	C	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
On-premise sales permitted	C	C	N	N	N	N	N	N	N	C	A	A	N	N	N	N	N
Medical Related																	
Medical or Dental Clinic	N	N	N	N	N	N	N	N	A	A	A	N	N	A	—G	C	—G
Pharmacies	N	N	N	N	N	N	N	N	A	A	A	N	N	A	—G	C	—G
Medical Research Laboratories	N	N	N	N	N	N	N	N	N	A	A	A	A	A	—G	C	—G
Retail Medical Supply	N	N	N	N	N	N	N	N	A	A	A	A	N	A	—G	C	—G

Mr. Parker, Mr. Hawkins, Mr. Kriel had no reports.

Chairman Pridgen opened the public hearing.
No comments were made from the audience.
Chairman Pridgen closed the public hearing.

Chairman Pridgen stated what we are asking for is a motion to send a positive recommendation to change the gateway corridor zones from two zones to one zone and to amend the matrix table.

Ms. Cannon made a motion to send a positive recommendation to city council with staff recommendations.

Dr. Menefee seconded the motion.

Ayes: Cherry, McEachern, Silberman, Menefee, Fuller, Cannon, Hilyer

Nays: None

Abstention: Council Member Canon

D. OTHER BUSINESS

10. Resolution to City Council proposing the removal of the City warehouse building at 811 and 815 Geneva Street

Mr. Kelley reported staff was asked to write a resolution to provide City Council.

A. RESOLUTION

WHEREAS, the Planning Commission of the City of Opelika request action be taken on the city owned property located at 811 and 815 Geneva Street; and

WHEREAS, the above property is located in a designated gateway; and

WHEREAS, the above property is the front door to the Geneva Historic District; and

WHEREAS, the above property is adjacent to a property undergoing revitalization; and

NOW, therefore be it resolved by the Opelika Planning Commission:

1. The warehouses located at 811 and 815 Geneva Street, owned by the City of Opelika, be ~~sold~~-Demolished.

APPROVED and ADOPTED this the 22nd day of April, 2014.

CHAIRMAN KEITH PRIDGEN

Attest:

VICE CHAIRMAN LEWIS CHERRY

Mr. Parker, Mr. Hawkins, Mr. Kriel had no reports.

Mayor Fuller made a motion to send a positive recommendation with staff recommendations.

Mr. McEachern seconded the motion.

Mayor Fuller amended the original motion to include change in the resolution: delete the word sold and add demolished.

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

Nays: None

Abstention: Council Member Canon

11. Discuss Guthrie's access to Pepperell Parkway

Chairman Pridgen suggested options as a resolution to the curb cut at Guthrie's on Pepperell Pkwy.

Mr. Parker reported Guthrie's Access Timeline of Events

- **October 22, 2013**—Sean Foote proposed Conditional Use approval at the October PC meeting with the plat (attachment A) and agreed to submit a traffic report illustrating the traffic flow around the development with the discussion of closing the access to the gas station at the corner of Pepperell and Midway Drive. Traffic Study to be submitted to Engineering and Public works (according to official transcript) and will be discussed prior to approval at the following Planning Commission Meeting.
 - **Staff Recommendation**—recommends conditional use approval subject to the results of the traffic study are considered between the City engineer, traffic engineer, and planning staff in making a decision to close the driveway between the shopping center lot and the Food Mart lot.
- **November 1, 2013**—Traffic study (Attachment B) submitted by Dr. Brian Bowman addressed the traffic flow around the building and introduced the concept of a traffic access cut onto Pepperell Parkway. The traffic report justified the report with a traffic pattern analysis and declared it to be justified.
- **November 13, 2013**—Engineering Department issued a letter (Attachment C) accepting the study and stated that it would be recommended at the next (November) Planning Commission meeting as designed and submitted for approval.
- **November 14, 2013**—E-mail correspondence (Attachment D) between the site design engineer and the Opelika Engineer regarding the need of the decision going back to PC or was engineering approval all that was needed.
- **November 22, 2013**—Preliminary Plans submitted for review with curb cut.
- **January 21, 2014**—Final construction plans submitted for review.
- **February 14, 2014**—Pre-construction conference was held on site.
- **February 25, 2014**—Developer requested an additional curb cut at Saugahatchee Square with the submittal of an additional traffic report (Attachment E)
- **March 7, 2014**—Engineering Department denied the request by citing Public Works Manual (Attachment F)

Mr. Kelley, Mr. Hawkins, and Mr. Kriel had no reports.

Chairman Pridgen opened the public hearing of the October 22, 2013 Meeting.

Sean Foote, SRF Architects, said that Mike Fimiani, Saugahatchee Square owner, believes he was granted full access to Pepperell Parkway. Given the alternative of prohibiting any access at all onto Pepperell Parkway from the new curb cut for Guthrie's customers, I feel that Mr. Fimiani would agree with a right-in, right-out only access. I have a drawing that shows that it is feasible to install a "pork chop" island.

Commissioners discussed the options and traffic safety concerns with Mr. Foote.

Chairman Pridgen closed the public hearing of the October 22, 2013 Meeting.

Mr. Hilyer made a motion to accept a right in, right out access with signs and painting to address this problem.

Mr. McEachern seconded the motion.

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

Nays: Menefee

Abstention: None

Dr. Menefee said he preferred the option to close the access on Pepperell Pkwy.

With no further business on the agenda, Chairman Pridgen adjourned the meeting at 4:13 p.m.

_____ Keith Pridgen, Chairman

_____ Rachel Dennis, Secretary