

January 22, 2013

The City of Opelika Planning Commission held its regular monthly meeting January 22, 2013 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, James Morgan, Arturo Menefee, Keith Pridgen, David Canon, Lucinda Cannon, Michael Hilyer

MEMBERS ABSENT: Mayor Fuller, Ira Silberman

STAFF PRESENT: Gerald Kelley, Planning Director
Martin Ogren, Assistant Planning Director
Rachel Dennis, Planning and Zoning Technician
Walter Dorsey, City 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 3:00 p.m.

I. Approval of December 18, 2012 Minutes

Chairman Pridgen asked for any changes or corrections to the December 18, 2012 Planning Commission Minutes.

Council Member Canon made a motion to accept the December 18, 2012 minutes of Planning Commission as written.

Mr. Hilyer seconded the motion.

Ayes: Cherry, Morgan, Council Member Canon, Cannon, Hilyer

Nays: None

Abstention: Menefee

II. Elect Officers to Planning Commission (Chairman, Vice Chairman)

Chairman Election- Conducted by Mr. Kelley

Mr. Hilyer nominated Keith Pridgen to return as Chairman.

Mr. Council Member Canon seconded.

Ayes: Cherry, Morgan, Menefee, Council Member Canon, Cannon, Hilyer

Nays: None

Abstention: None

Vice President Election – Conducted by Chairman Pridgen

Ms. Cannon nominated Lewis Cherry.

Mr. Council Member Canon called for closed nominations.

Ayes: Morgan, Menefee, Council Member Canon, Cannon, Hilyer

Nays: None

Abstention: None

III. Update on Previous PC cases

Mr. Kelley review past case for the two parcel rezoning on Executive Park Drive from PUD to C-2, GC-2

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

1. Sentinel Hills Subdivision, 3 lots, Lee Road 2192, Steven Corbett, preliminary and final approval

Mr. Ogren reported the applicant is requesting preliminary and final plat approval for a 3 lot subdivision located in the planning jurisdiction about one mile northeast of Exit 66, Interstate 85. The purpose of the subdivision is to relocate the rear property lines of Lot A320 and Lot A310 to provide a larger rear yard area. Each lot meets the minimum 100 foot lot width and 15,000 square foot lot size requirement.

Staff recommends preliminary and final plat approval.

Mr. Dorsey reported sanitary sewer service is not available to the three lots in this subdivision, which is located outside the Opelika corporate limits on Lee Road 2192. Lots A320 and A310 have been developed with single-family residences and are served by on-site septic tanks and field lines.

The Engineering Department recommends preliminary and final plat approval as submitted.

Mr. Hawkins reported this subdivision is in the Beulah Water Authority service area.

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

Chairman Pridgen opened the public hearing.

No comments from the public.

Chairman Pridgen closed the public hearing.

Mr. Cherry made a motion to grant preliminary and final plat approval with staff recommendations.

Mr. Morgan seconded the motion.

Ayes: Cherry, Morgan, Menefee, Council Member Canon, Cannon, Hilyer

Nays: None

Abstention: None

2. Luke P. Quinn and Nina E. Quinn Subdivision, 2 lots, Lee Road 117, Luke P. Quinn and Nina E. Quinn, preliminary and final approval

Mr. Ogren reported the applicant is requesting preliminary and final plat approval for a 2 lot subdivision located in the planning jurisdiction about 2.9 miles south of Spring Villa. The purpose of the subdivision is to separate the dwelling on Lot 1 from the three dwelling units on Lot 2 for a family estate. Each lot meets the minimum 100 foot lot width and 15,000 square foot lot size requirement.

Staff recommends preliminary and final plat approval subject to a 35 foot building line added to the plat.

Mr. Dorsey reported sanitary sewer service is not available to either lot in this subdivision, which is located outside the Opelika corporate limits on Lee Road 117. Both lots have been developed with single-family residences and accessory structures that are served by on-site septic tanks and field lines.

The Engineering Department recommends preliminary and final plat approval, subject to the following:

1. Revise the name of the plat to 'Luke and Nina Quinn Subdivision'.
2. Revise the flood zone statement on the plat to indicate both lots are located in Zone 'X'.
3. Indicate a tie to a section corner.

4. Indicate a permanent access easement on Lot 1 where the driveway for Lot 2 encroaches onto Lot 1.

Mr. Hawkins reported this subdivision is in the Beauregard Water Authority service area.

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

Chairman Pridgen opened the public hearing.

No comments from the public.

Chairman Pridgen closed the public hearing.

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

Mr. Hilyer seconded the motion.

Ayes: Cherry, Morgan, Menefee, Council Member Canon, Cannon, Hilyer

Nays: None

Abstention: None

B. OTHER BUSINESS

- ~~3. Discuss vacating a portion of the right-of-way in the Rocky Brook Lane cul-de-sac—WITHDRAWN~~

C AMENDMENT TO 2020 COMPREHENSIVE PLAN – Public Hearing

4. **Amendment to the Future Land Use Map of the 2020 Comprehensive Plan – Amend land use category along 2400-3000 block of First Avenue (Pepperell Village) from private manufacturing to light commercial**

Mr. Kelley reported demolition is continuing at a quick pace for portions of Westpoint-Stevens Mill on First Avenue. In 2010 the property under petition for annexation was approved by City Council and the zoning of M-1 remained.

However, land use changes are underway at this time since the recent approval of conditional use with construction underway for Dr. Hemberg's office at the intersection of 1st Avenue and 24th St. Also, there is interest by parties desiring to preserve and restore the vast majority of the Mill's brick structure for residential, plus limited office and commercial. The administration building will remain intact. Legislation is needed and a bill has been drafted to allow state historic tax credits for the upcoming legislative session.

Another land use change in Pepperell Village would be to designate the Red Cross Facility on 26th St. to an Institutional land use category on the Future Land Use Map.

Staff believes it is also time with the potential conversion to non-industrial uses for the mill, with demolition nearing completion; that future land uses along this railroad corridor be changed. Besides, the manufacturing zoning district permits other potentially noxious land uses not conducive to the future long range development along the railroad corridor.

This is neither a rezoning recommendation from staff nor a request from a property owner for a specific zone change. Rather, it is a blueprint of land use categories that will direct the type and intensity of future land uses via rezoning at the appropriate time in this general area.

STAFF RECOMMENDATION: Change the 2020 Future Land Use Map to reflect the land use categories suggested in the above Action Requested Category and depicted on the enclosed map.

A. RESOLUTION # 01-13

WHEREAS, The Planning Commission having engaged in a study of properties along the 2400 to 3000 block of First Avenue and a study of properties adjacent to the railroad right-of-way between Gateway Drive and Airport Road; and,

WHEREAS, said study includes examining the zoning districts, existing land uses, the land use classifications of the Future Land Use map of the 2020 Comprehensive Plan, and the social and economic characteristics of the said study area since the closing of the West Point Stevens manufacturing plant; and,

WHEREAS, The Planning Commission has determined from said study the following reclassification of land use for properties on the Future Land Use map to a more appropriate classification: (1) properties classified as "Private Manufacturing" are reclassified "General Commercial", (2) properties classified "Private Manufacturing" reclassified "Light Commercial", (3) one property classified "Light Commercial" reclassified "Institutional", (4) properties classified "Medium Density Residential" reclassified "Light Commercial"; and,

WHEREAS, The Planning Commission deems the amendment to reclassify the said properties would not adversely effect the immediate area, but rather, encourages more compatible land uses and promotes the general welfare of the surrounding neighborhood; and,

WHEREAS, the Planning Commission held a public hearing and considered all public comments on the said amendments.

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

- a. That the classification of land uses on the Future Land Use map of the 2020 Comprehensive Plan as adopted on October 27, 2009 is further amended to designate the following described properties (numbers on map attached correspond with numbers for land uses below):

1. Private Manufacturing to General Commercial:

Lee County Tax Parcels:

0905154000037000	14.6 acres	0905154000038000	30.5 acres
0905154000055001	37.1 acres	0905221000002000	6.6 acres
0905222000002000	6.6 acres	0905222000001000	2.5 acres
0905222000027001	10.4 acres	0905221000013000	0.5 acres
0905221000012000	2.5 acres	0905221000011000	1.0 acre
0905221000009000	2.3 acres	0905221000014000	1.7 acres
0905221000014001	4.3 acres	0905221000001002	13 acres
0905154000038001	1.1 acre		

2. Private Manufacturing to Light Commercial:

Lee County Tax parcels:

0906143000134001	22.8 acres	0906143000134001	2.8 acres
0906143000134001	8.5 acres	0906143000134001	3.1 acres

0906143000134001 0.8 acre

0906144000064011 2.5 acres

0906144000064011 2.1 acres

3. Light Commercial to Institutional:

0906143000057000 1.0 acre (26th Avenue)

4. Medium Density Residential to Light Commercial:

090614000134000 14 acres

0906143000134003 27.7 acres

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.

WITNESS my hand this the _____ day of January, 2013.

Chairman of Opelika Planning Commission

Attest:

Secretary

Chairman Pridgen stated the general reason for doing this is to be able to protect the existing residence and commercial properties in this area.

Mr. Kelley stated with the closing of the Mill and all this industrial next to the Pepperell Mill Village. It seems most appropriate to get it into a category that will fit for the uses that we see for the future West Point Stevens and the new development there (Dr. Hemberg's medical office) begins to set the tone for some of the commercial residential compatibility that we will see in the area.

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

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

Mr. Cherry seconded the motion.

Ayes: Cherry, Morgan, Menefee, Cannon, Hilyer

Nays: None

Abstention: Council Member Canon

With no further business on the agenda, Chairman Pridgen adjourned the meeting at 3:20 p.m.

Keith Pridgen, Chairman

Rachel Dennis, Secretary