

February 26, 2013

The City of Opelika Planning Commission held its regular monthly meeting February 26, 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, Ira Silberman, Arturo Menefee, Keith Pridgen, Lucinda Cannon, Michael Hilyer

MEMBERS ABSENT: Mayor Fuller, David Canon

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 January 22, 2013 Minutes

Chairman Pridgen asked for any changes or corrections to the January 22, 2013 Planning Commission Minutes.

Mr. Hilyer made a motion to accept the January 22, 2013 minutes of Planning Commission as written.

Ms. Cannon seconded the motion.

Ayes: Cherry, Morgan, Silberman, Menefee, Cannon, Hilyer

Nays: None

Abstention: None

III. Update on previous Planning Commission cases

Mr. Kelley reported no updates.

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

1. **Martin Subdivision, 2 lots, Hwy 29, James & Michael Martin, 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 2.5 miles east of exit 66, Interstate 85. This same subdivision was approved at the February 23, 2010 Planning Commission meeting, but the plat was not recorded. A plat must be resubmitted for approval if the plat is not recorded within one year of Planning Commission approval.

The subdivision involves adding a larger rear yard area to Parcel 1 from Parcel 2. Parcel 1 is 2.2 acres and Parcel 2 is 2.9 acres. Each lot meets the minimum 15,000 square foot lot size and 100 foot lot width for a subdivision in the planning jurisdiction.

Staff recommends preliminary and final plat approval.

Mr. Dorsey reported sanitary sewer service is not available to the lots in this subdivision, which is located outside the Opelika corporate limits on U.S. Highway 29. Both lots have been developed with single-family residences and accessory structures.

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

1. Indicate the flood zone designation on the plat and reference the current flood zone map.
2. Indicate the current availability of public water and sanitary sewer service on the plat.

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.

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

Mr. Morgan seconded the motion.

Ayes: Cherry, Morgan, Silberman, Menefee, Cannon, Hilyer

Nays: None

Abstention: None

2. Elizabeth Lee Subdivision, 2nd Addition-1st Revision, 2 lots, Pebble Shore Drive, Clinton Chapman, Preliminary approval

Mr. Ogren reported the surveyor is requesting this item be tabled.

Mr. Kelley noted that the property owners and surveyor requested more time to review the subdivision covenants and restrictions.

Chairman Pridgen asked for a motion.

Mr. Silberman made a motion to table this item.

Mr. Morgan seconded the motion.

Ayes: Cherry, Morgan, Silberman, Menefee, Cannon, Hilyer

Nays: None

Abstention: None

3. Gentlebreeze Subdivision, 2nd Revision, 5 lots, 701 Cusseta Road, Larry Black, Preliminary approval

Mr. Kelley reported the applicant is requesting preliminary plat approval for five (5) parcels ranging in size from one (1) acre to twenty (20) acres. All parcels are vacant except Lot 1A2. Cusseta Road provides access to the parcels from Cusseta Road, with a 30 foot paved access easement to Lot 1A2. Final plat approval will be submitted in the near future.

Staff recommends preliminary plat approval.

Mr. Dorsey reported sanitary sewer service is not available to the five lots in this subdivision, which is located just inside the Opelika corporate limits on Cusseta Road. The nearest accessible sanitary sewer mains are located approximately one mile to the south in Cedar Creek Subdivision. Lot 1A2 has been developed with an existing residence and several accessory structures, while the other lots are undeveloped. Lot 1A1 contains a two-acre pond.

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

1. Indicate a 20-foot wide shared access easement along the side property line between Lots 1A3 and 1A4 and add a note to the plat stating the only vehicle access to Cusseta Road from these lots shall be via the shared access easement.

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

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 plat approval with staff recommendations.

Mr. Morgan seconded the motion.

Ayes: Cherry, Morgan, Silberman, Menefee, Cannon, Hilyer

Nays: None

Abstention: None

4. Grady Subdivision, 3rd Revision, 3 lots, Rocky Brook Lane, Sam Oliver, Preliminary approval

Mr. Kelley reported the applicants are requesting preliminary plat approval to create a new lot (Lot #1) of three (3) acres so a residence may be constructed on the lot to meet the minimum requirements of the watershed for a septic tank. The Dyar's (lot #2) provided the small triangle portion in the northwest corner of their property to satisfy the 3 acre lot minimum. This idea was discussed at the January PC meeting and all parties worked together to implement this lot modification and allow a buildable lot. A final plat is expected in the near future.

Staff recommends preliminary plat approval.

Mr. Dorsey reported sanitary sewer service is not available to the three lots in this subdivision, which is located on Rocky Brook Road and Rocky Brook Lane. Lots 2 and 3 have been developed with single-family residences served by private, on-site septic tanks. Lot 1 has not been developed.

The Engineering Department recommends preliminary plat approval as shown.

Mr. Hawkins reported water service is accessible to this subdivision by a water main in the R.O.W. of Rocky Brook Road and Rocky Brook Lane.

Mr. Kriel reported this subdivision is in the Opelika Power Services territory. Easements shall be granted for all existing electrical facilities.

Chairman Pridgen opened the public hearing.

No comments from the public.

Chairman Pridgen closed the public hearing.

Ms. Cannon made a motion to grant preliminary plat approval with staff recommendations.

Mr. Silberman seconded the motion.

Ayes: Cherry, Morgan, Silberman, Menefee, Cannon, Hilyer

Nays: None

Abstention: None

5. H. M. Prather Subdivision, 4 lots, Lee Road 266, H.M. Prather, preliminary and final approval

Mr. Ogren reported the applicant is requesting preliminary and final approval for a two lot subdivision located in an R-1 zone. The subdivision involves creating two 3 acre parcels along a 100 foot wide Alabama Power easement. Currently, a property line is located in the middle of the 100' easement between two property owners (The property owners are related - father and daughter-in-law). The property line is 5,211 feet long. The two parcels created are 50' x 2,609' (Parcel 1) and 50' x 2,602' (Parcel 2). Parcel 1 is located in the northeastern portion of the 100' easement; Parcel 2 is located in the southwestern portion of the 100' easement. At times the property owners allow hunters to deer hunt on their land. The purpose for the two lots is to create wider property separation between the two property owners so the hunters will not mistakenly crossover to the adjacent property. (The surveyor and property owners created the lots rather than relocate the property line from the center of the easement to the east and west edge of the 100 foot easement because the surveyor would be required to survey the entire perimeter of the 722 acres to meet land title requirements. The surveying cost would be very high.)

Each lot meets the minimum lot size requirement for a subdivision in the planning jurisdiction.

Staff recommends preliminary and final plat approval.

Mr. Dorsey reported sanitary sewer service is not available to this subdivision, which is located just inside the Opelika corporate limits on Lee Road 266. The nearest accessible sanitary sewer mains are located on the western side of Interstate Highway 85 in the Northeast Opelika Industrial Park. None of the lots have been developed. An Alabama Power Company overhead power line easement extends through the Prather property in a north-south direction.

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

1. Enlarge the vicinity map and provide street names on the map.
2. Indicate the front yard building setbacks on all parcels.

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

Dr. Menefee seconded the motion.

Ms. Cannon asked questions about an unbuildable lot.

Chairman Pridgen asked Mr. Gunter if we can create a lot with no access.

Mr. Gunter stated the Subdivision Regulations requires access.

Chairman Pridgen stated they are all under the transmission line, I understand the reasoning, but can we legally do this without granting a road.

Mr. Malcolm Prather spoke stating this is my land. All they are trying to do is create a safety area; this is all under a transmission line. TREC has full rights for access.

Chairman Pridgen, the Commission, and Malcolm Prather discussed ideas of creating a buffered zone instead of creating lots that have no access. The main point made is the

Commission cannot create lots that do not have access. The solution offered was for Mr. Prather to just do a land swap with his daughter-in-law and not change the lines.

Mr. Prather decided to withdraw his application at 3:28 p.m.

6. National Village Subdivision, Phase 1B-Section 2, 11 lots, National Village Loop, RSA of Alabama, preliminary and final approval

Mr. Kelley reported National Village is requesting the approval of ten (10) lots in Phase 1B, Section 2 to build single family homes. Lots 28, 29, and the common area are impacted by a private gravel access road to maintain a sanitary sewer line. Planning staff suggests deleting Lot 28 and combining with Lots 27 and 29 because of the potential negative impact of the common easements, private gravel road, and sanitary sewer easement on the lot. Also, the plat map indicates a street name of Quail Trace between Robert Trent Jones Trail and National Village Loop. However, the street name signs erected at three (3) intersections indicate a street name of Quail Ridge.

Staff recommends a review of the plat between work session and regular meeting to address the two (2) issues mentioned.

STAFF RECOMMENDATION: An additional one (1) lot #35 on National Village Loop has been added to final plat. Lot #28 has been deleted and will become a part of the common area. The street name Quail Trace has been changed to Quail Ridge between Robert Trent Jones Trail and National Village Loop. **STAFF RECOMMENDS APPROVAL.**

Mr. Dorsey reported sanitary sewer service is available to all eleven lots in this subdivision via in-place gravity mains that extend across Parcel B-2 and near the rear boundaries of Lots 25-34. Public street access is available via National Village Loop and Quail Hollow, which have already been constructed. Multiple drainage and utility easements cross several of the lots. Parcel B-2 contains a recreational lake that is also used for storm water detention. The Engineering and Public Works Departments have reviewed and approved the sanitary sewer construction plans, and the sewer construction is almost complete.

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

1. Verify all the street name signs indicated on the plat match the street name signs.

Mr. Hawkins reported water service is accessible to this subdivision by a water main in the of R.O.W. National Village Loop

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

Mr. Hilyer reported since the last meeting we were asked to inspect the site. They have installed the locking manhole covers. The road, Ab and I talked yesterday, and he sent me a letter stating due to the weather that he would have the road completed within 30 days. The road was not something that he was required to do. We have areas where we need to get to the lift stations. He installs and maintains these roads for that purpose. (A copy of the letter is in the PC folder in the Planning Department files).

Chairman Pridgen opened the public hearing.

No comments from the public.

Chairman Pridgen closed the public hearing.

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

Mr. Cherry seconded the motion.

Ayes: Cherry, Morgan, Silberman, Menefee, Cannon, Hilyer

Nays: None

Abstention: None

B. CONDITIONAL USE

7. Blake Rice, 1003 Staley Avenue, C-3, Assisted living facility

Mr. Ogren reported the applicant is requesting conditional use approval to construct a two-story 60 unit assisted living facility. The 60 dwelling units consist of 31 studio apartments, 20 one bedroom apartments, and 9 two bedroom apartments. In September 2008 this same property and property owner was granted conditional use approval for five single family homes and an 18 townhomes.

The site plan shows a 46,260 square foot building on a 2.9 acre parcel. The maximum building area allowed in a C-3 zone is 50% of the lot; the building occupies 38%. The proposed ISR (impervious surface ratio-hard surface) of the property is 55%. The exterior material is a combination of siding, brick, and stone. There will be 74 parking spaces provided for the 60 dwelling units or 1.6 parking spaces per dwelling unit. The 74 parking spaces are adequate for an assisted living facility. The landscape plan meets the minimum landscape requirements based on the disturbed area (2.9 acres). Total landscape points required is 272 points; landscape points provided is 288 points; 60 trees and 20 shrubs will be planted.

Staff recommends approval as submitted.

Mr. Dorsey reported sanitary sewer service is available to this 2.90-acre parcel via a gravity main located within the Staley Avenue right-of-way and within the Central of Georgia Railroad right-of-way. The end of the existing main within the railroad right-of-way is approximately 100 feet west of the southwestern property corner and must be extended eastward within the railroad right-of-way to serve the site. Topographic conditions on the site will dictate which main will provide service. Public street access is available via two-way curb cuts on Staley Avenue and North 13th Street. The proposed curb cut on North 13th Street aligns with Third Avenue. 74 paved, on-site parking spaces are provided, of which four are designated for use by the disabled. A one-lane drive for resident pick-ups and drop-offs will be provided along the front side of the eastern building wing. A two-lane drive for emergency and service vehicles is provided along the rear of the eastern building wing. No dumpster location is shown. Storm water will be managed via a proposed detention basin to be constructed near the southwestern corner of the parcel.

The Engineering Department recommends conditional use approval, subject to the following:

1. The developer's engineer shall submit public works construction plans to the Engineering and Public Works Departments for review and approval prior to the issuance of a building permit.
2. Indicate the proposed location of the dumpster pad, if garbage will be collected by private carrier.
3. Provide a copy of all approval agreements from the Central of Georgia Railroad that will allow the construction of the sanitary sewer extension within the railroad right-of-way, if that sewer must be used to provide service to the site.
4. Rotate the alignment of the two-lane drive clockwise around its intersection at North 13th Street to provide an adequate landscape buffer between the drive and the adjacent private property.

There is a possibility that the access drive that aligns with 13th Street may be shifted to the west so that it is out of the intersection and provides the buffer required in my earlier comments.

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

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

Mr. Silberman made a motion to grant conditional use approval with staff recommendations.

Mr. Morgan seconded the motion.

Mr. Rice stated we have been able to start the engineering on this and have verified that this use can be served to the front by Staley Avenue.

Mr. Morgan asked if traffic will be increased.

Mr. Dorsey stated based on the number of units it is estimated that 105 trips out and 105 trips this is considered very little trips a day.

Ayes: Cherry, Morgan, Silberman, Menefee, Cannon, Hilyer

Nays: None

Abstention: None

C. ANNEXATION and PUBLIC HEARING for Zoning District Requested
8. John Coggins, 6032 Highway 431 N, 34 acres, PC recommendation to City Council, zoning request – R-1, PC zoning district recommendation to City Council

Mr. Kelly reported Mr. and Mrs. Coggins request annexation of their thirty-four (34) acre tract at 6032 US Highway 431 N. The property will be zoned R-1. The property is bounded on three (3) sides by the current city limits.

RECOMMENDATION: Approval

Mr. Dorsey reported sanitary sewer service is not presently available to this 34-acre parcel. The nearest accessible sanitary sewer line is located approximately two miles south of the parcel. Public street access is available via an existing curb cut on U.S. Highway 431. The parcel has been developed with an existing residence and several storage buildings. A small pond is located near the northern parcel boundary. The parcel is located with the Saugahatchee Lake watershed, so all future subdivision and development restrictions pertinent to the watershed will be applicable.

The Engineering Department has a positive recommendation for this annexation request.

Mr. Hawkins reported this location is served by private wells.

Mr. Kriel reported this parcel 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 send a positive recommendation to City Council with staff recommendations.

Mr. Morgan seconded the motion.

Ayes: Cherry, Morgan, Silberman, Menefee, Cannon, Hilyer

Nays: None

Abstention: None

D. OTHER BUSINESS

9. Discuss conditional use approval for Cory Marmaduke concerning visual screen

Mr. Ogren reported at the May 22, 2012 meeting, the Planning Commission approved a conditional use request to allow an auto storage yard at 25 Samford Avenue. Several conditions for approval were included in the approval. (The May 2012 PC minutes are below. The underlined sections are the conditions required.)

The business owner installed a fence (6 foot high wooden fence) along Samford Avenue to visually screen the auto storage yard. He also landscaped the fence area. The owner installed reed fencing along Plum Avenue. After reviewing the May 2012 minutes, the Planning Commission motion and approval was to install slats in the existing chain link fence.

The business owner is requesting that the reed fence be allowed in place of the metal slats. The slats are much more expensive than the business owner expected. The slats are not entirely opaque and the reed fence function in a similar manner as slats inserted into a chain-link fence.

May 22, 2012 Planning Commission Minutes:

Corey Marmaduke, 25 Samford Ave., C-3, GC-2, Automobile storage

The applicant is requesting conditional use approval for an automobile storage yard at 25 Samford Avenue. The applicant will not be storing wrecked automobiles but storing automobiles that have been repossessed (Auto repossession business-a creditor reclaims a car when someone has fallen behind on car payments). The automobiles will enter & exit the property from Samford Avenue. In January 2007 the Planning Commission approved an automobile wrecker service on this same property.

The auto storage yard is bordered by three streets - Samford Avenue, Plum Avenue, and Dover Street. Across Samford Avenue are commercial uses - Price Small Engine Repair, the Business Office Center, and a church - Emmanuel Temple Church. Across Plum Avenue and Dover Street are single family homes in an R-5 zoning district. The adjacent properties on the north side are single family homes in a C-3, GC-2 zone.

The site plan shows the area where automobiles will be stored (yellow border). Staff estimates that about 75 to 100 automobiles could be stored on the property. An existing chain link fence with barb-wire encloses the auto storage yard for security. Planning staff is concerned about the appearance of the property from a major gateway corridor (Samford Avenue). Also, the adjacent properties on the south (Plum Avenue) and east sides (Dover Street) are residential zoned properties located adjacent to the auto storage yard. A visual screen (opaque fence, slats in existing chain-link fence, and/or landscape buffer) to hide the automobiles is recommended. However, the business owner is concerned about the security of the automobiles if a visual screen is installed. That is, the visual screen will hide someone who is vandalizing/burglarizing the automobiles.

Planning staff discussed outdoor security with the Police Department (Captain K.C. Foxe). The officer said if the property is completely screened then police officers on patrol will not be able to see inside to inspect the property for unlawful activities. The officer mentioned that motion sensor lights are effective; if motion sensor lights are installed the business owner should notify the Police Department that sensor lights are installed on his/her property; then the police officers while on patrol could drive by the property and know that the auto storage yard should be dark. Outdoor lighting is also a deterrent from crimes at night. Other methods to discourage burglaries/vandalism are camera security systems and guard dogs.

Samford Avenue - On the west and north side of the property (fronting Samford Avenue) a few trees, shrubs, and a building exists that serve as a partial visual screen from the auto storage yard (see photo attached "Samford Avenue"). Staff recommends that a solid opaque fence be installed or slats inserted in the existing chain-link fence. Also, staff recommends a row of shrubs or trees (Nellie R. Stevens, Emeralds Green Arborvitae, or Brodie eastern red cedar) planted adjacent to the fence to enhance the view from Samford Avenue.

Dover Street runs along the east side of the property (see photo attached "Dover Street"); the auto storage yard is elevated above Dover Street from six to eight feet; only the first row of automobiles is seen in most areas. Existing trees and vegetation and the property elevated serves as a visual buffer in most areas along the east side. Staff recommends the east side (Dover Street) remain as-is.

Plum Avenue borders the property on the south side (see photo attached "Plum Avenue"). Staff recommends slats inserted in the existing chain link fence or an opaque fence installed to visually screen the property from Plum Avenue. The opaque fence should begin at the east side of the Plum Avenue driveway and end at the intersection of Plum Avenue and Dover Street.

On the north side a single family home is located adjacent to the auto storage yard; the home fronts along Dover Street. Staff recommends slats inserted in the existing chain link fence, an opaque fence installed, and/or a row of shrubs/trees planted so the auto storage yard is not seen from the residential property.

Staff also recommends that the vehicles stored on the premises be restricted to the enclosed area shown on the site plan.

Planning staff recommends approval subject to the recommendations in this report. Recommendations are underlined.

Mr. Dorsey reported no report.

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

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

Mr. Hilyer motioned to grant conditional use approval with staff recommendation.
Mr. Morgan seconded the motion. [This motion was amended. See bold type below]

Dr. Menefee expressed concerns for the appearance of the property and how are we to be assured when and what types of landscaping are going to be used and installed.

Chairman Pridgen stated as part of the motion we can ask for a landscape plan with specific shrubbery used as we do in other...

Dr. Menefee stated that this auto storage yard is located in our gateway corridor and I feel these recommendations should be part of the motion.

Mr. Gunter suggested that we add no wreck or inoperable vehicles be stored on the premises.

Chairman Pridgen asked if the landscaping as a condition for approval that we add to the motion that the landscaping be approved by the Planning Department.

Mr. Kelley asked for clarification. If this auto storage yard for operating vehicles transitioned into a storage yard for wrecked vehicles then the business owner would have to come back to the Planning Commission if it were to be inoperable or wrecked.

Council Member Canon stated yes.

Ms. Cannon asked if these cars would be stored more than 30 days.

Council Member Canon stated possibly.

Mr. Hilyer stated we should have larger plants planted and a time limit to install the landscaping and slats. If not his approval is revoked.

Mr. Kelley stated I have a problem of a time table of these conditions this would fall on code enforcement to enforce.

Mr. Hilyer stated we need to make sure these conditions are met.

Mr. Kelley agreed to the time limit on landscaping and the slats installed in the fence. I think what we could do is on occasion we could stop by the property and do an inspection.

Mr. Hilyer amended the original conditional use motions to include a 30 day time period to produce and install a mature landscape plan, allowing no wrecked or inoperable vehicle storage, and installing the slats in the fence.

Mr. Morgan seconded.

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

Nays: Cannon

Abstention: None

Chairman Pridgen stated I went by and looked at the property today. The reed fencing is strictly a temporary material. You can see directly through it. It was not properly installed. I am afraid this will be a situation of where every six months or a year they would have to redo this fence. If this is what you want to do, I would recommend at least having a second layer put on the outside of the fence. If this is what we want to do. But very specifically in there it [conditions] did have accompany the fence was trees, bushes, shrubbery of some type. I do not like metal slats, I think the residential adjoining area is in bad shape and the metal slats would accentuate it.

Mr. Silberman stated going back to our meeting I believe our intent was to get an opaque facing and the slats was a suggestion to be hopefully a less expensive way visual screen. When you look at the site, that reed fence is not a good thing. When you look from Samford Avenue the wood fence does a very good job of blocking the view and makes the reed fence side look worse. At the very least, when the reed fence

starts deteriorating then an opaque fence replace it. I think we need to do a better job of stating what we are looking for when we talk about a fence.

Chairman Pridgen stated in the minutes it specifically states that staff recommends a solid opaque fence be installed or slats inserted in the existing fence. Also staff recommends a row of shrub or trees planted adjacent to the fence that has a view from Samford Avenue. I think we were very clear what we were trying to conceive is coming to something else in a less expensive area but this is going way down.

Mr. Morgan stated I do not think this anywhere close to what we had in mind. Even if we approve this in a short time with nature it will begin to deteriorate and look worse.

Ms. Cannon stated this is a highly traveled area of the City along Samford Avenue

Chairman Pridgen stated I do not know any concession, except to plant full grown Leland Cypress trees which would be more expensive than another opaque fence.

Mr. Morgan noted that the picture on page two could be seen from Samford Avenue.

Dr. Menefee stated as Ms. Cannon stated that is a heavily traveled area of Samford Avenue which a lot of people travel. If you look at it from Plum Avenue which is one of our poorer areas, it looks like we said 'the heck with that area I am just going to do whatever we can to get by with.' This is very inconsistent with our standards. I think Mr. Silberman and I agree that we have higher standards. This [reed fence] should be unacceptable.

Chairman Pridgen stated our recommendation and guidance to staff is: We need solid fencing. Whether it is a metal slats, we had said was okay, I think metal slats look horrible.

Mr. Silberman stated I would even suggest that he put the solid fencing on the other sides that he be consistent with his fencing.

Chairman Pridgen stated to continue.

Dr. Menefee stated that is what I recommend.

Chairman Pridgen stated oaky. Just as a quick note one of the very specific guidelines in here: there will be no wrecked vehicles. I glanced through the reed fence and there was one car that was up on blocks with no wheels and the front end was bashed in.

Mr. Kelley stated we will so advise the applicant your recommendation to staff. If he does not comply we will then move towards municipal court for enforcement issues.

Chairman Pridgen stated in the agreement of that time going back to the minutes of May 22, 2012 he was given a 30 day time period, we are well past that.

With no further business on the agenda, Chairman Pridgen adjourned the meeting at 3:46 p.m.

Keith Pridgen, Chairman

Rachel Dennis, Secretary