

April 23, 2013

The City of Opelika Planning Commission held its regular monthly meeting April 23, 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: James Morgan, Arturo Menefee, Ira Silberman, Mayor Fuller, Keith Pridgen, David Canon, Lucinda Cannon, Michael Hilyer

MEMBERS ABSENT: Lewis Cherry

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 March 5, 7, & 26, 2013 Minutes

Chairman Pridgen asked for any changes or corrections to the March 5, 7, & 26, 2013 Planning Commission Minutes

Mayor Fuller made a motion to accept the March 5, 7, & 26, 2013 minutes of Planning Commission as written.

Mr. Morgan seconded the motion.

Ayes: Morgan, Silberman, Fuller, Council Member Canon, Cannon, Hilyer

Nays: None

Abstention: None

II. Update on previous Planning Commission cases

Mr. Kelley reported no agenda items to the City Council in the past month from the Planning Commission.

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

1. Chad W. Boone Subdivision, 3 lots, Lee Road 390, preliminary and final approval

Mr. Ogren reported the applicant is requesting preliminary and final plat approval for a 3 lot subdivision located on Lee Road 390 about 2.9 miles east of the City limits. The purpose of the subdivision is to create Parcel 4-A in order to sale the one acre lot. Parcel 4-A is created from Parcel 3 and Parcel 4. (The insert drawing on the plat is scaled to show the total size of Parcel 3 and Parcel 4.) Staff recommends the name "Parcel 3" and "Parcel 4" changed to Parcel 3-A and Parcel 4-B, and that the property lines for Parcel 3-A and Parcel 4-B be revised to clearly delineate the shape of Parcel 3-A and Parcel 4-B.

The three lots meet the minimum 100 foot lot width and 15,000 square foot lot size for a subdivision in the Planning Jurisdiction.

Staff recommends preliminary and final approval subject to the recommendation in the report.

Mr. Dorsey reported sanitary sewer service is not available to any of the three parcels in this subdivision, which is located outside the Opelika corporate limits on Lee Road 252. Parcel 4-A has been developed with a single-family residence, while the other two parcels appear to be undeveloped.

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

1. Provide new identification numbers and revised acreages for Parcels 3 and 4, since they are part of this subdivision due to changes in their boundaries.
2. Add signature lines for the owner(s) of revised Parcels 3 and 4 if they are different from the owner of Parcel 4-A.
3. Indicate the availability of public water and sanitary sewer service to the subdivision.
4. Indicate all land areas within the subdivision are located in flood zone 'X'.
5. Rename the plat to 'Havenridge S/D, a Re-division of Parcels 3 and 4'.

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

Mayor Fuller seconded the motion.

Council Member Canon asked if we have contacted these people about the changes.

Mr. Ogren stated yes.

Ayes: Morgan, Silberman, Fuller, Council Member Canon, Cannon, Hilyer

Nays: None

Abstention: None

Dr. Menefee joined the meeting at 3:05 p.m.

~~2. Elizabeth Lee S/D, 2nd Addition 1st Revision, 2 lots, Pebble Shore Drive, Clinton Chapman, Preliminary approval (Tabled at February 26th PC meeting) WITHDRAWN~~

Chairman Pridgen asked that 3 and 4 be discussed together.

B. FINAL APPROVAL

3. Lipscomb-Galloway/Ogletree Subdivision, 2 lots, 707 Orchard Avenue, Frances Lipscomb-Galloway & Eddie Ogletree, Final approval (Tabled at March 26th PC meeting)

Mr. Kelley reported Ms. Galloway and Mrs. John Ernst have come to an agreement because 707 Orchard home crosses the property line to move the line and have a 10 foot side yard. We need to wait until the May meeting because we have a second issue. Ms. Galloway had an appointment last week to speak with Mr. Stevens to resolve the other property line issue. I have not heard from Ms. Galloway since last week. Ms. Galloway has the option to apply for a variance or remove 7 feet of the duplex structure. If she has not resolved the issue; I plan to encourage her to request a variance from BZA on May 14, 2013.

Mr. Gunter stated a decision has to be made within 30 days on the conditional use application.

Chairman Pridgen asked if the final plat approval could be continued.

Mr. Gunter stated yes.

Chairman Pridgen continued the subdivision application based on Ms. Galloway's request.

C. CONDITIONAL USE

4. Frances Lipscomb-Galloway & Eddie Ogletree, 707 Orchard Avenue, R-3, Allow duplex in R-3 zone (Tabled at March 26th PC meeting)

Mr. Hilyer made a motion to deny conditional use because it does not meet side setback regulations.

Ms. Cannon seconded the motion.

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

Nays: None

Abstention: None

The Commissioners agreed that Ms. Galloway would not have to pay the fee again to bring the conditional use back next month.

Chairman Pridgen excused any city staff that might like to leave early. Mr. Hawkins and Mr. Kriel left the meeting.

D. OTHER BUSINESS

5. 2020 Comprehensive Plan updates – Demographics based on 2010 Census

Mr. Ogren reported a short review of the 2010 Census information.

The Commission requested updated information from Economic Development related to current employment numbers. The Planning Department will provide information about the question of how are students counted. ESG will provide a chapter of updates.

Mr. Kelley stated these updates will be presented at the May meeting.

6. 2020 Comprehensive Plan updates from City Departments

Mr. Kelley reported this is an update we took a 3 year window and asked the departments for accomplishments only. This is just an update. There is not real analysis of this information. We may have different goals for the future. As we look towards a 2030 Plan we need to have much more detailed analysis and goals for each department in 5 year increments. This is basically an overview from the last 3 years.

The Commission agreed that in the future they would like to see more measurable goals and detailed information.

The Commission discussed hiring a consultant to develop the 2030 Comprehensive Plan and include new information from Public Works and Economic Development.

7. Discuss amendment to Section 7.3, A. District Regulations, paragraph 10 of the Zoning Ordinance concerning exterior material in the GC-1 and GC-2 gateway corridor overlay district

Mr. Kelley reported a few discussion points for a potential amendment needed on the GC-1 and GC-2 language. The primary concerns are building materials and a specified percentage of each building's exterior being a masonry material.

The Commission discussed the amendments proposed and which areas of the language required additional review.

Chairman Pridgen proposed a subcommittee be created to review the GC-1 and GC-2 regulations overall and propose the amendments. Maybe it is time to combine GC-1

and GC-2 together. These amendments should include gateway corridor areas, siding, signage, and if we need two different zones.

The Commission discussed the image of the gateways and how important they are to the City as a whole.

Mr. Hilyer volunteered to chair the subcommittee.

Council Member Canon volunteered to serve.

Ms. Cannon volunteered to serve.

Mr. Silberman volunteered to serve.

With no further business on the agenda, Chairman Pridgen adjourned the meeting at 4:01 p.m.

_____ Keith Pridgen, Chairman

_____ Rachel Dennis, Secretary