



**PLANNING COMMISSION  
MINUTES  
300 Martin Luther King Blvd.  
July 25, 2023  
TIME: 3:00 PM**

I. WELCOME - Some items at this meeting will have a designated public hearing (noted below). Individuals are limited to one 5-minute comment period per public hearing.

II. APPROVAL OF MINUTES

The City of Opelika Planning Commission held its regular monthly meeting July 25, 2023 in the Meeting Chambers, located at the Opelika Municipal Court. Certified letters have been mailed to all adjacent property owners for related issues.

MEMBERS PRESENT: Chair Lucinda Cannon, Mr. Sheldon Whittelsey, Councilman George Allen, Dr. Arturo Menefee, Mrs. Leigh Whatley, Mr. Michael Hilyer, and Mr. Jay Walters.

MEMBERS ABSENT: Mayor Gary Fuller, and Mr. John Sweatman.

STAFF PRESENT: Mr. Matt Mosley, Planning Director  
Mr. Martin Ogren, Assistant Planning Director  
Mrs. Rachel Dennis, Planner  
Mrs. Claire Barber, Planning and Zoning Technician  
Mr. Scott Parker, City Engineer  
Mr. Guy Gunter, City Attorney

CALL TO ORDER: Chair Lucinda Cannon called the meeting to order at 3:00 p.m.

**Approval of Planning Commission Minutes June 27, 2023**

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| <b>RESULT:</b>   | <b>Passed</b>                                                                                 |
| <b>MOVER:</b>    | Arturo Menefee                                                                                |
| <b>SECONDER:</b> | Leigh Whatley                                                                                 |
| <b>AYES:</b>     | Chair Cannon, Walters, Whatley, Whittelsey, Director Hilyer, Menefee, Councilman Ward 1 Allen |
| <b>NAYS:</b>     | None                                                                                          |
| <b>ABSTAIN:</b>  | None                                                                                          |

III. UPDATE ON PREVIOUS PC CASES

Mr. Mosley stated that the Broad Metro plat that came before the Planning Commission in May was approved at the last City Council meeting.

IV. NEW BUSINESS

A. **PLAT (Preliminary Only) - Public Hearing**

1. Anderson Lakes SD, Phase 3, 33 lots, accessed from Anderson Lakes Road, Blake Rice, Barrett-Simpson, authorized representative for Steven W. Corbett, Preliminary Approval  
Mr. Mosley presented the staff report to the Planning Commission for Anderson Lakes Subdivision accessed from Anderson Lakes Road. He stated that staff recommends preliminary approval subject to the following:

1. **All utilities must be underground.**
2. **Sidewalks required on both sides of the streets.**
3. **As stated in the PUD narrative, plant a street tree along the streets on private property with at least one tree planted every 100 feet. Add a note to the plat.**
4. **On the final plat add a name to Street "A".**
5. **Add a note on plat to clarify use, ownership, and maintenance for Lot 33 detention area, this area is shown in the PUD as open space, update plat.**
6. **Add a note on plat that minimum building setbacks are front yard 25 feet, side yard 5 feet, and rear yard 20 feet and the minimum lot width is 60 feet.**
7. **Adjust the lot sizes of 19, 20, and 21 to meet the minimum PUD lot size standards of 8,755 square feet.**
8. **Site plans for structures are required to designate the finished floor elevation for all lots with structures located in the flood zone.**
9. **An as built elevation certification shall be required at the batter board or form board stage before the slab is poured.**
10. **All lots located in the Flood Zone shall fully comply with all other requirements delineated in the Flood Damage Prevention Ordinance.**
11. **Add a landscape buffer or undisturbed buffer along the rear of Anderson Lakes Drive for Lots 12-17, as these lots are essentially double frontage lots.**

Mr. Parker provided the reports for Engineering, Opelika Utilities Board, and Opelika Power Services. He stated that construction of infrastructure and utilities will be monitored and approved prior to final plat acceptance. He also stated that this subdivision is outside of Opelika Power Service Territory.

Chair Cannon opened the public hearing.

No comments.

Chair Cannon closed the public hearing.

#### **Motion to grant preliminary plat approval with staff recommendations**

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|------------------|-----------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>Passed</b>                                                                                 |
| <b>MOVER:</b>    | Councilman Ward 1 Willie Allen                                                                |
| <b>SECONDER:</b> | Jay Walters                                                                                   |
| <b>AYES:</b>     | Chair Cannon, Walters, Whatley, Whittelsey, Director Hilyer, Menefee, Councilman Ward 1 Allen |
| <b>NAYS:</b>     | None                                                                                          |
| <b>ABSTAIN:</b>  | None                                                                                          |

#### **B. PLAT (Preliminary and Final) - Public Hearing**

2. Arrowhead SD, 51 lots, accessed from Arrowhead Avenue, Kurt Hayley, authorized representative for Hayley Investments LLC, Preliminary and Final Approval

#### **Motion to move Arrowhead SD from item number 6 to item number 2**

|                |                |
|----------------|----------------|
| <b>RESULT:</b> | <b>Passed</b>  |
| <b>MOVER:</b>  | Arturo Menefee |

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|------------------|-----------------------------------------------------------------------------------------------|
| <b>SECONDER:</b> | Councilman Ward 1 Willie Allen                                                                |
| <b>AYES:</b>     | Chair Cannon, Walters, Whatley, Whittelsey, Director Hilyer, Menefee, Councilman Ward 1 Allen |
| <b>NAYS:</b>     | None                                                                                          |
| <b>ABSTAIN:</b>  | None                                                                                          |

Mr. Mosley presented the staff report to the Planning Commission for Arrowhead at Forest Hills Subdivision accessed from Arrowhead Avenue. He stated that staff recommends preliminary and final approval subject to the following:

1. Install sidewalks on at least one side of all streets.
2. Install underground utilities.

Mr. Parker provided the reports for Engineering, Opelika Utilities Board, and Opelika Power Services.

Mr. Hilyer stated that he is concerned about how Public Works will be able to access the sewer lines.

Mr. Mosley stated that there is an access easement.

Mr. Hilyer stated that now that those lots go all the way back and are owned by the property owners, if they put fences up they are going to have to come down if there is a problem. He stated that there needs to be notes on the plat to allow them access to the sewer line.

Mike Maher, Precision Surveying, stated that he will add a note on the plat.

Chair Cannon opened the public hearing.

Jim Hope, 1804 Arrowhead Avenue, stated that the traffic has gotten very hazardous and that the speeds are dangerous. He also stated that in the original plat the wetlands were not part of the lots, and now the wetlands are being included and have to be purchased with a lot. He stated that he thought that it would be a great place for an environmental trust where the land could be protected. He noted that there was a major sewer issue that was very near the creek on this property.

Nick Tsolas, 2063 Nightsong Lane, asked for clarification on the plat note that says non-habitable structures are not allowed.

Mr. Mosley stated that our current ordinance does not allow additional accessory structures on lots that do not have primary structures on them. He noted that the shed would have to be on the lot the house is on.

Tom Tippet, 1103 Willow Run, stated that he thought the addition would be great for the community and for Opelika as a whole. He noted that he thought it was well designed but had some concerns about the wetlands. He stated that he felt the wetlands could be dealt with by entities within the City.

Mike Maher, Precision Surveying, stated that there are two easements that come off the roadway and go through the subdivision, but that they will add an easement where Mr. Hilyer tells them to. He asked if one additional easement was enough?

Mr. Hilyer stated that one additional easement would be enough. He stated that it needed to be a 20-foot easement to get a truck through there.

Mike Maher stated that they would add a sanitary sewer and access easement and also add a note stating that if a fence is installed, a gate has to be installed with a City approved lock so you can get through it.

Chair Cannon closed the public hearing.

**Motion to grant preliminary and final plat approval with the condition that an additional access easement be added and a note about fencing and with staff recommendations**

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| <b>RESULT:</b>     | <b>Passed</b>                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>MOVER:</b>      | Councilman Ward 1 Willie Allen                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>SECONDER:</b>   | Jay Walters                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>DISCUSSION:</b> | Mr. Whittelsey asked if there was a way the wetlands could be deeded into a park or a trust?<br><br>Kurt Hayley, applicant, stated that this development has kept the trees and was hand surveyed. He stated that they have done everything to keep the integrity of the neighborhood and that he believed it was done the best way. He stated that he believed the easement was handled with a note on the plat. |
| <b>AYES:</b>       | Chair Cannon, Walters, Whatley, Whittelsey, Director Hilyer, Menefee, Councilman Ward 1 Allen                                                                                                                                                                                                                                                                                                                     |
| <b>NAYS:</b>       | None                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>ABSTAIN:</b>    | None                                                                                                                                                                                                                                                                                                                                                                                                              |

**C. CONDITIONAL USE - Public Hearing**

3. David Slocum, authorized representative for LD AL Opelika McCoy Street LLC; Elizabeth J. Jimmerson, 1250 block of McCoy Street, C-2, GC-S, 26-unit townhome development.

Mr. Mosley presented the staff report to the Planning Commission for the proposed conditional use request of a 26-unit townhome development at the 1250 block of McCoy Street. He stated that staff recommends approval of the conditional use subject to the following conditions:

1. The exterior materials must meet the gateway corridor cladding requirements as provided in Section 7.6
2. Any fences constructed for townhome units must be consistent in maintaining a uniform appearance as established in HOA guidelines.
3. The dumpsters should be screened with materials compatible with the buildings.
4. Create a near opaque screen using a combination of landscaping to include evergreen trees, berming, or fencing on the area where townhomes back up to McCoy Street or the street to be dedicated. Any fencing shall be located between the landscaping and the rear of the building.
5. Add a gateway corridor buffer on the remainder of frontage along McCoy Street and the street to be dedicated.
6. Provide a sidewalk along the private drive to extend to McCoy Street on each side. This shall include the developed frontage of the street to be dedicated.
7. Add a parking lot buffer on the north property line between the private drive and the adjacent property.

8. The private street between this development and the apartments to the south shall be dedicated to the City prior to the Certificate of Occupancy being granted.

Mr. Parker provided the reports for Engineering, Opelika Utilities Board, and Opelika Power Services. He stated that water is available from proposed roadway as shown (location should be confirmed with survey). He stated that water is also available from McCoy Street. He noted that a looped service from both directions is preferred. He stated that due to lack of space for meters, a master meter at each building or for the complex as a whole will likely be required.

Chair Cannon opened the public hearing.

No comments.

Chair Cannon closed the public hearing.

#### **Motion to grant conditional use approval with staff recommendations**

**RESULT:** Passed

**MOVER:** Arturo Menefee

**SECONDER:** Director Mike Hilyer

**DISCUSSION:** Chair Cannon asked where the parking was.

Mr. Mosley stated that there was a parking pad in front of the unit directly off the street that would hold two vehicles.

Mr. Hilyer asked about the sidewalk.

Mr. Mosley stated that they would have to widen what they are currently showing in order to add a sidewalk.

Mr. Walters asked if the sidewalk would be on the private drive.

Mr. Mosley stated that it would be on the private drive and that it could be on either side of the road.

**AYES:** Chair Cannon, Walters, Whatley, Whittelsey, Director Hilyer, Menefee, Councilman Ward 1 Allen

**NAYS:** None

**ABSTAIN:** None

4. Eugene Leonard Jr., authorized representative for AYM LLC, ADD Opelika LLC, and PC Real Estate Ltd., 2550 Pepperell Pkwy (Pepperell Corners shopping center), C-3, GC-P, Church (The Life City Church/TLC Kids)

Mr. Mosley presented the staff report to the Planning Commission for the proposed conditional use request for a church (The Life City Church/TLC Kids) at 2550 Pepperell Parkway. He stated that staff recommends approval of the conditional use subject to the following conditions:

1. **The outdoor play area location and fencing approved by Planning prior to installation.**
2. **If a dumpster is to be added, location and screening require Planning approval.**
3. **Outside lighting must meet the Gateway Corridor requirements in Section 7.6, B., 6, a.**

Mr. Parker provided the reports for the Engineering, Opelika Utilities Board, and Opelika Power Services.

Chair Cannon opened the public hearing.

No comments.

Chair Cannon closed the public hearing.

**Motion to grant conditional use approval with staff recommendations**

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|------------------|-----------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>Passed</b>                                                                                 |
| <b>MOVER:</b>    | Director Mike Hilyer                                                                          |
| <b>SECONDER:</b> | Councilman Ward 1 Willie Allen                                                                |
| <b>AYES:</b>     | Chair Cannon, Walters, Whatley, Whittelsey, Director Hilyer, Menefee, Councilman Ward 1 Allen |
| <b>NAYS:</b>     | None                                                                                          |
| <b>ABSTAIN:</b>  | None                                                                                          |

**D. FINAL PLAT**

5. Pepper Mill Creek SD, Phase 2, 20 lots, accessed from Lowndes Street, Nick Howell and Michael Maher, authorized representative for Auburn Building Company LLC, Final Approval

Mr. Mosley presented the staff report to the Planning Commission for Pepper Mill Creek Subdivision Phase 2 accessed from Lowndes Street. He stated that staff recommends final approval subject to the following:

1. Install sidewalks on both sides of the street. (Sidewalks each side of street approved at April 2020 PC conditional use.)
2. Install underground utilities
3. Label area on plat "landscape buffer" along the rear or side property line of those duplex lots that adjoin or abut a single family lot. The said duplex lots are Lot 10, 25, and 26, and 27. The residential buffer installed must be selected from the three residential buffer options in Section 10 Landscape Regulation in Zoning Ordinance.
4. The duplex elevations (in packet) should substantially match the submitted elevations at the March 2019 PC meeting for conditional use for exterior materials. The duplexes should alternate façade features, massing, entries, or other elements to break up a monotonous row of housing.
5. Each duplex lot must meet minimum requirements of Section IX Landscape Regulations.
6. Lots 33 and 34 are non-buildable lots. (Lot 33 is labeled open space lot and Lot 34 is labeled storm water retention). Add a note on plat who will own Lot 33 and Lot 34, and who is responsible for the maintenance of the lots.

Mr. Parker provided the reports for the Engineering, Opelika Utilities Board, and Opelika Power Services. He stated that final approval of installed water infrastructure has not been given at this time. He noted that final approval must be granted before plat can be approved.

**Motion to grant final plat approval with staff recommendations**

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| <b>RESULT:</b>   | <b>Passed</b>                  |
| <b>MOVER:</b>    | Arturo Menefee                 |
| <b>SECONDER:</b> | Councilman Ward 1 Willie Allen |

**DISCUSSION:** Mr. Whittelsey asked if each of these lots would have just one duplex?

Mr. Mosley stated that each lot would have only one duplex.  
**AYES:** Chair Cannon, Walters, Whatley, Whittelsey, Director Hilyer, Menefee, Councilman Ward 1 Allen  
**NAYS:** None  
**ABSTAIN:** None

6. Foxrun SD, Phase 3, 43 lots, accessed at the end of Village Drive, Daniel Holland, Holland Homes, Final Approval

Mr. Mosley presented the staff report to the Planning Commission for Foxrun Subdivision Phase 3 accessed at the end of Village Drive. He stated that staff recommends final approval subject to the following:

1. **Underground utilities are required.**
2. **Sidewalks are required on at least one side of the street.**
3. **Add the 10' bufferyard along the east property line of Lots 185 to 198.**
4. **Woodland Circle is incorrectly labeled Village Drive.**
5. **Lot 186 and Lot 188 are incorrectly labeled.**

Mr. Parker provided the reports for the Engineering, Opelika Utilities Board, and Opelika Power Services. He stated that final approval of installed water infrastructure has not be given at this time. He noted that final approval must be granted before plat can be approved. He stated that this subdivision is outside of the Opelika Power Service Territory.

**Motion to grant final plat approval with staff recommendations**

**RESULT:** Passed  
**MOVER:** Director Mike Hilyer  
**SECONDER:** Arturo Menefee  
**AYES:** Chair Cannon, Walters, Whatley, Whittelsey, Director Hilyer, Menefee, Councilman Ward 1 Allen  
**NAYS:** None  
**ABSTAIN:** None

7. Springhill Heights SD, Redivision of Lots 53-58, 3 lots, accessed at the corner of Arnold Avenue and Spring Drive, Nick Howell, authorized representative for 2H Properties LLC, Final Approval

Mr. Mosley stated that the applicant requested that this item be tabled.

**Motion to table the item at the applicant's request**

**RESULT:** Passed  
**MOVER:** Arturo Menefee  
**SECONDER:** Leigh Whatley  
**AYES:** Chair Cannon, Walters, Whatley, Whittelsey, Director Hilyer, Menefee, Councilman Ward 1 Allen  
**NAYS:** None  
**ABSTAIN:** None

V. OLD BUSINESS

E. **REZONING - Public Hearing**

8. (a) Amendment to the Future Land Use Map, accessed from Anderson Road and Andrews Road, 197 acres, from a low density residential to a mixed use development land use category.

(b) Rezoning request, Blake Rice, Barrett-Simpson, authorized representative for 280 Land Company, LLC, 197 acres, accessed from Anderson Road and Andrews Road, from R-3 to PUD (Edgefield Farm). *(This item was tabled at the April 25, 2023 meeting at the applicant's request.)*

Mr. Mosley presented the staff report to the Planning Commission for the rezoning request for 197 acres accessed from Anderson Road and Andrews Road, from R-3 to PUD. He stated that staff believes that the general density is in line with previously approved developments that are adjoining. He stated that staff believes that the proposal is consistent with the City's long range plans and recommends a positive recommendation to City Council, but notes that this development has some features that were concerns to the Planning Commission and adjacent residents on the Dickson Farms rezoning. Should the Planning Commission recommend a positive recommendation, the following conditions should be included:

1. **Sidewalks shall be required on both sides of the street where they adjoin residential, commercial or amenity uses.**
2. **All utilities shall be underground.**
3. **Uses and area standards shall be tied to the C-2, GC-S requirements for the commercial area.**
4. **The commercial area shall not commence construction for at least 5 years from the approval of the PUD by City Council.**
5. **The commercial area shall be consistent with a neighborhood commercial center. This shall include the following design features:**
  - a. **Large parking lots are minimized and no the primary feature between the street and building.**
  - b. **Buildings shall share common design features and have complimentary architecture.**
  - c. **Cross-access shall be implemented to reduce the number of individual curb cuts for uses.**
  - d. **The commercial area should have vehicular and pedestrian connection to the residential area.**
  - e. **A residential buffer shall be required between the commercial area and the internal residential property.**
6. **A schematic plan shall be submitted to Planning staff for review and approval prior to issuance of any construction plans for the commercial area.**
7. **Townhouse uses shall follow the landscape standards of the zoning ordinance.**
8. **Gateway cladding standards shall apply.**
9. **Buffering on the perimeter of the residential area where the rear of the lot is adjacent to the street, the buffer shall be either 20 feet undisturbed, a planted buffer to include evergreen trees, a landscaped berm, or any combination thereof. This buffer shall fully screen the rear yards of adjacent residential uses. The specifics of this plan shall be coordinated with Planning staff for approval.**
10. **Any solid fencing uses in bufferyards shall be located between the planted landscaping and the rear of the home.**
11. **Buffering for the commercial area shall follow the Gateway Corridor buffer requirements to include a 15 foot width frontage buffer with Type B parking lot planting requirements.**



Mr. Parker provided the reports for the Engineering, Opelika Utilities Board, and Opelika Power Services. He stated that any needed adjustments to the roadway, adjacent intersections or added turn lanes will be analyzed with a traffic impact study after the Preliminary Plat is submitted and approved. He also stated that water is available from Anderson Road. Water must be extended from Anderson Road to connection point on Andrews Road at ultimate buildout. The water main on Andrews Road must be 12-inch diameter pipe. It is suggested that this developer possibly coordinate Andrews Road Water Main Extension with developer of property across Andrews Road. They are also required to extend water main down Andrews Road for their development. He stated that this subdivision is outside of the Opelika Power Services territory.

Chair Cannon opened the public hearing for the Amendment to the Future Land Use Map and the rezoning request at the same time.

Virginia Thompson, 3636 Tre'Von Court, stated that this is a residential area. She stated that the City of Opelika didn't allow apartments or commercial on the opposite corner from this property and she asked that the commercial on this property be denied. She stated that she did not feel commercial was necessary in this area due to several other commercial locations nearby. She also stated she was concerned that if the commercial portion of this property is not going to be developed in the next five years, it would eventually become apartments or townhouses.

Bill Goree, 3313 Anderson Road, stated that now that the road has been moved, he has 5 lots facing his house. He asked who owns the property on the power line back to Anderson Road. He requested that the Commission vote no to the whole project, but especially the commercial part of this project. He expressed concern over the traffic in this area.

Howard Galimore, 1705 Andrews Road, stated that he did not want the commercial or the additional traffic.

Keith Singleton, 1740 Andrews Road, requested that the Commission not approve the commercial. He expressed concern over the traffic and the trash.

Tamar Lisenby, 3600 Tre'Von Court, stated that she did not think they needed commercial in that area. She expressed concern over the traffic, the trucks, and the trash. She requested that the Commission not approve the commercial.

Bryant Huguley, 3505 Tre'Von Court, requested that the Commission not approve the commercial. He expressed concern over the traffic and the trucks.

Alison Brooks, 2090 Andrews Road, expressed concern over the traffic and the trucks. She also expressed concern about the schools being too full. She stated that she did not think there should be commercial at that location. She requested more large lots and asked if there was a limit to development.

Elizabeth Herring, 1103 Andrews Road, stated that she would like the Commission to require a buffer along Anderson Road so that people don't see backyards when they are coming into Opelika.

Sonya Hardin, 3541 Tre'Von Court, stated that she did not want the commercial and requested that the Commission deny the commercial.

Vondalyn Hall, 703 Hillflo Avenue, stated that she believed this is a critical first impression

area and that the quality and appearance was very important.

Chair Cannon closed the public hearing.

Mr. Mosley stated that the property in front of the easement is developable property and that the easement is owned by the utility company.

Councilman Allen made a motion to send a positive recommendation for rezoning to City Council with staff recommendations.

Mr. Hilyer seconded the motion.

Mr. Walters asked if this was a recommendation for the rezoning or for the plat.

Mr. Mosley stated that this was a recommendation for the Master Plan and the narrative as presented.

Blake Rice, Barrett-Simpson, stated that the commercial is not an integral part of this project. He stated that if the commercial is a big point of contention for the local residents, he would be happy to remove it. He stated that the commercial could easily be made an extension of the residential.

Guy Gunter, City Attorney, stated that the Commission would need to see a new plan with exactly how that commercial would be converted into residential.

#### **Motion to table the item**

**RESULT:** Passed

**MOVER:** Councilman Ward 1 Willie Allen

**SECONDER:** Director Mike Hilyer

**DISCUSSION:** Chair Cannon stated that she would like there to be no 40-foot lots.

Mr. Menefee stated that he recommended the developer meet with the residents so that both parties can work together.

Mr. Hilyer stated that he thought the commercial was a major factor out there and that he felt it really changes the structure out there.

Mr. Whittelsey stated that he felt there needed to be a buffer on Andrews Road for any homes backing up to Andrews Road.

Mr. Mosley stated that is part of staff recommendation.

Mr. Whittelsey asked what type of buffer that would be?

Blake Rice stated that staff had some recommendations of each type and that it is decided when you get into the engineering portion of the project.

Mr. Whittelsey stated that he agreed with Chair Cannon about the 40-foot lots. He stated that this location is more rural and he felt that the Commission needed to look at a minimum of 50-foot lots in this area. He stated that a lot of this area is wetlands and in the floodplane and that he doubted the true usable acreage was at a density of 2.7.

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|-----------------|-----------------------------------------------------------------------------------------------|
|                 | Mr. Walters stated that he agreed with the comments on the buffer and the 40-foot lots.       |
| <b>AYES:</b>    | Chair Cannon, Walters, Whatley, Whittelsey, Director Hilyer, Menefee, Councilman Ward 1 Allen |
| <b>NAYS:</b>    | None                                                                                          |
| <b>ABSTAIN:</b> | None                                                                                          |

#### F. FINAL PLAT

9. Laurel Lakes SD, Phase 1, 62 lots, accessed from North Uniroyal Road, Blake Rice, Barrett-Simpson, authorized representative for Fire Rock Development Company, LLC, Final Approval (*This item was tabled at the June 27, 2023 meeting at the applicant's request*)

Mr. Mosley presented the staff report to the Planning Commission for Laurel Lakes Subdivision Phase 1 accessed from North Uniroyal Road. He stated that staff recommends final approval subject to the following:

1. Install underground utilities.
2. Install sidewalks on at least one side of all streets.
3. Add a note on plat providing the minimum building setbacks: 20' front yard, 7' side yard, 25' rear yard, and 15' side on street (corner lots).
4. Add a note providing the minimum lot standards concerning lot width.
5. Install a residential buffer as provided in the Landscape Regulations options between the side (south side) property lines of 'Lot 1001-A Common Area' and the rear property lines of Lots 72 thru 76. The buffer option selected must be shown on the site plan when a building permit is requested for the lots.
6. As provided on the master plan, preserve a 25 foot natural buffer on 'Lot 1001-C Common Area' located adjacent to Lot 1 and Lot 2. If a fence is proposed for Lot 1 or Lot 2, then the fence must be installed on the rear property lines of the two lots. The 25' buffer must be shown on the site plan for Lot 1 and Lot 2 when building permit is requested.

Mr. Parker provided the reports for the Engineering, Opelika Utilities Board, and Opelika Power Services.

#### Motion to grant final plat approval with staff recommendations

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|------------------|-----------------------------------------------------------------------------------------------|
| <b>RESULT:</b>   | <b>Passed</b>                                                                                 |
| <b>MOVER:</b>    | Director Mike Hilyer                                                                          |
| <b>SECONDER:</b> | Sheldon Whittelsey                                                                            |
| <b>AYES:</b>     | Chair Cannon, Walters, Whatley, Whittelsey, Director Hilyer, Menefee, Councilman Ward 1 Allen |
| <b>NAYS:</b>     | None                                                                                          |
| <b>ABSTAIN:</b>  | None                                                                                          |

#### VI. ADJOURN

Chair Cannon stated that before the next Planning Commission meeting she would be calling a subcommittee meeting to look at PUD design.

#### Motion to adjourn at 4:44 p.m.

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| <b>RESULT:</b>   | <b>Passed</b> |
| <b>MOVER:</b>    | Jay Walters   |
| <b>SECONDER:</b> | Leigh Whatley |

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|-----------------|--------------------------------------------------------------------------------------------------|
| <b>AYES:</b>    | Chair Cannon, Walters, Whatley, Whittelsey, Director Hilyer, Menefee,<br>Councilman Ward 1 Allen |
| <b>NAYS:</b>    | None                                                                                             |
| <b>ABSTAIN:</b> | None                                                                                             |

\_\_\_\_\_ Lucinda Cannon, Chair

\_\_\_\_\_ Matt Mosley, Secretary