



PLANNING COMMISSION MINUTES

300 Martin Luther King Blvd.

July 23, 2024

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 23, 2024 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, Councilman George Allen, Dr. Arturo Menefee, Mrs. Leigh Whatley, and Mr. Michael Hilyer.

MEMBERS ABSENT: Mayor Gary Fuller, Mr. John Sweatman, Mr. Jay Walters, and Mr. Sheldon Whittelsey.

STAFF PRESENT: Mr. Matt Mosley, Planning Director
Mr. Martin Ogren, Assistant Planning Director
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

RESULT:	Passed
MOVER:	Mike Hilyer
SECONDER:	Councilman Ward 1 Willie Allen
AYES:	Chair Cannon, Whatley, Hilyer, Menefee, Councilman Ward 1 Allen
NAYS:	None
ABSTAIN:	None

III. UPDATE ON PREVIOUS PC CASES

Mr. Mosley stated that items 12, 13, and 14 have been withdrawn by the applicant. He stated that items 7, 8, and 15 have been requested to be tabled. He stated that items 16, 17, and 19 are on the table and are requesting to remain on the table. He stated that The Mill rezoning has been through City Council and that the Speedway Drive vacation was approved at City Council and the rezoning for it will go to Council next month.

IV. NEW BUSINESS

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

1. Knollwood SD, 47 lots, accessed from Crawford Road (Highway 169), ASH-Evermore Homes of AL, LLC, authorized representative for SMB Land, LLC, (Frank E. Plan managing member), preliminary approval

Mr. Mosley presented the staff report to the Planning Commission for the Knollwood Subdivision accessed from Crawford Road (Highway 169). He stated that staff recommends preliminary plat approval subject to the following:

1. **Add the name and address of the owner/developer on final plat.**
2. **Show the existing dwellings on the property.**
3. **Add a note stating the existing dwellings will be removed prior to final plat approval.**
4. **Install underground utilities.**
5. **Install sidewalks on at least both sides of all streets.**
6. **Locate the existing sanitary sewer easement along the east line of said property.**
7. **Add the minimum building setbacks on plat: 20 feet front yard, 5 feet side yard, 25 feet rear yard, and 15 feet side on street (corner lots). Add the 60-foot minimum lot width on the final plat.**
8. **Install a residential buffer along the perimeter property line of the PUD property as required from the buffer options as provided in Section IX Landscape Regulations. The buffer option selected must be shown on the site plan when a building permit is requested for approval.**
9. **Preserve the 25 foot natural buffer along the rear (side) lot lines of those lots that border Crawford Road, where a 25 natural buffer does not exist, add a 6 foot privacy fence in the rear yard and then plantings to meet the equivalent of the 25 foot natural buffer. If a fence and planted buffer are used in bear areas, then a fence must be installed between the 25 foot buffer and residential home. Buffer must be shown on the site plan when a building permit is requested.**
10. **Change the street name Arlee Avenue to Jansen Avenue.**
11. **On final plat add a note detailing ownership and maintenance of all detention and open space, the Knollwood Subdivision HOA is owner of Lots 48 and 49 as shown on the Knollwood subdivision plat. Lots 48 and 49 are reserved as stormwater detention for the subdivision and open space for the Knollwood property owners. The Knollwood HOA is responsible for the maintenance of all detention/open space on Lots 48 and 49.**
12. **Change Opelika Utilities Board to Opelika Water.**

Mr. Parker provided the reports for Engineering, Opelika Water, and Opelika Power Services. He stated that the applicant will be required to submit a site construction and grading plan for the drainage, utility, post construction detention, and roadway installation to the Engineering and Public Works Departments for review and approval. Once this approval and all other utility approvals have been met, a Land Disturbance Permit will be issued in concurrence with any applicable State and Federal Permits.

- Construction of infrastructure and utilities will be monitored and approved prior to final plat acceptance.
- ALDOT will review and approve roadway connections to AL 169 and a connection to Arlee Avenue and to the existing subdivision to the north is required as presented.

- The road names shall be approved by the Engineering Department and are to be placed on the final plat for the public roadways to be accepted.

The Engineering Department has no other comments or concerns with this proposed Preliminary Plat.

He stated that water is available from the south side of Crawford Road (ALDOT Permit Required) and from within the Villages at Waterford Development. Connections might be required at both locations pending engineering review of project.

Chair Cannon opened the public hearing.

No comments.

Chair Cannon closed the public hearing.

Motion to grant preliminary plat approval with staff recommendations

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

B. Preliminary and Final Plat - Public Hearing

2. Subdivision of Parcel 43 10 02 09 3 000 001.005, 3 lots, accessed at 1400 Columbus Parkway, Mark Strozier, Strozier Services, authorized representative for ANAND Inc, preliminary and final approval

Mr. Mosley presented the staff report to the Planning Commission for the Subdivision of Parcel 43 10 02 09 3 000 001.005 accessed at 1400 Columbus Parkway. He stated that staff recommends preliminary and final approval for the subdivision subject to the following:

1. Add the subdivision name and plat book & page reference for the existing lots on the north line.
2. Add a lot number for the 13.3 acre lot.

Mr. Parker provided the reports for Engineering, Opelika Water, and Opelika Power Services. He stated that Grandberry Drive is a current City infrastructure project and is proposed to be extended to Lot 201 by the developer. After this project is completed, another final plat will be presented dedicating this lot as Public right-of-way. He stated that this subdivision is located in the Opelika Power Services and Alabama Power service territory.

Chair Cannon opened the public hearing.

No comments.

Chair Cannon closed the public hearing.

Motion to grant preliminary and final plat approval with staff recommendations

RESULT:	Passed
MOVER:	Arturo Menefee
SECONDER:	Mike Hilyer
AYES:	Chair Cannon, Whatley, Hilyer, Menefee, Councilman Ward 1 Allen

NAYS: None

ABSTAIN: None

3. Replat for Tracey Rudd Lecroy and Phyllis Jan Randolph and Hugh Lee Richey SD, 5 lots, accessed from 3151 Lee Road 177, Harris Gray, LLC, authorized representative for Phyllis Jan Randolph, Tracey Rudd Lecroy, and Hugh Lee Richey, preliminary and final approval

Mr. Mosley presented the staff report to the Planning Commission for the Replat for Tracey Rudd Lecroy and Phyllis Jan Randolph and Hugh Lee Richey Subdivision accessed from 3151 Lee Road 177. He stated that staff recommends preliminary and final plat approval.

Mr. Parker provided the reports for Engineering, Opelika Water, and Opelika Power Services. He stated that this is outside of Opelika Water's Service Area. He stated that this subdivision is located outside of the Opelika Power Services territory.

Chair Cannon opened the public hearing.

Mark Richey, asked if the property line will be moved and a new legal description presented by the surveyor which will cause the property to not be landlocked?

Mr. Mosley stated yes, that the line will move over and the lot will continue to the easement. He stated that he would probably need to speak with an attorney or the surveyor to get a new legal description.

Lee Richey asked if the driveway and trees would be part of his property?

Mr. Parker stated that there will be two new right-of-way pins placed and that the right-of-way will be in the same place that it was before, but the property will be connected to it at that same right-of-way location.

Chair Cannon closed the public hearing.

Motion to grant preliminary and final plat approval with staff recommendations

RESULT: Passed

MOVER: Arturo Menefee

SECONDER: Leigh Whatley

AYES: Chair Cannon, Whatley, Hilyer, Menefee, Councilman Ward 1 Allen

NAYS: None

ABSTAIN: None

C. CONDITIONAL USE - Public Hearing

4. Troy McVey/Utility Sign Partners, authorized representative for Telepak Networks, Inc d/b/a CSpire Fiber, accessed at 1502 Spring Drive FIBER, R-5M, Fiber cabinet installation facility.

Mr. Mosley presented the staff report to the Planning Commission for the proposed conditional use request for a fiber cabinet installation facility. He stated that staff recommends conditional use approval as submitted.

Mr. Parker provided the reports for Engineering, Opelika Water, and Opelika Power Services. He stated that there is no water available at this site.

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: Mike Hilyer

SECONDER: Arturo Menefee

AYES: Chair Cannon, Whatley, Hilyer, Menefee, Councilman Ward 1 Allen

NAYS: None

ABSTAIN: None

5. Larry Brookins, Northstar Engineering, authorized representative for Glynn Smith, on Logan Drive accessed from Columbus Parkway, C-3, Distribution warehouse.

Mr. Mosley presented the staff report to the Planning Commission for the proposed conditional use request for a distribution warehouse accessed from Columbus Parkway. He stated that staff recommends condition use approval subject to the following:

If a dumpster is installed screen dumpster on all sides and screen gate with an opaque material; the enclosure must be at a height so dumpster is not seen outside the enclosure.

Mr. Parker provided the reports for Engineering, Opelika Water, and Opelika Power Services. He stated that water is available from the east side of Logan Drive.

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: Mike Hilyer

SECONDER: Arturo Menefee

DISCUSSION: Chair Cannon asked if the building fits into the Gateway Corridor Overlay?

Mr. Mosley stated that this is not in the Gateway Corridor Overlay District. He stated that they did increase the amount of landscaping on the frontage to help screen that area.

AYES: Chair Cannon, Whatley, Hilyer, Menefee, Councilman Ward 1 Allen

NAYS: None

ABSTAIN: None

6. Arthur R. Nettles, authorized representative for Shey Knight, J&S Properties, LLC, accessed at 1018 Walker Gray Court, C-3, Office warehouse.

Mr. Mosley presented the staff report to the Planning Commission for the proposed conditional use request for an office warehouse accessed at 1018 Walker Gray Court. He stated that staff recommends conditional use approval subject to the following:

- 1. Outside storage is prohibited in this GC-P zoning district.**
- 2. Any fencing must meet GC-P standards in Section 7.6.**
- 3. Outdoor lighting must not exceed 1 foot candle at the property line.**

- 4. A dumpster is not shown on site plan. If dumpster installed then dumpster must be enclosed with an opaque fence and gate at a height so dumpster is not seen outside the enclosure.**

Mr. Parker provided the reports for Engineering, Opelika Water, and Opelika Power Services. He stated that an existing 1" Service line has been installed for this lot. Confirm that driveway does not conflict with service location.

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:	Mike Hilyer
DISCUSSION:	Chair Cannon asked if the door and the roll-up doors would be on the same side? Mr. Mosley stated that the door and the roll-up doors will face the parking lot. Chair Cannon asked if there was a rule about roll-up doors being rolled down? Mr. Mosley stated that they typically don't have problems with roll-up doors being left open. Chair Cannon asked about lighting? Ledge Nettles, applicant, stated that there are lights that have a limited foot-candle.
AYES:	Chair Cannon, Whatley, Hilyer, Menefee, Councilman Ward 1 Allen
NAYS:	None
ABSTAIN:	None

7. Arthur R. Nettles, authorized representative for Dave King, King Automobiles, Inc, accessed at Dunlop Drive, C-3, GC-P Automobile sales.

Mr. Mosley stated that the applicant has requested this item be tabled to the August 27, 2024 meeting.

Chair Cannon opened the public hearing.

No comments.

Chair Cannon closed the public hearing.

Motion to table the item at the applicant's request to the August 27, 2024 meeting

RESULT:	Passed
MOVER:	Councilman Ward 1 Willie Allen
SECONDER:	Arturo Menefee
AYES:	Chair Cannon, Whatley, Hilyer, Menefee, Councilman Ward 1 Allen

NAYS: None

ABSTAIN: None

8. Arthur R. Nettles, authorized representative for Dave King, King Automobiles, Inc, accessed at Dunlop Drive, C-3, GC-P, Automobile maintenance and parking.

Mr. Mosley stated that the applicant has requested this item be tabled to the August 27, 2024 meeting.

Chair Cannon opened the public hearing.

No comments.

Chair Cannon closed the public hearing.

Motion to table the item at the applicant's request to the August 27, 2024 meeting

RESULT: Passed

MOVER: Arturo Menefee

SECONDER: Mike Hilyer

AYES: Chair Cannon, Whatley, Hilyer, Menefee, Councilman Ward 1 Allen

NAYS: None

ABSTAIN: None

D. REZONING - Public Hearing

9. (a) Amendment to the Future Land Use Map, accessed at Sportsplex Parkway and Andrews Road, 68.95 acres, from a low density residential land use category to a planned unit development.

(b) Rezoning Request, Blake Rice, Barrett-Simpson, authorized representative for Carol Lowe Raymer, 68.95 acres, accessed at Sportsplex Parkway and Andrews Road, from R-1 to PUD

Mr. Mosley presented the staff report to the Planning Commission for the rezoning request for 68.95 acres accessed at Sportsplex Parkway and Andrews Road from R-1 to PUD. He stated that staff recommends Planning Commission send a positive recommendation to the City Council to rezone the property from R-1 to PUD subject to the following:

1. Provide sidewalks on both sides of the street.
2. All utilities shall be located underground.
3. Provide a minimum of one tree per yard for single-family lots. Trees may be placed in the adjacent right-of-way with approval of city staff.
4. Vinyl or aluminum siding shall not be the primary cladding material for single-family homes.
5. Buffers shall be undisturbed unless an alternate plan is approved. The undisturbed buffers shall be supplemented in any areas where the buffer does not provide a near full screen.
6. Rear setbacks for alley lots shall be deep enough to provide a full car length pad outside of the 20 foot alley travel way.
7. Work with City staff to examine pedestrian access and determine if there is any ability partner with the City in development of a walking trail through the open space on or near the sanitary sewer easement.

Mr. Parker provided the reports for Engineering, Opelika Water, and Opelika Power Services. He stated that water service is available on Sportsplex Pkwy at the main entrance to the Sportsplex Property. This connection can support initial development but a full connection

along Sportsplex Pkwy to previously approved Hidden Lakes North development at Lakeview Drive will be required at full buildout. He stated that this subdivision is located outside of the Opelika Power Services territory.

Chair Cannon opened the public hearing.

No comments.

Chair Cannon closed the public hearing.

Motion to approve the amendment to the Future Land Use Map

RESULT:	Passed
MOVER:	Councilman Ward 1 Willie Allen
SECONDER:	Mike Hilyer
AYES:	Chair Cannon, Whatley, Hilyer, Menefee, Councilman Ward 1 Allen
NAYS:	None
ABSTAIN:	None

Motion to send a positive recommendation for rezoning to City Council with staff recommendations

RESULT:	Passed
MOVER:	Councilman Ward 1 Willie Allen
SECONDER:	Arturo Menefee
AYES:	Chair Cannon, Whatley, Hilyer, Menefee, Councilman Ward 1 Allen
NAYS:	None
ABSTAIN:	None

E. Annexation and Plat (Preliminary and Final) - Public Hearing

10. Annexation, Mike Maher, Precision Surveying, authorized representative for David A. Filgo, 128.24 acres, accessed from Lee Road 171, R-1 zoning district requested.

Mr. Mosley presented the staff report to the Planning Commission for an annexation request of 109.9 acres accessed from Lee Road 171. He stated that staff recommends the Planning Commission send a positive recommendation to the City Council to annex the 109.9 acres.

Mr. Parker provided the reports for Engineering, Opelika Water, and Opelika Power Services. He stated that this is outside of Opelika Water's Service Area. He stated that this property is located outside of the Opelika Power Services territory.

Motion to send a positive recommendation for annexation to City Council with staff recommendations

RESULT:	Passed
MOVER:	Councilman Ward 1 Willie Allen
SECONDER:	Mike Hilyer
AYES:	Chair Cannon, Whatley, Hilyer, Menefee, Councilman Ward 1 Allen
NAYS:	None
ABSTAIN:	None

11. Prestige SD, Redivision of Lot 2, 11 lots, accessed at Lee Road 171, Mike Maher, Precision Surveying, authorized representative for David A. Filgo, preliminary and final approval

Mr. Mosley presented the staff report to the Planning Commission for the Prestige Subdivision, Redivision of Lot 2 accessed at Lee Road 171. He stated that while the lots generally meet or exceed the standards of the subdivision, the roadway is of great concern. For these reasons,

Planning will concur with the recommendation of the Engineering Department to recommend Preliminary and Final Plat approval subject to:

1. Change Opelika Utilities Board to Opelika Water.

Mr. Parker provided the reports for Engineering, Opelika Water, and Opelika Power Services. He stated that It is a requirement that the applicant adjust the frontage property line to represent 30-ft from the centerline of the roadway. This is a typical minimum ROW for this type of roadway. This is illustrated in the submitted plat. Engineering is assisting the Public Works Department with acquiring adequate ROW on Wigdon Road from this subdivision to the intersection of Oak Bowery Road. This will provide adequate width to widen and improve the roadway to minimal, passable standards needed for emergency response and environmental services to service this subdivision. The Engineering Department has no other comments or concerns with this proposed Preliminary and Final Plat. He stated that this is outside of Opelika Water's Service area. He stated that this subdivision is located outside of the Opelika Power Services territory.

Chair Cannon opened the public hearing.

Robin Weyant, 809 Shelby Ave, asked about note #8 on the plat?

Mr. Parker stated that the roads will meet the minimum standard requirements and that it would not be paved, and it might not be gravel.

Robin Weyant expressed concern about the safety of the road and stated that she was concerned that the City would put a waiver of liability on a plat. She asked if the City was going to buy property to widen the road in order to acquire right-of-way.

Mr. Parker stated that the expectation is that the property owners would donate the right-of-way.

Robin Weyant asked what happens if this gets approved and then they aren't able to get the right-of-way?

Guy Gunter stated that either the City would have to go through eminent domain to acquire the right-of-way or do maintenance on the current conditions.

Mr. Mosley stated that there are improvements that can be done to the road without getting additional right-of-way, but that adding right-of-way would improve the road.

Robin Weyant stated that there is a one-way bridge there. She stated that she would like to see the right-of-way acquired and the road improved before the plat is approved because condemning property can take a long time.

Chair Cannon asked Mark Waddell, the representative, if he could answer any of the questions about the road conditions or the right-of-way.

Mark Waddell stated that he could not.

Dr. Menefee asked how many property owners there would be for the right-of-way?

Mr. Mosley stated that there are four. He stated that there are additional property owners to the north, but that road is county maintained.

Dr. Menefee asked if the road wasn't being paved because of the low density?

Mr. Mosley stated that is correct. He noted this would add up to ten homes.

Guy Gunter stated that the City is not going to improve the county portion of the road.

Tom Harris, representing Penn and Cornelia Wallace, 355 Lee Road 171, asked if this was going to affect his property?

Mr. Parker stated that it is not going to affect that road because it is county maintained, and the county will continue to maintain that road.

Chair Cannon closed the public hearing.

Motion to grant preliminary and final plat approval with staff recommendations

RESULT: Passed

MOVER: Mike Hilyer

SECONDER: Arturo Menefee

AYES: Hilyer, Menefee, Councilman Ward 1 Allen

NAYS: Chair Cannon, Whatley

ABSTAIN: None

F. Annexation, Rezoning, and Preliminary Plat - Public Hearing

12. Annexation, Martha and Hunter Saunders, 156 acres, accessed from Lee Road 152 (Betty's Lane). A PUD zoning district is requested.

Mr. Mosley stated that the applicant has withdrawn this item.

13. Rezoning Request, Birmingham D, LLC, authorized representative for Martha and Hunter Saunders, accessed from Lee Road 152 (Betty's Lane), 156 acres, PUD zoning district requested.

Mr. Mosley stated that the applicant has withdrawn this item.

14. Saunders Cove SD, 499 lots, accessed from Lee Road 152 (Betty's Lane), Birmingham LD, LLC, authorized representative for Martha and Hunter Saunders, preliminary approval

Mr. Mosley stated that the applicant has withdrawn this item.

G. Master Plan Amendment - Public Hearing

15. Request for a major amendment to the Master Plan for the Ballfields, at the corner of Pepperell Parkway and North 30th Street, Gateway at Opelika, LLC, changing townhome units to apartment units.

Mr. Mosley presented the staff report to the Planning Commission for the requested major amendment to the Master Plan for the Ballfields at the corner of Pepperell Parkway and North 30th Street. He stated that staff has no concerns with the general use, but the current layout shown does not show how this can be met. Staff recommends this be tabled until a plan showing the following can be provided:

1. **The lot line between this and the rest of The Austin must be removed.**
2. **The building must be setback at least 20 feet from the from Ballfield Loop. This may require the vacation of a small portion of the right-of-way.**

3. **Provide access to this section from Ballfield Loop.**
4. **Landscaping plans meeting the requirements for each use will be required prior to the issuance of a building permit.**
5. **All utilities shall be underground.**
6. **All dumpsters shall be fully screened.**
7. **A buffer along Ballfield Loop will be required.**
8. **All buildings shall comply with City of Opelika Gateway Corridor standards including cladding and screening requirements.**

Mr. Parker provided the reports for Engineering, Opelika Water, and Opelika Power Services. He stated that the northern access shown on the revised plan will need to connect to the existing Ballfields Loop. He stated that water is available from within the existing apartment complex (private water) or from Ballfields Loop.

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

Chair Cannon opened the public hearing.

No comments.

Chair Cannon closed the public hearing.

Motion to table the item at the applicant's request to the August 27, 2024 meeting.

RESULT:	Passed
MOVER:	Councilman Ward 1 Willie Allen
SECONDER:	Mike Hilyer
AYES:	Chair Cannon, Whatley, Hilyer, Menefee, Councilman Ward 1 Allen
NAYS:	None
ABSTAIN:	None

V. OLD BUSINESS

H. Conditional Use and Preliminary Plat - Public Hearing

16. Hayes Eiford and Mike Maher, authorized representative for Whiteridge Opelika LLC and R&S Properties, LLC, accessed from Waverly Place, R-3, 78 twinhome lots, three open space lots, and one lot for future development. *(This item was tabled at the June 25th meeting.)*

Mr. Mosley stated that the applicant has requested this item remain on the table.

17. Waverly Woods SD, 83 lots, accessed from Waverly Place, Hayes Eiford and Mike Maher, authorized representative for Whiteridge Opelika LLC, and R&S Properties LLC, preliminary approval *(This item was tabled at the applicant's request at the June 25th meeting.)*

Mr. Mosley stated that the applicant has requested this item remain on the table.

I. FINAL PLAT

18. Firefly SD, Phase 1, 95 lots, accessed at 3169 Columbus Parkway, Daniel Holland, authorized representative for Firefly Development Lee, LLC, final approval *(This item was tabled by the applicant at the June 25, 2024 meeting).*

Mr. Mosley presented the staff report to the Planning Commission for the Firefly Subdivision, Phase 1 accessed at 3169 Columbus Parkway. He stated that they have received the final ALDOT approval for access and utility connections. He stated that staff recommends final plat approval subject to the following items:

1. Install underground utilities.
2. Install sidewalks on both sides of all public streets. Extend said sidewalks to open space lots/areas (labeled on plat) that are nearest to street sidewalks providing access from street sidewalks to open space areas.
3. Install a residential landscape buffer along the west and east property lines of the townhome Lots 41 to 59 and Lots 26 to 40 to buffer townhome lots from the adjacent single-family lots.
4. Exterior materials of all dwelling units must meet the exterior “Materials and Cladding Requirements of Section 7.6 Gateway Corridor District.
5. Add approved street names on final plat.
6. Add the right-of-way width on all streets.
7. Complete the missing deed data on Note 1.
8. Change “Opelika Utilities Board” to Opelika Water Board.
9. Add the corner markers on Sheets 2 & 3.
10. Complete the book and page numbers in Note 1.
11. Show Lot 2, Firefly SD, PB 48, Pg 110 as an adjacent property owner
12. Delete the label “60’ Power Easement” near Lots 84 to 91 on page 2
13. Add the owner/developer’s name and address on plat
14. Lot 2, Firefly Subdivision needs to show adjoiner data.
15. The duplicate certification on sheet 2 is not necessary. Remove certification on sheet 2
16. Change label “Tallapoosa River...20’ power easement” (east of Lot 22 and 23) to 60 feet.
17. Add a note providing minimum setbacks for townhouse lots and single-family lots. (townhouse -10’ front, 10’ side yard on street & 10’ side yard on end units, 20’ rear yard) (all single-family homes – 20’ front, 10’ side yard on street, 5’ side yard, 20’ rear)
18. The minimum front setback and lot width must be met at the front property line or the minimum front setback line of all residential lots.
19. Add a darker lot line on Lot 78 and Lot 79 to match line weight of adjacent lots.
20. Add current name of property owner(s) on final plat
21. Delete “Lot 2-A” on note #5 and add “Lot 3-A
22. Add note on plat, as stated on developer’s narrative (“Overall Development Scheme”), that the developer is responsible for managing and maintaining the open space lots, (Lot 94, 95, and 96) until a homeowner’s association is established to continue maintenance of said lots.
23. Add note providing the uses allowed on the open space Lot 94, 95, and 96.
24. Add note that a minimum of one street tree per single family home lot and two street trees per townhome building are required. Street trees must be planted on private property not right of way.
25. Ensure all easements are shown and labeled on the final plat.
26. Provide a temporary turnaround for any street stub exceeding 150 feet.
27. Add ingress/egress easement to rear of townhome lots.

Mr. Parker provided the reports for Engineering, Opelika Water, and Opelika Power Services. He stated that the Engineering Department has been inspecting the construction and testing of the infrastructure in this subdivision. A Certification of Completion will be completed and signed by the Engineering and Public Works Directors as soon as all the infrastructure completion items below have been met and a positive recommendation for approval will be given:

- All drainage structures, aggregate base and pavement have been placed.
- All stop and roadway signs have been installed.

- Maintenance Bond of 25% of the infrastructure construction cost will need to be submitted.
- Performance Bond of 125% of the estimated cost to place the remaining roadway surface and sidewalks will need to be submitted.
- As-built documents of the roadway, and storm drain in the form of an Autocad and PDF digital file will need to be submitted to the Engineer Department. The required data should include location and elevations of all the inverts of the systems.
- The ROW and lots have been graded, and stabilized with seed and mulch, and other erosion/sediment control items will need to be added to protect against erosion and sediment issues.

If these requirements are met, the Engineering Department recommends Final Plat approval.

He stated that connection to existing main along Columbus Parkway and approval of all installed infrastructure must be completed before Plat can be signed. He stated that this subdivision is located outside the Opelika Power Services territory.

Motion to remove the item from the table

RESULT: Passed
MOVER: Councilman Ward 1 Willie Allen
SECONDER: Mike Hilyer
AYES: Chair Cannon, Whatley, Hilyer, Menefee, Councilman Ward 1 Allen
NAYS: None
ABSTAIN: None

Motion to grant final plat approval with staff recommendations

RESULT: Passed
MOVER: Arturo Menefee
SECONDER: Councilman Ward 1 Willie Allen
DISCUSSION: Chair Cannon asked about the easement on the plat?

Mr. Mosley stated that it was an old Tallapoosa River Electric easement that has been moved. He stated that on the revised plat it has been moved outside of the lots.
AYES: Chair Cannon, Whatley, Hilyer, Menefee, Councilman Ward 1 Allen
NAYS: None
ABSTAIN: None

19. Asheton Village SD, 45 lots, accessed at 5067 Birmingham Highway, Nick Howell, authorized representative for 2H Properties LLC, final approval (*At the June 25th meeting, the Planning Commission tabled the final plat; the preliminary approval was approved.*)

Mr. Mosley stated that the applicant has requested this item remain on the table.

VI. ADJOURN

Motion to adjourn at 4:14 p.m.

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

_____ Lucinda Cannon, Chair

_____ Matt Mosley, Secretary