



PLANNING COMMISSION MINUTES

300 Martin Luther King Blvd.

November 19, 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 November 19, 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, Mayor Gary Fuller, Dr. Arturo Menefee, Mr. Michael Hilyer, Mr. Sheldon Whittelsey, and Mr. John Sweatman.

MEMBERS ABSENT: Councilman George Allen, Mrs. Leigh Whatley, and Mr. Jay Walters.

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 October 22, 2024

RESULT:	Passed
MOVER:	Arturo Menefee
SECONDER:	Director John Sweatman
AYES:	Chair Cannon, Whittelsey, Hilyer, Menefee, Mayor Fuller, Director Sweatman
NAYS:	None
ABSTAIN:	None

III. UPDATE ON PREVIOUS PC CASES

Mr. Mosley stated that the rezoning for the property at 1001 1st Avenue is going to City Council at the December 3rd meeting for its first reading and public hearing.

IV. NEW BUSINESS

A. PLAT (Preliminary) - Public Hearing

1. Sentinel Hills SD, Phase 3, 18 lots, accessed from Lee Road 2192, Brandon Bolt, Bolt Engineering, authorized representative for Edgar Hughston Builder Inc, preliminary approval

Mr. Mosley presented the staff report to the Planning Commission for the Sentinel Hills Subdivision, Phase 3, accessed from Lee Road 2192. He stated that staff recommends preliminary plat approval subject to the following:

- 1. Change subdivision name “Fox Path Subdivision” in the Engineer’s and Surveyor’s certificates to Sentinel Hills Phase 3.**
- 2. Change the year for all certificates from 2023 to 2024.**
- 3. Add a signature line for the City Planner, the City Engineer, Opelika Power Services, Opelika Water Board, and Public Works.**
- 4. Add the parent plat ‘Sentinel Hills Phase A, as recorded in Plat Book 33, Page 68’ as a reference.**
- 5. On final plat add the street name or Lee County road number for the new street.**

Mr. Parker provided the reports for the 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 and Lee County Highway Department 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 by the Opelika Engineering Department.

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

He stated that this development is in Beulah Water’s Service Area. He stated that this subdivision is outside of the Opelika Power service territory.

Chair Cannon opened the public hearing.

Christopher Johnson, 310 Lee Road 2192, asked if this means that the quarry is done? He stated that there has been no activity for almost two years, but that they don't know the status of the quarry.

Mr. Parker stated that this doesn't have anything to do with the quarry.

Christopher Johnson stated that his concern was that this would remove the wooded buffer between them and the quarry.

Mr. Mosley stated that there are some undisturbed areas around the stream that will have to remain untouched, but they would develop the rest of the property.

Jim McCrory, 3703 Flintwood Lane, stated that there is a county road named Lee Road.

Hope Crittenden, 168 Lee Road 2192, stated that there are a lot of woods in her backyard and asked how far apart she would be from the development?

Mr. Mosley stated that because this is in the county, we don't have any clearing limits, but it doesn't look like it would go right up to your backyard.

Mr. Whittelsey asked if the stream would remain undisturbed?

Mr. Mosley stated that they are showing a setback buffer along the stream.

Chair Cannon closed the public hearing.

Motion to grant preliminary plat approval with staff recommendations

RESULT: Passed
MOVER: Director John Sweatman
SECONDER: Mayor Gary Fuller
AYES: Chair Cannon, Whittelsey, Hilyer, Menefee, Mayor Fuller, Director Sweatman
NAYS: None
ABSTAIN: None

B. Preliminary and Final Plat - Public Hearing

2. Firefly SD, Phase 1, Redivision of 31-40 and 96, 7 lots, accessed from Summers Street, Daniel Holland, Holland Homes, LLC, preliminary and final approval

Mr. Mosley presented the staff report to the Planning Commission for the Firefly Subdivision, Phase 1, accessed from Summers Street. He stated that the subdivision corrects the townhouse lot stake-out error so the 20' rear access driveway and parking spaces are adequate size. A total of 2,960 sf of open space buffer area is added to townhome lots so minimum site plan requirements are met. He stated that staff recommends preliminary and final plat approval.

Mr. Parker provided the reports for the Engineering, Opelika Water, and Opelika Power Services. He stated that this subdivision is outside of the Opelika 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: Sheldon Whittelsey
DISCUSSION: Chair Cannon asked if there was a two-car garage in the back?

Mr. Mosley stated that these don't have garages. He stated that they will have surface parking in the back.
AYES: Chair Cannon, Whittelsey, Hilyer, Menefee, Mayor Fuller, Director Sweatman
NAYS: None
ABSTAIN: None

3. Taylin SD, 8 lots, accessed from Hanson Street, Timothy Moore, preliminary and final approval

Mr. Mosley presented the staff report to the Planning Commission for the Taylin Subdivision accessed from Hanson Street. He stated that staff recommends preliminary and final approval subject to the following:

- 1. All utilities shall be underground.**
- 2. Sidewalks are required.**
- 3. The point symbols on West Point Parkway are not shown.**
- 4. Did you intend to show the point numbers at the corners?**
- 5. The deed book and page referenced in Note 4 needs to be filled out.**
- 6. As this plat is on the Planning Board agenda, it needs a certificate for the Chairman of the Planning Commission.**
- 7. The right of way width of Hanson Street should be shown.**
- 8. The parcels' acreages should be given.**

Mr. Parker provided the reports for Engineering, Opelika Water, and Opelika Power Services. He stated that Lots 3 and 4 shall have shared driveway access. The Engineering Department has no other comments or concerns with this proposed preliminary and final plat. He stated that there are two water mains on Hanson Street in this area. The 16" main on the east side of the street is used for transmission, so the development would need to utilize the 6" main on the west side of the roadway for individual water service connections to each lot. He stated that this subdivision is located inside the Opelika 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:	Mike Hilyer
SECONDER:	Director John Sweatman
DISCUSSION:	Mr. Whittelsey asked if Lots 3 and 4 will be for commercial use? Mr. Mosley stated that no, this is R-2 and they will be single-family detached homes.
AYES:	Chair Cannon, Whittelsey, Hilyer, Menefee, Mayor Fuller, Director Sweatman
NAYS:	None
ABSTAIN:	None

C. CONDITIONAL USE - Public Hearing

4. Staley Fincher, accessed at the end of Yarbrough Drive, C-3, for 68 townhome units.

Mr. Mosley presented the staff report to the Planning Commission for the proposed conditional use request for 68 townhome units accessed at the end of Yarbrough Drive. He stated that staff recommends conditional use approval subject to the following:

- 1. Extend the townhome sidewalk to the north to Yarbrough Drive.**
- 2. All utilities shall be underground.**
- 3. Add note on site plan/landscape plan who will maintain the open space.**
- 4. Between the townhome units nearest to Yarbrough Drive extension and the north property line, install an opaque visual screen with evergreen trees/shrubs. Fencing**

for these townhome units must be between the landscape buffer and the townhome units, so the evergreen buffer faces Yarbrough Drive extension.

5. On or near the west property lines, a residential buffer is required consisting of one of the three options in Section 10 Landscape Regulations. If fencing is an option chosen, install the fence between landscaping (that is nearest to the adjacent single family homes) and the townhome units.
6. Any fences constructed for townhome units must be consistent in maintaining a uniform appearance as specified in HOA guidelines.
7. The exterior materials for townhomes must meet the gateway corridor cladding requirements as provided in Section 7.6 Gateway Corridor in Zoning Ordinance.

Mr. Mosley stated that because it will exceed the number of units allowed in the Fire Code on a street with one entry drive, the Fire Department is requiring that they either provide an additional access to Yarbrough Drive or they be required to add a sprinkler system to the units. He stated that this is part of the Fire Code and is not something that needs to be added as a condition of approval.

Mr. Parker provided the reports for the 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.

The applicant will need to extend Yarbrough Drive as a public City Street to the entrance of the development. Right of Way shall be donated to the limits of the property for a connection to the future Veterans Parkway extension.

Engineering has no other comments or concerns regarding the proposed Conditional Use approval.

He stated that the 8-inch water main on Yarbrough Drive must be extended to and through this development and then stubbed out for connection in future roadway. He stated that this subdivision is located in the Opelika Power and Alabama Power service territory.

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:	Director John Sweatman
SECONDER:	Mayor Gary Fuller
DISCUSSION:	Chair Cannon asked if there will be sidewalks on both sides of the street?
	Mr. Mosley stated yes, they will be on both sides of the street.
AYES:	Chair Cannon, Whittelsey, Hilyer, Menefee, Mayor Fuller, Director Sweatman
NAYS:	None
ABSTAIN:	None

5. Foresite Group, LLC, authorized representative for Broad Metro, LLC, accessed at 3310 Society Hill Road, C-2, proposed apartment development (323 units)

Mr. Mosley presented the staff report to the Planning Commission for the proposed conditional use request for a proposed apartment development (323 units) accessed at 3310 Society Hill Road. He stated that staff recommends approval subject to the following:

1. **Add residential buffers on the northeast and south sides per the requirements of the zoning ordinance. If an undisturbed buffer is used, additional planting will need to be added to insure the screening is appropriate.**
2. **Adjust the landscape plan to meet the minimum requirements of the plan.**
3. **Add trees along the Society Hill Road frontage consistent with the Gateway Corridor parking buffer requirements.**
4. **Note the materials proposed for the units. All four sides of the development we recommend meet the Gateway Corridor cladding requirements with use of masonry consistent with the provided elevations. Buildings shall be substantially similar in terms of materials, roofline, fenestration, and other design features with the provided elevations.**
5. **If dumpsters are installed, dumpsters must be enclosed on all sides and gated with an opaque fence at a height so that the dumpster is not seen outside the enclosure.**
6. **All utilities shall be underground except overhead required transmission lines.**
7. **All mechanical and hvac units shall be screened from the public right-of-way.**
8. **Any gates will need to be coordinated and approved by Opelika public safety departments for emergency entry.**
9. **At least two entry points meeting life safety codes shall be required. Both access shall provide access for residents.**
10. **Add a sidewalk to connect the apartments to the amenity. It is currently over 1,000 feet from the bulk of the apartments.**

Mr. Parker provided the reports for the 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.

Improvements and turn lanes on Society Hill Road shall be implemented according to the submitted plans.

Engineering has no other comments or concerns regarding the proposed Conditional Use approval.

He stated that water service is available from the 16" main along Society Hill Road. Due to the number of total units, it is recommended that the development install a second feed from Freddy Way (Capps Landing) along the proposed private drive for water redundancy. He stated that this property is located outside of the Opelika Power Service territory.

Chair Cannon opened the public hearing.

Brett Basquin, Foresite Group LLC, stated that they are in split power territory. He stated that one building will be serviced by Alabama Power and the rest of the buildings and the amenity will be served by Opelika Power. He stated that there is a lot of topography and streams that

they are trying to preserve on this site. He stated that, in regard to residential buffers, the majority of the perimeter of the site is being preserved. He stated that there is a stream to the northeast and there will be 25-foot undisturbed stream buffers on both sides of the stream. He stated that there may be supplementary plantings that they need to add, but they will work with Mr. Mosley on that. He stated that to the west they will need some plantings, but there will be undisturbed stream buffers. He stated that their goal is to utilize the existing vegetation as much as possible in those areas. He stated that in regard to planting Society Hill Road, the city water main, the overhead power line, and the underground telecommunications line are not on the right-of-way but on private property. He stated that they are having to go back and grant easements. He stated that if they have to plant that, the first 30 feet will be utilities where they can't plant anything. He asked to be able to work with Mr. Mosley on the plantings there because of the easements. He noted that they can extend the sidewalk to the clubhouse, but it is very steep and it won't be ADA compliant.

Mr. Parker stated that he believed the ADA parking at the clubhouse would take care of the ADA requirements.

Jim McCrory, 3703 Flintwood Lane, asked if all the traffic would be going out of one driveway to Society Hill Road or if the other access to Gateway Drive is going to be built?

Mr. Mosley stated that as a condition of approval, staff requires two access points.

Chair Cannon closed the public hearing.

Motion to grant conditional use approval with staff recommendations

RESULT:	Passed
MOVER:	Director John Sweatman
SECONDER:	Arturo Menefee
AYES:	Chair Cannon, Whittelsey, Hilyer, Menefee, Mayor Fuller, Director Sweatman
NAYS:	None
ABSTAIN:	None

D. REZONING - Public Hearing

6. (a) Amendment to the Future Land Use Map, accessed at the 900 block of Lake Condé Road, 12.6 acres, from a medium density residential land use category to a mixed use land use category.

(b) Rezoning Request, Blake Rice, Barrett-Simpson, authorized representative for Lania Harrison, Laura Hartley, Linda Nixon, and Louie Morris, 12.6 acres, accessed from 900 block of Lake Condé Road, from R-3 to PUD.

Mr. Mosley presented the staff report to the Planning Commission for the rezoning request for 12.6 acres accessed from the 900 block of Lake Condé Road from R-3 to PUD. He stated that staff recommends Planning Commission send a positive recommendation to the City Council to rezone the property from R-3 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. 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.

Mr. Parker provided the reports for the Engineering, Opelika Water, and Opelika Power Services. He stated that water is available along Lake Condry Road (8" Main) and should be connected to the piping network inside the subdivision for system redundancy. He stated that this subdivision is located in Opelika Power and the TREC service territory.

Chair Cannon opened the public hearing.

No comments.

Chair Cannon closed the public hearing.

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

RESULT:	Passed
MOVER:	Arturo Menefee
SECONDER:	Mayor Gary Fuller
DISCUSSION:	Mr. Sweatman asked if there were overhead power lines?
	Blake Rice, authorized representative, stated that there are overhead TREC lines, and they are working with TREC to move them underground.
AYES:	Chair Cannon, Whittelsey, Hilyer, Menefee, Mayor Fuller, Director Sweatman
NAYS:	None
ABSTAIN:	None

Motion to approve the Amendment to the Future Land Use Map

RESULT:	Passed
MOVER:	Arturo Menefee
SECONDER:	John Sweatman
AYES:	Chair Cannon, Whittelsey, Hilyer, Menefee, Mayor Fuller, Director Sweatman
NAYS:	None
ABSTAIN:	None

E. VACATION OF RIGHT-OF-WAY - Public Hearing

7. Petition from Lee County Youth Development Center, Laura Cooper, director, to vacate a portion of Spring Drive to construct a 10x10 guard house.

Mr. Mosley presented the staff report to the Planning Commission for the petition to vacate a portion of Spring Drive to construct a 10x10 guard house. He stated that staff recommends a positive recommendation be sent to City Council to vacate a portion of Spring Drive for the guard house and traffic arm.

Mr. Parker provided the reports for the Engineering, Opelika Water, and Opelika Power

Services. He stated that there is a 10” Water Main along Spring Drive in the current roadway. Opelika Water must be given access to this main in case of emergency. If the Guard Building is unoccupied, Opelika Water must have a way to access the property. Opelika Water should be granted a water line easement for any portion of Spring Drive where ROW is vacated and for service lines to meters that serve various buildings on the campus.

Chair Cannon opened the public hearing.

Laura Cooper, authorized representative, started that they don't want a gate, they want an arm. She stated that they are having people come onto the premises for nefarious purposes. She stated that they want to make it more obvious that this is private property. She stated that they would have a guardhouse with an arm and a person in there part-time and that it would be easy for the police, fire, or utilities to come through that with no problem.

Chair Cannon closed the public hearing.

Motion to send a positive recommendation to vacate a portion of Spring Drive to City Council with staff recommendations

RESULT:	Passed
MOVER:	Arturo Menefee
SECONDER:	Mayor Gary Fuller
AYES:	Chair Cannon, Whittelsey, Hilyer, Menefee, Mayor Fuller, Director Sweatman
NAYS:	None
ABSTAIN:	None

8. Petition from Steve Benson, authorized representative for Sun Self Storage Inc, to vacate Lynch, Haddox and Brown Street as recorded in Operell SD, and vacate King Street and a portion of Penland Street that fronts on Lots 5 through 16 as platted in Operell SD recorded in Plat Book 3, page 21 as both plats are recorded in the offices of the Judge of Probate, Lee County.

Mr. Mosley presented the staff report to the Planning Commission for the petition to vacate Lynch, Haddox and Brown Street as recorded in Operell Subdivision, and vacate King Street and a portion of Penland Street that fronts on Lots 5 through 16 as platted in Operell Subdivision recorded in Plat Book 3, page 21 as both plats are recorded in the offices of the Judge of Probate, Lee County. He stated that staff recommends a positive recommendation be sent to City Council to vacate the right of ways as shown on the Operell Subdivision as recorded in Plat book 3, page 21.

Mr. Parker provided the reports for the Engineering, Opelika Water, and Opelika Power Services. He stated that although there are no known active water lines in this area, the property owner will be responsible for notifying Opelika Water of any active water mains or service lines found after vacation of ROW. Opelika Water shall be granted access as needed to disconnect water lines, if any are found.

Chair Cannon opened the public hearing.

No comments.

Chair Cannon closed the public hearing.

Motion to send a positive recommendation to vacate the right-of-ways as shown on the Operell SD as recorded in Plat book 3, page 21 to City Council with staff recommendations

RESULT:	Passed
MOVER:	Director John Sweatman
SECONDER:	Mike Hilyer
AYES:	Chair Cannon, Whittelsey, Hilyer, Menefee, Mayor Fuller, Director Sweatman
NAYS:	None
ABSTAIN:	None

F. ANNEXATION

9. Annexation, Timothy J. Moore, authorized representative for Moore's Construction LLC, 6 acres, accessed at 448 Lee Road 174. An R-1 zoning district is requested.

Mr. Mosley presented the staff report to the Planning Commission for an annexation request of 6 acres accessed at 448 Lee Road 174. He stated that staff recommends the Planning Commission send a positive recommendation to the City Council to annex the 6.09 acres.

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

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

RESULT:	Passed
MOVER:	Sheldon Whittelsey
SECONDER:	Arturo Menefee
AYES:	Chair Cannon, Whittelsey, Hilyer, Menefee, Mayor Fuller, Director Sweatman
NAYS:	None
ABSTAIN:	None

V. OTHER BUSINESS

G. Development Plan Review - Setback Waiver

10. Blake Rice, Barrett-Simpson, authorized representative for Tidal Wave Auto Spa, developer of Lot 1-B, The Ballfields Plat No. 4, for a setback variance for a proposed development as provided in Section 7.6 of the Zoning Ordinance. A variance is allowed with Planning Commission approval if alternative access is provided and no access is taken from the Gateway Corridor. A 10-foot variance is requested from the minimum 20-foot side yard setback to allow 10 feet of additional building width and access to the development is from Ballfields Loop not Pepperell Parkway, a Gateway Corridor.

Mr. Mosley presented the staff report to the Planning Commission for the requested setback waiver for a proposed development as provided in Section 7.6 of the Zoning Ordinance. He stated that staff recommends approval of a 10-foot side yard setback waiver (east side yard) from the 20-foot side yard setback requirement provided that this approval is for an upgraded front façade.

Mr. Sweatman asked which elevation would be facing the property to the east?

Mr. Mosley stated that it would be the storefront window elevation. He stated that it needs to meet the corridor requirements.

Mr. Parker provided the reports for the Engineering, Opelika Water, and Opelika Power Services. He stated that this development would be inside the Opelika Power service territory.

Motion to approve a 10-foot side yard setback waiver (east side yard) from the 20-foot side yard setback requirement provided that this approval is for an upgraded front façade.

RESULT:	Passed
MOVER:	Sheldon Whittelsey
SECONDER:	Mike Hilyer
AYES:	Chair Cannon, Whittelsey, Hilyer, Menefee, Mayor Fuller, Director Sweatman
NAYS:	None
ABSTAIN:	None

VI. OLD BUSINESS

H. CONDITIONAL USE - Public Hearing

11. Josh O'Neal, authorized representative for Barnes & Horton, LLC, C-1, GC-S (pending rezoning), at 1001 1st Avenue, lounge and event center. *(This item was tabled at the October 22, 2024 meeting)*

Mr. Mosley presented the staff report to the Planning Commission for the proposed conditional use request for a lounge and event center at 1001 1st Avenue. He stated that while the C-1 zone is appropriate here, there are some concerns that need to be addressed prior to approval. Of particular concern are the safety issues raised by the Police and Fire Departments and how the area behind the building will be altered. If the use is approved the Planning Department recommends the following conditions:

1. **Subject to approval of the rezoning from C-3 to C-1.**
2. **The building must be upgraded to meet the building and fire code requirements.**
3. **The entryways shall be clarified to ensure that any queues or lines do not interfere with pedestrian or vehicular access.**
4. **Any dumpsters shall be fully screened with a privacy fence and/or landscaping meeting the requirements for the C-1 zone.**
5. **The applicant shall reduce or abate the noise leaving the building and comply with city noise ordinances.**
6. **The applicant shall coordinate with the Police and Fire Departments to ensure that emergency access to the building shall be maintained.**

Mr. Parker provided the reports for the Engineering, Opelika Water, and Opelika Power Services. He stated that Engineering has no comments regarding the proposed Conditional Use application. He stated that water is available from 1st Avenue & 10th Street. He stated that this property is located inside the Opelika Power service territory.

Chair Cannon opened the public hearing.

Josh O'Neal, authorized applicant, stated that he was happy to answer any questions.

Chair Cannon asked if they would be serving food?

Josh O'Neal stated that no, they wanted to set up a green area in the front for food trucks but

nothing inside.

Mr. Sweatman asked if there were any plans for the space between the building they are looking at and the one next door?

Josh O'Neal stated that it would be parking for the building next door and there would be staff parking.

Mr. Sweatman asked if there would be anything to communicate to guests that it is not parking for them?

Josh O'Neal stated yes, they will put signage up.

Chair Cannon closed the public hearing.

Motion to grant conditional use approval with staff recommendations and the condition of paving and striping the parking lot, including handicap parking.

RESULT: Passed

MOVER: Director John Sweatman

SECONDER: Sheldon Whittelsey

DISCUSSION: Mayor Fuller asked if people would be parking on the south side of the railroad and cross the road?

Mr. Mosley stated that he believed so. He stated that there are about 100 spaces on this side of the railroad tracks and so it is likely that the parking will be used on South Railroad Avenue and beyond. He stated that people will either cross at 9th Street or cross the railroad tracks. He stated that parking is a key concern here.

Mr. Sweatman stated that he felt pedestrian traffic was a concern. He asked if there were any plans for improved pedestrian crossings?

Mr. Mosley stated no there are not. He stated that one of his concerns is the sidewalk along North Railroad. He stated that it is only 5 feet wide and would not be good for a large crowd. He stated that under the bridge there are not really defined sidewalks and there is a gap until the warehouse across the street.

Mr. Sweatman asked if curbside parking is allowed there?

Mr. Mosley stated no.

Chair Cannon asked if parking on the sidewalk was allowed?

Mr. Mosley stated that is not allowed.

Mr. Hilyer asked if the applicant has approval from the railroad to use that back driveway? He asked if they will pave the parking lot?

Mr. Mosley stated that he would defer to the applicant on that.

Mayor Fuller asked if having the parking lot paved and striped could be a requirement of approval?

Mr. Mosley stated that it could be. He stated that there is an area to the south that shows up on some surveys and it would be the extension of North Railroad past the bridge. He stated that there is a curb cut there and it shows up on previous surveys as North Railroad right-of-way. He stated that he hasn't been able to see any delineation between what is the right-of-way for the street and what is the right-of-way for the railroad.

Mayor Fuller made a motion to amend the motion to include the condition of paving and striping the parking lot, including handicap parking.

Mr. Whittelsey seconded the motion.

Ayes: Chair Cannon, Whittlesey, Hilyer, Menefee, Mayor Fuller, Director Sweatman.

Nays: None.

Abstain: None.

AYES: Chair Cannon, Whittelsey, Hilyer, Menefee, Mayor Fuller, Director Sweatman

NAYS: None

ABSTAIN: None

VII. ADJOURN

Motion to adjourn at 4:24 p.m.

RESULT: Passed

MOVER: Director John Sweatman

SECONDER: Mayor Gary Fuller

AYES: Chair Cannon, Whittelsey, Hilyer, Menefee, Mayor Fuller, Director Sweatman

NAYS: None

ABSTAIN: None

Lucinda Cannon, Chair

Matt Mosley, Secretary