



**THE CITY OF PHOENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, JANUARY 9, 2018
5:15 PM EST**

- 1) Welcome, Call to Order, and Roll Call
- 2) Approval of Agenda
- 3) Acknowledge City Council and City Personnel Present
- 4) Approval of the November 28, 2017 Meeting Minutes
- 5) Approval of the December 12, 2017 Meeting Minutes
- 6) Rules for Addressing Planning Commission
- 7) Public Hearing and Approval of Rezone – 7.12+/-ac at 218 Wright Road – Dan and Jean Phillips, owners.
 - Staff Report
 - Developer’s Comments
 - Department Memo
- 8) Approval of Administrative Replat – 3.63+/- acres at 89 Whiterock Road – Apex Bank (c/o Steve Isabell) owner.
 - Staff Report
 - Developer’s Comments
 - Department Memo
- 9) Approval of Administrative Replat – 2.69+/- acres at 19 Strickland Road – Linda & James Massey and Ashley Dietz, owners.
 - Staff Report
 - Developer’s Comments
 - Department Memo
- 10) Old Business
- 11) New Business
- 12) Adjournment

NOVEMBER 28, 2017

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, November 28, 2017 at 5:15 PM EST in the Phenix City Council Chambers located in the Public Safety Building, 1111 Broad Street.

Chairman Pat Howard called the meeting to order and asked Secretary Shaun Culligan to call roll. Upon roll call, the following members answered present: Vice Chairman Davis, Chairman Howard, Member Ivy, Member Lindsey, Member Sims, Member Taylor, and Member Culligan. Member Bailey and Member Gill were not present.

The second item on the agenda was the Approval of the Agenda. Vice Chairman Davis made a motion to approve, seconded by Member Sims. Upon said motion being put to a vote, the following vote was recorded: Yeas: Vice Chairman Davis, Chairman Howard, Member Ivy, Member Lindsey, Member Sims, Member Taylor, and Member Culligan. Nays: None. Abstain: None. Motion thus passed.

The third item on the agenda was the Acknowledgement of City Council; District One Councilmember Bailey was present. Chairman Howard asked Secretary Culligan to note the City Employees that were present in the minutes. The following City Personnel were present: City Engineer Angel Moore, Assistant Director of Engineering Michael Pattillo, Fire Chief Kris Kennedy, Fire Marshall Marc Wells, Building Official Gil Griffith, Utilities Director Stephen Smith, City Attorney Jimmy Graham, and Recording Secretary Kathy Jo Davis.

The fourth item on the agenda was the approval of the November 14, 2017 meeting minutes. Chairman Howard asked if there was a motion to approve the written minutes and erase the recorded minutes. A motion for approval was made by Member Ivy and seconded by Member Sims. Upon said motion being put to a vote, the following vote was recorded: Yeas: Vice Chairman Davis, Chairman Howard, Member Ivy, Member Lindsey, Member Sims, Member Taylor, and Member Culligan. Nays: None. Abstain: None. Motion thus passed.

The fifth item on the agenda, Chairman Howard set the rules for addressing the Planning Commission.

The sixth item on the agenda was the Public Hearing and Approval of De-Annexation of 22.564+/- acres located on Newsome Drive for EEH Holdings, LLC, owners. City Engineer Angel Moore reviewed the staff report with the Planning Commission members. At this time Chairman Howard asked Secretary Culligan to read the department memo.

MEMO

To: Planning Commission

From: Angel Moore, City Engineer

Date: November 22, 2017

RE: De-Annexation – 22.564 Acres on Newsome Drive, EEH Holdings, LLC, owner

The above referenced petition has been reviewed by the Building Fire, Engineering, and Utilities Departments and there are no objections to the de-annexation of this property. It should be noted that the property is located outside of the city limits but within our utility jurisdiction must meet the requirements of Resolution 2016-353 for City services.

At this time Chairman Howard opened the Public Hearing. With no one coming forward the Public Hearing was closed. Chairman Howard asked if there was a motion to approve or deny. A motion to approve was made by Vice Chairman Davis and seconded by Member Lindsey. Upon said motion being put to a vote, the following vote was recorded: Yeas: Vice

Chairman Davis, Chairman Howard, Member Ivy, Member Lindsey, Member Sims, Member Taylor, and Member Culligan. Nays: None. Abstain: None. Motion thus passed.

The seventh item on the agenda was Old Business. None

The eighth item on the agenda was New Business. None

The ninth item on the agenda was the Adjournment. Chairman Howard asked if there was a motion to adjourn. A motion to adjourn was made by Member Sims, seconded by Member Ivy. Upon said motion being put to a vote, the following vote was recorded: Yeas: Vice Chairman Davis, Chairman Howard, Member Ivy, Member Lindsey, Member Sims, Member Taylor, and Member Culligan. Nays: None. Abstain: None. Motion thus passed.

There being no further business to come before the Planning Commission, the meeting was adjourned until the next scheduled meeting on Tuesday, December 12, 2017.

Chairman – Pat Howard

Secretary – Shaun Culligan

DECEMBER 12, 2017

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, December 12, 2017 at 5:15 PM EST in the Phenix City Council Chambers located in the Public Safety Building, 1111 Broad Street.

Chairman Pat Howard called the meeting to order and asked Secretary Shaun Culligan to call roll. Upon roll call, the following members answered present: Member Bailey, Chairman Howard, Member Lindsey, Member Taylor, and Member Culligan. Vice Chairman Davis, Member Gill, Member Ivy, and Member Sims were not present.

The second item on the agenda was the Approval of the Agenda. Member Lindsey made a motion to approve, seconded by Member Taylor. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Chairman Howard, Member Lindsey, Member Taylor, and Member Culligan. Nays: None. Abstain: None. Motion thus passed.

The third item on the agenda was the Acknowledgement of City Council; District One Councilmember Bailey was present. Chairman Howard asked Secretary Culligan to note the City Employees that were present in the minutes. The following City Personnel were present: City Engineer Angel Moore, Assistant Director of Engineering Michael Pattillo, Graduate Engineer Clay Massey, Fire Chief Kris Kennedy, Fire Marshall Marc Wells, Building Official Gil Griffith, Utilities Director Stephen Smith, Utilities Engineer John Spraggins, City Attorney Jimmy Graham, and Recording Secretary Kathy Jo Davis.

The fourth item on the agenda was the approval of the November 28, 2017 meeting minutes. Chairman Howard asked if there was a motion to table due to not enough members to vote that were present at the November 28, 2017 meeting. A motion to table was made by Member Taylor and seconded by Member Lindsey. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Chairman Howard, Member Lindsey, Member Taylor, and Member Culligan. Nays: None. Abstain: None. Motion thus passed.

The fifth item on the agenda, Chairman Howard set the rules for addressing the Planning Commission.

Member Gill was in attendance at 5:21 pm EST.

The sixth item on the agenda was the Acceptance of Rezone of 7.12+/- acres at 218 Wright Road for Dan E. and Jean B. Phillips, owners. City Engineer Angel Moore reviewed the staff report with the Planning Commission members. At this time Chairman Howard asked Secretary Culligan to read the department memo.

MEMO

To: Planning Commission

From: Angel Moore, City Engineer

Date: December 6, 2017

RE: Rezone of 7.12+/- Acres at 218 Wright Road – Dan E. Phillips & Jean B. Phillips, owners

The above referenced rezone has been reviewed by the Building, Fire, Engineering, and Utilities Departments and meets the minimum requirements of the Zoning Ordinance for an A-1, Low Density Residential District and General Agriculture District for Acceptance. The surveyor has been made aware of some changes that will need to be made prior to Approval of the rezone.

Chairman Howard asked if there was a motion to accept. A motion to accept was made by Member Culligan and seconded by Member Taylor. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Member Gill, Chairman Howard, Member Lindsey, Member Taylor, and Member Culligan. Nays: None. Abstain: None. Motion thus passed.

The seventh item on the agenda was the Approval of Administrative Replat of 17.93+/- acres at 1866, 1868 and 1870 Pierce Road for William S. Warr & Gloria Gillis Warr and Johnny C. & Rhonda M. Major, owners. City Engineer Angel Moore reviewed the staff report with the Planning Commission members. At this time Chairman Howard asked Secretary Culligan to read the department memo.

MEMO

To: Planning Commission

From: Angel Moore, City Engineer

Date: December 6, 2017

RE: Administrative Replat – 17.93+/- Acres at 1866, 1868 and 1870 Pierce Road, William S. Warr & Gloria Gillis Warr and Johnny C. & Rhonda M. Major, owners.

The above referenced administrative replat has been reviewed by the Building, Utilities, Fire, and Engineering Departments and meets the minimum requirements of the Subdivision Regulations.

Chairman Howard asked if there was a motion to approve or deny. A motion to approve was made by Member Bailey and seconded by Member Taylor. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Member Gill, Chairman Howard, Member Lindsey, Member Taylor, and Member Culligan. Nays: None. Abstain: None. Motion thus passed.

The eighth item on the agenda was Old Business. None

The ninth item on the agenda was New Business. Mrs. Moore introduced the new Graduate Engineer Clay Massey.

The tenth item on the agenda was the Adjournment. Chairman Howard asked if there was a motion to adjourn. A motion to adjourn was made by Member Taylor, seconded by Member Gill. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Member Gill, Chairman Howard, Member Lindsey, Member Taylor, and Member Culligan. Nays: None. Abstain: None. Motion thus passed.

There being no further business to come before the Planning Commission, the meeting was adjourned until the next scheduled meeting on Tuesday, January 9, 2018.

Chairman – Pat Howard

Secretary – Shaun Culligan



DR. R. GRIFF GORDY
Councilmember At Large

STEVE BAILEY
Councilmember District 1

EDDIE N. LOWE
Mayor

VICKEY CARTER JOHNSON
Councilmember District 2

ARTHUR L. DAY, JR.
Councilmember District 3

WALLACE B. HUNTER, City Manager

MELONY LEE, City Clerk

ANGEL MOORE, P.E., City Engineer

Director of Engineering / Director of Public Works

Staff Report No. 7

Type of Plat: Rezone

Applicant: Dan E. Phillips and Jean B. Phillips

Surveyor of Record: George W. Barrett

Site Location: 218 Wright Road

Acreage: 7.12

Current Zoning Classification: R-1, Low Density Residential

Proposed Zoning Classification: A-1, Low Density Residential and General Agricultural

Current Use of Property: Residential

Proposed Use of Property: As allowed by A-1 Zoning

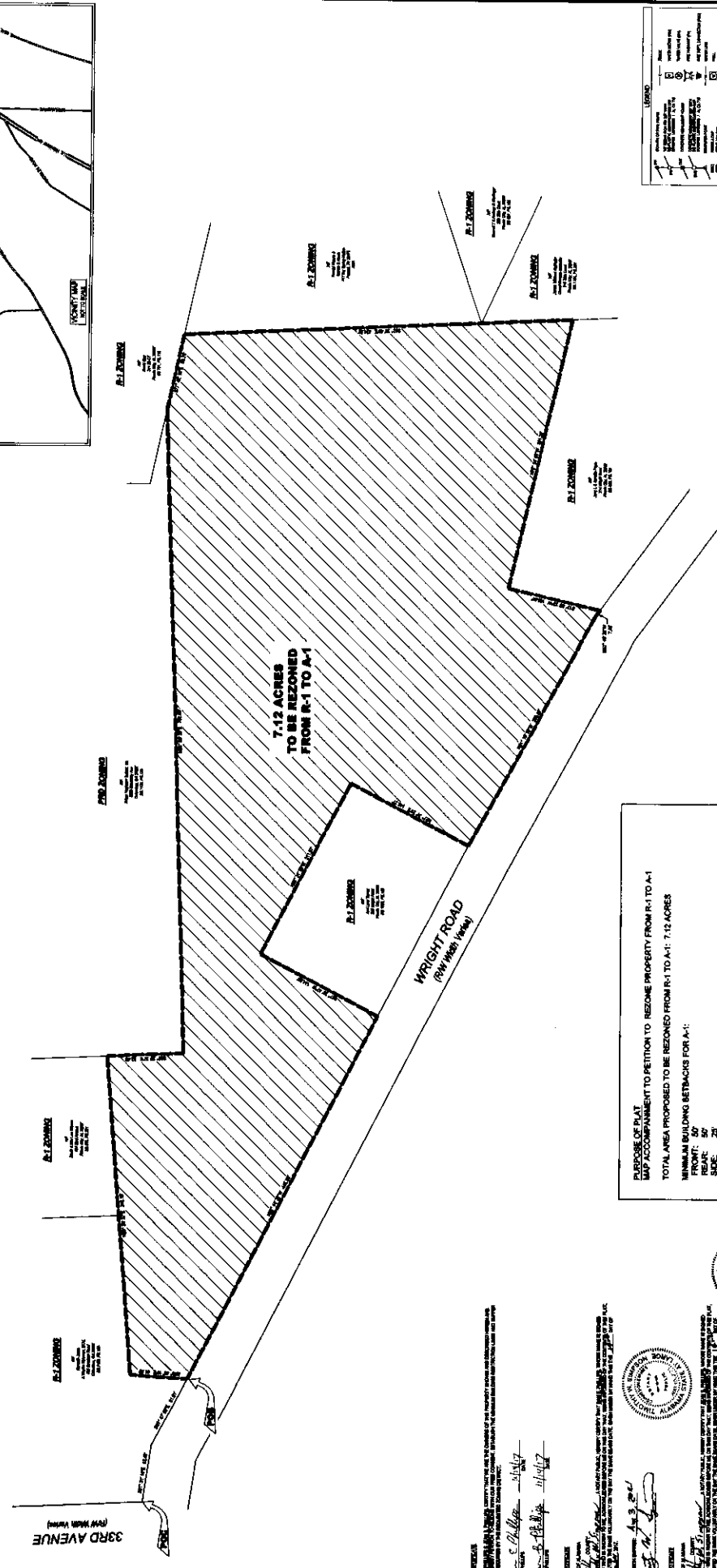
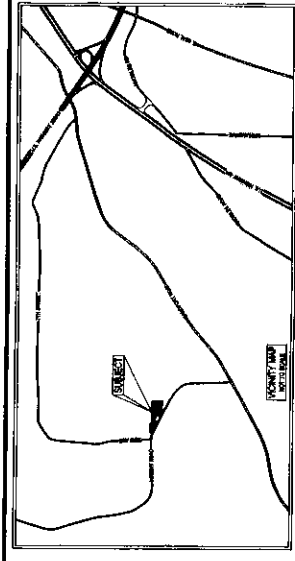
Rezone Map: Attached

City Services: Storm, Streets, Utilities, Fire & Police Jurisdiction

Additional Information: None at this time.

Engineer and or Owner Comments: None at this time

Map Accompaniment to Petition to Rezone
218 Wright Road
for
Dan E. Phillips & Jean B. Phillips
Located in Section 21, Township 17 North, Range 30 East
Phenix City, Russell County, Alabama



PURPOSE OF PLAT
MAP ACCOMPANIMENT TO PETITION TO REZONE PROPERTY FROM R-1 TO A-1
TOTAL AREA PROPOSED TO BE REZONED FROM R-1 TO A-1: 7.12 ACRES
MINIMUM BUILDING SETBACKS FOR A-1:
FRONT: 50'
REAR: 50'
SIDE: 25'

THIS MAP IS BASED ENTIRELY ON INFORMATION PROVIDED BY THE CLIENT. INFORMATION AND INFORMATION TAKEN FROM WITHIN THE FILES OF BARRETT-SIMPSON, INC., AND DOES NOT REFLECT AN ACTUAL SURVEY OF THIS DATE.

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STATE OF ALABAMA
COUNTY OF RUSSELL
I, the undersigned, being duly qualified and sworn, do hereby certify that the foregoing is a true and correct copy of the original map as filed in my office on this 11th day of April, 2011.



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PHENIX CITY
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Director of Engineering / Director of Public Works

MEMORANDUM

To: Planning Commission

From: Angel Moore, City Engineer

Date: January 5, 2018

RE: Approval of Rezone of 7.12 Acres at 218 Wright Road, Dan E. Phillips and Jean B. Phillips, Owners

The above referenced rezone has been reviewed by the Building, Utilities, Fire, and Engineering Departments and meets the minimum requirements of the Zoning Ordinance for an A-1, Low Density Residential and Agriculture District.



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Staff Report No. 8

Type of Plat: Administrative Replat

Applicant: Apex Bank

Surveyor of Record: Nathan McBride

Site Location: 89 Whiterock Road

Acreage: 3.63

Number of Lots: 2

Reason for Replat: Creating 2 residential lots.

Current Zoning: N/A, Planning Commission Jurisdiction Only

Current Use of Property: Residential

Proposed Use of Property: Residential

Survey Plat: Attached

City Services: Phenix City Police Jurisdiction

Additional Information: At this time, this property does not lie within Phenix City Fire Rescue's fire jurisdiction. If annexed into the city, future construction will be required to meet the fire code requirements.

Engineer and or Owner Comments: None at this time



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MEMORANDUM

To: Planning Commission

From: Angel Moore, City Engineer

Date: January 5, 2018

RE: Administrative Replat – 3.63 Acres at 89 Whiterock Road, Apex Bank, Owner

The above referenced administrative replat has been reviewed by the Building, Utilities, Fire, and Engineering Departments and meets the minimum requirements of the Subdivision Regulations.



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Staff Report No. 9

Type of Plat: Administrative Replat

Applicant: Linda and James Massey and Ashley Dietz

Surveyor of Record: Nathan McBride

Site Location: 19 Strickland Road

Acreage: 2.69

Number of Lots: 3

Reason for Replat: Creating 3 residential lots.

Current Zoning: N/A, Planning Commission Jurisdiction Only

Current Use of Property: Residential

Proposed Use of Property: Residential

Survey Plat: Attached

City Services: Phenix City Police Jurisdiction

Additional Information: At this time, this property does not lie within Phenix City Fire Rescue's fire jurisdiction. If annexed into the city, future construction will be required to meet the fire code requirements.

Engineer and or Owner Comments: None at this time



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MEMORANDUM

To: Planning Commission

From: Angel Moore, City Engineer

Date: January 5, 2018

RE: Administrative Replat – 2.69 Acres at 19 Strickland Road, Linda and James R. Massey and Ashley Dietz, Owners

The above referenced administrative replat has been reviewed by the Building, Utilities, Fire, and Engineering Departments and meets the minimum requirements of the Subdivision Regulations.