



**THE CITY OF PHENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, JANUARY 23, 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 January 9, 2018 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Acceptance of Rezone – 27.9+/- acres located on 6th Avenue & 16th Street – The Housing Authority of Phenix City and City of Phenix City, owners.
 - Staff Report
 - Developer's Comments
 - Department Memo
- 7) Old Business
- 8) New Business
- 9) Adjournment

JANUARY 9, 2018

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, January 9, 2018 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, Vice Chairman Davis, Chairman Howard, Member Ivy, Member Lindsey, Member Sims, Member Taylor, and Member Culligan. Member Gill was 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: Member Bailey, 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, 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 Administrative Assistant Kaleigh Wells.

The fourth item on the agenda was the approval of the TABLED November 28, 2017 meeting minutes. Chairman Howard asked if there was a motion to approve the written minutes and remove the recorded minutes. 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: Member Bailey, Vice Chairman Davis, Chairman Howard, Member Lindsey, Member Sims, Member Taylor, and Member Culligan. Nays: None. Abstain: Member Ivy. Motion thus passed.

The fifth item on the agenda was the approval of the December 12, 2017 meeting minutes. Chairman Howard asked if there was a motion to approve the written minutes and remove the recorded minutes. A motion to approve was made by Member Lindsey and seconded by Member Bailey. 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: Vice Chairman Davis, Member Ivy, and Member Sims. Motion thus passed.

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

The seventh item on the agenda was the Public Hearing and Approval of Rezone of 7.12+/- acres at 218 Wright Road for Dan and Jean 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 Approval.

At this time Chairman Howard opened the Public Hearing. Mr. Dan Phillips, owner of said property came forward. Mr. Phillips stated he wants to do a mobile petting farm which will include miniature animals such as goats, chickens, ponies, bunnies, and ducks. At some point they wish to host birthday parties on the property. With no one else coming forward Chairman Howard closed the Public Hearing. Chairman Howard asked if there was a motion to approve or deny. A motion to approve was made by Member Sims and seconded by Member Ivy. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Vice Chairman Davis, Chairman Howard, Member Ivy, Member Lindsey, Member Sims, Member Taylor, and Member Culligan. Nays: None. Abstain: None. Motion thus passed.

The eighth item on the agenda was the Approval of Administrative Replat of 3.63+/- Acres at 89 Whiterock Road for Apex Bank (c/o Steve Isabell), owner. 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 – 3.63+/- Acres at 89 Whiterock Road for Apex Bank (c/o Steve Isabell), 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.

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 Ivy. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Vice Chairman Davis, Chairman Howard, Member Ivy, Member Lindsey, Member Sims, Member Taylor, and Member Culligan. Nays: None. Abstain: None. Motion thus passed.

The ninth item on the agenda was the Approval of Administrative Replat of 2.69+/- Acres at 19 Strickland Road for Linda & James Massey and Ashley Dietz, 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 – 2.69+/- Acres at 19 Strickland Road for Linda & James 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.

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

The tenth item on the agenda was Old Business. None

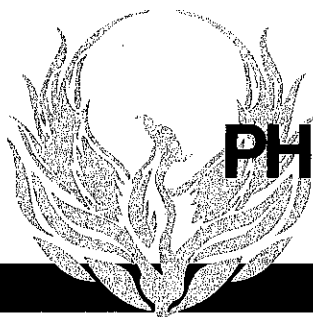
The eleventh item on the agenda was New Business. None.

The twelfth 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 and seconded by Member Lindsey. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, 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, January 23, 2018.

Chairman – Pat Howard

Secretary – Shaun Culligan



PHENIX CITY *Alabama*

DEPARTMENT OF
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Councilmember At Large

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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. 6

Type of Plat: Rezone

Applicant: The Housing Authority of Phenix City and City of Phenix City

Surveyor of Record: George W. Barrett

Site Location: 6th Avenue and 16th Street

Acreage: 27.9

Current Zoning Classification: R-3 and None

Proposed Zoning Classification: C-1, Core Commercial District

Current Use of Property: Residential

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

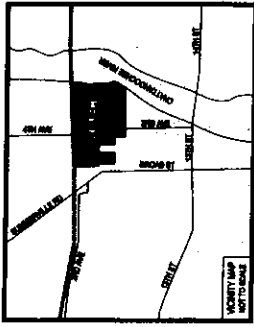
Rezone Map: Attached

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

Additional Information: This rezone will require some corrections prior to Approval.

Engineer and or Owner Comments: None at this time

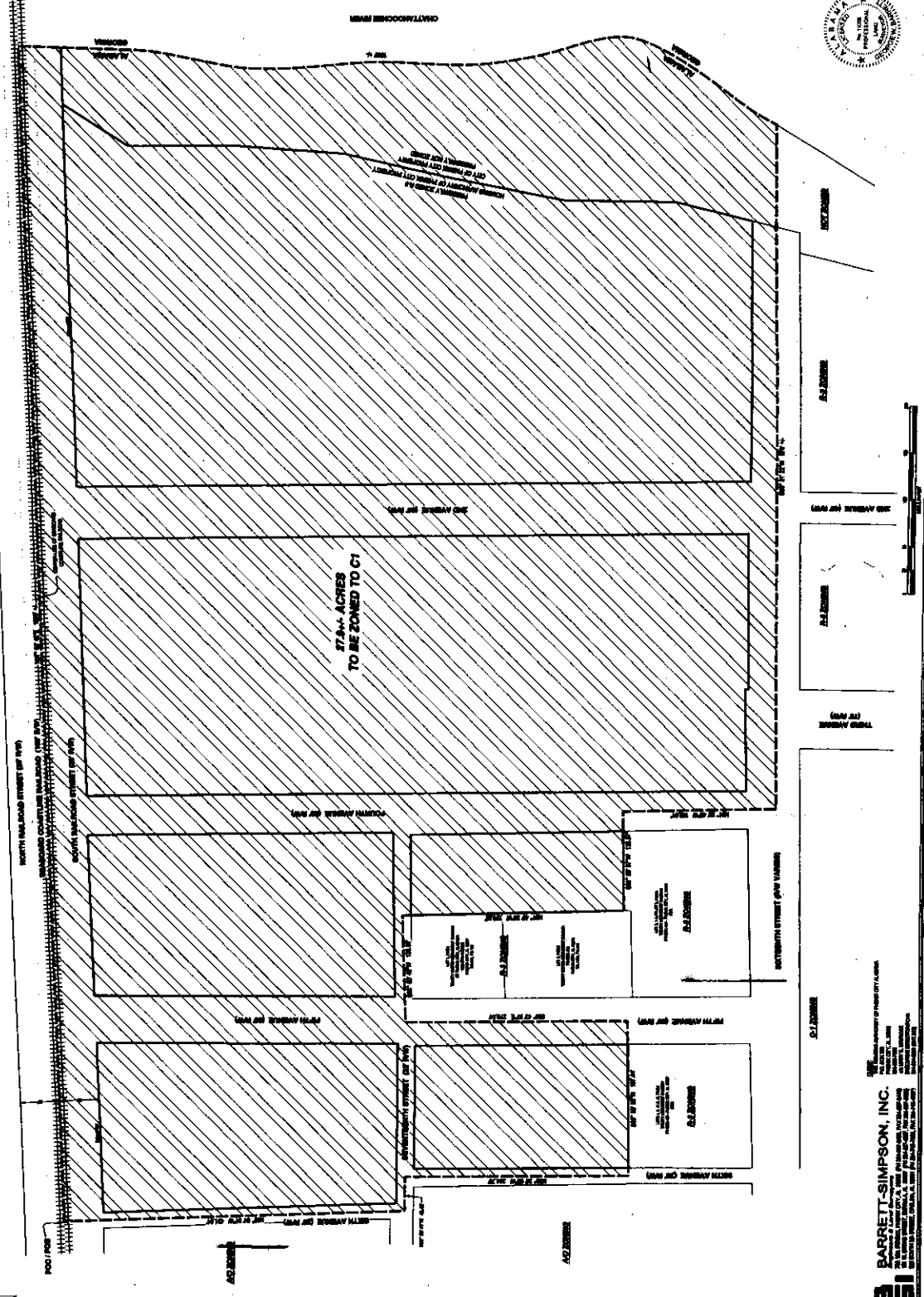
MAP ACCOMPANIMENT TO PETITION TO ZONE PROPERTY TO C-1
 FOR
 THE HOUSING AUTHORITY OF PHENIX CITY ALABAMA
 AND THE CITY OF PHENIX CITY ALABAMA
 LOCATED IN SECTION 11, TOWNSHIP 17 NORTH, RANGE 30 EAST
 PHENIX CITY, RUSSELL COUNTY, ALABAMA



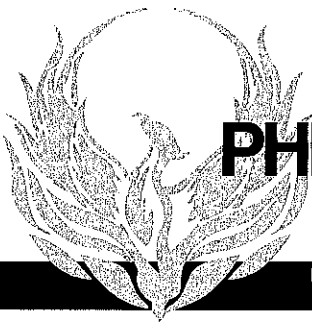
PURPOSE OF PLAT
 MAP ACCOMPANIMENT TO PETITION TO ZONE PROPERTY TO C-1
 TOTAL AREA PROPOSED TO BE ZONED TO C-1: 27.84 ACRES
 MINIMUM BUILDING SETBACKS FOR C-1:
 SETBACK FRONT: 0'
 SETBACK SIDE: 0'
 SETBACK REAR: 0'
 NOTE: The above setbacks are for the minimum setbacks and approved by the Planning Commission and City Council as part of the "Ordinance Law" (Proposed)

THIS MAP IS BASED ENTIRELY ON INFORMATION PROVIDED BY THE CLIENT. INFORMATION TAKEN FROM THE CURRENT RUSSELL COUNTY PLAT WITHIN THE FILE OF LAND RECORDS AND INFORMATION TAKEN FROM AN ACTUAL SURVEY OF THIS DATE.

THE HOUSING AUTHORITY OF PHENIX CITY ALABAMA AND THE CITY OF PHENIX CITY ALABAMA ARE HEREBY REQUESTING THE CITY OF PHENIX CITY ALABAMA TO APPROVE THE ZONING OF THE PROPERTY TO C-1. THE PROPERTY IS CURRENTLY ZONED TO R-1. THE ZONING OF THE PROPERTY TO C-1 IS REQUESTED FOR THE REASONS SET FORTH IN THE PETITION TO ZONE PROPERTY TO C-1. THE PETITION TO ZONE PROPERTY TO C-1 IS REQUESTED FOR THE REASONS SET FORTH IN THE PETITION TO ZONE PROPERTY TO C-1. THE PETITION TO ZONE PROPERTY TO C-1 IS REQUESTED FOR THE REASONS SET FORTH IN THE PETITION TO ZONE PROPERTY TO C-1.



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ANGEL MOORE, P.E., City Engineer

Director of Engineering / Director of Public Works

MEMORANDUM

To: Planning Commission

From: Angel Moore, City Engineer

Date: January 19, 2018

RE: Rezone – 27.9 +/- Acres on 6th Ave and 16th St, The Housing Authority of Phenix City & The City of Phenix City, 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 a C-1, Core Commercial District for Acceptance. The Surveyor has been made aware of some changes that will need to be made prior to Approval of the rezone.