



**THE CITY OF PHENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, FEBRUARY 13, 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 23, 2018 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Public Hearing and Approval of Rezone – 27.9+/- acres located on 6th Avenue & 16th Street from a R-3 Zone (High Density Residential District) to a C-1 Zone (Core Commercial District) – The Housing Authority of Phenix City and City of Phenix City, owners.
 - Staff Report
 - Developer's Comments
 - Department Memo
- 7) Public Hearing and Approval of Conditional Use – corner of Whitewater Avenue and 14th Street – WC Bradley Company (c/o Pace Halter), owner.
 - Staff Report
 - Developer's Comments
 - Department Memo
- 8) Old Business
- 9) New Business
- 10) Adjournment

JANUARY 23, 2018

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, January 23, 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: Vice Chairman Davis, Chairman Howard, Member Ivy, Member Lindsey, Member Sims, and Member Culligan. Member Bailey and Member Taylor were not present.

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

The third item on the agenda was the Acknowledgement of City Council; None. 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 forth item on the agenda was the approval of the January 9, 2018 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 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, and Member Culligan. Nays: None. Abstain: Member Gill. Motion thus passed.

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

Member Taylor was present at 5:19 pm EST.

The sixth item on the agenda was the Acceptance of Rezone of 27.9+/- acres at 6th Avenue and 16th Street for the Housing Authority of Phenix City and The City of Phenix City, 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: January 19, 2019

RE: Rezone – 27.9+/- Acres on 6th Ave and 16th Street, 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 an C-1, Core Commercial District for Acceptance. They Surveyors have been made aware of some changes that will need to be made prior to Approval of the rezone.

At this time Chairman Howard asked if there was a motion to accept or deny. A motion to accept was made by Vice Chairman Davis and seconded by Member Sims. Upon said motion being put to a vote, the following vote was recorded: Yeas: Vice Chairman Davis, Member Gill, 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 and seconded by Member Ivy. Upon said motion being put to a vote, the following vote was recorded: Yeas: Vice Chairman Davis, Member Gill, 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, February 13, 2018.

Chairman – Pat Howard

Secretary – Shaun Culligan

PHENIX CITY

Alabama

DEPARTMENT OF
ENGINEERING / PUBLIC WORKS

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Phenix City, AL 36867

Mailing Address: P.O. Box 279
Phenix City, AL 36868

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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. 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

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MELONY LEE, City Clerk

ANGEL MOORE, P.E., City Engineer

Director of Engineering / Director of Public Works

MEMORANDUM

To: Planning Commission

From: Angel Moore, City Engineer

Date: February 8, 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 Approval.

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Staff Report No. 7

Type of Plat: Conditional Use

Applicant: WC Bradley Company – C/O Pace Halter

Site Location: Whitewater Ave.

Current Zoning Classification: C-1, Core Commercial District

Proposed Use of Property: Public Art Park

Location Map: Attached

Additional Information: None at this time

Engineer and or Owner Comments: None at this time

PETITION FOR CONDITIONAL USE

SIGNATURE OF PROPERTY OWNER / OR AUTHORIZED AGENT OF THE PROPERTY

OWNER: WC Bradley Company - G/O Pace Halter

EMAIL ADDRESS OF OWNER: Phalter@wcb Bradley.com

ADDRESS OF PROPERTY TO BE CONSIDERED FOR CONDITIONAL USE:

Whitewater Av. Phenix City, AL 36867

PHONE: (706) 571-6059

CURRENT ZONE OF PROPERTY: C-1

PROPOSED USE OF PROPERTY: Public Art Park

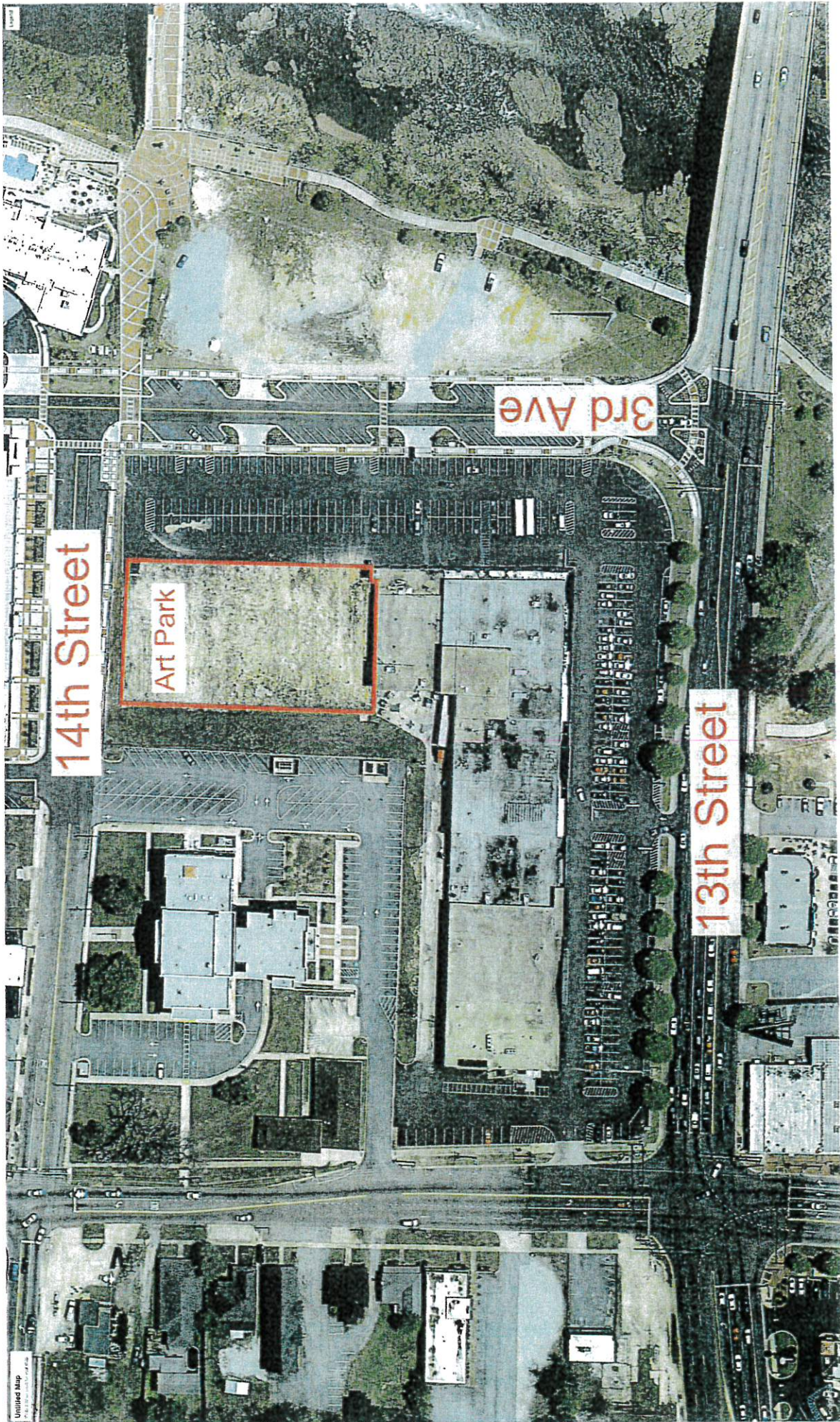
PROVIDE A LIST OF ADJACENT PROPERTY OWNERS' NAMES AND MAILING ADDRESSES WITH A FEE OF \$ 5.00 PLUS CURRENT POSTAL RATE, PER NAME. (THIS REQUIRES A PUBLIC HEARING)

IN ADDITION TO THE ABOVE INFORMATION, YOU WILL NEED TO SUBMIT A SITE PLAN AND BE PREPARED TO ANSWER QUESTIONS CONCERNING:

- A. ACCESS TO AND FROM THE PROPERTY AND THE PROPOSED STRUCTURE AND / OR USES, WITH PARTICULAR ATTENTION TO VEHICULAR AND PEDESTRAIN SAFETY AND CONVENIENCE, TRAFFIC FLOW AND CONTROL, AND EMERGENCY ACCESS.
- B. THE LOCATION AND ACCESSIBILITY OF OFF-STREET PARKING AND LOADING AREAS.
- C. THE LOCATION AND ACCESSIBILITY OF REFUSE AND SERVICE AREAS AND THEIR POTENTIALLY ADVERSE AFFECTS UPON SURROUNDING PROPERTIES.
- D. THE SCREENING AND BUFFERING OF POTENTIALLY ADVERSE VIEWS AND ACTIVITIES FROM SURROUNDING PROPERTIES.
- E. CONTROL OF NOISE, GLARE, ODOR, SURFACE WATER RUNOFF, AND OTHER POTENTIALLY DISTURBING IMPACTS UPON SURROUNDING PROPERTIES.
- F. THE AVAILABILITY, LOCATION, AND CAPACITY OF UTILITIES.
- G. THE LOCATION AND SCALE OF SIGNS AND LIGHTING WITH PARTICULAR REFERENCE TO TRAFFIC SAFETY, GLARE, AND VISUAL COMPATIBILITY WITH SURROUNDING PROPERTIES.
- H. THE BULK, DENSITY, AND LOT COVERAGE OF STRUCTURES, AND YARDS AND OPEN AREAS, WITH REFERENCE TO THEIR COMPATIBILITY WITH THE CHARACTER OF THE SURROUNDING AREA.

***COMPLETED PETITION WILL BE PLACED ON THE NEXT AVAILABLE PLANNING COMMISSION AGENDA 30 DAYS FROM THE DATE IT WAS TURNED IN.**

QUESTIONS. CONTACT ENGINEERING DEPARTMENT AT 334-448-2760.

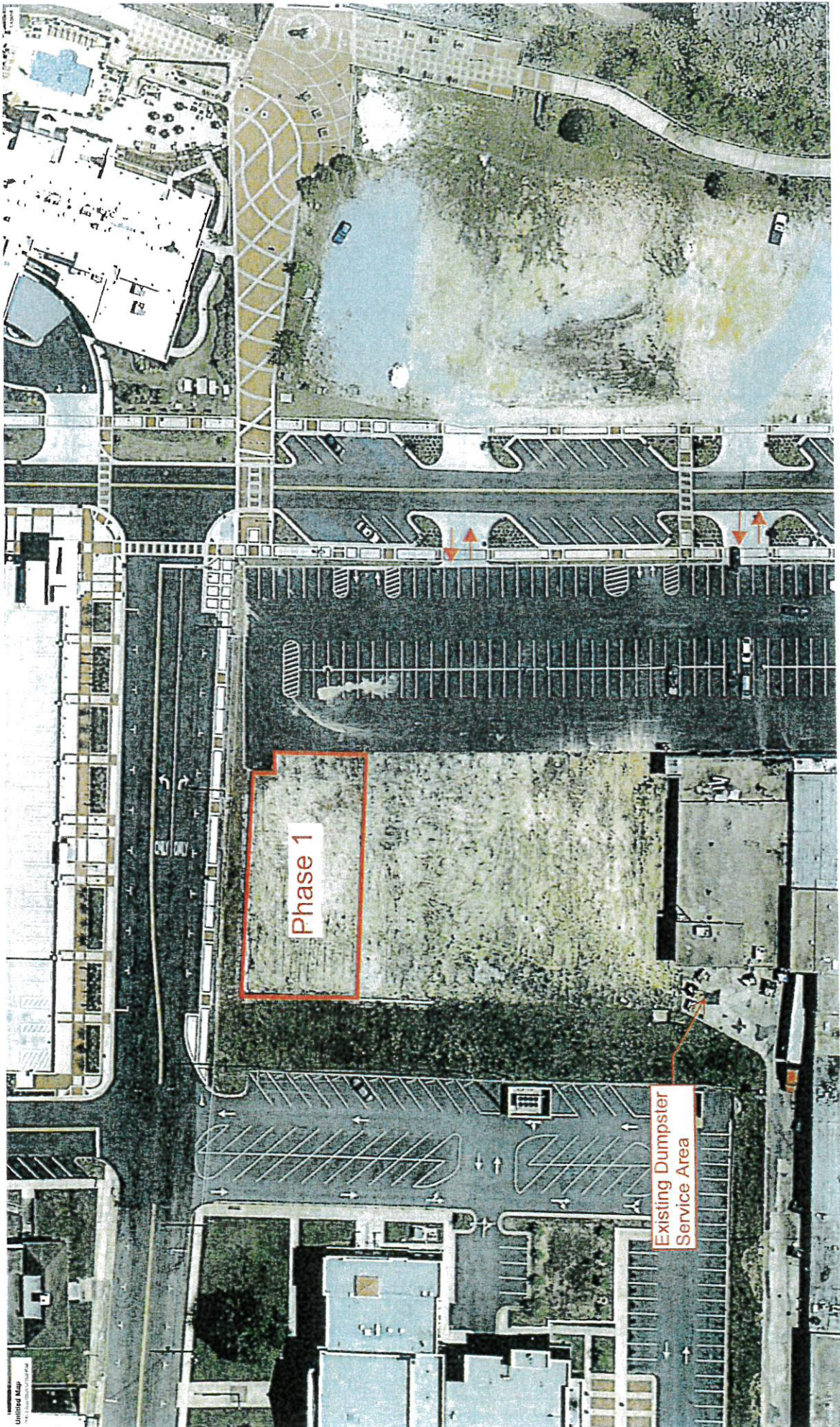


14th Street

Art Park

3rd Ave

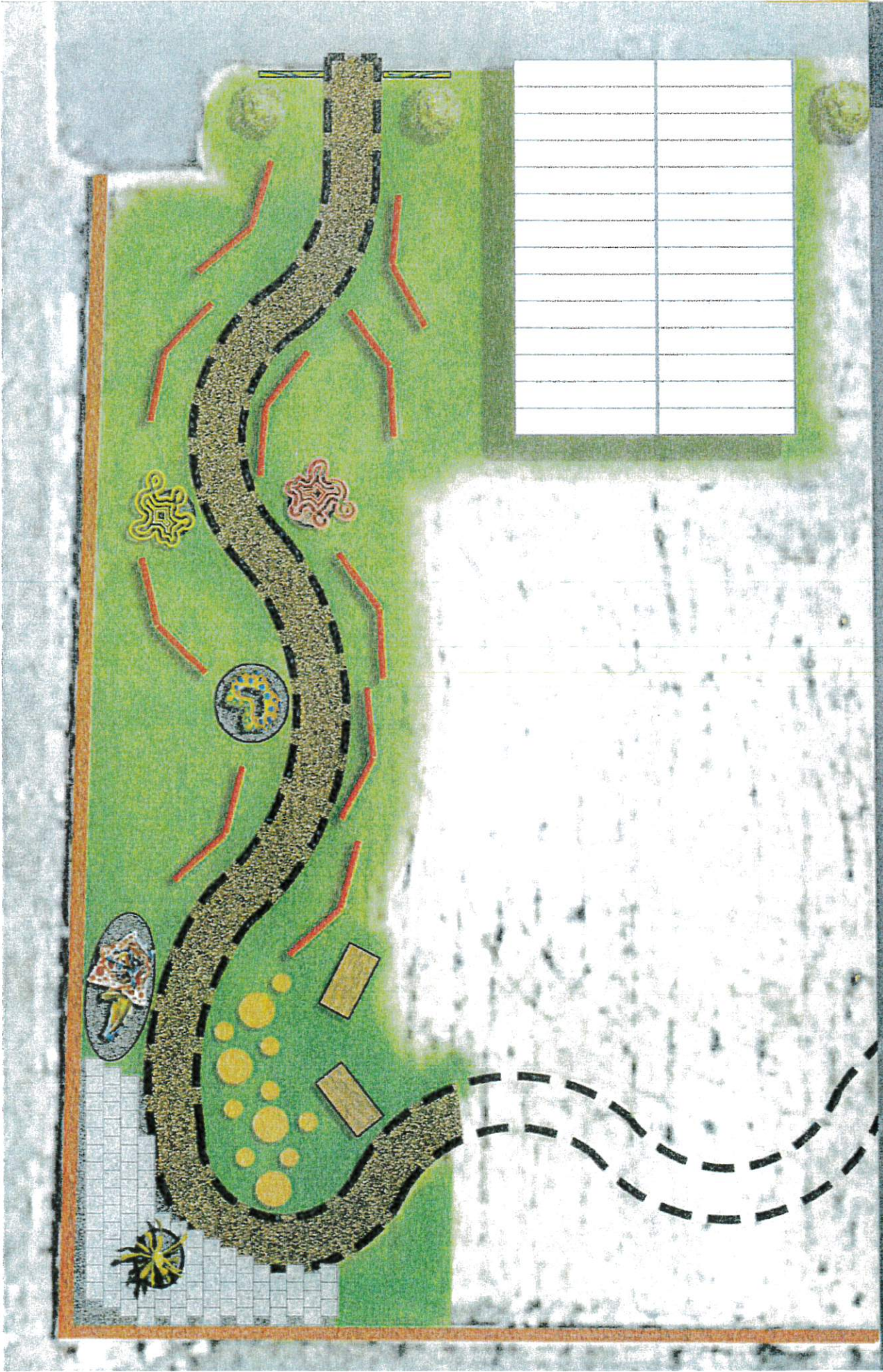
13th Street



Phase 1

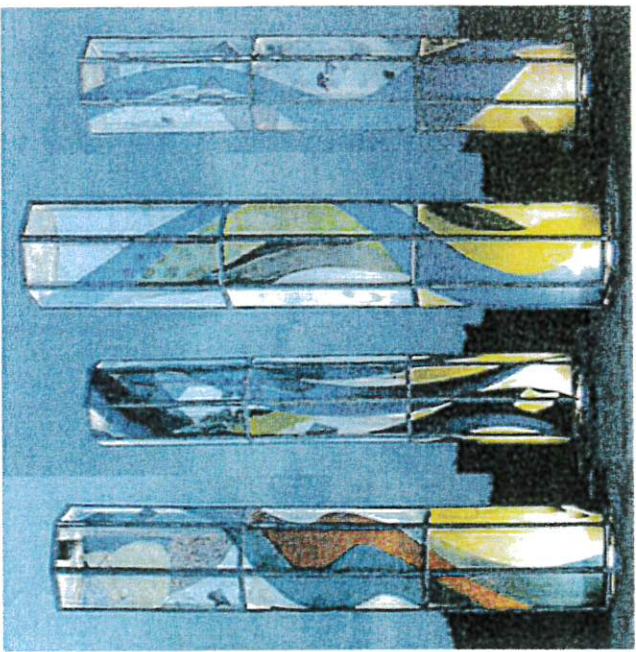
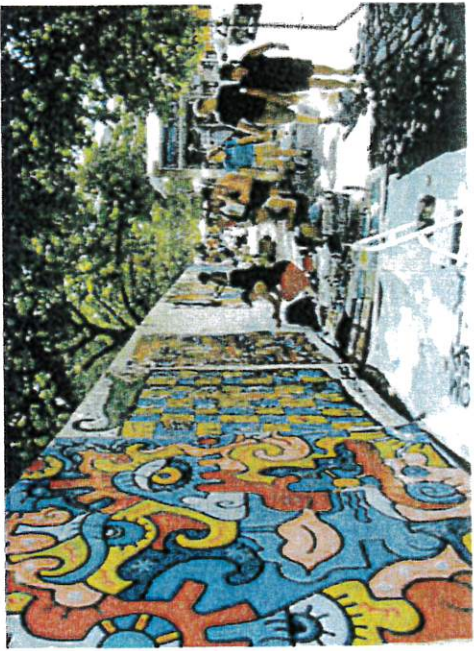
Existing Dumpster
Service Area

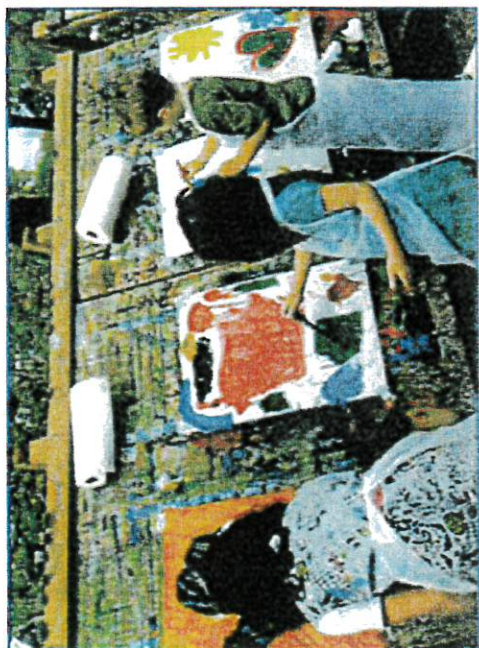
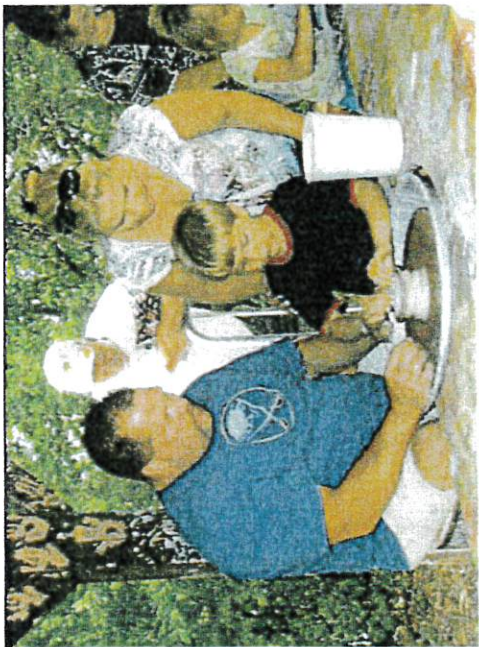
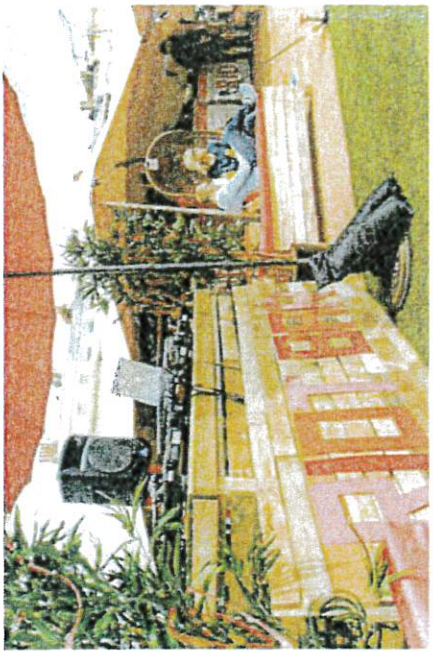
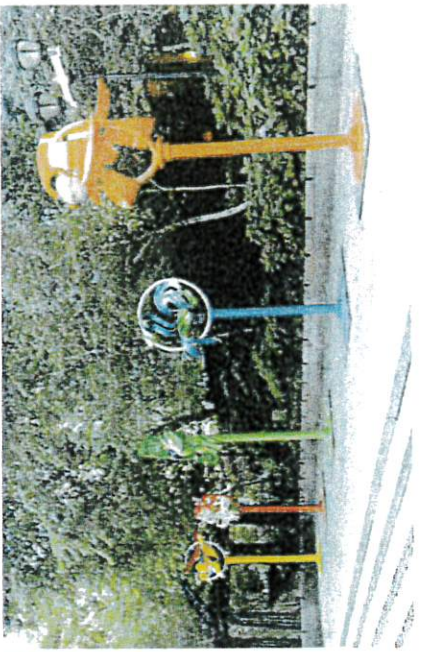
Landscape Architecture

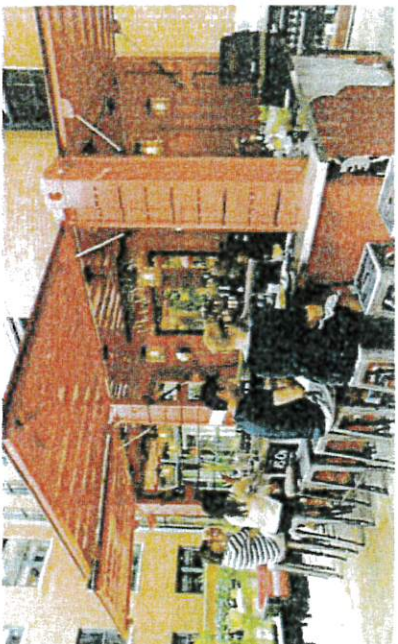
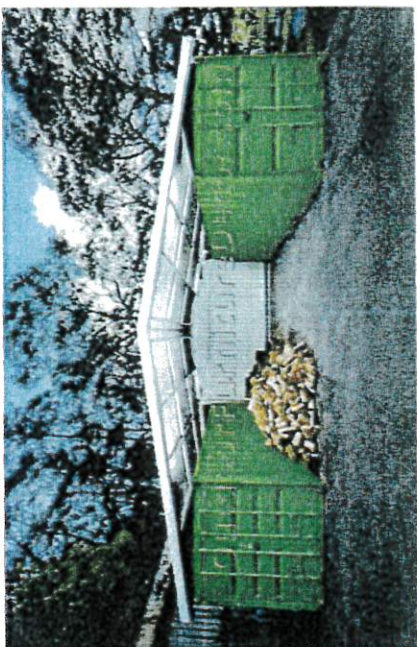


Phenix City Art Park Concept - Phase 1

ZWR







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MEMORANDUM

To: Planning Commission

From: Angel Moore, City Engineer

Date: February 8, 2018

RE: Conditional Use -- Whitewater Avenue -- WC Bradley Company -- C/O Pace Halter,
Owner

The above petition has been reviewed by the Building, Utilities, Fire, and Engineering Departments. The Phenix City Zoning Ordinance allows a public art park as a Conditional Use in a C-1 zone.