



**THE CITY OF PHOENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, FEBRUARY 27, 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 February 13, 2018 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Acceptance of Annexation – 14.00+/- acres located on US Highway 80 West – Girard Partners, LP, owners.
 - Staff Report
 - Developer's Comments
 - Department Memo
- 7) Old Business
- 8) New Business
- 9) Adjournment

FEBRUARY 13, 2018

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, February 13, 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, Member Gill, Chairman Howard, Member Ivy, Member Lindsey, Member Sims, Member Taylor, and Member Culligan.

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, Member Gill, 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 Steve Bailey. 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, Graduate Engineer Brittany Israel, Fire Chief Kris Kennedy, Building Official Gil Griffith, 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 23, 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 Ivy and seconded by Member Gill. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Vice Chairman Davis, Member Gill, Chairman Howard, Member Ivy, Member Lindsey, Member Sims, Member Taylor, and Member Culligan. Nays: None. Abstain: Member Bailey. 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 Rezone of 27.9+/- acres located 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 Mary Mayrose, Executive Director of the Phenix City Housing Authority at 200 16th Street came forward and reviewed the vision / plan with the Board members. Mr. Riley, Attorney for the Phenix City Housing Authority was present for any legal questions. A discussion followed. At this time Chairman Howard asked Secretary Culligan to read the department memo.

MEMO

To: Planning Commission

From: Angel Moore, City Engineer

Date: February 8, 2018

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 a C-1, Core Commercial District for Approval.

At this time Chairman Howard opened the Public Hearing. With not seeing or hearing anyone the Public Hearing was closed. 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, 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 the Public Hearing and Approval of Conditional Use located at the corner of Whitewater Avenue & 14th Street for WC Bradley (Pace Halter), owner. City Engineer Angel Moore reviewed the staff report with the Planning Commission members. Dr. White and Rachel White of 111 Lee Road 222 in Smiths Station, Alabama with Park Art came forward. Rachel White gave the Board members a brief summary of the Park Art Non-Profit Organization's vision for this project. Discussion followed. Dr. White stated that the maintenance of the park such as trash, up keep, etc. would be maintained and funded by the park committee. At this time Chairman Howard asked Secretary Culligan to read the department memo.

MEMO

To: Planning Commission

From: Angel Moore, City Engineer

Date: February 8, 2018

RE: Rezone – Conditional Use – Whitewater Avenue – WC Bradley Company – c/o Pace Halter, owner

The above referenced 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.

At this time Chairman Howard opened the Public Hearing. With not seeing or hearing anyone 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 Sims. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, 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 eighth item on the agenda was Old Business: None

The ninth item on the agenda was New Business. Mrs. Moore introduced new Graduate Engineer Brittany Israel to the Board members.

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 Ivy and seconded by Member Gill. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, 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 27, 2018.

Chairman – Pat Howard

Secretary – Shaun Culligan



PHENIX CITY

Alabama

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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

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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: Annexation

Applicant:	Girard Partners, LP
Site Location:	US HWY 80 West, Ladonia
Acreage:	14.00
Current Zoning Classification:	Not Zoned, Planning Jurisdiction Only
Proposed Zoning Classification:	C-4, Highway Commercial District
Current Use of Property:	Residential
Proposed Use of Property:	As allowed by C-4 Zoning
Annexation Map:	Attached
City Services:	Police Jurisdiction
Additional Information:	None at this time
Engineer and or Owner Comments:	None at this time



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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: February 26, 2018

RE: Annexation and Pre-Zone – 14.00 +/- Acres at US Highway 80 West, Girard Partners, LP, Owners

The above referenced petition has been reviewed by the Building, Utilities, Fire, and Engineering Departments and meets the minimum requirements of the Zoning Ordinance for Annexation and Pre-Zone to C-4 Zoning.