



**THE CITY OF PHENIX CITY  
PLANNING COMMISSION AGENDA  
TUESDAY, MARCH 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 March 13, 2018 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Approval of Administrative Replat – 3.75+/- acres at 74 Highway 165 – Estate of Frances Love, c/o Brenda Blanton, owner.
  - Staff Report
  - Developer's Comments
  - Department Memo
- 7) Old Business
- 8) New Business
- 9) Adjournment

**MARCH 13, 2018**

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, March 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 Taylor, and Member Culligan. Member Sims 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 Lindsey. 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 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. 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, Graduate Engineer Brittany Israel, Fire Chief Kris Kennedy, Fire Marshal Marc Wells, Building Official Gil Griffith, Utilities Director Stephen Smith, Utilities Engineer John Spraggins, and Recording Secretary Kathy Jo Davis.

The fourth item on the agenda was the approval of the February 27, 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 Vice Chairman Davis 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 Taylor, and Member Culligan. Nays: None. Abstain: Member Bailey and Member Gill. 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 Annexation of 14+/- acres located on US Highway 80 West for Girard Partners, LP, 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: March 8, 2018*

*RE: Approval of Annexation and Pre-Zone – 14.00+/- acres at US Highway 80 West – Girard Partners, LP, owner*

*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.*

At this time Chairman Howard opened the Public Hearing. Mr. Johnny Dades of 1539 Lee Road 213 came forward and stated his main concern is the buffers. Mr. Ernie Smallman came forward with a copy of the proposed layout plan and stated they would have to follow the buffer ordinance/requirements set by the City. Mr. Shohn Woods of 478 Lee Road 2170 came forward. He stated that when he looks over fence line he sees possible retention ponds being built. He worries about more mosquitos, frogs, and snakes in the area. What safeguards will be in place. Worries if the pond overflows, will his yard be flooded. Mr. Woods is all for the growth but he does have these concerns along with the sounds and lighting. Mrs. Moore discussed with Mr. Woods the retention/detention pond issue. Chairman Howard closed the Public Hearing and 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, Member Gill, Chairman Howard, Member Ivy, Member Lindsey, 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. City Council Policy on Board Members. Chairman Howard reviewed Ordinance No. 2013-08 with the board members. Each member was handed an affidavit to complete and return to Kathy Jo Davis, Recording Secretary before leaving the meeting.

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 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 Taylor, and Member Culligan. Nays: None. Abstain: None. Motion thus passed.

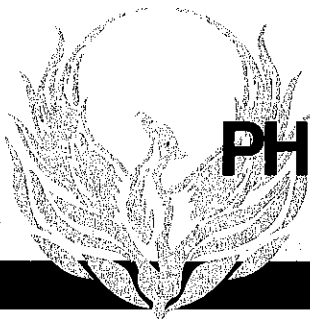
There being no further business to come before the Planning Commission, the meeting was adjourned until the next scheduled meeting on Tuesday, March 27, 2018.

---

Chairman – Pat Howard

---

Secretary – Shaun Culligan



# PHENIX CITY *Alabama*

DEPARTMENT OF  
**ENGINEERING / PUBLIC WORKS**

Physical Address: 1206 7th Avenue  
Phenix City, AL 36867

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

Ph: 334-448-2760

Fx: 334-291-4848

phenixcity.us

**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: Administrative Replat

**Applicant:** Estate of Frances Love, c/o Brenda Blanton

**Surveyor of Record:** Nathan McBride

**Site Location:** 74 Highway 165

**Acreage:** 3.75

**Number of Lots:** 4

**Reason for Replat:** Adjusting property lines in relation to existing dwellings.

**Current Zoning:** N/A, Planning Commission Jurisdiction Only

**Current Use of Property:** Residential

**Proposed Use of Property:** Residential

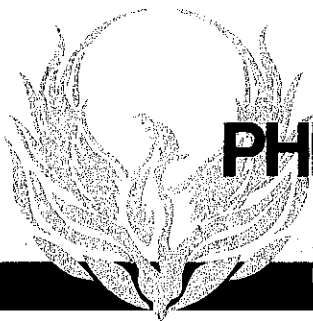
**Survey Plat:** Attached

**City Services:** Phenix City Police Jurisdiction Only

**Additional Information:** None at this time

**Engineer and or Owner Comments:** None at this time





# PHENIX CITY

Alabama

DEPARTMENT OF  
**ENGINEERING / PUBLIC WORKS**

Physical Address: 1206 7th Avenue  
Phenix City, AL 36867

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

Ph: 334-448-2760 | Fx: 334-291-4848 | phenixcityal.us

**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

## MEMORANDUM

To: Planning Commission

From: Angel Moore, City Engineer

Date: March 22, 2018

RE: Administrative Replat – 3.75 +/- Acres at 74 Highway 165, Estate of Frances Love,  
c/o Brenda Blanton, 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.