



**THE CITY OF PHOENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, JUNE 26, 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 May 8, 2018 Meeting Minutes
 - 5) Approval of the May 22, 2018 Cancelled Meeting Minutes
 - 6) Approval of the June 12, 2018 Cancelled Meeting Minutes
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- 7) Rules for Addressing Planning Commission
 - 8) Approval of Administrative Replat – 114.15+/- acres located on Lee Road 307, Pierce Road & US Highway 280/431 – John Menza Dudley, Jr. & Leslie D. Greene, owners.
 - Staff Report
 - Developer's Comments
 - Department Memo
 - 9) Approval of Waiver – Located at 376 Lee Road 312 (Dove Ridge Subdivision) – Herbert M. Williams – owner.
 - Staff Report
 - Developer's Comments
 - Department
-
- 10) Old Business
 - 11) New Business
 - 12) Adjournment

MAY 8, 2018

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, May 8, 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 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 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. 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, Graduate Engineer Clay Massey, Fire Chief Kris Kennedy, Fire Marshal Marc Wells, Building Official Gil Griffith, City Attorney Jimmy Graham, and Recording Secretary Kathy Jo Davis.

The fourth item on the agenda was the approval of the April 24, 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 Vice Chairman Davis. 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. 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 the Conditional Use located on Whitewater Avenue for WC Bradley Company, owner. City Engineer Angel Moore reviewed the staff report with the Planning Commission members. Member Shaun Culligan stated that the owners were faced with some issues with the other piece of property. This opportunity was present to locate in a larger area and would give them the opportunity to do more with the Art Park and that is the reason for the change. At this time Chairman Howard asked Secretary Culligan to read the department memo.

MEMO

To: Planning Commission

From: Angel Moore, City Engineer

Date: May 3, 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.

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 with the petition attached was made by Vice Chairman Davis 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, and Member Taylor. Nays: None. Abstain: Member Culligan. Motion thus passed.

The seventh item on the agenda was the Approval of Administrative Replat of 21.02+/- acres located at 4402 Riverchase Drive for RCA, LLC (Michael Bowden), 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: May 3, 2018

RE: Administrative Replat – 21.02+/- Acres at 4402 Riverchase Drive, Mike Bowden, RCA, LLC, 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 Ivy and 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 Taylor, and Member Culligan. Nays: None. Abstain: Member Bailey. Motion thus passed.

The eighth item on the agenda was Old Business. None

The ninth item on the agenda was New Business. Recording Secretary Kathy Jo Davis stated its time for CAPZO Re-certification and if the members would email her any topics that they may want the re-certification to be on and she would set a class up.

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 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, May 22, 2018.

Chairman – Pat Howard

Secretary – Shaun Culligan

MAY 22, 2018

The Planning Commission of the City of Phenix City, Alabama cancelled the Tuesday, May 22, 2018 meeting due to no agenda items.

The Planning Commission will meet at the next regular scheduled meeting on Tuesday, June 12, 2018.

Chairman – Pat Howard

Secretary – Shaun Culligan

JUNE 12, 2018

The Planning Commission of the City of Phenix City, Alabama cancelled the Tuesday, June 12, 2018 meeting due to no agenda items.

The Planning Commission will meet at the next regular scheduled meeting on Tuesday, June 26, 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. 8

Type of Plat: Administrative Replat

Applicant:	John Menza Dudley, Jr. and Leslie D. Greene
Surveyor of Record:	Eddie A. Eubanks
Site Location:	Lee Road 307, Pearce Road, and U.S. Highway 280/431
Acreage:	114.15
Number of Lots:	3
Reason for Replat:	Property division for possible future sale of Parcel A1 as shown on plat.
Current Zoning:	N/A, Planning Commission Jurisdiction Only
Current Use of Property:	Residential
Proposed Use of Property:	Residential
Survey Plat:	Attached
City Services:	None
Additional Information:	None at this time
Engineer and or Owner Comments:	None at this time



PHENIX CITY
Alabama

DEPARTMENT OF
ENGINEERING / PUBLIC WORKS

601 12th Street | Phenix City, AL 36867 | Ph: 334-448-2760 | Fx: 334-291-4848 | phenixcityal.us

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MEMORANDUM

To: Planning Commission

From: Angel Moore, City Engineer

Date: June 22, 2018

RE: Administrative Replat – 114.15 +/- Acres at Lee Road 307, Pearce Road, U.S.
Highway 280/431, John Menza Dudley, Jr. and Leslie D. Greene, 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.



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Staff Report No. 9

Type of Plat: Waiver

Applicant:	Herbert M. Williams
Engineering Firm:	Barrett-Simpson, Inc.
Site Location:	376 Lee Road 312
Acreage:	18.57
Number of Lots:	7
Reason for Waiver Request	Allow more than 10% of lots as flag lots
Current Zoning:	N/A, Planning Commission Jurisdiction Only
Current Use of Property:	Residential
Proposed Use of Property:	Residential
Survey Plat:	Attached
City Services:	None
Additional Information:	The Request for Waiver is attached.
Engineer and or Owner Comments:	None at this time

REQUEST FOR WAIVER

NAME OF DEVELOPER(S): Herbert M. Williams

NAME OF ENGINEERING FIRM: Barrett-Simpson, Inc.

EMAIL ADDRESS OF OWNER: _____

NAME OF SUBDIVISION: Dove Ridge

LOCATION OF SUBDIVISION: 376 Lee Road 312, Sec. 28, T18, R30, Lee County, Ala.

STATE IN FULL WHY A WAIVER IS BEING REQUESTED:

The Phenix City Subdivision Regulations provide that no more than 10% of the lots within a subdivision may be "flag" lots. The Conceptual Plan (copy attached) for the resubdivision of the property calls for seven lots, two of which are "flag" lots. This waiver is requested to allow two flag lots, being 29% of the total number of lots. The geometric shape of the property, the limited length of road frontage, the location of the powerlines and the steep terrain on the rear of the property all contribute to the necessity for flag lots to achieve a viable layout.

STATE FACTS UPON WHICH THE WAIVER IS RELYING UPON:

The subject property is not located within the City Limits of Phenix City but within its Planning Jurisdiction. The Phenix City Subd. Regulations permit flag lots subject to certain requirements. All requirements of the regulations are complied with except the 10% flag lot rule (reference Article IV, Sec. F(f) of the Subdivision Regulations). Article VI, Sec. 6 of the Subd. Regulations sets forth the conditions for consideration of a waiver by the Planning Commission.

LIST ANY ATTACHMENTS TO THIS PETITION:

Conceptual Plan of Dove Ridge, a Resubdivision of Lot 2 of the Williams Place Subdivision dated 17 May, 2018, prepared by Barrett-Simpson, Inc.

PROVIDE A SHORT EXPLANATION WHY YOU BELIEVE THE WAIVER SHOULD BE APPROVED:

Due to the geometric shape of the property boundaries, the limited length of the Lee Road 312 road frontage relative to the overall acreage of the property, the location of the powerlines (both the transmission line and the distribution line that transects the property), and the steep terrain on the rear of the property it is believed that the lot layout proposed provides for the best use of the property.

Herbert M. Williams
Signature of Owner

6-11-18
Date



DR. R. GRIFF GORDY
Councilmember At Large

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MEMORANDUM

To: Planning Commission

From: Angel Moore, City Engineer

Date: June 22, 2018

RE: Request for Waiver – Dove Ridge Subdivision, 376 Lee Road 312, Herbert M. Williams, Applicant

The above referenced Request for Waiver has been reviewed by the Building, Utilities, Fire, and Engineering Departments. The Subdivision Regulations state in Article IV F (f), "No more than ten (10) percent of the lots in a subdivision may be flag lots. The proposed subdivision does not meet this requirement, therefore, they are requesting a waiver.