



**THE CITY OF PHENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, JULY 10, 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 June 26, 2018 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Public Hearing and Approval of Conditional Use – Whitewater Village (200 16th Street – The Housing Authority of the City of Phenix City, owner.
 - Staff Report
 - Developer's Comments
 - Department Memo
- 7) Old Business
- 8) New Business
- 9) Adjournment

JUNE 26, 2018

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, June 26, 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 Recording Secretary Davis to call roll. Upon roll call, the following members answered present: Member Bailey, Vice Chairman Davis, Chairman Howard, Member Ivy, Member Lindsey, and Member Sims. Member Gill, Member Taylor and Member Culligan were 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, Chairman Howard, Member Ivy, Member Lindsey, and Member Sims. Nays: None. Motion thus passed.

The third item on the agenda was the Acknowledgement of City Council; District One Councilmember Bailey. Chairman Howard asked Recording Secretary Davis to note the City Employees that were present in the minutes. The following City Personnel were present: City Engineer Angel Moore, Asst. Director of Engineering Michael Pattillo, Graduate Engineer Clay Massey, Fire Chief Kris Kennedy, Fire Marshal Marc Wells, Building Official Gil Griffith, Utilities Engineer John Spraggins, Asst. City Manager Stephen Smith, City Attorney Jimmy Graham, and Recording Secretary Kathy Jo Davis.

The fourth item on the agenda was the approval of the May 8, 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 Lindsey. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Vice Chairman Davis, Chairman Howard, Member Ivy, and Member Lindsey. Nays: Abstain: Member Sims. Motion thus passed.

The fifth item on the agenda was the approval of the May 22, 2018 cancelled meeting minutes. Chairman Howard asked if there was a motion to approve or deny the minutes. 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, Chairman Howard, Member Ivy, Member Lindsey, and Member Sims. Nays: Abstain: None. Motion thus passed.

The sixth item on the agenda was the approval of the June 12, 2018 cancelled meeting minutes. Chairman Howard asked if there was a motion to approve the written minutes. A motion to approve 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, and Member Sims. Nays: Abstain: None. Motion thus passed.

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

The eighth item on the agenda was the Approval of Administrative Replat – 114.15+/- acres located on Lee Road 307, Pierce Road, and U.S. Highway 280/431 – John M. Dudley, Jr. and Leslie D. Greene, owners. City Engineer Angel Moore reviewed the staff report with the Planning Commission members. At this time Chairman Howard asked Recording Secretary Davis to read the department memo.

MEMO

To: Planning Commission
From: Angel Moore, City Engineer
Date: June 22, 2018

RE: Administrative Replat – 114.51+/- Acres at Lee Road 307, Pierce Road, and 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.

At this time 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, Chairman Howard, Member Ivy, Member Lindsey, and Member Sims. Nays: None. Abstain: None. Motion thus passed.

Tony Taylor arrived at 5:21pm EST.

The ninth item on the agenda was the Approval of Waiver located at 376 Lee Road 312 (Dove Ridge Subdivision) – Herbert M. Williams, owner. City Engineer Angel Moore reviewed the staff report with the Planning Commission members. At this time Chairman Howard asked Recording Secretary Davis to read the department memo.

MEMO

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.

Chairman Howard also asked Recording Secretary Davis to read the section of the waiver explaining why the waiver was being requested at the request of City Engineer Angel Moore.

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 transsects 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.

Chairman Howard asked if there was a motion to approve or deny the waiver. A motion to approve with the waiver attached to the minutes was made by Vice Chairman Davis and seconded by Member Bailey. 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, and Member Taylor. Nays: None. Abstain: None. Motion thus passed.

The tenth item on the agenda was Old Business. Chairman Howard stated that Recording Secretary Davis recommended that the re-certification classes be scheduled sometime starting in September or after due to the summer vacations and all agreed.

The eleventh item on the agenda was New Business. Member Ivy asked City Attorney Jimmy Graham about the status of the law suit with the County. Mr. Graham updated the members.

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 Ivy and 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, and Member Taylor. 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, July 10, 2018.

Chairman – Pat Howard

Vice Chairman – Jimmy Davis



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: Conditional Use

Applicant:	The Housing Authority of the City of Phenix City – C/O Chandler W. Riley
Site Location:	200 16th Street
Current Zoning Classification:	C-1, Core Commercial District
Proposed Use of Property:	Multifamily Housing
Location Map:	Attached
Additional Information:	None at this time
Engineer and or Owner Comments:	None at this time

AMENDED PETITION FOR CONDITIONAL USE

SIGNATURE OF PROPERTY OWNER / OR AUTHORIZED AGENT OF THE PROPERTY

OWNER: Chandler W. Riley Chandler W. Riley for the Housing Authority of the City of Phenix City

EMAIL ADDRESS OF OWNER: cwr@psstf.com c/o Chandler Riley

ADDRESS OF PROPERTY TO BE CONSIDERED FOR CONDITIONAL USE:

200 16th Street – More specifically: the property owned by the Housing Authority and bounded within 6th Avenue, the Norfolk Southern Railroad, the Chattahoochee River, and 16th Street.

PHONE: (706) 243-5632

CURRENT ZONE OF PROPERTY: C-1

PROPOSED USE OF PROPERTY:

New, updated multi-family housing to replace the current, existing multi-family housing, as allowed by the current C-1 zoning.

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.

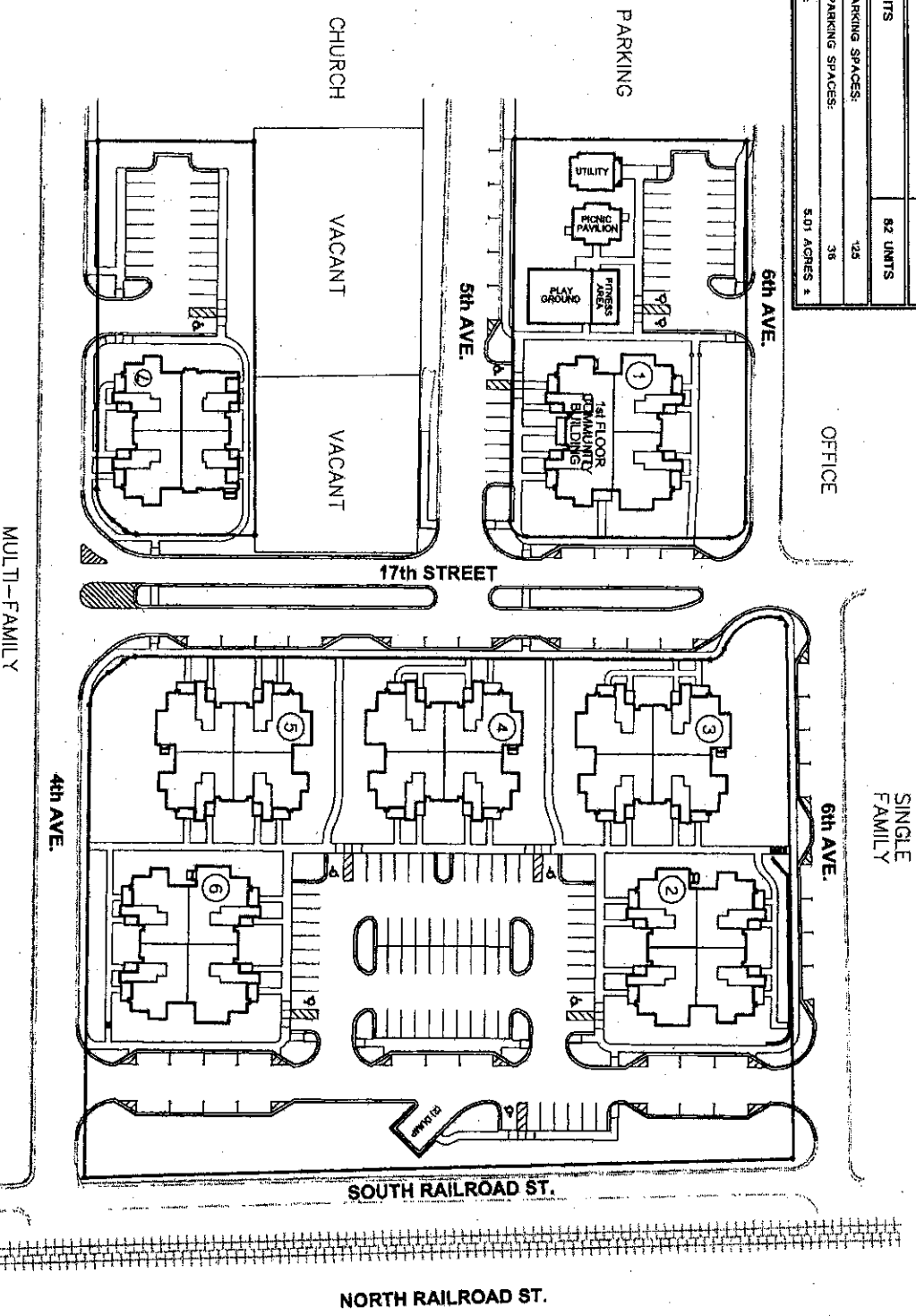
***COMPLETED PETITION WILL BE PLACED ON THE NEXT AVAILABLE PLANNING COMMISSION AGENDA 30 DAYS FROM THE DATE IT WAS TURNED IN.**

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

LEGEND	
UNIT TYPE	COUNT
UNIT 'A' - ONE BEDROOM	5 UNITS
UNIT 'B' - ONE BEDROOM - HANDICAP	1 UNIT
UNIT 'C' - TWO BEDROOM	37 UNITS
UNIT 'D' - TWO BEDROOM - HANDICAP	2 UNITS
UNIT 'E' - TWO BEDROOM - SENSORY	1 UNIT
UNIT 'F' - THREE BEDROOM	33 UNITS
UNIT 'G' - THREE BEDROOM - HANDICAP	2 UNITS
UNIT 'H' - THREE BEDROOM - SENSORY	1 UNIT
TOTAL UNITS	82 UNITS
ON-SITE PARKING SPACES:	25
OFF-SITE PARKING SPACES:	38
SITE AREA:	5.01 ACRES ±

OWNER
 WHITEWATER VILLAGE, LTD.
 527-A MAIN AVE.
 NORTHPORT, ALABAMA 35476

ARCHITECT
 MCKEAN & ASSOCIATES, ARCHITECTS, LLC
 2315 EASTCHASE LANE
 MONTGOMERY, ALABAMA 36117



SCHEMATIC SITE PLAN
WHITEWATER VILLAGE
 PHENIX CITY, ALABAMA

MAY 15, 2018

MCKEAN & ASSOCIATES
 ARCHITECTS
 MONTGOMERY, ALABAMA





**CONCEPTUAL MASTER PLAN
RIVERVIEW SITE**

- 1 New Neighborhood Gateway
- 2 New Roundabout and 17th Street Boulevard connect the community to the Riverfront
- 3 Heroes' Green Public Park overlooking the River
- 4 Two/three story apartments
- 5 Mixed-use - potential veterans scholar house, residential, classrooms, cafe, retail, art space
- 6 Senior apartments
- 7 Noise barrier and landscape buffer along new Railroad St.
- 8 Potential new Chuck Roberts Activity / Community / Recreation Center
- 9 Improved street connection between Whitewater Avenue and 4th Avenue
- 10 Relocated First Avenue
- 11 Existing Riverwalk



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

DR. R. GRIFF GORDY
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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: July 3, 2018

RE: Conditional Use – 200 16th Street – Whitewater Village – Housing Authority of the City of Phenix City

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.