



**THE CITY OF PHENIX CITY  
PLANNING COMMISSION AGENDA  
TUESDAY, AUGUST 14, 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 July 10, 2018 Meeting Minutes
- 5) Approval of the July 24 2018 Cancelled Meeting Minutes
- 6) Rules for Addressing Planning Commission
- 7) Acceptance of Preliminary Plat – Dove Ridge Subdivision, 376 Lee Road 312 – Herbert M. Williams, owner.
  - Staff Report
  - Developer's Comments
  - Department Memo
- 8) Old Business
- 9) New Business
- 10) Adjournment

**JULY 10, 2018**

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, July 10, 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 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. 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: Asst. Director of Engineering Michael Pattillo, Graduate Engineer Clay Massey, Fire Chief Kris Kennedy, Building Official Gil Griffith, Utilities Director and 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 June 26, 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 Chairman Davis. 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: Member Gill, Member Taylor, and Member Culligan. 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 Conditional Use of 200 16<sup>th</sup> Street for The Housing Authority of the City of Phenix City. Assistant Director of Engineering Michael Pattillo reviewed the staff report with the Planning Commission members. Mr. Chandler Riley, attorney working with the Housing Authority came forward and answered questions for the Board members. Mr. Riley stated that the current Riverview Apartments would become Whitewater Village and in this phase there would be 82 new units built and they are replacing the current multi-housing. Mr. Riley stated that for now it will be multi-housing and maybe later have some retail and / or coffee shops on the ground floor of the apartments. Ms. Mary Mayrose stated that the development would go all the way to the riverfront. The final riverfront plans at this time are undetermined; they anticipate mixed conditional use. The development is being done in phases due to the cost of the phases. At this time Chairman Howard asked Secretary Culligan to read the department memo.

MEMO

*To: Planning Commission*

*From: Angel Moore, City Engineer*

*Date: July 3, 2018*

*RE: Conditional Use – 200 16<sup>th</sup> Street – Whitewater Village – Housing Authority of the City of Phenix City*

*The above referenced petition 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 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 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 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 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, July 24, 2018.

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Chairman - Pat Howard

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Secretary - Shaun Culligan

**JULY 24, 2018**

The Planning Commission of the City of Phenix City, Alabama cancelled the Tuesday, July 24, 2018 meeting due to no agenda items.

The Planning Commission will meet at the next regular scheduled meeting on Tuesday, August 14, 2018.

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Chairman – Pat Howard

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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. 7**

**Type of Plat: Preliminary Plat**

**Applicant:** Herbert M. Williams

**Surveyor of Record:** George W. Barrett

**Site Location:** 376 Lee Road 312

**Acreage:** 18.57

**Number of Lots:** 7

**Reason for Replat:** Creation of residential 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:** Waiver was approved on June 26, 2018 by Planning Commission to allow more than 10% of the lots to be flag lots.

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





**PHENIX CITY**  
*Alabama*

DEPARTMENT OF  
**ENGINEERING / PUBLIC WORKS**

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Director of Engineering / Director of Public Works

# MEMORANDUM

**To: Planning Commission**

**From: Angel Moore, P.E., City Engineer/Public Works Director**

**Date: August 10, 2018**

**RE: Preliminary Plat for Dove Ridge Subdivision**

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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 with the exception of the approved waiver. A waiver was approved on June 26, 2018 by Planning Commission to allow more than 10% of the lots to be flag lots.