



**THE CITY OF PHOENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, OCTOBER 9, 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 September 25, 2018 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Public Hearing and Approval of Preliminary Plat – 18.64+/- acres on US Highway 280 – located between McDonalds and Goodwill – Halpern Enterprises, Inc., owner.
 - Staff Report
 - Developer's Comments
 - Department Memo
- 7) Approval Administrative Replat – 58.03+/- acres on Lee Road 312 – Broad River Group and Terry & Debra Leatherwood, owners.
 - Staff Report
 - Developer's Comments
 - Department Memo
- 8) Old Business
- 9) New Business
 - 2019 Planning Commission Meeting Schedule
- 10) Adjournment

SEPTEMBER 25, 2018

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, September 25, 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. Member Ivy made a motion to approve, seconded by Member Taylor. 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: City Engineer Angel Moore, Asst. Director of Engineering Michael Pattillo, Graduate Engineer Clay Massey, Fire Marshal Marc Wells, Building Official Gil Griffith, Utilities Director Stephen Smith, Utilities Engineer John Spraggins, City Attorney Jimmy Graham, and Recording Secretary Kathy Jo Davis.

The fourth item on the agenda was the approval of the September 11, 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 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. Abstain: None. 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 Acceptance of the Preliminary Plat of 18.64+/- acres located on U.S. Hwy 280 (between McDonalds & Precision Tunes), Steve West and Halpern, Inc., applicant. 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/Public Works Director

Date: September 19, 2018

RE: Preliminary Plat for Phenix City Marketplace Commercial Subdivision

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 for Acceptance.

At this time Chairman Howard asked if there was a motion to accept. A motion to accept 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. Abstain: None. Nays: 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, October 9, 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. 6

Type of Plat: Preliminary Plat

Applicant: Steve West and Halpern, Inc.

Surveyor of Record: John M. Blount

Site Location: U.S. HWY 280 (Between McDonlad's & Goodwill)

Acreage: 18.64

Number of Lots: 5

Reason for Replat: Creation of Commercial Lots

Current Zoning: C-4

Current Use of Property: Vacant

Proposed Use of Property: Commercial

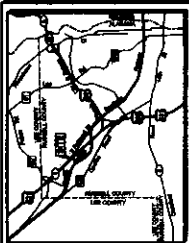
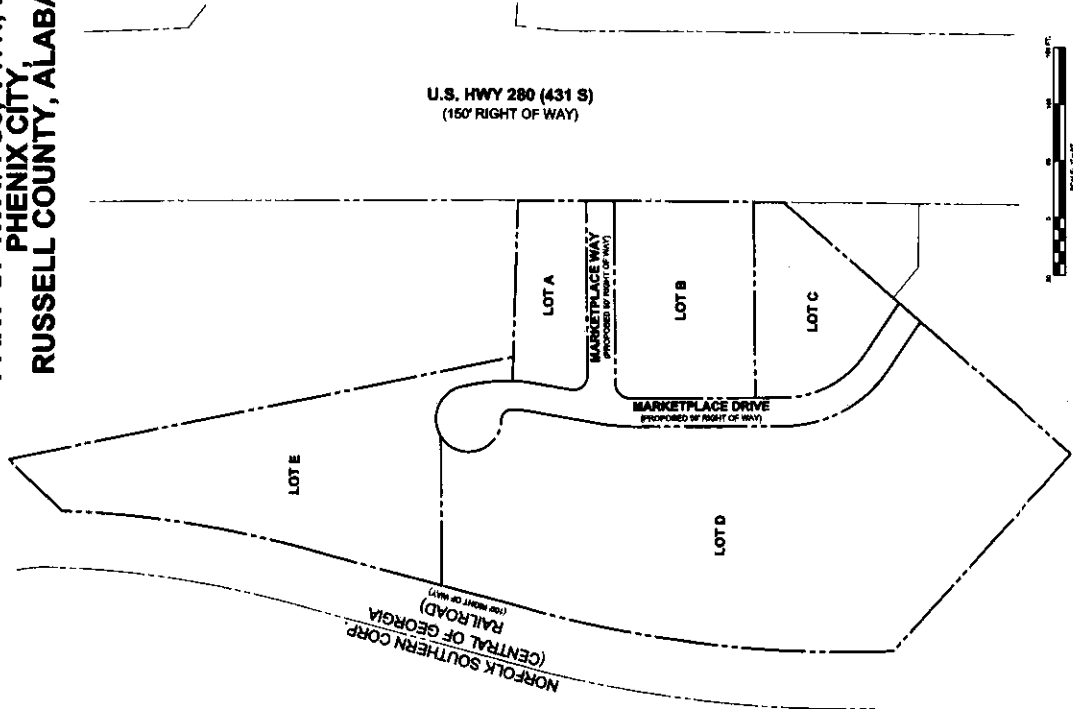
Survey Plat: Attached

City Services: All City Services

Additional Information: A waiver was approved on August 28, 2018 by Planning Commission to allow right-of-ways less than 60 feet in width.

Engineer and or Owner Comments: None at this time

**PRELIMINARY PLAT
OF
PHENIX CITY MARKETPLACE
LOCATED IN
PART OF NW1/4 S5, T17N, R30E
PHENIX CITY,
RUSSELL COUNTY, ALABAMA**



PRELIMINARY PLAT
1. THIS PLAT IS FOR THE PURPOSES OF RECORDING THE PLAT AND DOES NOT CONSTITUTE A WARRANTY OF ANY KIND.
2. THE PLAT IS SUBJECT TO ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS.
3. THE PLAT IS SUBJECT TO THE RIGHT OF THE CITY OF PHENIX TO REVOKE OR MODIFY THE PLAT AT ANY TIME.
4. THE PLAT IS SUBJECT TO THE RIGHT OF THE CITY OF PHENIX TO REVOKE OR MODIFY THE PLAT AT ANY TIME.
5. THE PLAT IS SUBJECT TO THE RIGHT OF THE CITY OF PHENIX TO REVOKE OR MODIFY THE PLAT AT ANY TIME.

CERTIFICATE OF THE CITY COUNCIL
I, _____, Mayor of the City of Phenix, do hereby certify that the above described property is within the corporate limits of the City of Phenix, Alabama, and that the same is being platted for the purpose of subdividing the same into lots for the purpose of sale or lease.

CERTIFICATE OF THE CITY ENGINEER & UTILITIES DIRECTOR
I, _____, City Engineer and Utilities Director of the City of Phenix, do hereby certify that the above described property is within the corporate limits of the City of Phenix, Alabama, and that the same is being platted for the purpose of subdividing the same into lots for the purpose of sale or lease.

CERTIFICATE OF PLANNING COMMISSION
I, _____, Chairman of the Planning Commission of the City of Phenix, do hereby certify that the above described property is within the corporate limits of the City of Phenix, Alabama, and that the same is being platted for the purpose of subdividing the same into lots for the purpose of sale or lease.

AREA TABLE
LOT A 41.422 SQ.FT. OR 0.9419 AC.
LOT B 84.231 SQ.FT. OR 1.9383 AC.
LOT C 92.349 SQ.FT. OR 2.1277 AC.
LOT D 163.478 SQ.FT. OR 3.7329 AC.
LOT E 86.346 SQ.FT. OR 1.9693 AC.
TOTAL AREA 461.835 SQ.FT. OR 10.5104 AC.

CERTIFICATE OF COUNTY ENGINEER
I, _____, Engineer of the County of Russell, Alabama, do hereby certify that the above described property is within the corporate limits of the County of Russell, Alabama, and that the same is being platted for the purpose of subdividing the same into lots for the purpose of sale or lease.

CERTIFICATE OF OWNERSHIP AND DEDICATION
I, _____, do hereby certify that the above described property is the property of _____, and that the same is being platted for the purpose of subdividing the same into lots for the purpose of sale or lease.

NOTARY CERTIFICATE
I, _____, Notary Public for the State of Alabama, do hereby certify that the above described property is within the corporate limits of the County of Russell, Alabama, and that the same is being platted for the purpose of subdividing the same into lots for the purpose of sale or lease.

CERTIFICATE OF REGISTERED LAND SURVEYOR
I, _____, Registered Land Surveyor for the State of Alabama, do hereby certify that the above described property is within the corporate limits of the County of Russell, Alabama, and that the same is being platted for the purpose of subdividing the same into lots for the purpose of sale or lease.

SURVEY NOTES
1. THIS PLAT IS FOR THE PURPOSES OF RECORDING THE PLAT AND DOES NOT CONSTITUTE A WARRANTY OF ANY KIND.
2. THE PLAT IS SUBJECT TO ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS.
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SITE INFORMATION
OWNER: _____
ADDRESS: _____
CITY: _____
STATE: _____
COUNTY: _____

REFERENCE MATERIAL
1. ALL RIGHTS RESERVED FOR THE SURVEYOR, ENGINEER, AND ARCHITECT.
2. THE PLAT IS SUBJECT TO ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS.
3. THE PLAT IS SUBJECT TO THE RIGHT OF THE CITY OF PHENIX TO REVOKE OR MODIFY THE PLAT AT ANY TIME.

TITLE NOTES
1. THIS PLAT IS FOR THE PURPOSES OF RECORDING THE PLAT AND DOES NOT CONSTITUTE A WARRANTY OF ANY KIND.
2. THE PLAT IS SUBJECT TO ALL APPLICABLE LAWS, ORDINANCES, AND REGULATIONS.
3. THE PLAT IS SUBJECT TO THE RIGHT OF THE CITY OF PHENIX TO REVOKE OR MODIFY THE PLAT AT ANY TIME.

TerraMark
Professional Land Surveying & Mapping
1800 Park Drive, Suite 100
Phenix City, AL 36860
Phone: (205) 833-1800
Fax: (205) 833-1801
www.terra-mark.com

Page No.	Sheet No.	Section No.	Block No.	Lot No.
1	1	1	1	1

PRELIMINARY PLAT OF PHENIX CITY MARKETPLACE
LOCATED IN PART OF NW1/4 S5, T17N, R30E
RUSSELL COUNTY, ALABAMA

SHEET NO. 1/3
DATE: 07/15/2011



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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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

M.P. For A.M.
From: Angel Moore, P.E., City Engineer/Public Works Director

Date: October 5, 2018

RE: Preliminary Plat for Phenix City Marketplace Commercial Subdivision

The above referenced preliminary plat has been reviewed by the Building, Utilities, Fire, and Engineering Departments and meets the minimum requirements of the Subdivision Regulations for Approval with the exception of the approved waiver. A waiver was approved on August 28, 2018 by the Planning Commission to allow for right-of-ways less than 60 feet in width.



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MELONY LEE, City Clerk
ANGEL MOORE, P.E., City Engineer
Director of Engineering / Director of Public Works

Staff Report No. 7

Type of Plat: Administrative Replat

Applicant: Broad River Group Limited & Terry & Debra Leatherwood

Surveyor of Record: Jefferson W. Keefe, R.L.S.

Site Location: Lee Road 312

Acreage: 58.03+/-

Number of Lots: 3

Reason for Replat: Altering Lot Boundaries

Current Zoning: N/A, Planning Commission Jurisdiction Only

Current Use of Property: Residential

Proposed Use of Property: Residential

Survey Plat: Attached

City Services: Water

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

DR. R. GRIFF GORDY
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Director of Engineering / Director of Public Works

MEMORANDUM

To: **Planning Commission**

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

Date: **October 5, 2018**

RE: **Administrative Replat – 58.03 +/- Ac. On Lee Road 312**

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 for Approval.

PHENIX CITY

Alabama

PLANNING COMMISSION

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

PAT HOWARD
Chairman

JIMMY DAVIS
Vice Chairman

SHAUN CULLIGAN
Secretary

KATHY DAVIS
Recording Secretary

STEVE BAILEY

MARIE GILL

DON IVY

ANNIE LINDSEY

BILLY SIMS

TONY TAYLOR

Please see the proposed 2019 Planning Commission Meeting Schedule below.

January 8

July 9

January 22

July 23

February 12

August 13

February 26

August 27

March 12

September 10

March 26

September 24

April 9

October 8

April 23

October 22

May 14

November 12

May 28

November 26

June 11

December 10

June 25