



**THE CITY OF PHOENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, OCTOBER 23, 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 October 9, 2018 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Approval of Statutory Review – W/S of 22nd Avenue – Leslie E. Dudley, owner.
 - Staff Report
 - Developer's Comments
 - Department Memo
- 7) Old Business
- 8) New Business
- 9) Adjournment

OCTOBER 9, 2018

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, October 9, 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 Gill, Chairman Howard, Member Ivy, Member Lindsey, Member Sims, and Member Taylor. Member Bailey, Vice Chairman Davis, and Member Culligan were not present.

The second item on the agenda was the Approval of the Agenda. Member Sims made a motion to approve, seconded by Member Lindsey. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Gill, Chairman Howard, Member Ivy, Member Lindsey, Member Sims, and Member Taylor. Abstain: None. Nays: None. Motion thus passed.

The third item on the agenda was the Acknowledgement of City Council; None present. 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 Director Stephen Smith, Utilities Engineer John Spraggins, and Recording Secretary Kathy Jo Davis.

The fourth item on the agenda was the approval of the September 25, 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, seconded by Member Lindsey. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Gill, Chairman Howard, Member Ivy, Member Lindsey, Member Sims, and Member Taylor. 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 Public Hearing and Approval 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 Recording Secretary Davis to read the department memo.

MEMO

To: Planning Commission

From: Angel Moore, 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 60ft in width.

At this time Chairman Howard opened the public hearing. With no one coming forward Chairman Howard closed the public hearing. Chairman Howard asked if there was a motion to approve or deny. A motion to approve was made by Member Sims, seconded by Member Taylor. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Gill, Chairman Howard, Member Ivy, Member Lindsey, Member Sims, and Member Taylor. Abstain: None. Nays: None. Motion thus passed.

The seventh item on the agenda was Approval of Administrative Replat for 58.03+/- acres located on Lee Road 312 for Broad River Group and Terry & Debra Leatherwood, 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/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.

At this time Chairman Howard asked if there was a motion to approve or deny. A motion to approve was made by Member Ivy, seconded by Member Sims. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Gill, Chairman Howard, Member Ivy, Member Lindsey, Member Sims, and Member Taylor. Abstain: None. Nays: None. Motion thus passed.

The eight item on the agenda was Old Business. None.

The ninth item on the agenda was New Business. Chairman Howard stated that each member received a copy of the proposed 2019 Planning Commission Meeting Schedule in their packet and asked if there were any questions. Chairman Howard then asked if there was a motion to approve or deny. Member Sims made a motion to approve, seconded by Member Lindsey. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Gill, Chairman Howard, Member Ivy, Member Lindsey, Member Sims, and Member Taylor. Abstain: None. Nays: None. Motion thus passed.

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, seconded by Member Gill. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Gill, 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, October 23, 2018.

Chairman - Pat Howard

Recording Secretary – Kathy Jo 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: Statutory Review

Applicant: Scott Taylor of Arnall Golden Gregory for Skyway Towers

Parcel Owner: Leslie Elizabeth Dudley

Site Location: W/S of 22nd Aveue

Acreage: 2.04

Number of Lots: 1

Current Zoning: C-4, Highway Commercial District

Current Use of Property: Vacant

Proposed Use of Property: Telecommunications Facility

Survey Plat: Attached

City Services: All City Services


Additional Information: None at this time

Engineer and or Owner Comments: None at this time

PETITION FOR STATUTORY REVIEW

(PLEASE PRINT OR TYPE INFORMATION CLEARLY)

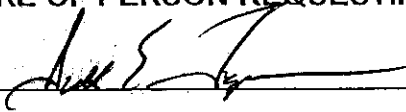
SIGNATURE OF PROEPRTY OWNER / OR AUTHORIZED AGENT OF THE PROPERTY OWNER:

 *Attorney for Applicant, via authority in lease agreement with property owner.*

ADDRESS OF PROPERTY TO BE CONSIDERED FOR STATUTORY REVIEW USE:

W/S of 22nd Avenue, Phenix City, AL 36867

SIGNATURE OF PERSON REQUESTING STATUTORY REVIEW USE:

 *Attorney for Applicant*

NAME AND ADDRESS OF COMPANY REQUESTING STATUTORY REVIEW USE:

Justin Jones	Ken Carter	Scott Taylor
Skyway Towers	Network Building & Consulting	Arnall Golden Gregory
3637 Madaca Lane	8521 Six Forks Road, Ste. 105	171 17th St., Ste. 2100
Tampa, FL 33618	Raleigh, NC 27615	Atlanta, GA 30363

CONTACT PHONE NUMBER(S): Ken Carter 404-386-3214 Scott Taylor 404-873-8728

EMAIL ADDRESS OF OWNER: kcarter@nbc11c.com scott.taylor@agg.com

CURRENT ZONE OF PROPERTY: commercial

PROPOSED USE OF PROPERTY: wireless telecommunications tower

The use is subject to statutory review by the Planning Commission and City Council in accordance with Section 11-52-11 of the Code of Alabama, 1975, as amended.

CONTACT THE BUILDING DEPARTMENT 334-448-2740

The following must be turned in with this Petition:

Site Plan (5 copies)

Specification of tower (if applicable)

Landscaping - to include fencing (if applicable)

Telecommunications Tower

Statutory Review - Site Map



Proposed Cell Tower Site



Google Earth



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
Councilmember At Large

STEVE BAILEY
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ANGEL MOORE, P.E., City Engineer
Director of Engineering / Director of Public Works

MEMORANDUM

To: Planning Commission

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

Date: October 19, 2018

RE: Statutory Review – Telecommunications Facility W/S of 22nd Avenue, Leslie E. Dudley, Owner

The proposed use of "Telecommunications Facility" is subject to statutory review by the Planning Commission and City Council in accordance with Section 11-52-11 of the Code of Alabama, 1975, as amended. The above referenced petition has been reviewed by the Building, Engineering, Fire, and Utilities Departments.