



**THE CITY OF PHENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, NOVEMBER 27, 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 23, 2018 Meeting Minutes
- 5) Approval of the November 13, 2018 Cancelled Meeting Minutes
- 6) Rules for Addressing Planning Commission
- 7) Approval Administrative Replat – 2.45+/- acres Lot 1 & 38 St. Andrews Subdivision – Christopher R. and Katina S. Miles, owners.
 - Staff Report
 - Developer's Comments
 - Department Memo
- 8) Acceptance of Rezone – 11.7+/- acres at 21st Court, 21st Avenue, and 20th Avenue – City of Phenix City Public Building Authority, owner.
 - Staff Report
 - Developer's Comments
 - Department Memo
- 9) Public Hearing and Approval of Conditional Use – 921 Broad Street – Cynthia Robidoux, applicant.
 - Staff Report
 - Developer's Comments
 - Department Memo
- 10) Old Business
- 11) New Business
- 12) Adjournment

OCTOBER 23, 2018

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, October 23, 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 Taylor. Member Bailey, 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 Taylor. Abstain: None. Nays: None. Motion thus passed.

The third item on the agenda was the Acknowledgement of City Council; 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: 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, City Attorney Jimmy Graham, and Recording Secretary Kathy Jo Davis.

The fourth item on the agenda was the approval of the October 9 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 Taylor, seconded by Member Lindsey. Upon said motion being put to a vote, the following vote was recorded: Yeas: Chairman Howard, Member Ivy, Member Lindsey, and Member Taylor. Abstain: Member Bailey and Vice Chairman Davis. Nays: None. Motion failed due to no quorum.

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

Member Gill arrived at 5:19pm EST.

The sixth item on the agenda was the Approval of Statutory Review for W/S of 22nd Avenue for Leslie E. Dudley, owner. Asst. Director of Engineering Michael Pattillo reviewed the staff report with the Planning Commission members. Chairman Howard asked if there was a motion to add the Petition for Statutory Review to the minutes. Vice Chairman motioned to do so second by Member Ivy. All in favor. At this time Chairman Howard asked Recording Secretary Davis to read the department memo.

MEMO

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.

At this time Mr. Scott Taylor with Arnal Golden Gregory Attorneys, representative for Skyway Towers came forward to answer questions from the members.

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 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, and Member Taylor. Abstain: None. Nays: None. Motion thus passed.

At this time Chairman Howard went back to approved the minutes now that Member Gill was present. A motion to approve was made by Member Taylor, seconded by Member Ivy. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Gill, Chairman Howard, Member Ivy, Member Lindsey, and Member Taylor. Abstain: Member Bailey and Vice Chairman Davis. Nays: None. Motion passed.

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

The ninth 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 Gill, 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, 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, November 13, 2018.

Chairman - Pat Howard

Vice Chairman – Jimmy Davis

NOVEMBER 13, 2018

The Planning Commission of the City of Phenix City, Alabama cancelled the Tuesday, November 13, 2018 meeting due to no agenda items.

The Planning Commission will meet at the next regular scheduled meeting on Tuesday, November 27, 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. 7

Type of Plat: Administrative Replat

Applicant: Christopher R. & Katina S. Miles

Surveyor of Record: Eddie A. Eubanks

Site Location: Lots 1 & 38, St. Andrews Subdivision

Acreage: 2.45

Number of Lots: 1

Reason for Replat: Combining 2 residential lots.

Current Zoning: A-1, Low Density Residential & General Agriculture

Current Use of Property: Residential

Proposed Use of Property: Residential

Survey Plat: Attached

City Services: Storm, Streets, Utilities, Fire & Police Jurisdiction

Additional Information: None at this time

Engineer and or Owner Comments: None at this time

**SURVEY & REPLAT OF PROPERTY FOR
CHRISTOPHER R. MILES & KATINA S. MILES**
LOT 1, ST. ANDREWS S/D, PHASE 3 & LOT 38, ST. ANDREWS S/D, PHASE 2
LOCATED IN SECTION 27, TOWNSHIP 18 NORTH, RANGE 30 EAST
PHENIX CITY, LEE COUNTY, ALABAMA

REPORT INFO:
TOTAL ACRES OF PROPERTY PLATTED: 2.46 ACRES
TOTAL NUMBER OF PARCELS PLATTED: 1
PROPERTY IS ZONED AS (LOW DENSITY RESIDENTIAL)
BUILDING SETBACK REQUIREMENTS FOR A-ZONING:
FRONT: 30'
SIDE: 15'
REAR: 40'

STATEMENT OF COMPLETION AND ACKNOWLEDGMENT

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREIN, AND THAT WE HEREBY ADOPT THIS DIVISION WITH OUR FREE CONSENT. EXCEPT AS OTHERWISE NOTED, THE INFORMATION CONTAINED ON THIS CERTIFICATE AND INDICATION HAS BEEN OBTAINED FROM THE PUBLIC RECORDS AND OTHER SOURCES AS NOTED.

DATE: 11-12-2018
KATINA S. MILES
CHRISTOPHER R. MILES

STATE OF ALABAMA
COUNTY OF LEE

DATE: August 3, 2021
BY COMMISSIONER: [Signature]

DATE: August 3, 2021
BY COMMISSIONER: [Signature]

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BY COMMISSIONER: [Signature]

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BY COMMISSIONER: [Signature]

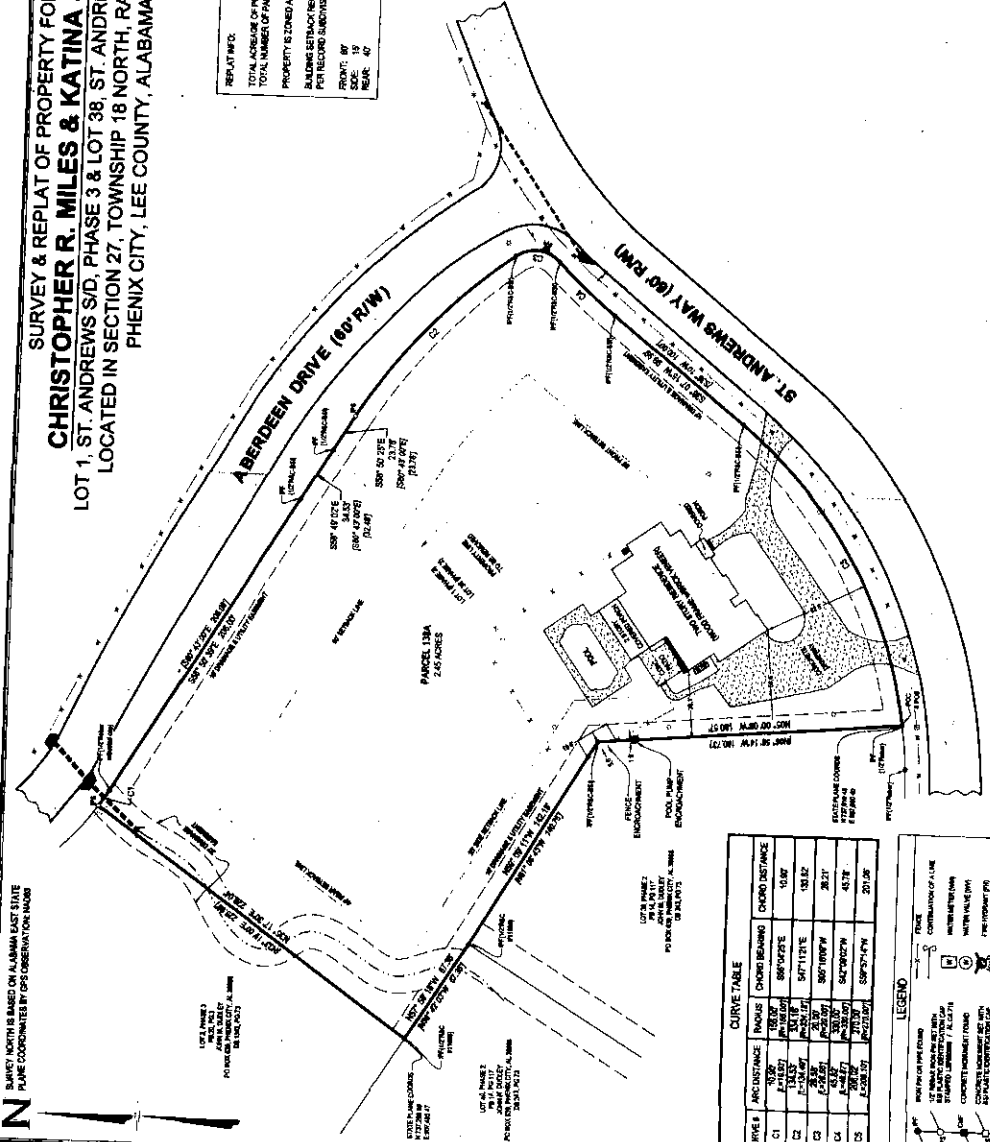
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BY COMMISSIONER: [Signature]



CURVE TABLE

| CURVE # | ARC DISTANCE | CHORD BEARING | CHORD DISTANCE |
|---------|--------------|---------------|----------------|
| C1 | 130.00 | S89°00'00"W | 130.00 |
| C2 | 130.00 | S89°00'00"W | 130.00 |
| C3 | 130.00 | S89°00'00"W | 130.00 |
| C4 | 130.00 | S89°00'00"W | 130.00 |
| C5 | 130.00 | S89°00'00"W | 130.00 |

LEGEND

- 1. 12" BOUNDARY SURVEY
- 2. 1/4" BOUNDARY SURVEY
- 3. 1/8" BOUNDARY SURVEY
- 4. 1/16" BOUNDARY SURVEY
- 5. 1/32" BOUNDARY SURVEY
- 6. 1/64" BOUNDARY SURVEY
- 7. 1/128" BOUNDARY SURVEY
- 8. 1/256" BOUNDARY SURVEY
- 9. 1/512" BOUNDARY SURVEY
- 10. 1/1024" BOUNDARY SURVEY
- 11. 1/2048" BOUNDARY SURVEY
- 12. 1/4096" BOUNDARY SURVEY
- 13. 1/8192" BOUNDARY SURVEY
- 14. 1/16384" BOUNDARY SURVEY
- 15. 1/32768" BOUNDARY SURVEY
- 16. 1/65536" BOUNDARY SURVEY
- 17. 1/131072" BOUNDARY SURVEY
- 18. 1/262144" BOUNDARY SURVEY
- 19. 1/524288" BOUNDARY SURVEY
- 20. 1/1048576" BOUNDARY SURVEY
- 21. 1/2097152" BOUNDARY SURVEY
- 22. 1/4194304" BOUNDARY SURVEY
- 23. 1/8388608" BOUNDARY SURVEY
- 24. 1/16777216" BOUNDARY SURVEY
- 25. 1/33554432" BOUNDARY SURVEY
- 26. 1/67108864" BOUNDARY SURVEY
- 27. 1/134217728" BOUNDARY SURVEY
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- 99. 1/6338253010111081331447865202688" BOUNDARY SURVEY
- 100. 1/12676506020222162628957370405376" BOUNDARY SURVEY

BARRETT-SIMPSON, INC.
Engineers & Land Surveyors
101 W. STREET, PHENIX CITY, AL 36860 (PH) 334-327-2423, FAX 334-327-2448
101 W. STREET, PHENIX CITY, AL 36860 (PH) 334-487-4877, FAX 334-487-8009
2300 ST. ANDREWS WAY, PHENIX CITY, AL 36877
223 SOUTH MAIN STREET, OPTELA, AL 36861 (PH) 334-645-7004, FAX 334-645-6387

DATE: 11-12-2018
SCALE: 1" = 40'
FIELD BY: [Signature]
DRAWN BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]



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
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

MEMORANDUM

To: Planning Commission

From: Angel Moore, City Engineer

Date: November 14, 2018

**RE: Administrative Replat – 2.45 +/- Lots 1 & 38 of St. Andrews Subdivision,
Christopher R. Miles and Katina S. Miles, 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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Director of Engineering / Director of Public Works

Staff Report No. 8

Type of Plat: Rezone

Applicant: City of Phenix City Public Building Authority

Surveyor of Record: Eddie A. Eubanks

Site Location: Properties Bounded by 21st Court, 21st Avenue & 20th Avenue

Acreage: 11.7 +/-

Current Zoning Classification: MED, Medical

Proposed Zoning Classification: R-3, High Density Residential

Current Use of Property: Medical

Proposed Use of Property: As allowed by R-3 Zoning

Rezone Map: Attached

City Services: Storm, Streets, Utilities, Fire & Police Jurisdiction

Additional Information: None at this time

Engineer and or Owner Comments: None at this time



PHENIX CITY

Alabama

DEPARTMENT OF
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ANGEL MOORE, P.E., City Engineer
Director of Engineering / Director of Public Works

MEMORANDUM

To: Planning Commission

From: Angel Moore, ^{AM} City Engineer

Date: November 14, 2018

RE: Rezone -11.7 +/- Acres between 20th Ave, 21st Ave, and 21st Ct, The City of Phenix City Public Building Authority, Owners

The above referenced rezone has been reviewed by the Building, Fire, Engineering, and Utilities Departments and meets the minimum requirements of the Zoning Ordinance for an R-3, High Density Residential District for Acceptance.



DR. R. GRIFF GORDY
Councilmember At Large

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MELONY LEE, City Clerk

ANGEL MOORE, P.E., City Engineer

Director of Engineering / Director of Public Works

Staff Report No. 9

Type of Plat: Conditional Use

Applicant: Cynthia A. Robidoux

Site Location: 921 Broad Street

Current Zoning Classification: C-1, Core Commercial District

Proposed Use of Property: Antique Store

Location Map: Attached

Additional Information: None at this time

Engineer and or Owner Comments: None at this time

PETITION FOR CONDITIONAL USE

SIGNATURE OF PROPERTY OWNER / OR AUTHORIZED AGENT OF THE PROPERTY

Applicant
OWNER: Cynthia A Robidoux

EMAIL ADDRESS OF OWNER: cynthiarobidoux@hotmail.com

ADDRESS OF PROPERTY TO BE CONSIDERED FOR CONDITIONAL USE:

921 Broad St Phenix City, AL 36867

PHONE: 706 577-6996

CURRENT ZONE OF PROPERTY: C1

PROPOSED USE OF PROPERTY: Antique Store

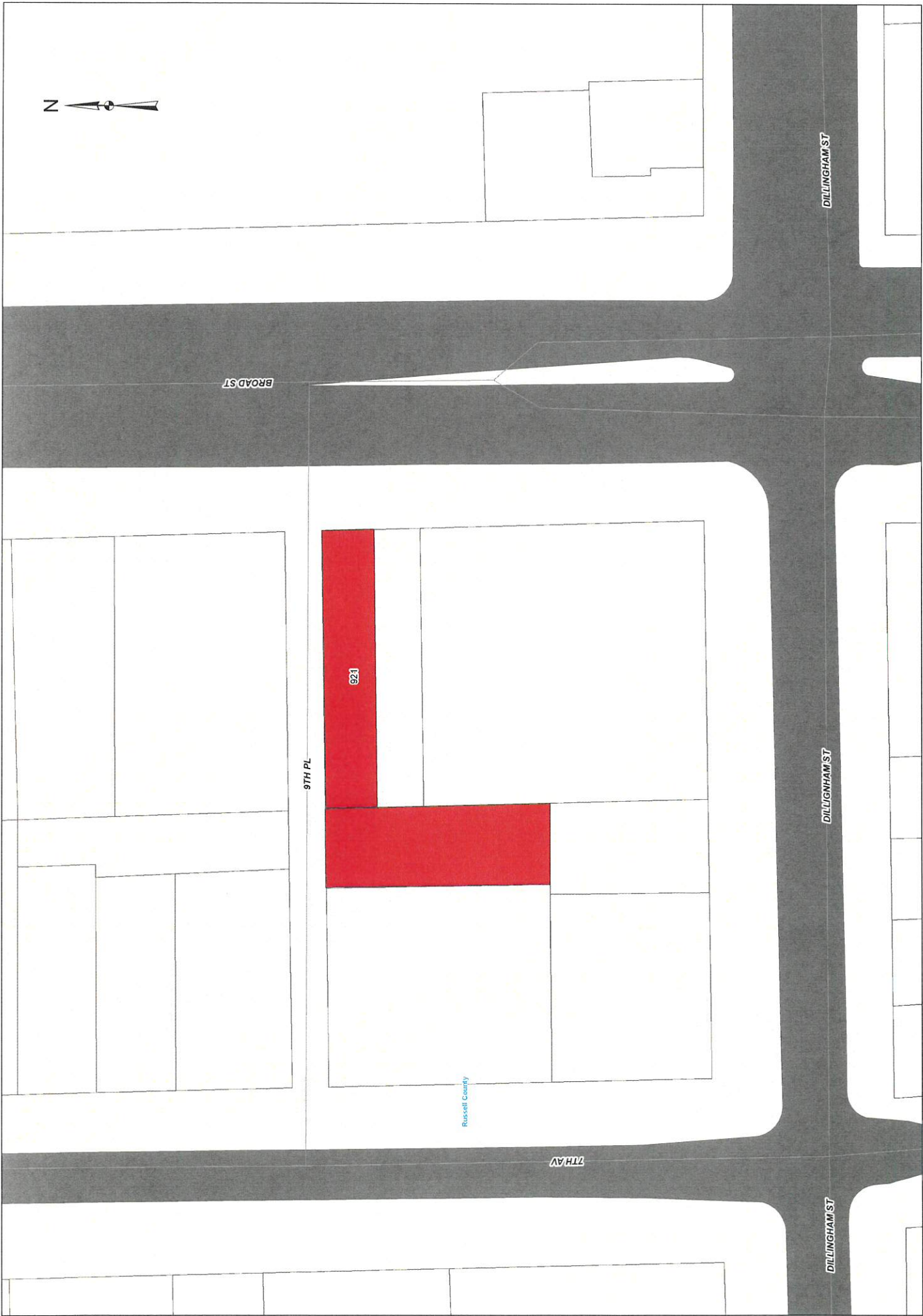
PROVIDE A LIST OF ADJACENT PROPERTY OWNERS' NAMES AND MAILING ADDRESSES WITH A FEE OF \$ 5.00 PLUS CURRENT POSTAL RATE, PER NAME. (THIS REQUIRES A PUBLIC HEARING)

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

☐ PHENIX CITY LIMITS

921 BROAD STREET

1 inch = 30 feet

**921 BROAD STREET PHENIX CITY, ALABAMA 36867
LOCATION AND SCALE OF SIGNS AND LIGHTING**



**SIGN OF PROPOSED DESIGN AND OF A CONSTRUCTION
CONSISTANT WITH OTHER BUSSINESSES IN THE AREA.**

921 BROAD STREET PHENIX CITY, ALABAMA 36867
LOCATION AND SCALE OF SIGNS AND LIGHTING



OUTDOOR LIGHTING

PHOTOS SHOW EXTERIOR LIGHT POLES IN PRESENT STATE.
ALL BUSHES WILL BE TRIMMED BACK ALLOWING FOR SUFFICIENT USE OF EXISTING LIGHTING.

921 BROAD STREET PHENIX CITY, ALABAMA 36867
LOCATION OF TWO EXISTING STRUCTURES ON THE PROPERTY.



**921 BROAD STREET PHENIX CITY, ALABAMA 36867
ACCESS TO AND FROM PROPERTY AND STRUCTURE
VEHICULAR AND PEDESTRIAN**



921 BROAD STREET PHENIX CITY, ALABAMA 36867
LOCATION AND ACCESSIBILITY OF
OFF-STREET PARKING AND LOADING AREAS



921 BROAD STREET PHENIX CITY, ALABAMA 36867

SCREENING AND BUFFERING OF POTENTIALLY ADVERSE VIEWS AND ACTIVITIES FROM SURROUNDING PROPERTIES

SURROUNDING PROPERTIES HAVE FENCES WITH VEGETATION ALONG FENCE-LINE.

VEGETATION AND OVERGROWTH ON PROPOSED PROPERTY WILL BE REMOVED FROM FENCES AND LAWNCARE REGULARLY PERFORMED.



921 BROAD STREET PHENIX CITY, ALABAMA 36867

AVAILABILITY, LOCATION AND CAPACITY OF UTILITIES

CITY WATER AND SEWAGE, SINGLE USE BATHROOM, HVAC SYSTEM CAPABLE OF HEATING AND COOLING INDOOR SPACE,
ELECTRIC UTILITY POLE PRESENTLY SERVICING BUILDING



921 BROAD STREET PHENIX CITY, ALABAMA 36867

PETITIONER SEES NO DISTURBING IMPACT ON OTHER PROPERTIES FROM NOISE, GLARE, ODOR, SURFACE WATER RUNOFF OR OTHER DISTURBING IMPACTS



921 BROAD STREET PHENIX CITY, ALABAMA 36867

LOCATION AND ACCESSIBILITY OF REFUSE

REGULAR GARBAGE DISPOSAL WITH CITY COLLECTOR SHOULD NOT HAVE AN ADVERSE AFFECT UPON SURROUNDING PROPERTIES



**921 BROAD STREET PHENIX CITY, ALABAMA 36867
PROPOSED LOCATION OF JAYANN TIQUES AND UNIQUES**





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

MEMORANDUM

To: Planning Commission

From: Angel Moore, City Engineer

Date: November 14, 2018

RE: Conditional Use – 921 Broad Street – Cynthia A. Robidoux, Applicant

The above petition has been reviewed by the Building, Utilities, Fire, and Engineering Departments. The Phenix City Zoning Ordinance allows an antique store as a Conditional Use in a C-1 zone.