



**THE CITY OF PHOENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, DECEMBER 11, 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 November 27, 2018 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Public Hearing & Approval of Rezone – 11.7+/- acres at 21st Court, 21st Avenue, and 20th Avenue – City of Phoenix City Public Building Authority, owner.
 - Staff Report
 - Developer's Comments
 - Department Memo
- 7) Approval of Administrative Replat – 0.42+/- ac at 2404 & 2406 5th Avenue – Margie B. Dorrill and Michael & Stacie Boyd, owners.
 - Staff Report
 - Developer's Comments
 - Department Memo
- 8) Old Business
- 9) New Business
- 10) Adjournment

NOVEMBER 27, 2018

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, November 27, 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, Chairman Howard, Member Ivy, Member Lindsey, Member Sims, Member Taylor, and Member Culligan. Member Gill was 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 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, Member Taylor and Member Culligan. 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: 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, City Attorney Jimmy Graham, and Secretary Culligan.

The fourth item on the agenda was the approval of the October 23, 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 Taylor. Upon said motion being put to a vote, the following vote was recorded: Yeas: Vice Chairman Davis, Chairman Howard, Member Ivy, Member Lindsey, and Member Taylor. Nays: None. Abstain: Member Bailey, Member Sims, and Member Culligan. Motion Passed.

The fifth item on the agenda was the approval of the November 13, 2018 Cancelled meeting minutes. Chairman Howard asked if there was a motion to approve the written minutes stating there was no meeting. A motion to approve was made by Vice Chairman Davis, seconded by Member Taylor. 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, Member Taylor, and Member Culligan. Nays: None. Abstain: None. Motion Passed.

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

The seventh item on the agenda was the Approval of Administrative Replat of 2.45+/- acres, Lot 1 & 38 of St. Andrews Subdivision, Christopher & Katina Miles, owners. 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, P.E., City Engineer/Public Works Director

Date: November 14, 2018

*RE: Administrative Replat – 2.45+/- acres – 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.*

At this time Chairman Howard asked if there was a motion to approve or deny. A motion to approve was made by Member Sims, 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, Member Sims, Member Taylor, and Member Culligan. Abstain: None. Nays: None. Motion thus passed.

The eighth item on the agenda was the Acceptance of Rezone of 11.7+/- acres at 21st Court, 21st Avenue, and 20th Avenue, City of Phenix City Building Authority, owner. 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, P.E., City Engineer/Public Works Director

Date: November 14, 2018

RE: Rezone – 11.7+/- acres between 20th Avenue, 21st Avenue, and 21st Court, The City of Phenix City Building Authority, owner

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 R-3, High Density Residential District for Acceptance.

At this time Chairman Howard asked if there was a motion to accept. Member Sims stated the thought there was a note on the deed that this property could only be used for medical. City Engineer Angel Moore stated that would be looked into before the next meeting. A motion to accept was made by Vice Chairman Davis, seconded by Member Taylor. 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, Member Taylor, and Member Culligan. Abstain: None. Nays: None. Motion thus passed.

The ninth item on the agenda was the Public Hearing and Approval of Conditional Use of 921 Broad Street, Cynthia Robidoux, 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, P.E., City Engineer/Public Works Director

Date: November 14, 2018

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

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

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 attach the petition to the minutes. Vice Chairman Davis motioned, seconded by Member Taylor. All in favor. Chairman Howard asked if there was a motion to approve or deny. A motion to approve

was made by Vice Chairman Davis, 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, Member Sims, Member Taylor, and Member Culligan. Abstain: None. Nays: None. Motion thus passed.

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

The eleventh item on the agenda was New Business. None.

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 Taylor, 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, 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, December 11, 2018, this will be the only meeting for the month of December.

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: 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

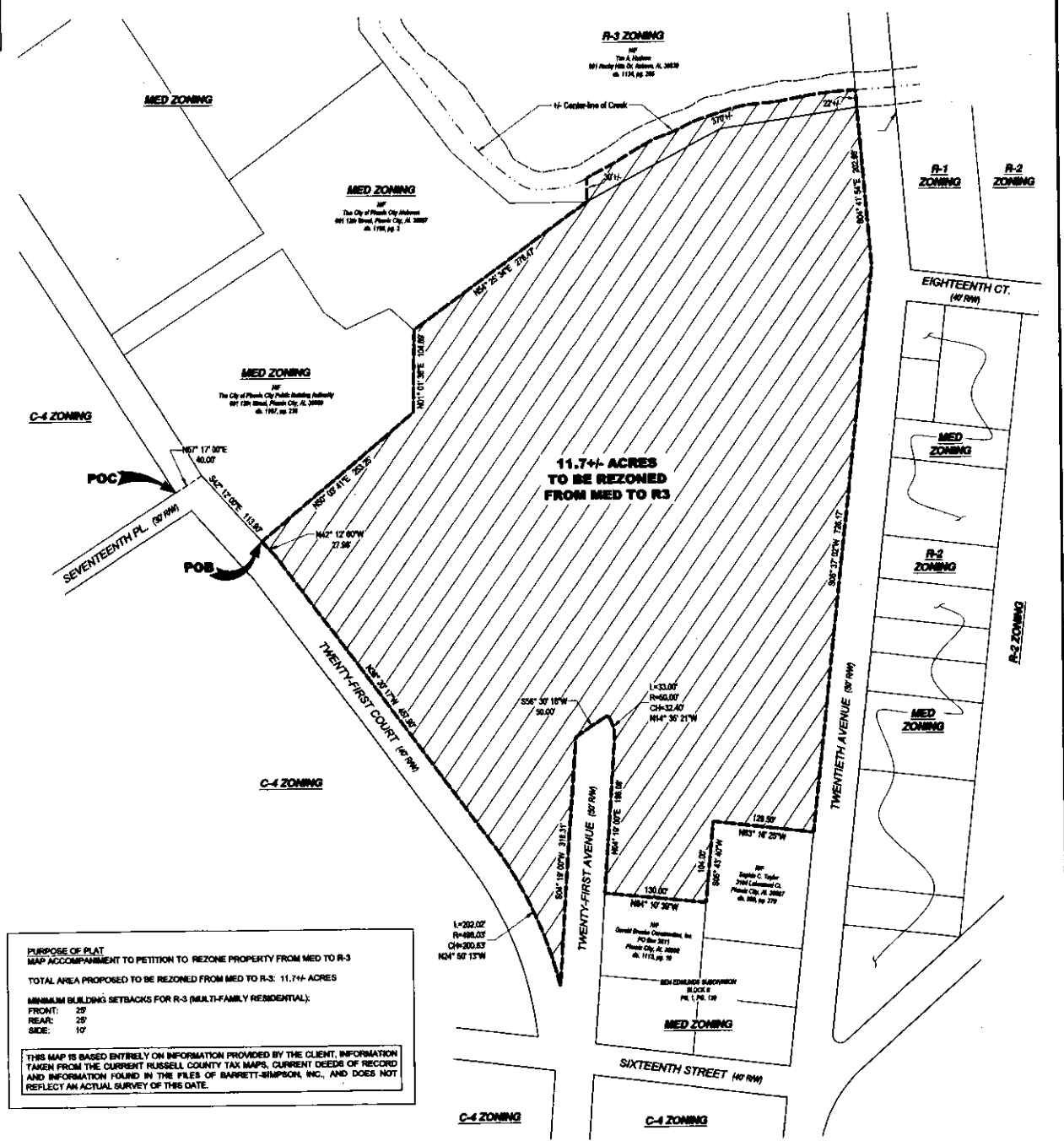
City Services: Storm, Streets, Utilities, Fire & Police Jurisdiction

Additional Information: None at this time

Engineer and or Owner Comments: None at this time

NORTH ARROW IS BASED ON MAGNETIC NORTH (2002) AND SHOULD BE ADJUSTED BY THE OFFICE OF THE JUDGE OF PEACE OF RUSSELL COUNTY, ALABAMA.

MAP ACCOMPANIMENT TO PETITION TO REZONE
THE CITY OF PHENIX CITY PUBLIC BUILDING AUTHORITY
 LOCATED IN SECTION 10, TOWNSHIP 17 NORTH, RANGE 30 EAST
 PHENIX CITY, RUSSELL COUNTY, ALABAMA



PURPOSE OF PLAT
 MAP ACCOMPANIMENT TO PETITION TO REZONE PROPERTY FROM MED TO R-3

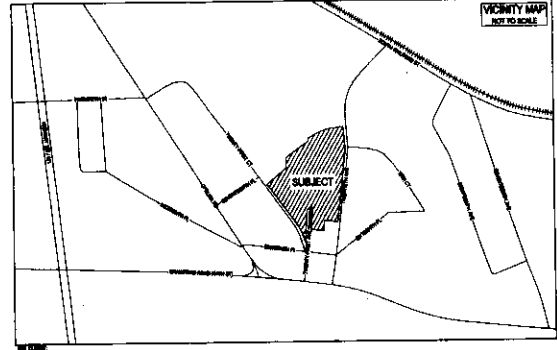
TOTAL AREA PROPOSED TO BE REZONED FROM MED TO R-3: 11.74+ ACRES

MINIMUM BUILDING SETBACKS FOR R-3 (MULTI-FAMILY RESIDENTIAL):
 FRONT: 25'
 REAR: 25'
 SIDE: 10'

THIS MAP IS BASED ENTIRELY ON INFORMATION PROVIDED BY THE CLIENT, INFORMATION TAKEN FROM THE CURRENT RUSSELL COUNTY TAX MAPS, CURRENT DEEDS OF RECORD AND INFORMATION FOUND IN THE FILES OF BARRETT-SIMPSON, INC., AND DOES NOT REFLECT AN ACTUAL SURVEY OF THIS DATE.

LEGEND

Property Line	Survey Boundary	Right-of-Way	Water
Proposed Right-of-Way	Proposed Survey Boundary	Proposed Right-of-Way	Proposed Water
Proposed Right-of-Way	Proposed Survey Boundary	Proposed Right-of-Way	Proposed Water
Proposed Right-of-Way	Proposed Survey Boundary	Proposed Right-of-Way	Proposed Water



OWNER'S DECLARATION
 I, _____, hereby certify that the City of Phenix City Public Building Authority is the owner of the property shown on this map and that the information contained herein is true and correct to the best of my knowledge and belief.

PLANNING COMMISSION
 I, _____, hereby certify that the City of Phenix City Public Building Authority is the owner of the property shown on this map and that the information contained herein is true and correct to the best of my knowledge and belief.

APPLICANT'S DECLARATION
 I, _____, hereby certify that the information contained herein is true and correct to the best of my knowledge and belief.



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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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: December 7, 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 Approval.



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ANGEL MOORE, P.E., City Engineer

Director of Engineering / Director of Public Works

Staff Report No. 7

Type of Plat: Administrative Replat

Applicant: Margie Bell Dorrill, Michael Boyd, & Stacie Boyd

Surveyor of Record: Jefferson W. Keefe

Site Location: 2404 & 2406 5th Ave

Acreage: 0.42

Number of Lots: 2

Reason for Replat: Owner of 2404 is purchasing a portion of adjacent lot.

Current Zoning: R-2 (Patio Garden)

Current Use of Property: Residential

Proposed Use of Property: Residential

Survey Plat: Attached

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

Additional Information: The referenced Administrative Replat Lot 504 was approved by the BOZA Board to reduce the lot width from 60 feet to 54 feet, Case Number 18-9 on November 15, 2018. All other dimensions meet Zoning Ordinance Requirements for an R-2, Patio Garden homes.

Engineer and or Owner Comments: None at this time



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MEMORANDUM

To: Planning Commission

From: Angel Moore, City Engineer

Date: December 7, 2018

RE: Administrative Replat – 0.42 +/- Acres at 2404 & 2046 5th Avenue, Margie Bell Dorril & Michael and Stacie Boyd, Owners

The above referenced administrative replat has been reviewed by the Building, Utilities, Fire, and Engineering Departments. The referenced Administrative Replat Lot 504 was approved by the BOZA Board to reduce the lot width from 60 feet to 54 feet, Case Number 18-9 on November 15, 2018. All other dimensions meet Zoning Ordinance Requirements for an R-2, Patio Garden homes.