



**THE CITY OF PHOENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, JANUARY 22, 2019
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 December 11, 2018 Meeting Minutes
 - 5) Approval of the January 8, 2019 Cancelled Meeting Minutes
 - 6) Rules for Addressing Planning Commission
 - 7) Approval of Administrative Replat – 1.01+/- acres at 98 Lee Road 324 – Vicki Riley, owner.
 - Staff Report
 - Developer's Comments
 - Department Memo
 - 8) Old Business
 - 9) New Business
 - 10) Adjournment
-

DECEMBER 11, 2018

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, December 11, 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. Abstain: None. Nays: None. Motion thus passed.

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

The fourth item on the agenda was the approval of the November 27, 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: Member Bailey, Vice Chairman Davis, Chairman Howard, Member Ivy, Member Lindsey, Member Sims, Member Taylor, and Member Culligan. Nays: None. Abstain: Member Gill. Motion 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 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: December 7, 2018

RE: Rezone – 11.7+/- acres between 21st Avenue, 20th 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 Approval.

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, seconded by Member Ivy. 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 the Approval of Administrative Replat of 0.42+/- acres at 2404 & 2406 5th Avenue for Margie B. Dorrill and Michael & Stacie Boyd, 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: December 7, 2018

RE: Administrative Replat – 0.42+/- acres at 2404 & 2406 5th Avenue, Margie Bell Dorrill and Michael & 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 Home.

At this time Chairman Howard asked if there was motion to approve or deny. A motion to approve was made by Member Bailey, 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 eight item on the agenda was Old Business. None.

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

The tenth 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 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.

There being no further business to come before the Planning Commission, the meeting was adjourned until the next scheduled meeting on Tuesday, January 8, 2019.

Chairman - Pat Howard

Secretary – Shaun Culligan

JANUARY 8, 2019

The Planning Commission of the City of Phenix City, Alabama cancelled the Tuesday, January 8, 2019 meeting due to no agenda items.

The Planning Commission will meet at the next regular scheduled meeting on Tuesday, January 22, 2019.

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.
Mayor Pro Tem / District 3

WALLACE B. HUNTER, City Manager

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ANGEL MOORE, P.E., City Engineer

Director of Engineering / Director of Public Works

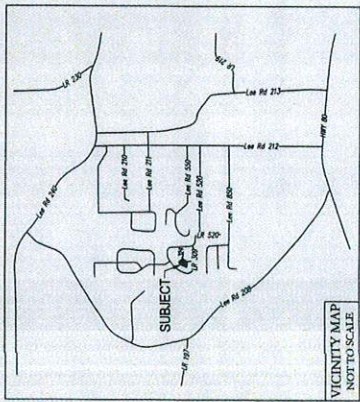
Staff Report No. 7

Type of Plat: Administrative Replat

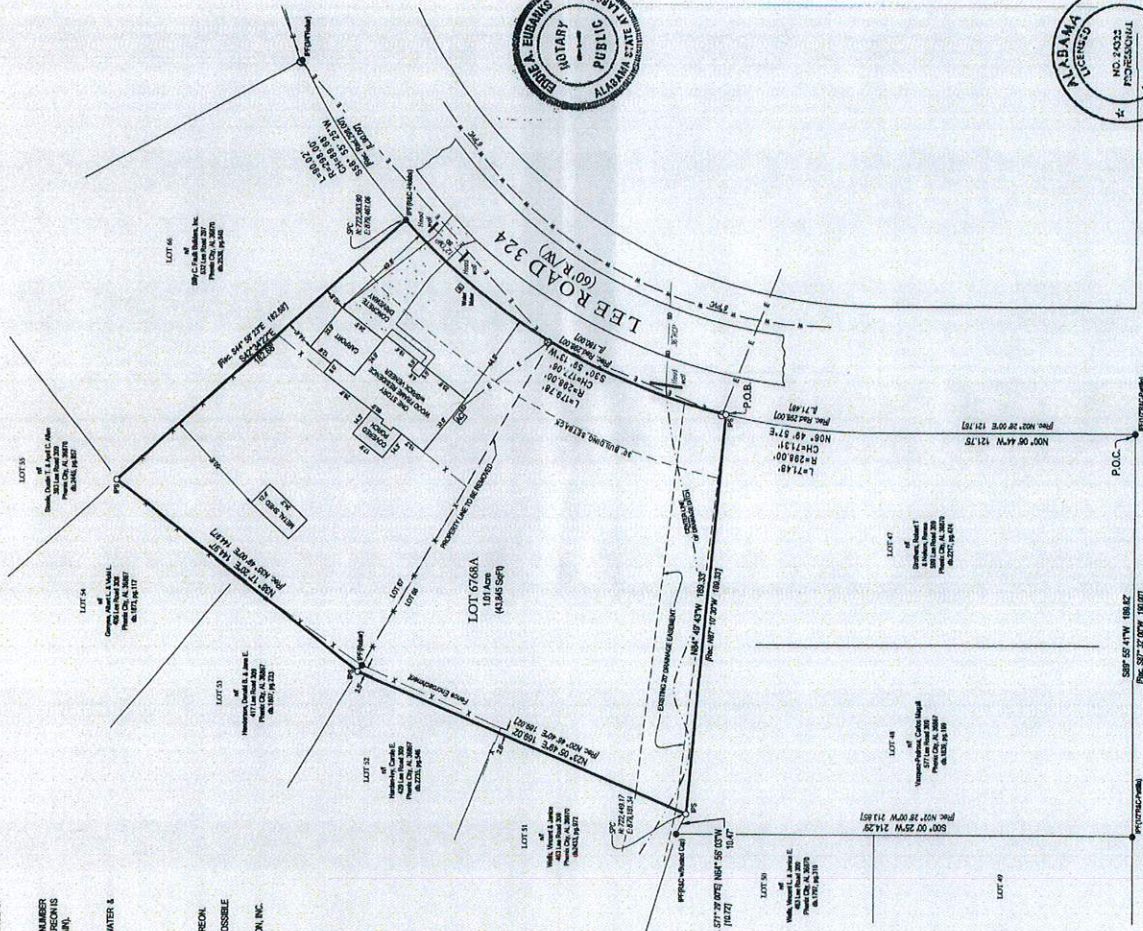
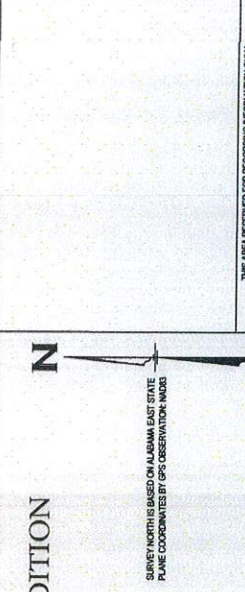
Applicant:	Vicki Riley
Surveyor of Record:	Eddie A. Eubanks
Site Location:	98 Lee Road 324
Acreage:	1.01
Number of Lots:	1
Reason for Replat:	Combining lots into a single parcel.
Current Zoning:	N/A, Planning Commission Jurisdiction Only
Current Use of Property:	Residential
Proposed Use of Property:	Residential
Survey Plat:	Attached
City Services:	None
Additional Information:	None at this time
Engineer and or Owner Comments:	None at this time

PLAT OF SURVEY & REPLAT OF PROPERTY LOT 67 & LOT 68, HUNTER'S RIDGE SUBDIVISION, FIRST ADDITION LOCATED IN SECTION 11, TOWNSHIP 17 NORTH, RANGE 29 EAST LEE COUNTY, ALABAMA

- 1. THE PURPOSE OF THIS PLAT IS TO REMOVE THE COMMON LOT LINE OF LOT 67 & LOT 68, HUNTER'S RIDGE SUBDIVISION, FIRST ADDITION, TO CREATE A SINGLE PARCEL, AS PLATTED HEREON.
- 2. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF AN ATTORNEY'S TITLE OPINION OR THE COMMENT OF THE SURVEYOR'S SEARCH OF PUBLIC RECORDS WAS LIMITED TO THOSE MATTERS AFFECTING THE BOUNDARIES OF THE SUBJECT PROPERTY ONLY. THERE MAY BE MATTERS OF RECORD, SUCH AS ENCUMBRANCES, THAT ARE NOT KNOWN TO THE SURVEYOR AND NOT DISCLOSED BY THIS SURVEY.
- 3. BASIS FOR SURVEY (PLANS) (BASES OF REFERENCE): THIS SURVEY IS RECORDED IN PLAT BOOK 14, PAGE 88, THE OFFICE OF THE JUDGE OF PROBATE OF LEE COUNTY, ALABAMA.
- 4. FLOOD HAZARD: ACCORDING TO THE FLOOD INSURANCE RATE MAPS (FIRM) OF LEE COUNTY, ALABAMA, MAP NUMBER 15082C0245 (A NON-HAZARDOUS AREA), EFFECTIVE DATE NOVEMBER 2, 2011, THE PROPERTY SHOWN HEREON IS IN ZONE "X" (NO SHOWING) (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
- 5. IMPROVEMENTS SHOWN WERE LOCATED WITHIN THE SCOPE OF THIS SURVEY.
- 6. WATER LINES SHOWN HEREON USE APPROXIMATE PER INFORMATION PROVIDED BY SMITHS WATER & SEWER VIA EMAIL JANUARY 2, 2018.
- 7. SUBJECT PROPERTY IS SERVICED BY ON-SITE SEWER DISPOSAL SYSTEM.
- 8. SUBJECT PROPERTY IS LOCATED WITHIN THE PLANNING JURISDICTION OF PHEMEX CITY ONLY.
- 9. ENCUMBRANCES ORIGINATED WITHIN THE SCOPE OF THIS SURVEY.
- 10. A FENCE ENCROACHMENT ALONGS THE REAR LINE OF SUBJECT PROPERTY AS PLATTED & NOTED HEREON. THERE WAS NO ATTEMPT IN THE FIELD TO DETERMINE THE LOCATION OF OR THE EXTENT OF POSSIBLE ENCROACHMENTS BEHIND THE SURFACE.
- 11. THIS DRAWING MAY NOT BE ALTERED OR ADDED TO WITHOUT PERMISSION FROM BARRETT-SIMPSON, INC. THIS DRAWING BECAME VOID IF ANY ALTERATIONS OR CHANGES ARE MADE BY OTHERS.



LEGEND	
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CERTIFICATE OF COMPLETION AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT I HEREBY DEED AND DEDICATE ALL STREETS, RIGHT-OF-WAYS, WALKS, DRIVEWAYS, PATHS AND OTHER SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

Eddie S. Eubanks
NOTARY PUBLIC

STATE OF ALABAMA
COUNTY OF LEE

DATE: 11/13/2019

MY COMMISSION EXPIRES: 11/13/2021

LEE COUNTY HEALTH DEPARTMENT

DATE: 11/13/2019

DATE: 11/13/2019

DATE: 11/13/2019

CERTIFICATE OF APPROVAL BY THE SMITHS WATER AND SEWER AUTHORITY

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF PHEMEX CITY, ALABAMA WITH THE EXCEPTION OF VARIANCES. IF ANY, AS NOTED IN THE MINUTES OF THE PLANNING COMMISSION THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE JUDGE OF PROBATE OF LEE COUNTY, ALABAMA.

SMITHS WATER AND SEWER AUTHORITY AUTHORIZED SIGNATURE

CERTIFICATE OF PLANNING COMMISSION

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE SUBDIVISION REGULATIONS FOR THE CITY OF PHEMEX CITY, ALABAMA WITH THE EXCEPTION OF VARIANCES. IF ANY, AS NOTED IN THE MINUTES OF THE PLANNING COMMISSION THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE JUDGE OF PROBATE OF LEE COUNTY, ALABAMA.

CHARMAN, PHEMEX CITY PLANNING COMMISSION

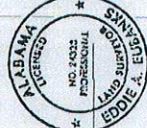
SECRETARY, PHEMEX CITY PLANNING COMMISSION

DATE: 11/13/2019

DATE: 11/13/2019

DATE: 11/13/2019

REVISION	DATE	DESCRIPTION
1.	11/13/2019	1-4-47
2.	12/18/2018	58' AND 14'
3.	12/18/2018	15' AND 14'
4.	12/18/2018	15' AND 14'
5.	12/18/2018	15' AND 14'
6.	12/18/2018	15' AND 14'
7.	12/18/2018	15' AND 14'



BS BARRETT-SIMPSON, INC.

706 526 STREET, PHEMEX CITY, AL 36866 (PH: 334-297-4252; FAX: 334-292-2488)
 121 W. GRAND STREET, EDELLA, AL 36027 (PH: 334-899-4257; FAX: 334-862-8809)
 223 SOUTH W. STREET, OPELKA, AL 36801 (PH: 334-752-1026; FAX: 334-764-8007)



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: Angel Moore, ^{AM} City Engineer

Date: January 18, 2019

RE: Administrative Replat – 1.01 +/- Acres at 98 Lee Road 324, Vicki Riley, Owner

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.