



**THE CITY OF PHENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, JUNE 11, 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 May 28, 2019 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Approval of Administrative Replat – 9.9+/- acres located at 68 Lee Road 313 – Ricky & Tonya McAfee, owners.
 - Staff Report
 - Developer's Comments
 - Department Memo
- 7) Approval of Administrative Replat – 2.63+/- acres located at 509 Idle Hour Drive – River of Life Church & River of Life Worship Center of Phenix City, owners.
 - Staff Report
 - Developer's Comments
 - Department Memo
- 8) Old Business
- 9) New Business
- 10) Adjournment

May 28, 2019

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, May 28, 2019 at 5:15 PM EST in the Phenix City Council Chambers located in the Public Safety Building, 1111 Broad Street.

Chairman Howard called the meeting to order and asked Engineering Administrative Assistant Kaleigh Wells to call roll. Upon roll call, the following members answered present: Member Bailey, Vice Chairman Davis, Chairman Howard, Member Lindsey, Member McKissic, Member Sims, and Member Taylor. Member Ivy and Member Culligan were not present.

The second item on the agenda was the Approval of the Agenda. Member Taylor 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 Lindsey, Member McKissic, Member Sims, and Member Taylor. Abstain: None. Nays: None. Motion thus passed.

Chairman Howard asked Engineering Administrative Assistant Kaleigh Wells to note the City Employees that were present in the minutes. The following City Personnel were present: City Engineer Angel Moore, Assistant Director of Engineering Michael Pattillo, Graduate Engineer Chris Casey, Fire Chief Kris Kennedy, Fire Marshal Marc Wells, Deputy Building Official Ray Rogers, Utilities Director/Assistant City Manager Steve Smith, Utilities Engineer John Spraggins, City Attorney Jimmy Graham, and Engineering Administrative Assistant Kaleigh Wells.

The fourth item on the agenda was the approval of the May 14, 2019 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: Member Bailey, Chairman Howard, Member Lindsey, Member McKissic, and Member Sims, and Member Taylor. Nays: None. Abstain: Vice Chairman Davis. 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 for 1.21 +/- acres located at 623, 625, and 627 Seale Road for Alecia Young, Andrew Young, and AA&Y Future Investments, owner. City Engineer Angel Moore reviewed the staff report with the board members. Chairman Howard asked Engineering Administrative Assistant Kaleigh Wells to read the department memo.

MEMO

To: Planning Commission

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

Date: May 23, 2019

RE: Re-zone – 1.21 +/- acres located at 623, 625, 627 Seale Road

The above referenced Re-zone has been reviewed by the Building, Utilities, Fire, and Engineering Departments and meets the minimum requirements of the Zoning Ordinance for approval.

At this time Chairman Howard asked if there was a motion. Member Sims made a motion to approve, seconded by Vice Chairman Davis. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Vice Chairman Davis, Chairman

Howard, Member Lindsey, Member McKissic, Member Sims, and Member Taylor. Nays: None. Abstain: None. Motion passed.

The seventh item on the agenda was the Public Hearing and Approval of Rezone for 6.1 +/- acres located at 3000 4th Avenue, 2094 4th Avenue, and 0 29th Street for River Trace, LLC (Mike Bowden) and Joseph Barker, owners. City Engineer Angel Moore reviewed the staff report with the board members. Chairman Howard asked Engineering Administrative Assistant Kaleigh Wells to read the department memo.

MEMO

To: Planning Commission

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

Date: May 23, 2019

RE: Re-zone – 6.1 +/- acres located at 3000 4th Ave., 2904 4th Ave., 0 29th St.

The above referenced Re-zone has been reviewed by the Building, Utilities, Fire, and Engineering Departments and meets the minimum requirements of the Zoning Ordinance for approval.

At this time Chairman Howard asked if there was a motion. Vice Chairman Davis made a motion to accept, 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 Lindsey, Member McKissic, Member Sims, and Member Taylor. Nays: None. Abstain: None. Motion passed.

The eighth item on the agenda was the Approval of Final Plat for The Village at Crosswinds located at U.S. Highway 431 at Collage Drive for Altera, Inc., owner. City Engineer Angel Moore reviewed the staff report with the board members. Chairman Howard asked Engineering Administrative Assistant to read the department memo.

MEMO

To: Planning Commission

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

Date: May 24, 2019

RE: Final Plat – The Village at Crosswinds Phase 1

The above referenced Final Plat has been reviewed by the Building, Utilities, Fire, and Engineering Departments and meets the minimum requirements of the Subdivision Regulations for approval. However, the sanitary sewer has not been approved. I recommend the final plat be approved contingent upon a satisfactory inspection of the sanitary sewer.

At this time Chairman Howard asked if there was a motion. Member Sims made a motion to accept, seconded by Vice Chairman Davis. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Vice Chairman Davis, Chairman Howard, Member Lindsey, Member McKissic, Member Sims, and Member Taylor. Nays: None. Abstain: None. Motion passed.

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

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

The eleventh 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 Lindsey, Member McKissic, 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, June 11, 2019.

Chairman - Pat Howard

Vice Chairman – Jimmy Davis



PHENIX CITY *Alabama*

DEPARTMENT OF
ENGINEERING / PUBLIC WORKS

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DR. R. GRIFF GORDY
Councilmember At Large

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Mayor Pro Tem / District 3

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

Staff Report No. 6

Type of Request: Administrative Replat

Applicant: Rickey McAfee, Tonya McAfee

Surveying Firm: McBride & McGill, Inc.

Site Location: 68 Lee Road 313

Acreage: 9.9 +/-

Number of Lots: 3

Current Zoning: None (Planning Jurisdiction)

Current Use of Property: Residential/Vacant

Proposed Use of Property: Residential/Vacant

Survey Plat: Attached

City Services: Phenix City Water

Additional Information: None

Surveyor and or Owner Comment(s): None



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Director of Engineering / Director of Public Works

MEMORANDUM

To: Planning Commission

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

Date: June 6, 2019

RE: Administrative Re-plat – 9.9 +/- acres located at 68 Lee Rd. 313

The above referenced Administrative Re-plat has been reviewed by the Building, Utilities, Fire, and Engineering Departments and meets the minimum requirements of the Subdivision Regulations 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 Request: Administrative Replat

Applicant: River of Life Church & River of Life Worship Center of Phenix City

Surveying Firm: Barrett-Simpson, Inc.

Site Location: 509 Idle Hour Drive

Acreage: 2.63 +/-

Number of Lots: 1

Current Zoning: R-1

Current Use of Property: Residential/Place of Worship

Proposed Use of Property: Place of Worship

Survey Plat: Attached

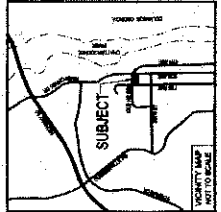
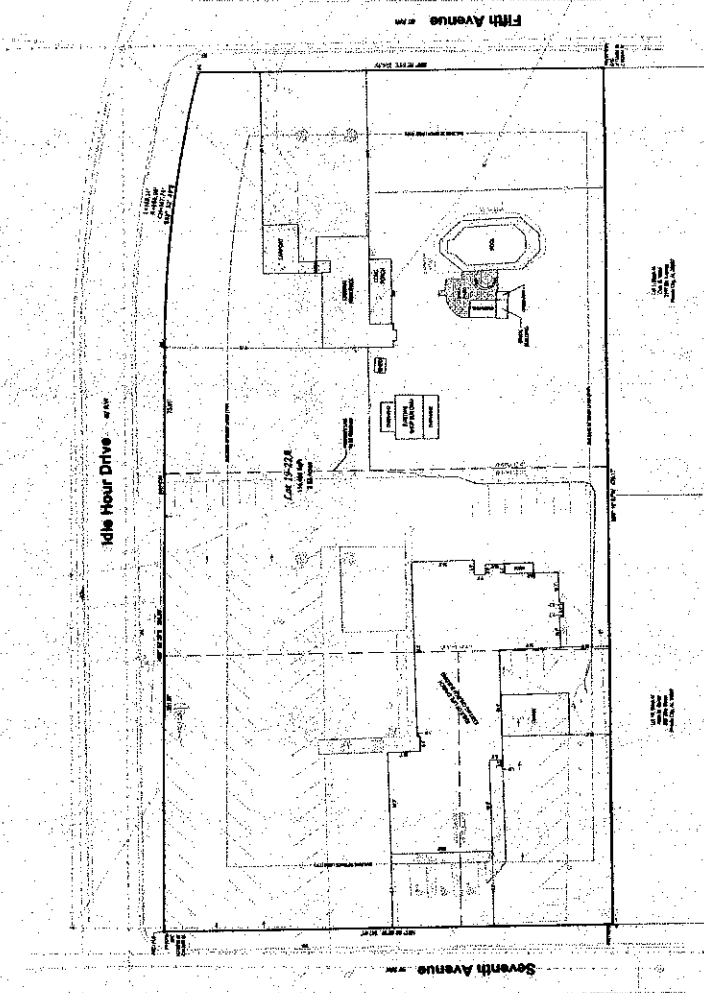
City Services: Phenix City Water & Sewer, Streets, Drainage, Fire & Police

Additional Information: Applicant was granted a special exception for a Place of Worship in R-1 zone by BOZA Board in December 2018.

Surveyor and or Owner Comment(s): None

PLAT OF ADMINISTRATIVE SUBDIVISION FOR
River of Life Church
& River of Life Worship Center of Phenix City
 Lots 19, 20, 21 & 22, Block M, Sherwood Subdivision
 LOCATED IN SECTION 2, TOWNSHIP 17 NORTH, RANGE 30 EAST
 PHENIX CITY, RUSSELL COUNTY, ALABAMA

NOTICE:
 THIS PLAT OF ADMINISTRATIVE SUBDIVISION IS A PLAT OF LAND AND NOT A PLAT OF SURVEY. IT IS NOT TO BE CONSIDERED AS A PLAT OF SURVEY UNLESS IT IS SO INDICATED BY THE SURVEYOR'S SEAL AND SIGNATURE. THE SURVEYOR'S SEAL AND SIGNATURE ARE REQUIRED ON ALL PLATS OF ADMINISTRATIVE SUBDIVISIONS. THE SURVEYOR'S SEAL AND SIGNATURE ARE REQUIRED ON ALL PLATS OF ADMINISTRATIVE SUBDIVISIONS. THE SURVEYOR'S SEAL AND SIGNATURE ARE REQUIRED ON ALL PLATS OF ADMINISTRATIVE SUBDIVISIONS.



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6. PLAT OF ENCUMBRANCE	6. PLAT OF ENCUMBRANCE
7. PLAT OF RESERVATION	7. PLAT OF RESERVATION
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16. PLAT OF AGREEMENT	16. PLAT OF AGREEMENT
17. PLAT OF COVENANT	17. PLAT OF COVENANT
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99. PLAT OF CONTRACT	99. PLAT OF CONTRACT
100. PLAT OF AGREEMENT	100. PLAT OF AGREEMENT

BARRETT-SIMPSON, INC.
 SURVEYORS
 2215 NORTH PHOENIX AVENUE, PHENIX CITY, ALABAMA 36060
 PHONE: 205-833-1111 FAX: 205-833-1112

THE SURVEYOR'S SEAL AND SIGNATURE ARE REQUIRED ON ALL PLATS OF ADMINISTRATIVE SUBDIVISIONS.

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MEMORANDUM

To: Planning Commission

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

Date: June 6, 2019

RE: Administrative Re-plat – 2.63 +/- acres located at 509 Idle Hour Drive

The above referenced Administrative Re-plat has been reviewed by the Building, Utilities, Fire, and Engineering Departments and meets the minimum requirements of the Subdivision Regulations for approval.