



**THE CITY OF PHENIX CITY
PLANNING COMMISSION AGENDA
TUESDAY, SEPTEMBER 24, 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 September 10, 2019 Meeting Minutes
- 5) Rules for Addressing Planning Commission
- 6) Approval of Administrative Replat – 5+/- acres located at 535 Lee Road 315 – Vicki Grogg and Yolanda Smith Pope, owners.
 - Staff Report
 - Developer’s Comments
 - Department Memo
- 7) Waiver Request – 23.53+/- acres located at 4407, 4409 and 4411 Lee Road 248 – Jay Shepherd, Gilbert Dyer, James Dyer, Bruce Wade, and Jason Dyer, owners.
 - Staff Report
 - Developer’s Comments
 - Department Memo
- 8) Approval of Administrative Replat – 23.53+/- acres located at 4407, 4409 and 4411 Lee Road 248 – Jay Shepherd, Gilbert Dyer, James Dyer, Bruce Wade, and Jason Dyer, owners.
 - Staff Report
 - Developer’s Comments
 - Department Memo
- 9) Approval of Administrative Replat – 18.57+/- acres located at 1481 Lee Road 213 – Kathy Jo Dades & Angela Williams, owners.
 - Staff Report
 - Developer’s Comments
 - Department Memo

10) Approval of Administrative Replat – 17.47+/- acres located at Pierce Road (Lee Road 427) – JD Real Properties, LLC., owner.

- Staff Report
- Developer's Comments
- Department Memo

11) Approval of C&D Landfill Expansion – 76.86+/- acres located on Downing Drive – City of Phenix City, owner.

- Staff Report
- Developer's Comments
- Department Memo

12) Old Business

13) New Business

14) Adjournment

SEPTEMBER 10, 2019

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, September 10, 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 Recording Secretary Davis to call roll. Upon roll call, the following members answered present: Vice Chairman Davis, Chairman Howard, Member Ivy, Member Lindsey, Member Sims, and Member Taylor. Member Bailey, Member McKissic, 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 Sims. Upon said motion being put to a vote, the following vote was recorded: Yeas: Vice Chairman Davis, Chairman Howard, Member Ivy, Member Lindsey, Member Sims, and Member Taylor. Abstain: None. Nays: None. Motion thus passed.

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 Khahlil Williams, Fire Chief Kris Kennedy, Deputy Building Official Ray Rogers, Utilities Director/Assistant City Manager Steve 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 August 13, 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 Lindsey, seconded by Member Ivy. Upon said motion being put to a vote, the following vote was recorded: Yeas: Vice Chairman Davis, Chairman Howard, Member Ivy, Member Lindsey, Member Sims, and Member Taylor. Motion thus passed.

The fifth item on the agenda was the approval of the August 27, 2019 cancelled meeting minutes. 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: Vice Chairman Davis, Chairman Howard, Member Ivy, Member Lindsey, Member Sims, and Member Taylor. Motion thus passed.

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

The seventh item on the agenda is the Approval of Administrative Replat of .5+/- acres located at 2305 & 2307 27th Street – James Hall owner. Asst. Director of Engineering Michael Pattillo reviewed the staff report with the board members. 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: September 6, 2019

RE: Administrative Re-Plat – 0.5+/- acres located at 2305 & 2307 27th Street

The above referenced Administrative Re-plat has been reviewed by the Building, Utilities, Fire, and Engineering Departments and does not meet the minimum requirement for lot width within an R-1 Zoning, however, a variance was granted by the

Board of Zoning and Adjustment on August 15, 2019. All other requirements have been satisfied.

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

The eighth item on the agenda was the Approval of Administrative Replat of 2.12+/- acres located at 1870 Pierce Road for Gloria Gillis Warr and Johnny & Rhonda Majors, owners. Asst. Director of Engineering Michael Pattillo reviewed the staff report with the board members. Discussion followed. 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: September 6, 2019

RE: Administrative Re-Plat – 2.12+/- acres located at 1870 Pierce Road

The above referenced Administrative Replat has been reviewed by the Building, Utilities, Fire, and Engineering Departments and meets the minimum requirements of Subdivision Regulations.

Chairman Howard asked Fire Chief Kennedy if she was good with this administrative replat. Chief Kennedy stated that this property has a dam and it had collapsed and since then had been repaired. Chief Kennedy has asked Mrs. Warr for some type of documentation stating it has been fixed due to her concerns on whether or not the fire trucks would be able to cross the dam safely. At this time she has not received anything. City Attorney Jimmy Graham stated by law we could not make her give us any documentation. Fire Chief Kennedy stated that if a house fire were to happen the fire may have to be fought from the new drive way of her daughter's located on Explorer Drive. Eddie Eubanks with Barrett-Simpson, Inc. stated he would try to contact the new owner and see what they could do. At this time Chairman Howard asked if there was a motion to approve or deny. Member Sims made a motion, seconded by Vice Chairman Davis. Upon said motion being put to a vote, the following vote was recorded: Yeas: Vice Chairman Davis, Chairman Howard, Member Ivy, Member Lindsey, Member Sims, and Member Taylor. Nays: None. Abstain: None. Motion passed.

The ninth item on the agenda was Old Business. Re-Certification Class topics & Date Change. Recording Secretary Kathy Jo Davis stated that the class for Friday, September 27, 2019 has been cancelled due to a conflict with the instructor. She is waiting to hear back from the University of North Alabama with the available October & November dates and will notify the members with the information.

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 Ivy, seconded by Member Sims. Upon said motion being put to a vote, the following vote was recorded: Yeas: Vice Chairman Davis, 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, September 24, 2019.

Chairman - Pat Howard

Vice Chairman – Jimmy Davis



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

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Mayor Pro Tem / 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 Request: Administrative Replat

Applicant: Vicki Grogg, owner
Yolanda Smith Pope, owner

Surveying Firm: McCrory Surveying Company, Inc.

Site Location: 535 Lee Road 315

Acreage: 5 +/-

Number of Lots: 2

Current Zoning: None

Current Use of Property: Residential

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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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: September 20, 2019

RE: Administrative Re-plat – 5 +/- acres located at 535 Lee Road 315

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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Director of Engineering / Director of Public Works

Staff Report No. 7

Type of Request: Waiver

Applicant: Jay Shepherd, Gilbert Dyer, James Dyer, Bruce Wade, and Jason Dyer - owners

Surveying Firm: Barrett-Simpson

Site Location: 4407, 4409, and 4411 Lee Road 248

Acreage: 23.53 +/-

Number of Lots: 6

Reason for Waiver Request: Request is being asked for acceptance of an Administrative Subdivision involving more than five (5) contiguous lots.

Current Zoning: None

Current Use of Property: Vacant/Residential

Proposed Use of Property: Vacant/Residential

Survey Plat: Attached

City Services: None

Additional Information: The Request for Waiver is attached. The request does not meet the Subdivision Regulations. See the attached memo.

Engineer and or Owner Comments: See application for waiver

REQUEST FOR WAIVER

NAME OF DEVELOPER(S): Jay B. Shepherd, J. Gilbert Dyer, Jr., James G. Dyer, III, & Jason S. Dyer

NAME OF ENGINEERING FIRM: Barrett-Simpson, Inc.

EMAIL ADDRESS OF OWNER: jay.shepherd@shepherdbrokers.com

NAME OF SUBDIVISION: Property Division for Jay B. Shepherd, J. Gilbert Dyer, Jr., James G. Dyer, III, & Jason S. Dyer

LOCATION OF SUBDIVISION: Summerville Road (Lee Road 248)

STATE IN FULL WHY A WAIVER IS BEING REQUESTED:

Waiver is requested to allow approval of the proposed property division with the existing private drive

STATE FACTS UPON WHICH THE WAIVER IS RELYING UPON:

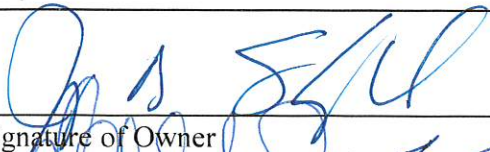
Tract D as shown on the attached plat of property division is an existing private drive, not a buildable lot.

LIST ANY ATTACHMENTS TO THIS PETITION:

Plat of Property Division for Jay B. Shepherd, J. Gilbert Dyer, Jr., James G. Dyer, III, & Jason S. Dyer

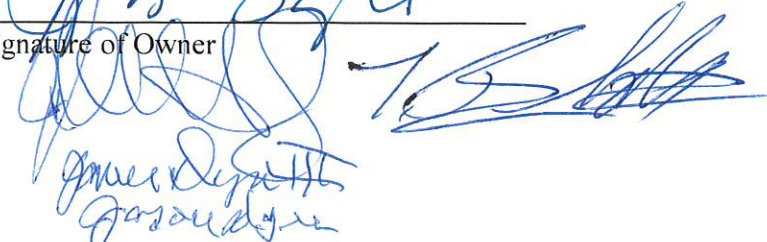
PROVIDE A SHORT EXPLANATION WHY YOU BELIEVE THE WAIVER SHOULD BE APPROVED:

This is a private subdivision with a private drive. The private drive is a tract unto itself, which is a non-buildable lot.



Signature of Owner

Date


James G. Dyer, III
Jason S. Dyer



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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: September 20, 2019

RE: Waiver Request – 23.53 +/- acres located at 4407, 4409 and 4411 Lee Road 248

The submitted Waiver request for 4407, 4409 and 4411 Lee Road 248 does not meet the requirements of Article III, Section 10 of the Subdivision Regulations which states that an Administrative Subdivision is a re-subdivision involving not more than five (5) contiguous lots fronting an existing street.



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ANGEL MOORE, P.E., City Engineer

Director of Engineering / Director of Public Works

Staff Report No. 8

Type of Request: Administrative Replat

Applicant: Jay Shepherd, Gilbert Dyer, James Dyer, Bruce Wade, and Jason Dyer - owners

Surveying Firm: Barrett Simpson, LLC.

Site Location: 4407, 4409, and 4411 Lee Road 248

Acreage: 23.53 +/-

Number of Lots: 6

Current Zoning: None

Current Use of Property: Vacant/Residential

Proposed Use of Property: Vacant/Residential

Survey Plat: Attached

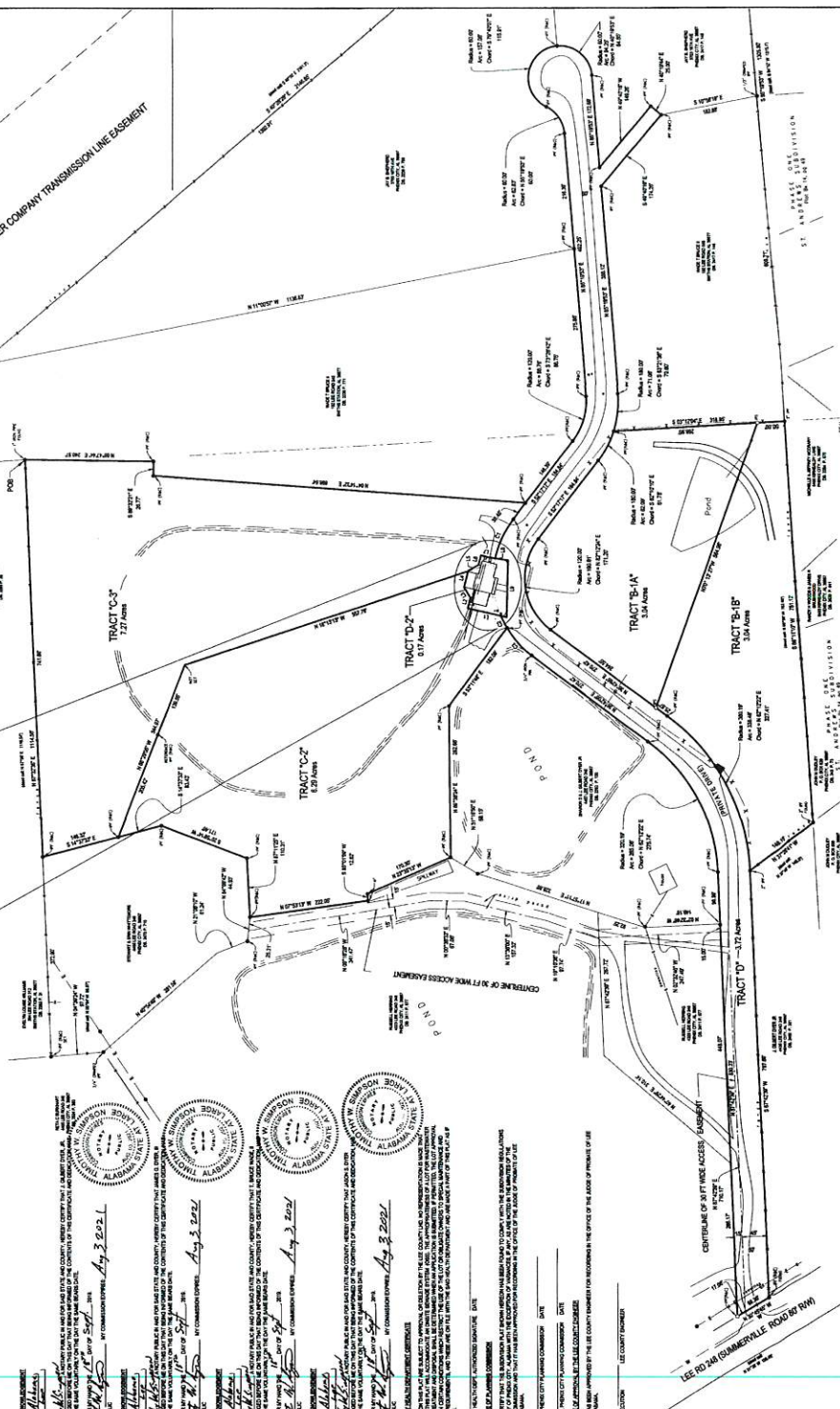
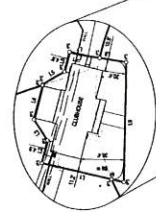
City Services: None

Additional Information: None

Surveyor and or Owner Comment(s): None

**PLAT OF PROPERTY DIVISION FOR
 JAY B. SHEPHERD & J. GILBERT DYER, JR.,
 JAMES G. DYER, III, T. BRUCE WADE, II
 AND JASON S. DYER
 A PRIVATE SUBDIVISION
 LOCATED IN SECTION 28, TOWNSHIP 18 NORTH, RANGE 30 EAST
 LEE COUNTY, ALABAMA**

Lot	Area	Acres
1	1.1722	1.1722
2	1.1722	1.1722
3	1.1722	1.1722
4	1.1722	1.1722
5	1.1722	1.1722
6	1.1722	1.1722
7	1.1722	1.1722
8	1.1722	1.1722
9	1.1722	1.1722
10	1.1722	1.1722
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96	1.1722	1.1722
97	1.1722	1.1722
98	1.1722	1.1722
99	1.1722	1.1722
100	1.1722	1.1722



TRACT	AREA	ACRES
TRACT A	1.1722	1.1722
TRACT B	1.1722	1.1722
TRACT C	1.1722	1.1722
TRACT D	1.1722	1.1722
TRACT E	1.1722	1.1722
TRACT F	1.1722	1.1722
TRACT G	1.1722	1.1722
TRACT H	1.1722	1.1722
TRACT I	1.1722	1.1722
TRACT J	1.1722	1.1722
TRACT K	1.1722	1.1722
TRACT L	1.1722	1.1722
TRACT M	1.1722	1.1722
TRACT N	1.1722	1.1722
TRACT O	1.1722	1.1722
TRACT P	1.1722	1.1722
TRACT Q	1.1722	1.1722
TRACT R	1.1722	1.1722
TRACT S	1.1722	1.1722

STATE OF ALABAMA
 COUNTY OF LEE
 I, Barrett Simpson, Inc., County Clerk, do hereby certify that the foregoing is a true and correct copy of the original record as the same appears in the records of the County Clerk's Office, Lee County, Alabama, this 3rd day of August, 2022.

STATE OF ALABAMA
 COUNTY OF LEE
 I, Barrett Simpson, Inc., County Clerk, do hereby certify that the foregoing is a true and correct copy of the original record as the same appears in the records of the County Clerk's Office, Lee County, Alabama, this 3rd day of August, 2022.

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STATE OF ALABAMA
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NOTICE TO CONTRACTORS
 THE PLAT OF THIS PROPERTY DIVISION IS SUBJECT TO THE PLAT OF PROPERTY DIVISION FOR JAY B. SHEPHERD & J. GILBERT DYER, JR., JAMES G. DYER, III, T. BRUCE WADE, II AND JASON S. DYER A PRIVATE SUBDIVISION LOCATED IN SECTION 28, TOWNSHIP 18 NORTH, RANGE 30 EAST LEE COUNTY, ALABAMA. THE PLAT OF THIS PROPERTY DIVISION IS SUBJECT TO THE PLAT OF PROPERTY DIVISION FOR JAY B. SHEPHERD & J. GILBERT DYER, JR., JAMES G. DYER, III, T. BRUCE WADE, II AND JASON S. DYER A PRIVATE SUBDIVISION LOCATED IN SECTION 28, TOWNSHIP 18 NORTH, RANGE 30 EAST LEE COUNTY, ALABAMA. THE PLAT OF THIS PROPERTY DIVISION IS SUBJECT TO THE PLAT OF PROPERTY DIVISION FOR JAY B. SHEPHERD & J. GILBERT DYER, JR., JAMES G. DYER, III, T. BRUCE WADE, II AND JASON S. DYER A PRIVATE SUBDIVISION LOCATED IN SECTION 28, TOWNSHIP 18 NORTH, RANGE 30 EAST LEE COUNTY, ALABAMA.

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LEGEND

- PROPERTY DIVISION
- SECTION 28
- TOWNSHIP 18 NORTH
- RANGE 30 EAST
- TRACT A
- TRACT B
- TRACT C
- TRACT D
- TRACT E
- TRACT F
- TRACT G
- TRACT H
- TRACT I
- TRACT J
- TRACT K
- TRACT L
- TRACT M
- TRACT N
- TRACT O
- TRACT P
- TRACT Q
- TRACT R
- TRACT S

BARRETT SIMPSON, INC.
 221 SOUTH STREET, OXFORD, AL 36857 (PH: 205-936-1800) (FAX: 205-936-1801)



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MEMORANDUM

To: Planning Commission

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

Date: September 20, 2019

RE: Administrative Re-plat – 23.53 +/- acres located at 4407, 4409 and 4411 Lee Road 248

The above referenced Administrative Re-plat has been reviewed by the Building, Utilities, Fire, and Engineering Departments and does not meet the minimum requirements of Subdivision Regulations. A waiver request has been submitted by the owners.



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ARTHUR L. DAY, JR.
Mayor Pro Tem / 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. 9

Type of Request: Administrative Replat

Applicant: Kathy Jo Dades, owner
Angela Lynn Williams, owner

Surveying Firm: Barrett Simpson, Inc.

Site Location: 1481 Lee Road 213

Acreage: 18.57 +/-

Number of Lots: 3

Current Zoning: None

Current Use of Property: Residential

Proposed Use of Property: Residential/Vacant

Survey Plat: Attached

City Services: Phenix City Water

Additional Information: None

Surveyor and or Owner Comment(s): None

PLAT OF PROPERTY DIVISION SURVEY FOR
KATHY JO DADES
& ANGELA LYNN WILLIAMS
 LOCATED IN SECTION 12, TOWNSHIP 17 NORTH, RANGE 29 EAST
 LEE COUNTY, ALABAMA

UNITS: 1/4" = 100' - 8" BASIS FOR BEARING & BASED ON
 ALABAMA STATE PLATING COMMISSION BY GPS
 CREATION ON 04/08



Rec'd 9-14-16
 11:40am

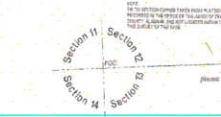
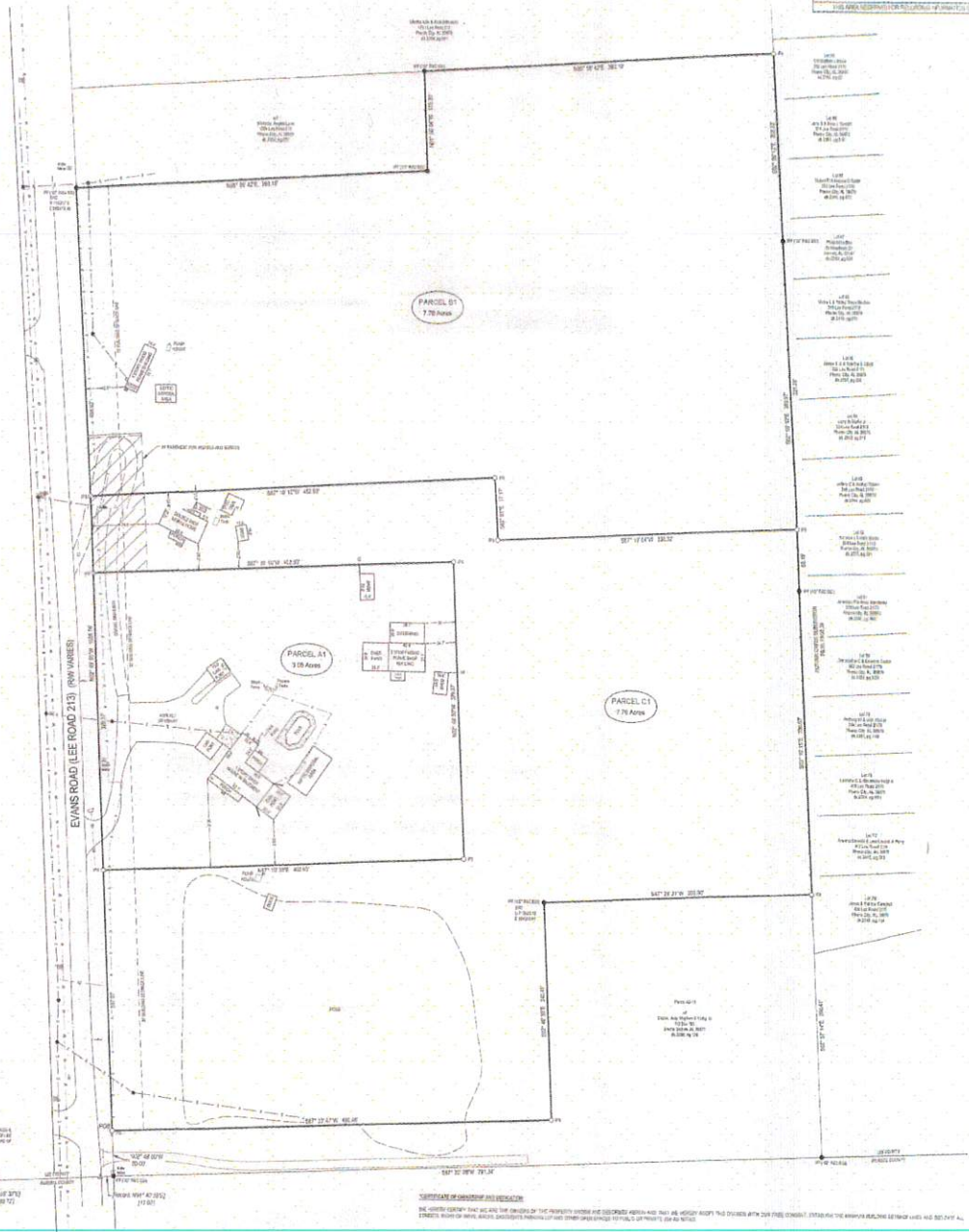


VICINITY MAP
 NOT TO SCALE

SURVEY DATA
 DATE OF SURVEY: 04/08/16
 TIME OF SURVEY: 10:45 AM
 INSTRUMENT: LEICA DISTO D3
 PRISM: LEICA DISTO D3
 PRISM: LEICA DISTO D3

PROPERTY DATA
 TO BE SURVEYED: 10 ACRES OF LAND, BEING PART OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 29 EAST, LEE COUNTY, ALABAMA.
 TO BE SURVEYED: 10 ACRES OF LAND, BEING PART OF SECTION 12, TOWNSHIP 17 NORTH, RANGE 29 EAST, LEE COUNTY, ALABAMA.

REMARKS
 THIS SURVEY WAS CONDUCTED TO SUBDIVIDE THE ABOVE DESCRIBED PROPERTY INTO LOTS FOR THE PURPOSES OF THE ALABAMA STATE PLATING COMMISSION. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE ALABAMA STATE PLATING COMMISSION RULES AND REGULATIONS. THE SURVEY WAS CONDUCTED BY GPS CREATION ON 04/08/16.



STATEMENT OF WORKING AGREEMENT
 THE UNDERSIGNED PARTY AND THE PARTIES TO THIS PROPERTY SURVEY HAVE AGREED TO THE TERMS AND CONDITIONS OF THIS SURVEY WITH THE FOLLOWING UNDERSTANDING THAT THE SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SURVEY AND THE PARTIES SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE SURVEYOR.

STATEMENT OF APPROVAL BY THE COUNTY ENGINEER
 I HEREBY CERTIFY THAT THE SURVEYOR HAS COMPLIED WITH THE REQUIREMENTS OF THE ALABAMA STATE PLATING COMMISSION AND THAT THE SURVEY IS IN ACCORDANCE WITH THE ALABAMA STATE PLATING COMMISSION RULES AND REGULATIONS.

STATEMENT OF APPROVAL BY THE COUNTY ENGINEER
 I HEREBY CERTIFY THAT THE SURVEYOR HAS COMPLIED WITH THE REQUIREMENTS OF THE ALABAMA STATE PLATING COMMISSION AND THAT THE SURVEY IS IN ACCORDANCE WITH THE ALABAMA STATE PLATING COMMISSION RULES AND REGULATIONS.



- DEFINITIONS**
1. THE PARTIES TO THIS SURVEY HAVE AGREED TO THE TERMS AND CONDITIONS OF THIS SURVEY WITH THE FOLLOWING UNDERSTANDING THAT THE SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SURVEY AND THE PARTIES SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE SURVEYOR.
 2. THIS SURVEY WAS CONDUCTED TO SUBDIVIDE THE ABOVE DESCRIBED PROPERTY INTO LOTS FOR THE PURPOSES OF THE ALABAMA STATE PLATING COMMISSION. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE ALABAMA STATE PLATING COMMISSION RULES AND REGULATIONS. THE SURVEY WAS CONDUCTED BY GPS CREATION ON 04/08/16.
 3. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SURVEY AND THE PARTIES SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE SURVEYOR.
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 20. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SURVEY AND THE PARTIES SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE SURVEYOR.

LEGEND

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19" = 100'	19" = 100'	19" = 100'	19" = 100'
20" = 100'	20" = 100'	20" = 100'	20" = 100'

BARRETT-SIMPSON, INC.
 ENGINEERING & LAND SURVEYING
 100 N. BROAD STREET, PENSACOLA, FL 32504
 904.433.1111
 1210 N. BROAD STREET, PENSACOLA, FL 32504
 904.433.1111



STATEMENT OF APPROVAL BY THE COUNTY ENGINEER

DATE	04/08/16
TIME	10:45 AM
INSTRUMENT	LEICA DISTO D3
PRISM	LEICA DISTO D3
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PRISM	LEICA DISTO D3



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

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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

MEMORANDUM

To: Planning Commission

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

Date: September 20, 2019

RE: Administrative Re-plat – 18.57 +/- acres located at 1481 Lee Road 213

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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Director of Engineering / Director of Public Works

Staff Report No. 10

Type of Request: Administrative Replat

Applicant: JD Real Properties, Inc.

Surveying Firm: Barrett Simpson, Inc.

Site Location: Pierce Road/Lee Road 427 (Adjacent to Home Depot)

Acreage: 17.47 +/-

Number of Lots: 2

Current Zoning: C-4/None

Current Use of Property: Vacant

Proposed Use of Property: Commercial

Survey Plat: Attached

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

Additional Information: A portion of both properties is not in the City Limits

Surveyor and or Owner Comment(s): None



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MEMORANDUM

To: Planning Commission

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

Date: September 20, 2019

RE: Administrative Re-plat – 17.47 +/- acres located at Pierce Road/Lee Road 427

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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Staff Report No. 11

Type of Request: Approval of Land Use

Applicant: City of Phenix City

Surveying Firm: N/A

Site Location: Downing Drive (Current C & D Landfill)

Acreage: 76.86 +/-

Number of Lots: 1

Current Zoning: M-2

Current Use of Property: C & D Landfill

Proposed Use of Property: Landfill Expansion

Survey Plat: Attached

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

Additional Information: None

Surveyor and or Owner Comment(s): Attached



**PHENIX CITY
LANDFILL EXPANSION**

Legend

PHENIX CITY LIMITS

PHENIX CITY LANDFILL
PROPOSED EXPANSION

EXISTING PHENIX CITY
LANDFILL

DOWNING DR

LANDFILL RD





DR. R. GRIFF GORDY
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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: September 20, 2019

RE: Approval and Recommendation to City Council of the Construction and Debris Landfill Expansion

The City's current C&D Landfill is nearing full capacity and in order for operations to continue the landfill needs to be expanded. The plan for this expansion is to utilize existing City property adjacent to the current landfill. The Engineering Department is currently working through the permit process for this expansion with the Alabama Department of Environmental Management (ADEM). One component of the permit application is validating Local Government Approval of the location and expansion of the current landfill. We are requesting a recommendation from the Planning Commission for approval of the proposed landfill expansion. A public hearing is tentatively scheduled for November 19, 2019 at 9:00 a.m. in the Council Chambers.