

JANUARY 12, 2016

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, January 12, 2016 at 5:15 PM EST in the Phenix City Council Chambers located in the Public Safety Building, 1111 Broad Street.

Chairman Johnny Barfield called the meeting to order and asked Secretary Culligan to call roll. Upon roll call, the following members answered present: Chairman Johnny Barfield, Member Jimmy Davis, Member Arthur Day, Member Marie Gill, Vice Chairman Pat Howard, Member Don Ivy, Member Will Lawrence, Member Annie Lindsey and Member Shaun Culligan.

The second item on the agenda was the Approval of the Agenda. Member Davis made a motion to approve, seconded by Member Lindsey. Upon said motion being put to a vote, the following vote was recorded: Yeas: Chairman Barfield, Member Davis, Member Day, Member Gill, Vice Chairman Howard, Member Ivy, Member Lawrence, Member Lindsey, and Member Culligan. Nays: None. Abstain: None. Motion thus passed.

The third item on the agenda was the Acknowledgement of City Council; District Three Councilmember Arthur Day, Jr. was present. Chairman Barfield asked Secretary Culligan to note the City Employees that were present in the minutes. The following City Personnel were present; City Engineer Angel Moore, Graduate Engineer Matthew Sellers, Utilities Engineer John Spraggins, Fire Chief Kris Kennedy, Building Official Gil Griffith, Utilities Director Roger Conner, City Attorney Jimmy Graham, and Recording Secretary Kathy Jo Davis.

The fourth item on the agenda was the approval of the December 8, 2015 meeting minutes. Chairman Barfield asked if there was a motion to approve the written minutes and erase the recorded minutes. A motion for approval was made by Member Lawrence and seconded by Vice Chairman Howard. Upon said motion being put to a vote, the following vote was recorded: Yeas: Chairman Barfield, Member Davis, Member Gill, Vice Chairman Howard, Member Ivy, Member Lawrence, Member Lindsey, and Member Culligan. Nays: None. Abstain: Member Day. Motion thus passed.

The fifth item on the agenda was the approval of the cancelled December 22, 2015 meeting minutes. Chairman Barfield asked if there was a motion to approve the written minutes and erase the recorded minutes. A motion for approval was made by Member Davis and seconded by Member Ivy. Upon said motion being put to a vote, the following vote was recorded: Yeas: Chairman Barfield, Member Davis, Member Gill, Vice Chairman Howard, Member Ivy, Member Lawrence, Member Lindsey, and Member Culligan. Nays: None. Abstain: Member Day. Motion thus passed.

The sixth item on the agenda was the approval of the January 7, 2016 Work Session meeting minutes. Chairman Barfield asked if there was a motion to approve the written minutes and erase the recorded minutes. A motion for approval was made by Vice Chairman Howard and seconded by Member Gill. Upon said motion being put to a vote, the following vote was recorded: Yeas: Chairman Barfield, Member Davis, Member Day, Member Gill, Vice Chairman Howard, Member Ivy, Member Lawrence, Member Lindsey, and Member Culligan. Nays: None. Abstain: Motion thus passed.

The seventh item on the agenda, Chairman Barfield set the rules for addressing the Planning Commission.

The eighth item on the agenda was the Approval of an Administrative Replat. Chairman Barfield asked Secretary Culligan to read the letter requesting it be removed from the agenda.

Letter:

January 11, 2016

Phenix City Planning Commission

Angel Moore, City Engineer

Dear Mrs. Moore,

On behalf of the owner of the 0.22 acre property located in Hallwood Villas Phase Two, I would like to postpone the review and acceptance of the Administrative Replat by The City of Phenix City Planning Commission that is scheduled for January 12, 2016. The owner would like to be place on the next scheduled meeting on January 26, 2016. If you should have any concerns please feel free to contact me at 334-297-5717. Thank you for your assistance and have a great day!

Sincerely,

George Mussleman

Project Manger

McBride-McGill, LLC.

Chairman Barfield asked if there was a motion to approve or deny the request to postpone until January 26, 2016. A motion to approve was made by Vice Chairman Howard seconded by Member Davis. Upon said motion being put to a vote, the following vote was recorded: Yeas: Chairman Barfield, Member Davis, Member Day, Member Gill, Vice Chairman Howard, Member Ivy, Member Lawrence, Member Lindsey, and Member Culligan. Nays: None. Abstain: None. Motion thus passed.

The ninth item on the agenda was the Request for a 24 Month Time Extension for a Preliminary Plat, Grey Fox Subdivision located on Palomino Drive for Ladonia, LLC (Mike Bowden), owner. City Engineer Angel Moore reviewed the staff report with the Planning Commission members. Mr. Rusty Ninas, representative for Mike Bowden with Bowden Realty came forward. Mr. Ninas explained to the Planning Commission members the need for the 24 month time extension. Discussion followed. At this time Chairman Barfield asked Secretary Culligan to read the letter from Mr. Bowden.

Letter:

January 4, 2016

Ms. Angel Moore, P.E.

City Engineer

City of Phenix City

RE: Grey Fox Subdivision

Preliminary Plat Extension

Dear Angel,

The extension of our Preliminary Plat for Grey Fox Subdivision will expire January 24, 2016 and we would like to request an extension of twenty-four (24) months. Would you please place us on the January 12, 2016 Planning Commission meeting? This request is due to economic conditions.

Thank you for your help.

Ladonia, LLC.

Mike Bowden

Cc: Barrett-Simpson, Inc.

Kathy Jo Davis, Recording Secretary

Angel-As you know since 2008 Economic Earthquake occurred... Most Developers and Builders have gone bankrupt. I have been a slave to debt for a 10 year period. I have an existing inventory of 350 developed lots. It is extremely slow selling these lots. I have invested approaching a million dollars in Grey Fox including \$200,000 in complete

approved engineering plans. I will develop Grey Fox as soon as the market and economy will allow. Please understand the plight of developers.

At this time Chairman Barfield then asked Secretary Culligan to read the department memo.

Memo:

TO: Planning Commission

From: Angel Moore, City Engineer

Date: January 8, 2016

RE: 24 Month Time Extension Request – Grey Fox Subdivision Preliminary Plat

The above referenced request for a 24 month time extension has been reviewed by the Engineering Department. The Preliminary Plat for the above referenced subdivision was approved on January 9, 2007, and extensions were granted on January 8, 2008; March 23, 2010; January 24, 2012; and January 14, 2014. Although construction plans were approved on March 8, 2008, construction of the subdivision has not begun.

Discussion followed. At this time Chairman Barfield asked if there was a motion to approve or deny the request. A motion to approve was made by Vice Chairman Howard and seconded by Member Davis. Upon said motion being put to a vote, the following vote was recorded: Yeas: Chairman Barfield, Member Davis, Member Day, Member Gill, Vice Chairman Howard, Member Ivy, Member Lawrence, Member Lindsey, and Member Culligan. Nays: None. Abstain: None. Motion thus passed.

The tenth item on the agenda was Citizens' Concerns. None

The eleventh item on the agenda was Old Business. Planning Commission members were given a hand out of all the questions/concerns from the Public Hearing Work Session that was held on Thursday, January 7, 2016 at 5:15pm EST. Members are to review and during the January 26, 2016 scheduled meeting will give the city departments feedback. Once the changes have been finalized they will be accepted and then a public hearing two (2) weeks later before the next changes will be effective.

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

The thirteenth item on the agenda was the Adjournment. Chairman Barfield asked if there was a motion to adjourn. A motion to adjourn was made by Member Davis, seconded by Member Lawrence. Upon said motion being put to a vote, the following vote was recorded: Yeas: Chairman Barfield, Member Davis, Member Day, Member Gill, Vice Chairman Howard, Member Ivy, Member Lawrence, Member Lindsey, 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 26, 2016.

Chairman – Johnny Barfield

Vice Chairman – Pat Howard