

MAY 10, 2016

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, May 10, 2016 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 Johnny Barfield, Vice Chairman Jimmy Davis, Member Marie Gill, Chairman Pat Howard, Member Don Ivy, Member Will Lawrence, Member Annie Lindsey, Member Billy Sims, and Member Shaun Culligan.

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

The third item on the agenda was the Acknowledgement of City Council; At Large Councilmember Johnny Barfield was present. 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, Graduate Engineer Matthew Sellers, Utilities Director Roger Conner, Fire Chief Kris Kennedy, Building Official Gil Griffith, City Attorney Jimmy Graham, and Recording Secretary Kathy Jo Davis.

The fourth item on the agenda was the approval of the April 26, 2016 meeting minutes. Chairman Howard asked if there was a motion to approve the written minutes and erase the recorded minutes. A motion for approval was made by Member Barfield and seconded by Member Sims. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Barfield, Vice Chairman Davis, Member Gill, Chairman Howard, Member Ivy, Member Lawrence, Member Lindsey, Member Sims, and Member Culligan. Nays: None. Abstain: None. 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 Approval of Administrative Replat and Waiver for Lots 155 & 156 in Shadow Wood Subdivision, Phase IV for Summerville Homes, Inc., (Joe Mixon), owner. City Engineer Angel Moore reviewed the staff report with the Planning Commission members. At this time Mr. Joe Mixon, owner of Summerville Homes, Inc. came forward and explained to the Planning Commission Members the plan for the lot and stated the adjoining property owners on the left and right of the property were happy with the plan as well. Chairman Howard asked Secretary Culligan to read the Request For Waiver.

Waiver:

Name of Developer: Summerville Homes, Inc.

Name of Engineering Firm: McBride-McGill, LLC.

Name of Subdivision: Shadow Wood, Phase IV

Location of Subdivision: Near 909 Shadow Wood Dr, Smiths Station, AL 36877

State in full why a waiver is being requested: It is the developer's intention to combine the 2 flag lots, Lot 155 & 156, into a single flag lot.

State facts upon which the waiver is relying upon: 2 Flag Lots are currently existing, side by side; this will reduce the flag lot count and improve the overall layout.

List any attachments to this petition: Replat Map 18x24"

Provide a short explanation why you believe the waiver should be approved: Approval of this waiver would reduce the amount of flag lots, improve the overall layout of the community, and improve storm runoff.
Signature of Owner: Joe Mixon
Date: 5/5/16

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

Memo

To: Planning Commission

From: Angel Moore, City Engineer

Date: May 6, 2016

Re: Administrative Replat & Waiver – Lots 155 & 156 of Shadow Wood Subdivision, Phase IV, Summerville Homes, Inc. (Joe Mixon), owner

The above referenced administrative replat has been reviewed by the Building, Utilities, and Engineering Departments. As per Article IV, Section 5-F of the newly adopted Phenix City Subdivision Regulations, "Flag Lots shall not be permitted within the City of Phenix City Corporate Limits." The proposed Lot 1556 would be classified as a Flag Lot.

Chairman Howard asked if there was a motion to approve or deny the Waiver Request. Vice Chairman Davis made a motion to approve, seconded by Member Barfield. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Barfield, Vice Chairman Davis, Member Gill, Chairman Howard, Member Ivy, Member Lawrence, Member Lindsey, Member Sims, and Member Culligan. Nays: None. Abstain: None. Motion thus passed.

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

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

The eighth 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 Barfield. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Barfield, Vice Chairman Davis, Member Gill, Chairman Howard, Member Ivy, Member Lawrence, Member Lindsey, Member Sims, 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, May 24, 2016.

Chairman – Pat Howard

Secretary – Shaun Culligan