

**MAY 24, 2016**

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, May 24, 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: Vice Chairman Jimmy Davis, Member Marie Gill, Chairman Pat Howard, Member Don Ivy, Member Annie Lindsey, Member Billy Sims, and Member Shaun Culligan. Member Johnny Barfield was not present.

The second item on the agenda was the Oath of Office for Mr. Tony Taylor that was appointed by City Council for the replacement of Mr. Will Lawrence that was placed on the School Board. Mr. Taylor read the following Oath.

*"I solemnly swear that I am eligible for membership on the Planning Commission of the City of Phenix City, and will execute the duties of same according to the best of my ability, and that I will support the Constitution, and will obey the Laws of the United States and the State of Alabama; that I will, in all respect, observe the provisions of the Ordinances of the City of Phenix City, and will faithfully discharge the duties of the office of the Planning Commission of the City of Phenix City, Alabama."*

The third item on the agenda was the Approval of the Agenda. Vice Chairman Davis made a motion to approve, seconded by Member Ivy. Upon said motion being put to a vote, the following vote was recorded: Yeas: 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.

The fourth item on the agenda was the Acknowledgement of City Council; None. 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, Fire Capt. Marc Wells, Building Official Gil Griffith, City Attorney Jimmy Graham, and Recording Secretary Kathy Jo Davis.

The fifth item on the agenda was the approval of the May 10, 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 Gill and seconded by Vice Chairman Davis. Upon said motion being put to a vote, the following vote was recorded: Yeas: Vice Chairman Davis, Member Gill, Chairman Howard, Member Ivy, Member Lindsey, Member Sims, and Member Culligan. Nays: None. Abstain: 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 was the Approval of Administrative Replat for Lots 20, 21, and 22 of Rock Island Subdivision, Phase VII for MSB, LTD (Mike Bowden), 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, City Engineer*

*Date: May 20, 2016*

*Re: Administrative Replat – Lots 20, 21, and 22 of Rock Island Subdivision, Phase VII, MSB, LTD (Mike Bowden), owner*

*The above referenced administrative replat has been reviewed by the Building, Utilities, and Engineering Departments and meets the minimum requirements of the Subdivision Regulations.*

Chairman Howard asked if there was a motion to approve or deny the plat. 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, Member Gill, Chairman Howard, Member Ivy, Member Lindsey, Member Sims, Member Taylor, and Member Culligan. Nays: None. Abstain: None. Motion thus passed.

The eighth item on the agenda was a 24 Month Time Extension Request for the Preliminary Plat for Caruther's Park Subdivision, Phase II, Bowden Realty, Inc. (Mike Bowden), owner. City Engineer Angel Moore reviewed the staff report with the Planning Commission members. Mrs. Moore did state that a set of constructions plans had been turned into her office late this afternoon. At this time Chairman Howard asked Secretary Culligan to read the letter and department memo.

Letter:

*May 10, 2016*

*Mr. Matthew Sellers*

*Phenix City Engineering Department*

*1111 Broad Street, Building B*

*Phenix City, AL 36867*

*RE: Caruthers Park Subdivision, Phase 2*

*Request for Preliminary Plat Extension*

*Dear Matthew:*

*This letter has been prepared as a formal request, on behalf of the developer, to request an extension for the approval of the Preliminary Plat for Caruthers Park Subdivision, Phase 2. Due to the economic climate, the developer has not yet been able to proceed with the project; however, he would like to extend the Preliminary Plat approval so that he may proceed if the project becomes feasible. The developer understands that if this extension is granted, the newly adopted subdivision regulations will not allow any additional extensions.*

*Please let me know if you have any questions or require any additional information.*

*Sincerely,*

*Barrett-Simpson, Inc.*

*Chris Rogers, P.E.*

*Engineering Manager*

Memo

*To: Planning Commission*

*From: Angel Moore, City Engineer*

*Date: May 20, 2016*

*RE: 24<sup>th</sup> Month Time Extension Request – Preliminary Plat for Caruther's Park Subdivision, Phase II, Bowden Realty, Inc (Mike Bowden), owner*

*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 July 22, 2014. As per Article III, Section 3 of the newly adopted Phenix City Subdivision Regulations, "Any outstanding Preliminary Plats approved after June 22, 2010, and prior to the most recent amendment to these regulations shall be granted a*

*maximum of one (1) more extension of twenty-four (24) months.” Construction Plans for the above referenced subdivision have not been approved at this time.*

Chairman Howard asked if there was a motion to approve or deny the request. Vice Chairman Davis made a motion to approve, seconded by Member Ivy. 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 Lindsey, Member Sims, Member Taylor, and Member Culligan. Nays: None. Abstain: None. Motion thus passed.

The ninth item on the agenda was the Approval of Final Plat and As-Builts for Gatewood Subdivision, Phase VI for P&D, LLC (Phil Penny), 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, City Engineer*

*Date: May 20, 2016*

*RE: Final Plat & As-Builts – Gatewood Subdivision, Phase VI, P&D, LLC (Phil Penny), owner*

*The above referenced Final Plat and As-Builts have been reviewed by the Building, Utilities, Fire, and Engineering Departments and meet the minimum requirements of the Phenix City Subdivision Regulations.*

Chairman Howard asked if there was a motion to approve or deny the final plat. Member Sims made a motion to approve, seconded by Member Gill. Upon said motion being put to a vote, the following vote was recorded: Yeas: 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.

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

The eleventh item on the agenda was New Business. Mrs. Moore stated that due to Member Lawrence being appointed to the School Board and he was the Parliamentarian, a new one needed to be elected at the next meeting.

The twelfth 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, 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, June 14, 2016.

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Chairman – Pat Howard

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Secretary – Shaun Culligan