

FEBRUARY 14, 2017

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, February 14, 2017 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 Steve Bailey, Vice Chairman Davis, Member Marie Gill, Chairman Pat Howard, Member Annie Lindsey, Member Billy Sims, Member Tony Taylor, and Member Shaun Culligan. Member Don Ivy was not present.

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

The third item on the agenda was the Acknowledgement of City Council; District One Councilmember Steve Bailey was present. Chairman Howard asked Secretary Culligan to note the City Employees that were present in the minutes. The following City Personnel were present: Assistant Director of Engineering Michael Pattillo, Graduate Engineer Tyler Hayes, Fire Chief Kris Kennedy, Fire Marshall Marc Wells, Building Official Gil Griffith, 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 January 24, 2017 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 Culligan and seconded by Member Gill. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Member Gill, Chairman Howard, Member Lindsey, Member Sims, Member Taylor, and Member Culligan. 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 Approval of Administrative Replat & Waiver for 20.16+/- acres on Riverchase Drive for Michael S. Bowden, owner. Assistant Director of Engineering Michael Pattillo reviewed the staff report with the Planning Commission members. At this time Chairman Howard asked Secretary Culligan to read the waiver and department memo.

Waiver

Name of Developer(s): Mike Bowden

Name of Engineering Firm: McBride-McGill, LLC.

Name of Subdivision: Riverchase Drive, Parcel "A" Division

Location of Subdivision: Riverchase Drive

State in full why a waiver is being requested: Creation of a non-conforming lot which will not abut a City maintained Right-of-Way that will serve the City's Utility Infrastructure but will be accessed via an Access & Utility Easement specifically shown on the survey.

State facts upon which the waiver is relying upon: Lot will not be landlocked due to the Access & Utility Easement which will serve the property.

List any attachments to this petition: Survey Plat for the Parcel "A" Division

Provide a short explanation why you believe the waiver should be approved: Lot will serve the City's Utility Infrastructure and will not be a burden to the surrounding community.

Signature of Owner: Mike Bowden

Memo

To: Planning Commission

From: Angel Moore, City Engineer

Date: February 10, 2017

Re: Administrative Replat – 20.16 Acres, Parcel "A", Riverchase Drive, Michael S. Bowden, owner

The above referenced Administrative Replat has been reviewed by the Building, Utilities, and Engineering Departments and does not meet the minimum requirements of the Subdivision Regulations; however, the petitioner has submitted a request for waiver to the Planning Commission for a non-conforming lot which will not abut a City maintained Right-of-Way, but will be accessed via an Access & Utility Easement. The above referenced Administrative Replat does not meet the requirements of the Phenix City Zoning Ordinance for a C-4, Highway Commercial District, for minimum lot area; however, the petitioner has submitted an application for a Board of Zoning Adjustments and Appeals hearing on February 16, 2017.

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

The seventh item on the agenda was the Approval of Administrative Replat for 0.40+/- acres at 913 4th Place South for Pine Hill Missionary Baptist Church (Charlie Evans), owner. Assistant Director of Engineering Michael Pattillo 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: February 10, 2017

Re: Administrative Replat – 0.40+/- acres at 913 4th Place South for Pine Hill Missionary Baptist Church (Charlie Evans), 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. A motion to approve was made by Member Sims and seconded by Member Gill. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Vice Chairman Davis, Member Gill, Chairman Howard, Member Lindsey, Member Sims, Member Taylor, and Member Culligan. Nays: None. Abstain: None. Motion thus passed.

The eighth item on the agenda was Old Business. Mrs. Davis the Recording Secretary mentioned the Re-Certification for Planning Commission Members. The class is set for Saturday, February 25, 2017 from 8:00 am – 12:15 pm and the Certification classes are set for the weekends of March 3rd, Friday (4:00 pm – 7:30 pm) and 4th, Saturday (8:00 am – 3:30 pm)

and March 10th, Friday (4:00 pm – 7:00 pm) and 11th, Saturday (8:00 am – 3:00 pm) for the new members. Please mark your calendars and if anyone had any questions on scheduling conflicts to call or email Kathy Jo Davis.

The ninth 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 Vice Chairman Davis, seconded by Member Sims. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Vice Chairman Davis, Member Gill, Chairman Howard, 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, February 28, 2017.

Chairman – Pat Howard

Vice Chairman – Jimmy Davis