

NOVEMBER 14, 2017

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, November 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 Shaun Culligan to call roll. Upon roll call, the following members answered present: Member Bailey, Vice Chairman Davis, Member Gil, Chairman Howard, Member Ivy, Member Lindsey, Member Sims, Member Taylor, and Member Culligan.

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: Member Bailey, Vice Chairman Davis, Member Gil, Chairman Howard, Member Ivy, 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 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: City Engineer Angel Moore, Assistant Director of Engineering Michael Pattillo, Fire Chief Kris Kennedy, Fire Marshall Marc Wells, Building Official Gil Griffith, Utilities Engineer John Spraggins, City Attorney Jimmy Graham, City Manager Wallace B. Hunter, and Recording Secretary Kathy Jo Davis.

The fourth item on the agenda was the approval of the October 10, 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 Ivy and seconded by Member Gill. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Vice Chairman Davis, Chairman Howard, Member Gill, Member Ivy, Member Lindsey, Member Sims, Member Taylor, and Member Culligan. Nays: None. Abstain: None. Motion thus passed.

The fifth item on the agenda was the approval of the October 14, 2017 cancelled 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 Vice Chairman Davis and seconded by Member Gill. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Vice Chairman Davis, Chairman Howard, Member Gill, Member Ivy, Member Lindsey, Member Sims, Member Taylor, and Member Culligan. Nays: None. Abstain: None. 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 Acceptance of De-Annexation of 22.564+/- acres located on Newsome Drive for EEH Holdings, LLC, owners. 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: November 6, 2017

RE: De-Annexation – 22.564 Acres on Newsome Drive, EEH Holdings, LLC, owner
The above referenced petition has been reviewed by the Building Fire, Engineering, and Utilities Departments and there are no objections to the de-annexation of this property. It should be noted that the property is located outside of the city limits but within our utility jurisdiction must meet the requirements of Resolution 2016-353 for City services.

Chairman Howard asked if there was a motion to accept. A motion to accept 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 Ivy, Member Lindsey, Member Sims, Member Taylor, and Member Culligan.. Nays: None. Abstain: None. Motion thus passed.

The eighth item on the agenda was the Approval of Revised Final Plat for Kelsey Woods Subdivision located at Lee Road 312 and Lee Road 860, CF Properties, LLC (Janna Hilton), owner. City Engineer Angel Moore reviewed the staff report with the Planning Commission members. Short discussion followed. Chairman Howard asked Secretary Culligan to read the department memo.

MEMO

To: Planning Commission

From: Angel Moore, City Engineer

Date: November 6, 2017

RE: Final Plat – Kelsey’s Woods Subdivision, CF Properties, LLC, (c/o Janna Hilton), owner

The above referenced Final Plat has been reviewed by the Building, Fire, Engineering, and Utilities 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 Vice Chairman Davis and seconded by Member Ivy. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Vice Chairman Davis, Member Lindsey, Member Sims, Member Taylor, and Member Culligan.. Nays: Member Gill, Chairman Howard. Abstain: Member Ivy. Motion thus passed.

The ninth item on the agenda was the Approval of a Request For Waiver for The Village at Crosswinds located on U.S. Highway 431 at College Drive, The Village at Crosswinds, LLC, owner. City Engineer Angel Moore reviewed the staff report with the Planning Commission members. Short discussion followed. At this time Chairman Howard asked Secretary Culligan to read the waiver and department memo.

Request For Waiver

Name of Developer: Altera Development

Name of Engineering Firm: Goodwyn, Mills & Cawood, Inc.

Name of Subdivision: The Village at Crosswinds

Location of Subdivision: Crosswinds Road & US Highway 431

State in full why a waiver is being requested: We are requesting a waiver on the Subdivision Regulations requirement of 350’min radius on a collector street. We are proposing a 315’ radius in one location at the western access onto 431. This condition exists due to the depth of the lots and the need for the drive to be tangent within the ALDOT ROW.

State facts upon which the waiver is relying upon: The street in question will be a low speed secondary (right in / right out) access point to the development. This drive being

tangent to 431 is critical to providing adequate sight distance to the vehicles leaving the development and a smooth transition to those entering the development.

Provide a short explanation why you believe the waiver should be approved: This waiver should be approved because in my professional opinion the need for this street to be tangent to 431 is important enough to allow for a smaller radius in a slow speed condition.

Signature of Owner: Cole Williams

Date: November 7, 2017

Memo

To: Planning Commission

From: Angel Moore, City Engineer

Date: November 9, 2017

RE: Request For Waiver – The Village at Crosswinds, Altera Development Company, LLC, Owner

The above referenced request for waiver has been reviewed by the Building, Fire, Engineering, and Utilities Departments. The Subdivision Regulations require a 350 feet minimum radius for a horizontal curve on a collector street. Due to lot depth, the developer is requesting to reduce the radius to 315 feet in order to provide a tangent section on the street prior to intersecting Hwy. 431. The tangent section will allow for a 90 degree intersection with Hwy. 431 which is preferred and will provide adequate sight distance at this intersection. It is my recommendation that the waiver be approved.

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

The tenth item on the agenda was a request to address the Planning Commission by city Manager Wallace B. Hunter. Mr. Hunter addressed the Planning Commission members in reference to the possibility of holding classes for the local Engineers, Developers, and Owners of projects to go over what information is needed on constructions plans to possibly cut down on the multiple times the plans have to be reviewed with the City. City Engineer Angel Moore reviewed the review process with the members once it is turned into the Engineering office. Building Official Gil Griffith also reviewed the building inspection process with the members. Discussion followed.

The eleventh item on the agenda was Old Business. None

The twelfth item on the agenda was New Business. None

The thirteen 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: Member Bailey, 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, November 28, 2017.

Chairman – Pat Howard

Secretary – Shaun Culligan