

## **JUNE 26, 2018**

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, June 26, 2018 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 Recording Secretary Davis to call roll. Upon roll call, the following members answered present: Member Bailey, Vice Chairman Davis, Chairman Howard, Member Ivy, Member Lindsey, and Member Sims. Member Gill, Member Taylor and Member Culligan were not present.

The second 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: Member Bailey, Vice Chairman Davis, Chairman Howard, Member Ivy, Member Lindsey, and Member Sims. Nays: None. Motion thus passed.

The third item on the agenda was the Acknowledgement of City Council; District One Councilmember Bailey. Chairman Howard asked Recording Secretary Davis to note the City Employees that were present in the minutes. The following City Personnel were present: City Engineer Angel Moore, Asst. Director of Engineering Michael Pattillo, Graduate Engineer Clay Massey, Fire Chief Kris Kennedy, Fire Marshal Marc Wells, Building Official Gil Griffith, Utilities Engineer John Spraggins, Asst. City Manager Stephen Smith, City Attorney Jimmy Graham, and Recording Secretary Kathy Jo Davis.

The fourth item on the agenda was the approval of the May 8, 2018 meeting minutes. Chairman Howard asked if there was a motion to approve the written minutes and remove the recorded minutes. A motion to approve was made by Member Ivy and seconded by Member Lindsey. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Vice Chairman Davis, Chairman Howard, Member Ivy, and Member Lindsey. Nays: Abstain: Member Sims. Motion thus passed.

The fifth item on the agenda was the approval of the May 22, 2018 cancelled meeting minutes. Chairman Howard asked if there was a motion to approve or deny the minutes. 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, Chairman Howard, Member Ivy, Member Lindsey, and Member Sims. Nays: Abstain: None. Motion thus passed.

The sixth item on the agenda was the approval of the June 12, 2018 cancelled meeting minutes. Chairman Howard asked if there was a motion to approve the written minutes. A motion to approve was made by Member Sims and seconded by Member Lindsey. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Vice Chairman Davis, Chairman Howard, Member Ivy, Member Lindsey, and Member Sims. Nays: Abstain: None. Motion thus passed.

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

The eighth item on the agenda was the Approval of Administrative Replat – 114.15+/- acres located on Lee Road 307, Pierce Road, and U.S. Highway 280/431 – John M. Dudley, Jr. and Leslie D. Greene, owners. City Engineer Angel Moore reviewed the staff report with the Planning Commission members. At this time Chairman Howard asked Recording Secretary Davis to read the department memo.

MEMO

To: Planning Commission  
From: Angel Moore, City Engineer  
Date: June 22, 2018

RE: Administrative Replat – 114.51+/- Acres at Lee Road 307, Pierce Road, and U.S. Highway 280/431, John Menza Dudley, Jr. and Leslie D. Greene, owners.  
The above referenced administrative replat has been reviewed by the Building, Utilities, Fire, and Engineering Departments and meets the minimum requirements of the Subdivision Regulations.

At this time 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, Chairman Howard, Member Ivy, Member Lindsey, and Member Sims. Nays: None. Abstain: None. Motion thus passed.

Tony Taylor arrived at 5:21pm EST.

The ninth item on the agenda was the Approval of Waiver located at 376 Lee Road 312 (Dove Ridge Subdivision) – Herbert M. Williams, owner. City Engineer Angel Moore reviewed the staff report with the Planning Commission members. At this time Chairman Howard asked Recording Secretary Davis to read the department memo.

MEMO

To: Planning Commission  
From: Angel Moore, City Engineer  
Date: June 22, 2018

RE: Request for Waiver – Dove Ridge Subdivision, 376 Lee Road 312, Herbert M. Williams, Applicant  
The above referenced Request for Waiver has been reviewed by the Building, Utilities, Fire, and Engineering Departments. The Subdivision Regulations state in Article IV F (f), “No more than ten (10) percent of the lots in a subdivision may be flag lots”. The proposed subdivision does not meet this requirement; therefore, they are requesting a waiver.

Chairman Howard also asked Recording Secretary Davis to read the section of the waiver explaining why the waiver was being requested at the request of City Engineer Angel Moore.

*Provide a short explanation why you believe the waiver should be approved: Due to the geometric shape of the property boundaries, the limited length of the Lee Road 312 road frontage relative to the overall acreage of the property, the location of the powerlines (both the transmission line and the distribution line that transsects the property), and the steep terrain on the rear of the property; it is believed that the lot layout proposed provides for the best use of the property.*

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

The tenth item on the agenda was Old Business. Chairman Howard stated that Recording Secretary Davis recommended that the re-certification classes be scheduled sometime starting in September or after due to the summer vacations and all agreed.

The eleventh item on the agenda was New Business. Member Ivy asked City Attorney Jimmy Graham about the status of the law suit with the County. Mr. Graham updated the members.

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 and seconded by Member Sims. Upon said motion being put to a vote, the following vote was recorded: Yeas: Member Bailey, Vice Chairman Davis, Chairman Howard, Member Ivy, Member Lindsey, Member Sims, and Member Taylor. 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, July 10, 2018.

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Chairman – Pat Howard

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Vice Chairman – Jimmy Davis