

AUGUST 28, 2018

The Planning Commission of the City of Phenix City, Alabama met on Tuesday, August 28, 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 Secretary Culligan to call roll. Upon roll call, the following members answered present: Member Bailey, Vice Chairman Davis, Chairman Howard, Member Ivy, Member Lindsey, Member Taylor, and Member Culligan. Not present were Member Gill and Member Sims.

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, Member Taylor, and Member Culligan. Nays: None. Motion thus passed.

The third item on the agenda was the Acknowledgement of City Council; District One Councilmember Bailey. 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, Asst. Director of Engineering Michael Pattillo, Graduate Engineer Clay Massey, Fire Marshal Marc Wells, Building Official Gil Griffith, Utilities Engineer John Spraggins, Utilities Director Stephen Smith, City Attorney Jimmy Graham, and Recording Secretary Kathy Jo Davis.

The fourth item on the agenda was the approval of the August 14, 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 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, Chairman Howard, Member Ivy, Member Lindsey, Member Taylor, and Member Culligan. Nays: 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 Public Hearing and Approval of Preliminary Plat for Dove Ridge Subdivision at 376 Lee Road 312, Herbert M. Williams, 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/Public Works Director

Date: August 22, 2018

RE: Preliminary Plat for Dove Ridge Subdivision

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 with the exception of the approved waiver. A waiver was approved on June 26, 2018 by Planning Commission to allow more than 10% of the lots to be flag lots.

At this time Chairman Howard opened the Public Hearing. With no one coming forward the Public Hearing was closed. 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

Taylor. Upon said motion being put to a vote, the following vote was recorded: Yeas: Vice Chairman Davis, Chairman Howard, Member Ivy, Member Lindsey, Member Taylor, and Member Culligan. Abstain: Member Bailey. Nays: None. Motion thus passed

The seventh item on the agenda was the Acceptance of Annexation of 1.99+/- ac located at 3899 US Hwy 80W, M.D. Evans (James Robert Vance, Executor of the Estate of Miriam D. Evans), 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/Public Works Director

Date: August 22, 2018

RE: Annexation and Pre-Zone – 1.99+/- Acres at 3899 US Highway 80 West, James R. Vance, Applicant

The above referenced petition has been reviewed by the Building, Utilities, Fire, and Engineering Departments and meets the minimum requirements of the Zoning Ordinance for Annexation and Pre-Zone to C-4 Zoning.

At this time Chairman Howard asked for a motion to attach the “Petition For Annexation” to the minutes. A motion to do so was made by Member Taylor and second by Vice Chairman Davis. 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 Taylor, and Member Culligan. Abstain: None. Nays: None. Motion thus passed. Chairman Howard asked if there was a motion to accept the petition for annexation. A motion to accept was made by Member Ivy and seconded by Member Taylor. 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 Taylor, and Member Culligan. Abstain: None. Nays: None. Motion thus passed.

The eighth item on the agenda was the Approval of Waiver of 18.64+/- acres located on Highway 280/431N between McDonald’s and Goodwill, Halpern Enterprises, Inc., owner. City Engineer Angel Moore reviewed the staff report with the Planning Commission members. At this time Secretary Culligan read the waiver.

REQUEST FOR WAIVER

Name of Developer: Halpern Enterprises, Inc.

Name of Engineering Firm: Foresite Group, Inc.

Name of Subdivision: Phenix City Marketplace

State in full why a waiver is being requested: A waiver is requested to reduce the ROW from 60’ to 50’. Site layouts for this project utilizing a 50’ ROW began in 2016 prior to the new subdivision regulations being approved in April of 2016. The roads on-site have been designed for future dedication to the city. Due to the existing topography of the site, proposed grades include a steep slope at the back of the site. The steep slope limits the size of the lots south of Road B. Increasing to a 60’ ROW would reduce the size of the rear lots and make them unviable. The location of Road A was set in coordination with ALDOT on driveway spacing. Increasing the ROW width would reduce the width of Lot A, making it unviable.

State facts which the waiver is relying upon: The request for variance is being submitted to the City of Phenix City Engineering Department by Foresite Group, Inc. on behalf of Halpern Enterprises, Inc. in accordance with the 2016 Subdivision Regulations.

Prior to approval of the 2016 Subdivision Regulation, in April 2016, the required ROW width was 50'.

List any attachments to this petition: See attached Waiver Plan. (attached to minutes)

Provide a short explanation why you believe the waiver should be approved: The waiver should be approved in order to allow the overall development to have adequately sized lots that businesses will be able to utilize for a functioning site plan.

Signature of Owner: Steve A. West, VP Development

Date: August 11, 2018

Discussion followed with representative's Wes Thrash from Forsite Group and Steve West from Halpern Enterprises, Inc.

Chairman Howard asked Secretary Culligan to read the department memo.

MEMO

To: Planning Commission

From: Angel Moore, City Engineer

Date: August 22, 2018

RE: Request for Waiver – Phenix City Marketplace, US HWY 280, Steve West & Halpern Enterprises, Inc., Applicants

The above referenced Request for Waiver has been reviewed by the Building, Utilities, Fire, and Engineering Departments. The Subdivision Regulations state in Article IV, Section 3, Item A. , "Minimum right-of-way (ROW) widths, measured from lot line to lot line, and minimum street widths shall be as follows:

Classification	Minimum Width of Pavement	Minimum Width from Back of Curbs	Minimum Width of ROW	Sidewalks (If Required)
Local Street	26	30	60	One Side
Minor Collector Street	30	35	60	One Side
Major Collector Street	36	41	60	Both Sides
Arterial	48	53	80	Both Sides

The proposed development does not meet the Minimum Width of ROW requirement; therefore, they are requesting a waiver.

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 Taylor. 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 Taylor, and Member Culligan. Abstain: None. Nays: None. Motion thus passed.

The ninth item on the agenda was the Approval of Administrative Replat of .32+/- acres located at 213 14th Avenue South for Melvin Stafford, owner. City Engineer Angel Moore reviewed the staff report with the Planning Commission members. Chairman Howard asked Secretary Culligan to read the department memo.

MEMO

To: Planning Commission

From: Angel Moore, City Engineer/Public Works Director

Date: August 22, 2018

RE: Administrative Replat – 0.32+/- Acres at 213 14th Avenue South, Melvin Stafford, owner

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.

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 Taylor. 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 Taylor, and Member Culligan. Abstain: None. Nays: None. Motion thus passed

The tenth item on the agenda was Old Business. Recording Secretary Kathy Jo Davis reminded everyone present about re-certification classes. The City of Smiths Station is having certification and re-certification classes on Thursday, September 20, 2018 and Friday, September 21, 2018. Due to the classes being close to Phenix City the members need to attend and they have until Friday, August 31, 2018 to let Kathy Jo Davis know if they will attend. It was stated that if you sign up you need to make every effort to attend due to the cost of \$200.00 per person the city will pay and there are no refunds.

The eleventh item on the agenda was New Business. None.

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 Taylor. 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 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, September 11, 2018.

Chairman - Pat Howard

Secretary - Shaun Culligan